

Authority: Item,
Report (PED22154(a))
CM:
Ward: City Wide

Bill No.

CITY OF HAMILTON

BY-LAW NO.

To Amend Zoning By-law No. 05-200 for Updates and Amendments to the Low Density Residential (R1) and Low Density Residential – Small Lot (R1a) Zones, and Creation of a New Low Density Residential – Large Lot (R2) Zone, Repeal and Replacement of Section 5: Parking, and Associated Technical Amendments

WHEREAS Council approved Item ___ of Report _____ of the Planning Committee, at its meeting held on **February 23, 2024**;

AND WHEREAS this By-law conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. 202;

NOW THEREFORE Council amends Zoning By-law No. 05-200 as follows:

1. That Schedule “A” – Zoning Maps, Map Nos. are amended by adding lands to the Low Density Residential (R1) Zone, Low Density Residential – Small Lot (R1a) Zone, Low Density Residential – Large Lot (R2) Zone, for the lands the extent and boundaries of which are shown on Schedule “A1-A157” to this By-law.
2. That Section 1: Administration, Section 3: Definitions, Section 4: General Provisions, Section 15.1 Low Density Residential (R1) Zone and Section 15.2 Low Density Residential (R1a) Zone be amended in accordance with Schedule “B” attached to this By-law.
3. That the following new section be added to Section 15: Residential Zones:

“15.3 LOW DENSITY RESIDENTIAL (R2) ZONE”

Explanatory Note: The R2 Zone applies to low density residential areas where lots are predominantly larger than those in the R1 Zone and often located on roads with a rural cross section. The intent of the R2 Zone is to permit a range of low density residential housing types to meet the needs of the residents of the city.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Low Density Residential (R2) Zone for any purpose other than one or

more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

15.3.1 PERMITTED USES

Community Garden
 Day Nursery
 Duplex Dwelling
 Fourplex Dwelling
 Lodging House
 Residential Care Facility
 Retirement Home
 Semi-Detached Dwelling
 Single Detached Dwelling
 Street Townhouse Dwelling
 Triplex Dwelling
 Urban Farm

15.3.2 REGULATIONS

15.3.2.1 SINGLE DETACHED, DUPLEX DWELLING, TRIPLEX DWELLING, DAY NURSERY, LODGING HOUSE, RESIDENTIAL CARE FACILITY AND RETIREMENT HOME REGULATIONS

- | | |
|---|----------------------|
| a) Minimum Lot Area | 630.0 square metres; |
| b) Minimum Lot Width | 18.0 metres; |
| c) Minimum Setback from the Front Lot Line | 4.0 metres; |
| d) Minimum Setback from a Side Lot Line | 2.0 metres |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |
| h) Maximum Lot Coverage | 35% |

- i) Minimum Landscaped Area
 - i) 40%;
 - ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.

15.3.2.2 SEMI-DETACHED DWELLING REGULATIONS

- a) Minimum Lot Area for each Dwelling Unit 315.0 square metres;
- b) Minimum Lot Width for each Dwelling Unit 9.0 metres;
- c) Minimum Setback from the Front Lot Line 4.0 metres;
- d) Minimum Setback from a Side Lot Line 2.0 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted.
- e) Minimum Setback from a Flankage Lot Line 3.0 metres;
- f) Minimum Setback from the Rear Lot Line 7.5 metres;
- g) Maximum Building Height 10.5 metres;
- h) Minimum Landscaped Area
 - i) 35%;
 - ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.

15.3.2.3 STREET TOWNHOUSE DWELLING REGULATIONS

- a) Minimum Lot Area for each Dwelling Unit 180.0 square metres for each dwelling unit.

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| b) Minimum Unit Width for each Dwelling Unit | 6.0 metres; |
| c) Minimum Setback from the Front Lot Line | 4.0 metres; |
| d) Minimum Setback from a Side Lot Line | 1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case a minimum 0 metre side yard shall be permitted. |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |
| h) Landscaped Area | In accordance with the requirements of Section 4.35 a) and b) of this By-law. |

15.3.2.4 FOURPLEX DWELLING REGULATIONS

- | | |
|---|----------------------|
| a) Minimum Lot Area | 630.0 square metres; |
| b) Minimum Lot Width | 18 metres; |
| c) Minimum Setback from the Front Lot Line | 4.0 metres; |
| d) Minimum Setback from a Side Lot Line | 2 metres; |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |

- h) Maximum Lot Coverage 35%;
- i) Minimum Landscaped Area
 - i) 40%;
 - ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.
- j) Visual Barrier
 - i) A visual barrier shall be required along side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this By-law.
 - ii) Notwithstanding Section 15.3.2.4 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).
- k) Amenity Area Amenity areas shall not be permitted in the side yard or on the roof-top of the dwelling.
- l) Waste Storage Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.”

- 4. That Schedule “F” – Special Figures is amended by adding Figure No. 36 attached hereto as Schedule “C”.
- 5. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

PASSED this _____, 2024

A. Horwath
Mayor

J. Pilon
Acting City Clerk