# **Summary of Modifications to Zoning By-law No. 05-200**

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted	strikethrough text = text to be deleted <b>bold</b>	ed text = text to be added	
Legal Non- Conforming Uses Section 1.11	c) The repair or restoration of any existing building, or part thereof, to a safe condition provided that such repair or restoration will not increase the height, area or volume, or site	c) The repair or restoration of any existing building, or part thereof, to a safe condition provided that such repair or restoration will not increase the height, area or volume, or	This change extends the legal non- conforming permissions currently applicable to Single Detached Dwellings and Duplex Dwellings to
	coverage of such building and that the building continues to be used for the same purpose and in the same manner as it was used on the effective date of this By-law;  i) In addition to Section 1.11 c), the repair,	site coverage of such building and that the building continues to be used for the same purpose and in the same manner as it was used on the effective date of this By-law;  i) In addition to Section 1.11 c), the	include the full range of Low Density Residential uses, namely Semi- Detached Dwellings, Street Townhouse Dwellings, Triplex Dwellings and Fourplex Dwellings. This change removes barriers to the
	i) In addition to Section 1.11 c), the repair, restoration, or replacement of an existing porch, deck, balcony, unenclosed fire escape, or open stair of an existing Single Detached, Semi-Detached, er Duplex, Street  Townhouse, Triplex or Fourplex  Dwelling shall be permitted, provided that such repair, restoration, or replacement will not increase the height, area or volume, or site coverage of such structure.	repair, restoration, or replacement of an existing porch, deck, balcony, unenclosed fire escape, or open stair of an existing Single Detached, Semi-Detached, Duplex, Street Townhouse, Triplex or Fourplex Dwelling shall be permitted, provided that such repair, restoration, or replacement will not increase the height, area or volume, or site coverage of such structure.	maintenance and safe use of all Lov Density Residential uses until their legal non-conforming status eventually ceases.
	d) Swimming pools, hot tubs, and accessory buildings, including but not limited to sheds, garages and gazebos on a lot containing a Ssingle Ddetached dwelling, Semi-Detached, or Dduplex, Street Townhouse, Triplex or Fourplex Ddwelling which is prohibited by the	d) Swimming pools, hot tubs, and accessory buildings, including but not limited to sheds, garages and gazebos on a lot containing a Single Detached, Semi-Detached, Duplex, Street Townhouse, Triplex or Fourplex Dwelling which is prohibited by the	

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Section	Drono	sed Change	Drono	sed Revised Zone Regulation	Rationale
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Grey highlighted	e)	applicable zoning by-law, but which was lawfully used as a single detached or duplex dwelling for such purpose on the date of the passing of this By-law shall be permitted as follows:  i) the location and height complies with the applicable provisions of this By-law; and,  ii) this exemption shall not apply to the Open Space and Parks Classification Zones; or,  In accordance with Subsection 34(10) of the Planning Act, R.S.O., 1990 c.P. 13, as amended, the addition of any porch, deck, balcony, unclosed fire escape or open stair to a Ssingle Detached, Semi-Detached, or Dduplex, Street Townhouse, Triplex or Fourplex Dewelling which is prohibited by this By-law, but which was lawfully used as single detached or duplex dwelling for such purpose on the date of the passing of the By-law, shall be permitted as follows:	e)	applicable zoning by-law, but which was lawfully used for such purpose on the date of the passing of this By-law shall be permitted as follows:  i) the location and height complies with the applicable provisions of this By-law; and,  ii) this exemption shall not apply to the Open Space and Parks Classification Zones; or,  In accordance with Subsection 34(10) of the Planning Act, R.S.O., 1990 c.P. 13, as amended, the addition of any porch, deck, balcony, unclosed fire escape or open stair to a Single Detached, Semi-Detached, Duplex, Street Townhouse, Triplex or Fourplex Dwelling which is prohibited by this By-law, but which was lawfully used for such purpose on the date of the passing of the By-law, shall be permitted as follows:	
Transition Provisions	1.	Commercial and Mixed Use Zoning By-law 17-240, November 8, 2017	1.	Commercial and Mixed Use Zoning By-law 17-240, November 8, 2017	This amendment is proposed to be added to the list of By-laws subject to
Section 1.12.1	2. 3.	Downtown Zoning By-law 18-114, May 9, 2018 Residential Zones	2.	Downtown Zoning By-law 18-114, May 9, 2018	the transition provision providing benefit to developments where a
		a. Low Density Residential By-law 22-	3.	Residential Zones	complete application for a building

### **Section 1 - Administration**

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<b>Grey highlighted</b>	strikethrough text = text to be deleted <b>bolde</b>	ed text = text to be added	
	<ul> <li>197, August 12, 2022</li> <li>b. Low Density Residential By-law 24- 051</li> <li>c. Low Density Residential By-law 25- XXX</li> </ul>	<ul> <li>a. Low Density Residential By-law 22-197, August 12, 2022</li> <li>b. Low Density Residential By-law 24-051</li> <li>c. Low Density Residential By-law 25-XXX</li> </ul>	permit has been received. This allows for the continuation of certain approvals obtained prior to the passing of the amending By-law to support the issuance of a building permit.

### **Section 3 - Definitions**

Definition		Proposed Change	Pro	pposed Revised Zone Regulation	Rationale
Grey highlighted	strikethro	ugh text = text to be deleted b	olded te	ext = text to be added	
Multiple Dwelling Townhouse	shall m	ean:	shall m	nean:	The new Multiple Dwelling Townhouse definition is intended to be inclusive of all
[New]	i)	one separate building containing five or more dwelling units; or,	i)	one separate building containing five or more dwelling units; or,	townhouse forms constituting a Multiple Dwelling as defined in the Urban Hamilton Official Plan. Specific townhouse forms would
	ii)	two or more separate buildings containing three or more dwelling units each which form one comprehensive development containing a total of five or more dwelling units;	ii)	two or more separate buildings containing three or more dwelling units each which form one comprehensive development containing a total of five or more dwelling units;	be required or restricted through regulations in the relevant zone and/or special exception as appropriate.  The definition describes elements of form rather than elements of tenure or land
	And,		And,	Dwelling units are divided by common	ownership so that zoning regulations can be applied to townhouse developments more consistently and completely. For example,
	i)	Dwelling units are divided by common walls preventing internal access between units;	,	walls preventing internal access between units;	townhouse developments consisting of parcels of tied land fronting a common element condominium, townhouses forming a standard
	ii)	Each dwelling unit has at least one exclusive exterior pedestrian access;	ii)	Each dwelling unit has at least one exclusive exterior pedestrian access;	condominium, and rental townhouses all located on one lot would all be classified as the same use for zoning purposes and would all be
	iii)	Dwelling Units within a Multiple Dwelling Townhouse may have shared amenity area(s), parking area(s) and common vehicular access to a street, such as a condominium	iii)	Dwelling Units within a Multiple Dwelling Townhouse may have shared amenity area(s), parking area(s) and common vehicular access to a street, such as a condominium road.	regulated in the same way.  The Multiple Dwelling Townhouse definition operates in conjunction with the proposed amendments to the definition of "Lot" and to Section 4.3 b) also proposed herein.
	iv)	road.  A Multiple Dwelling Townhouse shall include a block townhouse, a stacked	iv)	A Multiple Dwelling Townhouse shall include a block townhouse, a stacked townhouse, a back-to-back townhouse, a stacked back-to-back	

## **Section 3 - Definitions**

Definition	Proposed Change	Proposed Revised Zone Regulation	Rationale
	·	olded text = text to be added	
Lot	townhouse, a stacked back-to-back townhouse, a maisonette, and a townhouse development comprising townhouse units on parcels of tied land, except as restricted in this Bylaw.  Shall mean a parcel of land which can be legally conveyed pursuant to the provisions of the Planning Act, except in relation to a Multiple Dwelling Townhouse comprising townhouse units on parcels of tied land, where, in such case, lot shall mean the cumulative parcels of land comprising the parcels of tied land and common element condominium lands tied thereto.	townhouse, a maisonette, and a townhouse development comprising townhouse units on parcels of tied land, except as restricted in this Bylaw.  Shall mean a parcel of land which can be legally conveyed pursuant to the provisions of the Planning Act, except in relation to a Multiple Dwelling Townhouse comprising townhouse units on parcels of tied land, where, in such case, lot shall mean the cumulative parcels of land comprising the parcels of tied land and common element condominium lands tied thereto.	In conjunction with the proposed Multiple Dwelling Townhouse definition, this addition to the definition of lot results in townhouse developments comprising parcels of tied land and associated common elements being treated as one lot. Many zoning regulations operate using lot lines and lot area. Without this adjustment, each parcel of tied land would constitute its own lot, as it is a parcel of land which can be legally conveyed under the Planning Act, and this would prevent consistent application of zoning regulations to townhouse developments comprising parcels of tied land, compared to other townhouse developments.
Street Townhouse Dwelling	shall mean a building divided vertically into three or more dwelling units, by common walls which prevent internal access between units and extend from the base of the foundation to the roof line and for a horizontal distance of not less than 35 percent of the horizontal depth of the building but shall not include a maisonette Multiple Dwelling Townhouse. Each townhouse shall be designed	shall mean a building divided vertically into three or more dwelling units, by common walls which prevent internal access between units and extend from the base of the foundation to the roof line and for a horizontal distance of not less than 35 percent of the horizontal depth of the building but shall not include a Multiple Dwelling Townhouse. Each townhouse shall be	The amended definition of Street Townhouse Dwelling restricts the use to street frontage only. This aligns the use with Low Density Residential uses of the "Neighbourhoods" Designation in Volume 1 of the Urban Hamilton Official Plan, and clearly distinguishes the use from the newly proposed Multiple Dwelling Townhouse use, which is

## **Section 3 - Definitions**

Definition	Proposed Change	Proposed Revised Zone Regulation	Rationale
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	to be on a separate lot having <b>direct</b> access to and frontage on a street, laneway or common condominium driveway.	designed to be on a separate lot having direct access to and frontage on a street.	intended to capture townhouse forms constituting Multiple Dwellings under the Urban Hamilton Official Plan.
Unit Width [New]	shall mean the horizontal distance between the common side wall of a building unit measured to the common side wall or exterior side wall opposite.	shall mean the horizontal distance between the common side wall of a building unit measured to the common side wall or exterior side wall opposite.	This new definition is intended to aid in the regulation of townhouse uses by providing a consistent methodology for measuring the width of a unit.

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Section	Proposed Change	Proposed Revised Zone Regulation	Rationale			
Grey highlighted stri	kethrough text = text to be deleted <b>bol</b>	ded text = text to be added				
Frontage on a Street Section 4.3 b)	Where a building or lot is legally tied to a common element condominium which has frontage on a common element road that provides direct access to a street and is registered under the Condominium Act, such driveway shall be deemed to also be a street for purposes of applying the provisions of this By-law.  i) Section 4.3 b) above shall not apply to a Street Townhouse Dwelling where, in such case, any townhouse	Where a building or lot is legally tied to a common element condominium which has frontage on a common element road that provides direct access to a street and is registered under the Condominium Act, such driveway shall be deemed to also be a street for purposes of applying the provisions of this Bylaw.  i) Section 4.3 b) above shall not apply to a Street Townhouse Dwelling where, in	Section 4.3 a) of the By-law requires that any building be located on a lot abutting a street for a minimum of 4.5 metres.  Section 4.3 b) allows for common element condominium roads to substitute as street frontage for parcels of tied land fronting onto such roads for all uses. This has had the effect that a "Street Townhouse Dwelling" use captures townhouses fronting onto public streets, which are not Multiple Dwellings under the Urban			
	unit must have individual frontage on a public street, pursuant to the definition of Street Townhouse Dwelling in Section 3 of this By-law; and,  ii) Section 4.3 b) above shall not apply to a Multiple Dwelling Townhouse	such case, any townhouse unit must have individual frontage on a public street, pursuant to the definition of Street Townhouse Dwelling in Section 3 of this By-law; and,  ii) Section 4.3 b) above shall not apply to a Multiple Dwelling Townhouse comprising	Hamilton Official Plan, and townhouses fronting onto condominium roads, which are Multiple Dwellings under the Urban Hamilton Official Plan. This new regulation operates in conjunction with the definition changes to differentiate townhouse uses between those which are and are not Multiple Dwellings under the Urban			
	comprising townhouse units on parcels of tied land where, in such case, any common element condominium road or driveway upon which townhouse units front shall be deemed to be a part of the lot, rather than a public street, pursuant to the definition of Lot in Section 3 of this By-law.	townhouse units on parcels of tied land where in such case, any common element condominium road or driveway upon which townhouse units front shall be deemed to be a part of the lot, rather than a public street, pursuant to the definition of Lot in Section 3 of this Bylaw.	Hamilton Official Plan, and thereby improve the Zoning By-law's alignment with and ability to clearly and consistently implement the Urban Hamilton Official Plan.			
Number of Dwellings per Lot	Unless otherwise provided for in this By-law, in any zone where a <b>S</b> single <b>D</b> detached <b>D</b> dwelling,	Unless otherwise provided for in this By-law, in any zone where a Single Detached Dwelling,	This change adds Triplex Dwellings and Fourplex Dwellings to the other Low			

### Section 4 - General Provisions

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
	·	ded text = text to be added	
Section 4.5 a)	Ssemi-Detached Dewelling, or Deuplex Dewelling, Triplex Dwelling or Fourplex Dwelling is permitted, no more than one such dwelling shall be erected on a lot.	Semi-Detached Dwelling, Duplex Dwelling, Triplex Dwelling or Fourplex Dwelling is permitted, no more than one such dwelling shall be erected on a lot.	Density Residential uses which must be located on their own individual lot, which ensures appropriate development of these uses.
Buildings Accessory to Residential Uses	BUILDINGS ACCESSORY TO MULTIPLE DWELLINGS, DWELLING UNITS MULTIPLE DWELLING TOWNHOUSES, RETIREMENT	BUILDINGS ACCESSORY TO MULTIPLE DWELLINGS, MULTIPLE DWELLING TOWNHOUSES, RETIREMENT HOMES,	Introduced to align accessory building regulations for Multiple Dwelling Townhouses with those currently applying
Section 4.8.1.3	HOMES, LODGING HOUSES, AND RESIDENTIAL CARE FACILITIES IN ALL ZONES	LODGING HOUSES, AND RESIDENTIAL CARE FACILITIES IN ALL ZONES	to Multiple Dwellings. "Dwelling Units" is to be removed as it is not intended to operate as a use within the By-law.
Home Business	Home Businesses permitted in Duplex Dwellings,  Dwelling Unit(s) Triplex Dwellings, Fourplex	Home Businesses permitted in Duplex Dwellings, Triplex Dwellings, Fourplex Dwellings, Multiple	Triplex Dwellings and Fourplex Dwellings are added to clarify that the following uses
Section 4.21 c)	Dwellings, Multiple Dwellings, Multiple Dwelling Townhouses and Street Townhouses Dwellings:	Dwellings, Multiple Dwelling Townhouses and Street Townhouse Dwellings:	are permitted therein. Multiple Dwelling Townhouses are added to align with Home Business permissions for Multiple Dwellings. "Dwelling Unit(s)" is removed to clarify that this is not intended as a use in the By-law.
Home Business	Regulations for Home Businesses in Duplex Dwellings, Dwelling Unit(s), Triplex Dwellings,	Regulations for Home Businesses in Duplex Dwellings, Triplex Dwellings, Fourplex Dwellings,	Multiple Dwelling Townhouses are added to align with Home Business regulations
Section 4.21 d)	Fourplex Dwellings, Multiple Dwellings, Multiple Dwelling Townhouses and Street Townhouse Dwellings:	Multiple Dwellings, Multiple Dwelling Townhouses and Street Townhouse Dwellings:	for Multiple Dwellings. "Dwelling Unit(s)" is removed to clarify that this is not intended as a use in the By-law.
Additional Dwelling Unit and Additional Dwelling Unit – Detached	A Single Detached Dwelling, Duplex Dwelling, or Triplex Dwelling built in conformity with this Bylaw, may be converted to contain a fourth Additional Dwelling Unit, provided that the principal residential building is not located	A Single Detached Dwelling, Duplex Dwelling, or Triplex Dwelling built in conformity with this Bylaw, may be converted to contain a fourth Additional Dwelling Unit, provided that the principal residential building is not located within	This change clarifies that the principal use must be located in a Zone other than a Rural or Open Space and Park Zone.  Permission for up to four dwelling units is intended for detached Low Density
Section 4.33 b)	within any Rural Zone or Open Space and Park Zone.	any Rural Zone or Open Space and Park Zone.	Residential uses on lots which are in the Urban Area.

### Section 4 - General Provisions

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale			
Grey highlighted str	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added					
Additional Dwelling	Excluding any Rural Zone or Open Space and	Excluding any Rural Zone or Open Space and	This clarifies that the principal use must			
Unit	Park Zone, Additional Dwelling Units shall be	Park Zone, Additional Dwelling Units shall be	be located in a Zone other than a Rural or			
	permitted in accordance with the following:	permitted in accordance with the following:	Open Space and Park Zone in order to			
Section 4.33.1 a)			have permission for Additional Dwelling			
			Units. The exclusion of Rural and Open			
			Space and Park Zones ensures these			
Additional Devalling	Evaluation and Dural Zana as Onen Space and	Evaluating any Dural Zana as Onen Chase and	permissions only apply in the Urban Area.			
Additional Dwelling	Excluding any Rural Zone or Open Space and	Excluding any Rural Zone or Open Space and	This additional text clarifies that Section			
Unit – Detached	Park Zone, aA maximum of one Additional Dwelling Unit – Detached shall be permitted on a	Park Zone, a maximum of one Additional  Dwelling Unit – Detached shall be permitted on a	4.33.2 provides permissions and regulations for detached additional			
Section 4.33.2 a)	lot containing a Single Detached Dwelling, Duplex	lot containing a Single Detached Dwelling,	dwelling units in the Urban Area.			
060tion 4.33.2 a)	Dwelling, Semi-Detached Dwelling, Street	Duplex Dwelling, Semi-Detached Dwelling, Street	dwelling driks in the Orban Area.			
	Townhouse Dwelling, or a Triplex Dwelling.	Townhouse Dwelling, or a Triplex Dwelling.				
Section 4.33.3 a)	ADDITIONAL DWELLING UNITS IN	ADDITIONAL DWELLING UNITS IN	This change adds the Conservation Land			
,	AGRICULTURE (A1), RURAL (A2), AND	AGRICULTURE (A1), RURAL (A2),	Rural (P6) Zone to the section containing			
	SETTLEMENT RESIDENTIAL (S1), AND	SETTLEMENT RESIDENTIAL (S1), AND	standards for Additional Dwelling Units in			
	CONSERVATION LAND RURAL (P6) ZONES	CONSERVATION LAND RURAL (P6) ZONES	Rural Zones. The Conservation Land			
			Rural (P6) Zone permits Single Detached			
	For lands within an A1, A2, S1, or P6 Zone,	For lands within an A1, A2, S1, or P6 Zone, a	Dwellings and accessory uses.			
	aAn maximum of one Additional Dwelling Unit	maximum of one Additional Dwelling Unit shall be				
	shall <del>only</del> be permitted <del> on lands within a</del>	permitted and shall only be permitted on a lot that				
	Agriculture (A1), Rural (A2) or Settlement	is greater than 0.6 ha in size.				
	Residential (S1) Zone and shall only be permitted					
	on a lot that is greater than 0.6 ha in size.					

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Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
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Section 4.36	UNDERTAKINGS OF POST-SECONDARY	UNDERTAKINGS OF POST-SECONDARY	On June 6, 2024, Bill 185, Cutting Red
[New]	INSTITUTIONS	INSTITUTIONS	Tape to Build More Homes Act, 2024
			received Royal Assent and included an
	Pursuant to Section 62.0.2 of the Planning Act,	Pursuant to Section 62.0.2 of the Planning Act,	amendment to the Planning Act which
	on any lands outside of the Greenbelt Area, as	on any lands outside of the Greenbelt Area, as	exempts undertakings of a post-secondary
	defined in the <u>Greenbelt Act</u> , as amended, any	defined in the Greenbelt Act, as amended, any	institution for objects of the institution from
	undertaking of a post-secondary institution for	undertaking of a post-secondary institution for the	the Planning Act, except if located within
	the objects of the institution is not subject to	objects of the institution is not subject to the	the Greenbelt Area. To reflect this and
	the <u>Planning Act</u> . Accordingly, on any lands	Planning Act. Accordingly, on any lands outside	provide clarity, a new regulation is
	outside of the Greenbelt Area, zoning shall	of the Greenbelt Area, zoning shall have no effect	proposed to be added to Zoning By-law
	have no effect on an undertaking that has	on an undertaking that has satisfied the	No. 05-200 stating that, in the case of
	satisfied the requirement that it is for the	requirement that it is for the objects of the	such undertakings, zoning has no effect
	objects of the institution, in accordance with	institution, in accordance with the Panning Act, in	and is provided for informational purposes
	the Panning Act, in which case, zoning is	which case, zoning is provided for information	only.
	provided for information purposes only.	purposes only.	

# Section 5 – Parking

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted striketh	nrough text = text to be deleted <b>bolded</b>	text = text to be added	
Minimum Required	Multiple Dwelling;	Multiple Dwelling;	Multiple Dwelling Townhouse, which
Parking Rate Schedule	Multiple Dwelling Townhouse;	Multiple Dwelling Townhouse;	captures all townhouse forms deemed
	Dwelling Unit, Mixed Use, where the total	Dwelling Unit, Mixed Use, where the total number	Multiple Dwellings under the Urban
Section 5.7.1 a) i)	number of such units is 5 or greater	of such units is 5 or greater	Hamilton Official Plan, shall be subject
	\\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	\\ DDA4	to the same minimum parking rates as
	a) In PRA 1, no parking spaces are required for	a) In PRA 1, no parking spaces are required for	a Multiple Dwelling for consistency.
	residents, and,	residents, and,	The requirement for visitor portion
	i) within a Downtown Zone, where	i) within a Downtown Zone, where there	The requirement for visitor parking applicable to Multiple Dwellings and
	there are more than 12 dwelling units,	are more than 12 dwelling units, 2 visitor	equivalent uses in the Downtown
	2 visitor parking spaces, plus 0.05	parking spaces, plus 0.05 visitor parking	Zones is proposed to be amended so
	visitor parking spaces are required	spaces are required per unit; or,	that the requirement only applies
	per unit; or,	opasso are required per arms, er,	where there are 13 or more dwelling
		ii) within any other Zone, 2 visitor parking	units. Prior to the enactment of By-law
	ii) within any other Zone, 2 visitor	spaces, plus 0.05 visitor parking spaces	24-052 which replaced Section 5 of
	parking spaces, plus 0.05 visitor parking	are required per unit.	Zoning By-law No. 05-200, no parking
	spaces are required per unit.		spaces of any kind were required for
		b) In PRA 2, 0.5 spaces per unit for residents,	uses containing 12 dwelling units or
	b) In PRA 2, 0.5 spaces per unit for residents,	plus 0.15 visitor parking spaces per unit.	less in Downtown Zones. This change
	plus 0.15 visitor parking spaces per unit.	a) In DDA 2 and	reinstates the former threshold and
	a) In DDA 2 and	c) In PRA 3, and,	corrects the unintended increase in
	c) In PRA 3, and,	i) within a C5, C5a or TOC Zone, 0.5	parking requirement.
	i) within a C5, C5a or TOC Zone, 0.5	spaces per unit for residents, plus 0.15	The parking requirement for residents
	spaces per unit for residents, plus	visitor parking spaces per unit, or,	and visitors is proposed to be reduced
	0.15 visitor parking spaces per unit,	Tiester partiting opaced per unit, or,	for Multiple Dwellings and equivalent
	or,	ii) within any other Zone, 0.85 spaces per	uses located in Parking Rate Area 3
	·	unit for residents, plus 0.25 visitor parking	and within a C5, C5a, or Transit
	ii) within any other Zone, 0.85 spaces	spaces per unit.	Oriented Corridor Zone. The proposed
	per unit for residents, plus 0.25 visitor	·	rate is the same which applies in

# Section 5 – Parking

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
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	parking spaces per unit.  d) In all other areas, 1 space per unit for residents, plus 0.3 visitor parking spaces per unit.	d) In all other areas, 1 space per unit for residents, plus 0.3 visitor parking spaces per unit.	Parking Rate Area 2. Prior to the enactment of By-law 24-052, replacing Section 5 of Zoning By-law No. 05-200, Multiple Dwelling and equivalent uses were subject to a lower parking rate when located in a C5, C5a, or Transit Oriented Corridor Zone. This proposed reduction in parking rate will make the parking requirement comparable to what was required prior to By-law 24-052, which is appropriate since these Zones are in proximity to transit and intended to accommodate residential intensification.
Minimum Accessible Parking Rate Schedule Section 5.7.3 c) ii) i)	Dwelling Unit, Mixed Use; Multiple Dwelling; Multiple Dwelling Townhouse	Dwelling Unit, Mixed Use; Multiple Dwelling; Multiple Dwelling Townhouse	Multiple Dwelling Townhouse, which captures all townhouse forms deemed Multiple Dwellings under the Urban Hamilton Official Plan, shall be subject to the same minimum accessible parking rates as a Multiple Dwelling for consistency.

- 6.1 Downtown Central Business District (D1) Zone
- 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone
- 6.5 Downtown Residential (D5) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted stril	xethrough text = text to be deleted b	olded text = text to be added	
	ntral Business District (D1) Zone		
Permitted Uses Section 6.1.1	[] Day Nursery Duplex Dwelling	[] Day Nursery Dwelling Unit, Mixed Use	"Duplex Dwelling" is to be removed from the permitted uses since its inclusion only intends permission for conversion from a Single Detached
	Dwelling Unit <del>(s)</del> , <b>Mixed Use</b>	Educational Establishment	Dwelling to a Duplex Dwelling. This is redundant
[Note: Unmodified	Educational Establishment	Exhibition Facility	since Additional Dwelling Unit permissions facilitate
portions of permitted	Exhibition Facility	[]	such conversion.
use list have been	[]		
omitted for clarity.]			"Dwelling Unit(s)" is to be replaced with "Dwelling Unit, Mixed Use" to clarify the intended use of a Dwelling Unit in conjunction with a non-residential use.
Restricted Uses	Duplex Dwelling		Additional Dwelling Unit permissions in Section 4.33 permit Additional Dwelling Units within a
Section 6.1.1.1.4	A Duplex Dwelling shall only be permitted as a result of the conversion of an existing Single Detached Dwelling.		Single Detached Dwelling which renders both the use permission and restriction for a Duplex Dwelling redundant.
6.2 – Downtown Mi	xed Use – Pedestrian Focus (D2) Zone		
Permitted Uses	[] Day Nursery	[] Day Nursery	"Dwelling Unit(s)" is to be replaced with "Dwelling Unit, Mixed Use" to clarify the intended use of a
Section 6.2.1	Dwelling Unit <del>(s)</del> , <b>Mixed Use</b> Educational Establishment	Dwelling Unit, Mixed Use Educational Establishment	Dwelling Unit in conjunction with a non-residential use.
[Note: Unmodified	Financial Establishment	Financial Establishment	
portions of permitted	Hotel	Hotel	"Multiple Dwelling" is to be deleted to clarify that
use list have been omitted for clarity.]	Laboratory Lodging House	Laboratory Lodging House	Dwelling Units are only permitted in conjunction with a non-residential use. The Pedestrian Focus
otou for oldings]	Medical Clinic	Medical Clinic	Streets policies of the Urban Hamilton Official Plan,

- 6.1 Downtown Central Business District (D1) Zone
- 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone
- 6.5 Downtown Residential (D5) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strik	cethrough text = text to be deleted b	olded text = text to be added	
	Microbrewery  Multiple Dwelling  Office  []	Microbrewery Office []	which this Zone implements, restrict the use of the ground floor of a building to commercial uses only (See Volume 1, Policy E.4.3.3 d)). Consequently, any dwelling unit must be co-located in the same building as a non-residential use, and a standalone residential building is not permitted.
Restricted Uses Section 6.2.1.1	i) In addition to Section 6.2.1, the following uses shall only be permitted in accordance with Section 6.2.3 and the following additional restrictions:	i) In addition to Section 6.2.1, the following uses shall only be permitted in accordance with Section 6.2.3 and the following additional restrictions:	"Dwelling Unit(s)" is to be replaced with "Dwelling Unit, Mixed Use" to clarify the intended use of a Dwelling Unit in conjunction with a non-residential use.
	Day Nursery     Dwelling Unit(s), Mixed Use     Multiple Dwelling     Place of Worship      A. Shall not be permitted within the ground floor, except for access, accessory office and utility areas.	Day Nursery     Dwelling Unit, Mixed Use     Place of Worship      A. Shall not be permitted     within the ground floor,     except for access,     accessory office and     utility areas.	"Multiple Dwelling" is to be deleted to clarify that Dwelling Units are only permitted in conjunction with a non-residential use.
6.3 – Downtown Mix	xed Use (D3) Zone		
Permitted Uses Section 6.3.1	[] Day Nursery Dwelling Unit <del>(s)</del> , <b>Mixed Use</b> Educational Establishment	[] Day Nursery Dwelling Unit, Mixed Use Educational Establishment	"Dwelling Unit(s)" is to be replaced with "Dwelling Unit, Mixed Use" to clarify the intended use of a Dwelling Unit in conjunction with a non-residential use.
[Note: Unmodified portions of permitted	Emergency Shelter Financial Establishment	Emergency Shelter Financial Establishment	

- 6.1 Downtown Central Business District (D1) Zone
- 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone
- 6.5 Downtown Residential (D5) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strik		olded text = text to be added	
use list have been omitted for clarity.]	[]	[]	
Location of Emergency Shelter and Residential Care Facility Section 6.3.3 h)	h) Location of Emergency Shelter-and Residential Care Facility  i) Except as provided for in Subsection ii), herein, every Emergency Shelter and Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.  ii) Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, either of the existing Residential Care	i) Except as provided for in Subsection ii), herein, every Emergency Shelter shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Emergency Shelter, Corrections Residence or Correctional Facility.  ii) Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the	Eliminating the radial separation distance requirement and moratorium area applicable to Residential Care Facilities implements the recommendations of Reports PED19091 and PED19091(a) as well as the most recent standards established through the first two phases of Low Density Residential Zones (Report PED22154 in 2022 and Report PED22154(a) in 2024), and is consistent with Urban Hamilton Official Plan Policies which encourage a range of residential uses including housing with supports throughout the Urban Area.

- 6.1 Downtown Central Business District (D1) Zone
- 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone
- 6.5 Downtown Residential (D5) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted stri	kethrough text = text to be deleted b	olded text = text to be added	
	Facility or Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents	permitted number of residents permitted by the Zone in which it is located.	
	permitted by the Zone in which it is located.  iii) Notwithstanding Subsection 6.3.1, within the lands bounded by Queen Street, Hunter Street, James Street and Main Street, no new Residential Care Facility or Emergency Shelter shall be permitted.	iii) Notwithstanding Subsection 6.3.1, within the lands bounded by Queen Street, Hunter Street, James Street and Main Street, no new Emergency Shelter shall be permitted.	
Maximum Capacity for Residential Care Facility Section 6.3.3 j)	j) Maximum Capacity for Residential Care Facility  Shall not exceed 20 residents.		Eliminating the capacity restriction for Residential Care Facilities provides flexibility and increases availability of options for residents requiring supports throughout the Urban Area.
Home Business Regulations Section 6.3.3 k)	k) Home Business Regulations In accordance with the requirements of Section 4.21 of this By law.		Reference to Section 4 not required. Section 4 intended to be read in its entirety, in conjunction with the parent zones.
Accessory Buildings Section 6.3.3 I)	I) Accessory Buildings In accordance with the requirements of Section 4.8.1 of this By-law.		Reference to Section 4 not required. Section 4 intended to be read in its entirety, in conjunction with the parent zones.

- 6.1 Downtown Central Business District (D1) Zone
- 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone
- 6.5 Downtown Residential (D5) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted stril	cethrough text = text to be deleted	<b>bolded text</b> = text to be added	
Sections 6.3.3 m) and	n) are to be renumbered Sections 6.3.3 j) and	d k) respectively.	
6.5 – Downtown Re	sidential (D5) Zone		
Permitted Uses	Artist Studio	Artist Studio	The newly defined Multiple Dwelling Townhouse is
	Community Garden	Community Garden	to be added to the Downtown Residential (D5)
Section 6.5.1	Commercial School	Commercial School	Zone to implement the objective of the Downtown
	Day Nursery	Day Nursery	Secondary Plan to provide and promote a full
[Note: Unmodified	Duplex Dwelling	Duplex Dwelling	range of housing forms in the Downtown (See
portions of permitted	Dwelling Unit, Mixed Use	Dwelling Unit, Mixed Use	Urban Hamilton Official Plan Volume 2, Policy
use list have been	Educational Establishment	Educational Establishment	B.6.1.4.10).
omitted for clarity.]	Emergency Shelter	Emergency Shelter	,
	Fourplex Dwelling	Fourplex Dwelling	"Dwelling Unit" is to be replaced with "Dwelling
	Lodging House	Lodging House	Unit, Mixed Use" to clarify the intended use of a
	Long Term Care Facility	Long Term Care Facility	Dwelling Unit in conjunction with a non-residential
	Multiple Dwelling	Multiple Dwelling	use.
	Multiple Dwelling Townhouse	Multiple Dwelling Townhouse	
	Office	Office	Triplex Dwelling and Fourplex Dwelling uses are
	Personal Service	Personal Service	both to be added to the permitted uses. This
	Place of Worship	Place of Worship	resolves a gap in use permissions which arose
	Repair Service	Repair Service	when a Multiple Dwelling use was redefined from
	Residential Care Facility	Residential Care Facility	containing three units or more to five units or more.
	Restaurant	Restaurant	This implements the objective of the Downtown
	Retail	Retail	Secondary Plan to provide and promote a full
	Retirement Home	Retirement Home	range of housing forms in the Downtown (See
	Semi-Detached Dwelling	Semi-Detached Dwelling	Urban Hamilton Official Plan Volume 2, Policy
	Single Detached Dwelling	Single Detached Dwelling	B.6.1.4.10).
	Social Services Establishment	Social Services Establishment	

- 6.1 Downtown Central Business District (D1) Zone
- 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone
- 6.5 Downtown Residential (D5) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strik	cethrough text = text to be deleted b	olded text = text to be added	
	Street Townhouse Dwelling Tradesperson Shop Triplex Dwelling	Street Townhouse Dwelling Tradesperson Shop Triplex Dwelling	
Single Detached Dwelling and Duplex Dwelling Regulations Section 6.5.3.1	SINGLE DETACHED DWELLING, AND DUPLEX DWELLING, TRIPLEX DWELLING AND FOURPLEX DWELLING REGULATIONS	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND FOURPLEX DWELLING REGULATIONS	The regulations and performance standards currently applicable to Single Detached Dwellings and Duplex Dwellings are to be applied to Triplex and Fourplex Dwellings. These standards were developed specifically for detached Low Density Residential buildings in the Downtown Secondary Plan and remain appropriate.
Multiple Dwelling Townhouse Regulations	6.5.3.4 MULTIPLE DWELLING TOWNHOUSE REGULATIONS	6.5.3.4 MULTIPLE DWELLING TOWNHOUSE REGULATIONS	The performance standards proposed for Multiple Dwelling Townhouses are a combination of existing D5 Zone standards applicable to Street
Section 6.5.3.4	a) Minimum Lot Area	a) Minimum Lot Area	Townhouse Dwellings and Multiple Dwellings, supplemented by several new regulations specific
[New]	300.0 square metres;	300.0 square metres;	to Multiple Dwelling Townhouses. The next phase of the Residential Zones Project, Mid Rise
[Note: The existing Section 6.5.3.4 is to	b) Minimum Lot Width	b) Minimum Lot Width	Residential Zones, will establish new Zones which permit townhouse forms and will establish more
be renumbered to 6.5.3.5 per below]	12.0 metres;	12.0 metres;	specific performance standards for such uses. The Multiple Dwelling Townhouse performance
	c) Minimum Unit Width	c) Minimum Unit Width	standards proposed for the Downtown Residential (D5) Zone are not intended to conflict with these
	5.5 metres;	5.5 metres;	performance standards and may be revisited.  However, the standards in the Downtown
	d) Maximum Front Yard	d) Maximum Front Yard	Residential (D5) Zone may retain different

- 6.1 Downtown Central Business District (D1) Zone
- 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone
- 6.5 Downtown Residential (D5) Zone

6.5 – Downtown Residential (D5) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strik	ethrough text = text to be deleted b	olded text = text to be added	
	3.0 metres;	3.0 metres;	standards from Mid Rise Residential Zones where appropriate, in order to implement objectives of the Downtown Secondary Plan and other policy
	e) Minimum Side Yard	e) Minimum Side Yard	directions unique to the Downtown.
	1.2 metres;	1.2 metres;	Multiple Dwelling standards of the D5 Zone which have been applied to Multiple Dwelling
	f) Flankage Yard	f) Flankage Yard	Townhouses include: minimum Lot Area, minimum Lot Width, minimum Amenity area, minimum
	i) Minimum 3.0 metres; and,	i) Minimum 3.0 metres; and,	Landscaped Area and Visual Barrier requirements.  A maximum Flankage Yard of 4.5 metres has been
	ii) Maximum 4.5 metres;	ii) Maximum 4.5 metres;	applied, which allows more flexibility than the maximum 3.0 metres applicable to Multiple
	g) Minimum Rear Yard	g) Minimum Rear Yard	Dwellings.
	7.5 metres	7.5 metres	Street Townhouse Dwelling standards of the D5 Zone applied to Multiple Dwelling Townhouses
	h) Minimum Separation Distance	h) Minimum Separation Distance	include: minimum Unit Width, maximum Front Yard, minimum Side Yard, and minimum Flankage
	i) Between two exterior walls which contain no windows to a habitable	i) Between two exterior walls which contain no windows to a habitable	Yard.
	room, a minimum of 3.0 metres; and	room, a minimum of 3.0 metres; and	Building Height and minimum Rear Yard requirements reflect current standards of both
	ii) Between two exterior walls at least one of which contain windows to a habitable room, a minimum of 12.0	ii) Between two exterior walls at least one of which contain windows to a habitable room, a minimum of	Multiple Dwelling and Street Townhouse Dwelling uses in the D5 Zone.
	metres;	12.0 metres;	New regulations specific to Multiple Dwelling

- 6.1 Downtown Central Business District (D1) Zone
  6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
  6.3 Downtown Mixed Use (D3) Zone
  6.5 Downtown Basidantial (D5) Zone

6.5 – Downtown Residential (D5) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted stril	kethrough text = text to be deleted b	olded text = text to be added	
	i) Building Height	i) Building Height	Townhouses regulate the minimum separation distance between buildings, the location of parking, the location of pedestrian entrances, and vehicular
	i) Minimum 7.5 metres; and,	i) Minimum 7.5 metres; and,	accesses. Each implement policies and objectives of the Downtown Secondary Plan.
	ii) Maximum Building Height shall be	ii) Maximum Building Height shall be	
	in accordance with Figure 1 of	in accordance with Figure 1 of	The required minimum separation distance
	Schedule "F" – Special Figures;	Schedule "F" – Special Figures;	between buildings ensures that buildings on the
	j) Minimum Amenity Area	j) Minimum Amenity Area	same lot are adequately separated to facilitate movement through the site and ensures that windows to dwelling units have access to sunlight
	On a lot containing more than 10 dwelling units, the following	On a lot containing more than 10 dwelling units, the following	and preserve privacy.
	Minimum Amenity Area requirements shall be provided:	Minimum Amenity Area requirements shall be provided:	With respect to the location of parking, parking spaces and associated drive aisles are not permitted between any building façade and any lot
	i) An area of 4.0 square metres for each dwelling unit; and,	i) An area of 4.0 square metres for each dwelling unit; and,	line abutting a street (see Urban Hamilton Official Plan Volume 2, Policy B.6.1.4.40).
	ii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air;	ii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air;	Respecting the location of pedestrian entrances, townhouse units adjacent to a yard abutting a street must have at least one entrance which faces the street and is directly accessible from the sidewalk. This requirement minimizes expanses of blank walls and ensures that new townhouse
	k) Minimum Landscaped Area	k) Minimum Landscaped Area	developments are street oriented with direct pedestrian accesses (see Urban Hamilton Official

- 6.1 Downtown Central Business District (D1) Zone
  6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
  6.3 Downtown Mixed Use (D3) Zone
  6.5 Downtown Residential (D5) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted st	rikethrough text = text to be deleted b	olded text = text to be added	
	Not less than 10% of the lot area shall be landscaped area;	Not less than 10% of the lot area shall be landscaped area;	Plan Volume 2, Policies B.6.1.4.25 a) and B.6.1.4.26)  Vehicular accesses are limited to two driveway
	I) Location of Parking	I) Location of Parking	accesses per frontage and garage entrances must not face a street, in order to limit interactions
	Notwithstanding Section 5.3.1 a), parking spaces and associated drive aisles, excluding driveways extending directly from the street, shall not be located between any building façade and any lot line abutting a street;	Notwithstanding Section 5.3.1 a), parking spaces and associated drive aisles, excluding driveways extending directly from the street, shall not be located between any building façade and any lot line abutting a street;	between pedestrians and vehicles and facilitate ar attractive pedestrian environment along the street. The permission for two driveway accesses along each frontage maintains functionality and flexibility for vehicular access and circulation by facilitating one-direction entrance and exit design or two-way driveway design.
	m) Location of Pedestrian Entrances	m) Location of Pedestrian Entrances	
	Any dwelling unit adjacent to a yard abutting a street must have a minimum of one pedestrian entrance which is:	Any dwelling unit adjacent to a yard abutting a street must have a minimum of one pedestrian entrance which is:	
	i) located in a façade facing a street; and,	i) located in a façade facing a street; and,	
	ii) directly accessible from the public sidewalk;	ii) directly accessible from the public sidewalk;	

- 6.1 Downtown Central Business District (D1) Zone
- 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone
- 6.5 Downtown Residential (D5) Zone

6.5 – Downtown Res	sidentiai (D5) Zone					
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale			
Grey highlighted strik	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added					
	n) Vehicular Accesses	n) Vehicular Accesses				
	i) A maximum of two access driveways are permitted from each street abutting the lot; and,	i) A maximum of two access driveways are permitted from each street abutting the lot; and,				
	ii) Garage entrances must not be located in any façade facing a street;	ii) Garage entrances must not be located in any façade facing a street;				
	o) Visual Barrier	o) Visual Barrier				
	A visual barrier shall be required along any side or rear lot line abutting a Downtown D1 or D2 Zone in accordance with the requirements of Section 4.19 of this By-law.	A visual barrier shall be required along any side or rear lot line abutting a Downtown D1 or D2 Zone in accordance with the requirements of Section 4.19 of this By-law.				
	ENTIAL CARE FACILITY, RETIREMENT HOME,	ICY SHELTER, LODGING HOUSE, LONG TE	RM CARE FACILITY, MULTIPLE DWELLING, PLACE REGULATIONS is to be renumbered to Section 6.5.3.5			
Maximum Capacity for Emergency Shelter, Long Term Care Facility and Residential Care Facility	6.5.3.4 <b>5</b> k) Maximum Capacity for Emergency Shelter, <b>and</b> Long Term Care Facility-and Residential Care Facility	6.5.3.5 k) Maximum Capacity for Emergency Shelter and Long Term Care Facility	Eliminating the capacity restriction for Residential Care Facilities provides flexibility and increases availability of options for residents requiring supports throughout the Urban Area.			
Section 6.5.3.4 k)						

- 6.1 Downtown Central Business District (D1) Zone
- 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone
- 6.5 Downtown Residential (D5) Zone

6.5 – Downtown Residential (D5) Zone					
Section		Proposed Change	Propos	ed Revised Zone Regulation	Rationale
Grey highlighted strik	ethrough	text = text to be deleted b	olded text	t = text to be added	
Location of	6.5.3.4 <b>5</b>	I) Location of Emergency Shelter,	6.5.3.5 l)	Location of Emergency Shelter	Eliminating the radial separation distance
Emergency Shelter,	Long terr	n Care Facility and Residential Care			requirement applicable to Residential Care
Long term Care	<b>Facility</b>		i)	Except as provided for in	Facilities implements the recommendations of
Facility and				Subsection ii), herein, every	Reports PED19091 and PED19091(a) as well as
Residential Care	i)	Except as provided for in		Emergency Shelter shall be	the most recent standards established through the
Facility		Subsection ii), herein, every		situated on a lot having a	first two phases of Low Density Residential Zones
		Emergency Shelter and Residential		minimum radial separation	(Report PED22154 in 2022 and Report
Section 6.5.3.4 I)		Care Facility shall be situated on a		distance of 300 metres from	PED22154(a) in 2024), and is consistent with
		lot having a minimum radial		any lot line of such lot	Urban Hamilton Official Plan Policies which
		separation distance of 300 metres		measured to the lot line of any	encourage a range of residential uses including
		from any lot line of such lot		other lot occupied by an	housing with supports throughout the Urban Area.
		measured to the lot line of any		Emergency Shelter, Corrections	
		other lot occupied by a <b>n</b>		Residence or Correctional	
		Residential Care Facility,		Facility.	
		Emergency Shelter, Corrections			
		Residence or Correctional Facility.	ii)	Where the radial separation	
				distance from the lot line of an	
	li)	Where the radial separation		Emergency Shelter existing as	
		distance from the lot line of an		of the effective date of this By-	
		Emergency Shelter or Residential		law, is less than 300 metres to	
		Care Facility existing as of the		the lot line of any other lot	
		effective date of this By-law, is less		occupied by an existing	
		than 300 metres to the lot line of		Emergency Shelter, Corrections	
		any other lot occupied by an		Residence or Correctional	
		existing Residential Care Facility,		Facility, the existing	
		Emergency Shelter, Corrections		Emergency Shelter may be	
		Residence or Correctional Facility,		expanded or redeveloped to	

- 6.1 Downtown Central Business District (D1) Zone
- 6.2 Downtown Mixed Use Pedestrian Focus (D2) Zone
- 6.3 Downtown Mixed Use (D3) Zone
- 6.5 Downtown Residential (D5) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted stril	kethrough text = text to be deleted b	olded text = text to be added	
	either of the existing Residential	accommodate not more than	
	Care Facility or Emergency Shelter	the permitted number of	
	may be expanded or redeveloped	residents permitted by the Zone	
	to accommodate not more than the	in which it is located.	
	permitted number of residents		
	permitted by the Zone in which it is located.		
Prohibition of	6.5.3.4 5 m) Prohibition of Residential Care	6.5.3.5 m) Prohibition of Emergency	Eliminating the moratorium area applicable to
Residential Care	Facility and Emergency Shelter	Shelter	Residential Care Facilities implements the
Facility and			recommendations of Reports PED19091 and
Emergency Shelter	Notwithstanding Section 6.5.1 within	Notwithstanding Section 6.5.1 within the	PED19091(a) as well as the most recent standards
0 ( 0504 )	the lands bounded by Queen Street,	lands bounded by Queen Street, Hunter	established through the first two phases of Low
Section 6.5.3.4 m)	Hunter Street, James Street and Main	Street, James Street and Main Street, no	Density Residential Zones (Report PED22154 in
	Street, no new Residential Care Facility er-Emergency Shelter shall be	new Emergency Shelter shall be permitted.	2022 and Report PED22154(a) in 2024), and is consistent with Urban Hamilton Official Plan
	permitted.		Policies which encourage a range of residential
	permitted.		uses including housing with supports throughout
			the Urban Area.
Existing Section 6.5.3	.7 – COMMUNITY GARDEN REGULATIONS is to	be renumbered to Section 6.5.3.6	1
Additional Dwelling	ADDITIONAL DWELLING UNIT		Reference to Section 4 not required. Section 4
Unit Regulations	REGULATIONS		intended to be read in its entirety, in conjunction
			with the parent zones.
Section 6.5.3.8	In accordance with the requirements of		
	Section 4.33, of this By-law.		

# Section 7.6 – Conservation/Hazard Land Rural (P6) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strik	cethrough text = text to be deleted bolde	ed text = text to be added	
Single Detached Dwelling Regulations - New Buildings and	New Buildings and Structures Including Additional Dwelling Units	New Buildings and Structures Including Additional Dwelling Units	This change clarifies that internal and detached Additional Dwelling Units are permitted as accessory uses to a Single
Structures	i) Shall not be permitted on a vacant lot	i) Shall not be permitted on a vacant lot	Detached Dwelling in accordance with the regulations in Section 4.33.
Section 7.6.2.3 a)	ii) Shall be in accordance with the requirements of Sections 12.1.3.3, and 4.8, and 4.33.	ii) Shall be in accordance with the requirements of Sections 12.1.3.3, 4.8, and 4.33.	
Single Detached Dwelling Regulations - Expansions to	Expansions to Existing Buildings and Structures Including Additional Dwelling Units	Expansions to Existing Buildings and Structures Including Additional Dwelling Units	This change clarifies that internal and detached Additional Dwelling Units are permitted as accessory uses to a Single
Existing Buildings and Structures	Shall be in accordance with Sections 12.1.3.3 (c), (d), (e), and (f), and 4.8 and 4.33.	Shall be in accordance with Sections 12.1.3.3 (c), (d), (e), and (f), 4.8 and 4.33.	Detached Dwelling in accordance with the regulations in Section 4.33.
Section 7.6.2.3 b)			

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section		Proposed Povised Zone Possulation	Rationale
	Proposed Change	Proposed Revised Zone Regulation	Rationale
	3	ed text = text to be added	
	od Institutional (I1) Zone		1
Permitted Uses	Community Garden	Community Garden	Adding permissions for Street Townhouse
	Day Nursery	Day Nursery	Dwellings, Triplex Dwellings and Fourplex
Section 8.1.1	Duplex Dwelling	Duplex Dwelling	Dwellings to the I1 Zone establishes use
	Educational Establishment	Educational Establishment	permissions which are more consistent
	Emergency Shelter	Emergency Shelter	with the Low Density Residential zones.
	Fourplex Dwelling	Fourplex Dwelling	This is appropriate because the intent of
	Museum	Museum	the I1 Zone includes permitting residential
	Place of Worship	Place of Worship	development in a form consistent with the
	Residential Care Facility	Residential Care Facility	surrounding area (Report PED06405(a)). I1
	Retirement Home	Retirement Home	Zones are generally located in the interior
	Semi-Detached Dwelling	Semi-Detached Dwelling	or boundaries of residential
	Single Detached Dwelling	Single Detached Dwelling	neighbourhoods, which are predominantly
	Street Townhouse Dwelling	Street Townhouse Dwelling	zoned Low Density Residential.
	Triplex Dwelling	Triplex Dwelling	
	Urban Farm	Urban Farm	
	Urban Farmers Market	Urban Farmers Market	
Maximum Capacity	Maximum Capacity for Residential Care Facility	Maximum Capacity for Retirement Home	Eliminating the capacity restriction for
for Residential Care	and Retirement Home		Residential Care Facilities provides
Facility and			flexibility and increases availability of
Retirement Home			options for residents requiring supports
			throughout the Urban Area.
Section 8.1.3.1 i)			
Location of	Location of Emergency Shelter and Residential	Location of Emergency Shelter	Eliminating the radial separation distance
Emergency Shelter	Care Facility		requirement applicable to Residential Care
and Residential Care		i) Except as provided for in	Facilities implements the recommendations
Facility	i) Except as provided for in Subsection ii),	Subsection ii), herein, every	of Reports PED19091 and PED19091(a)
	herein, every Emergency Shelter er	Emergency Shelter shall be situated	as well as the most recent standards

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of such lot measured to the lot line of any other lot occupied by an Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.  SINGLE DETACHED DWELLING, D	Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Residential Care Facility. Emergency Shelter or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility. Emergency Shelter, Corrections Residence or Correctional Facility.  Iii) Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility.  Emergency Shelter, Correctional Facility, Emergency Shelter, Correctional Facility, Emergency Shelter, Correctional Facility, Emergency Shelter correctional Facility, Emergency Shelter correctional Facility, Emergency Shelter correctional Facility, Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY  Single DETACHED DWELLING AND DAY  Low Density Residential 2022 and Report PeD22154 (a) in 20224, and is consis from any other lot occupied by an lot occupied by an existing esidential sconsis (it is coased.  Low Density Residential 20224, and is consis with Urban Hamilton Official Plan Pol which erceitonal Facility.  Where the radial separation distance from the lot line of any other lot occupied by an existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter.  Correctional Facility.  Correctional Facility.  Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.  SINGLE DETACHED DWELLING, DUPLEX D	Grey highlighted strik	ethrough text = text to be deleted bolde	d text = text to be added	
it is located.  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY  it is located.  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY DWELLING, TRIPLEX DWELLING AND DAY  SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY  Various Low Density Residential uses		Residential Care Facility situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.  ii) Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of	on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Emergency Shelter, Corrections Residence or Correctional Facility.  ii) Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is	PED22154(a) in 2024), and is consistent with Urban Hamilton Official Plan Policies which encourage a range of residential uses including housing with supports
DWELLING, TRIPLEX DWELLING AND DAY DWELLING, TRIPLEX DWELLING AND DAY various Low Density Residential uses	CINICI E DETACHED		SINGLE DETACHED DWELLING DUDLEY	This change amonds the standards for
AND DAY NURSERY align with those of the Low Density	DWELLING, DUPLEX DWELLING AND DAY NURSERY	DWELLING, <b>TRIPLEX DWELLING</b> AND DAY NURSERY REGULATIONS	DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS	various Low Density Residential uses in the I1 Zone, as well as a Day Nursery, to

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

8.3 – Major Institutional (I3) Zone					
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale		
Grey highlighted strik	kethrough text = text to be deleted bolde	d text = text to be added			
			Zone. This results in Low Density		
Section 8.1.3.3	i) 330.0 square metres;	360.0 square metres;	Residential standards which are consistent		
			and reflective of the latest policy direction		
	ii) Notwithstanding i) above, 360.0 square	b) Minimum Lot Width	among the Zones which implement the		
	metres shall be required for a corner lot.		Low Density Residential policies of the		
		12.0 metres	"Neighbourhoods" Designation of Volume 1		
	b) Minimum Lot Width	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	of the Urban Hamilton Official Plan. The		
	2 40 0	c) Minimum Front Yard	increased minimum Lot Area reflects		
	i) 12.0 metres	;) 4.0 mastras and	consistency with the Low Density		
	ii) 15.0 metres for a corner lot	i) 4.0 metres; and,	Residential Zones which applies minimum		
	<del>II) 15.0 Metres for a comer for</del>	ii) Notwithstanding Section 8.1.3.3 c) i),	lot area following a typical 30.0 metre lot depth for lots in Low Density Residential		
	c) Minimum Front Yard	for lots identified on Figure 36 of	Zones.		
	C) Willimiditi Front Tard	Schedule "F" – Special Figures of this	20165.		
	i) 4.5 <b>4.0</b> metres; and,	By-law, a building may be erected	References to Sections 4 and 5 not		
	i) no no monoco, ana,	closer to the front lot line in accordance	required. Sections 4 and 5 are intended to		
	ii) 5.8 metres for an attached garage.	with the following:	be read in their entirety, in conjunction with		
	Notwithstanding Section 8.1.3.3 c) i), for	3	the parent zones.		
	lots identified on Figure 36 of Schedule	Where two adjacent lots	·		
	"F" – Special Figures of this By-law, a	have a front lot line or flankage			
	building may be erected closer to the	lot line on the same street, within			
	front lot line in accordance with the	10 percent of the average			
	following:	setback from the front lot line or			
		flankage lot line of the two			
	1. Where two adjacent lots have	adjacent dwellings;			
	a front lot line or flankage lot line	2 147			
	on the same street, within 10	Where one adjacent lot has			
	percent of the average setback	a front lot line on the same			
	from the front lot line or flankage	street, within 10 percent of the			

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strik		d text = text to be added	
	lot line of the two adjacent	setback from the front lot line of	
	dwellings;	the one adjacent dwelling;	
	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	In no cases shall the setback from the front lot line be less than 0.5 metres.  d) Minimum Side Yard	
	3. In no cases shall the setback from the front lot line be less than	1.2 metres	
	0.5 metres.	e) Minimum Flankage Yard	
	d) Minimum Side Yard	3.0 metres	
	1.2 metres	f) Minimum Rear Yard	
	e) Minimum Flankage Yard	7.5 metres	
	3.0 metres	g) Maximum Building Height	
	f) Minimum Rear Yard	10.5 metres	
	7.5 metres	h) Minimum Landscaped Area	
	g) Maximum Building Height	i) 30%	
	10.5 metres	ii) Within the landscaped area, the requirements of Section 4.35 of this By-	

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

8.3 – Major Instituti			,
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strik	kethrough text = text to be deleted bolde	d text = text to be added	
	h) Minimum Landscaped Area	law shall apply.	
	i) 30%		
	ii) Within the landscaped area, the requirements of Section 4.35 of this Bylaw shall apply.		
	h) Parking		
	In accordance with the requirements of Section 5 of this By law.		
	i) Accessory Building		
	In accordance with the requirements of Section 4.8 of this By law.		
	j) Home Business		
	In accordance with the requirements of Section 4.21 of this By-law.		
SEMI-DETACHED DWELLING	SEMI-DETACHED DWELLING REGULATIONS	SEMI-DETACHED DWELLING REGULATIONS	This change amends the standards for Semi-Detached Dwellings in the I1 Zone to
REGULATIONS	a) Minimum Lot Area		align with those of the Low Density
Section 8.1.3.4	i) 210.0-270.0 square metres for each semi- detached dwelling unit.	a) Minimum Lot Area  270.0 square metres for each semi-	Residential Zones, specifically the R1 Zone. This results in Low Density Residential standards which are consistent

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

8.3 – Major Institutio	onai (13) Zone		
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strik	tethrough text = text to be deleted bolde	d text = text to be added	
		detached dwelling unit.	and reflective of the latest policy direction
	ii) Notwithstanding i) above, 240.0 square		among the Zones which implement the
	metres shall be required for a corner lot.	b) Minimum Lot Width for Unit	Low Density Residential policies of the "Neighbourhoods" Designation of Volume 1
	b) Minimum Lot Width for Unit	9.0 metres for each dwelling unit in each semi-detached dwelling.	of the Urban Hamilton Official Plan.
	i) 7.5 9.0 metres for each dwelling unit in	each semi-detached dwelling.	References to Sections 4 and 5 not
	each semi-detached dwelling.	c) Minimum Front Yard	required. Sections 4 and 5 are intended to
	dustrial action a awaiting.	o) will interest tard	be read in their entirety, in conjunction with
	ii) Notwithstanding i) above, 9.3 metres shall be required for a corner unit.	i) 4.0 metres; and,	the parent zones.
	bo roquirou for a corner arm.	ii) Notwithstanding Section 8.1.3.4 c) i),	
	c) Minimum Front Yard	for lots identified on Figure 36 of	
	,	Schedule "F" – Special Figures of this	
	i) 4.5 <b>4.0</b> metre <b>s</b> ; and,	By-law, a building may be erected	
		closer to the front line in accordance	
	ii) 5.8 metres for an attached garage. i)	with the following:	
	— 4.0 metre; and, Notwithstanding Section		
	8.1.3.4 c) i), for lots identified on Figure	Where two adjacent lots	
	36 of Schedule "F" – Special Figures of	have a front lot line or flankage	
	this By-law, a building may be erected	lot line on the same street, within	
	closer to the front line in accordance with	10 percent of the average	
	the following:	setback from the front lot line or	
	1 Where two adjacent lets have	flankage lot line of the two	
	Where two adjacent lots have a front lot line or flankage lot line	adjacent dwellings;	
	on the same street, within 10	Where one adjacent lot has	
	percent of the average setback	a front lot line on the same street,	
	from the front lot line or flankage	within 10 percent of the setback	
			l

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

8.3 – Major Institutio	onai (13) Zone					
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale			
Grey highlighted strik	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added					
	lot line of the two adjacent	from the front lot line of the one				
	dwellings;	adjacent dwelling;				
	2 Where one adjacent let has a	3. In no cases shall the				
	<ol><li>Where one adjacent lot has a front lot line on the same street,</li></ol>	setback from the front lot line be				
	within 10 percent of the setback	less than 0.5 metres.				
	from the front lot line of the one	lood than old motion.				
	adjacent dwelling;	d) Minimum Side Yard				
	,	,				
	3. In no cases shall the setback	1.2 metres, except for the side yard				
	from the front lot line be less than	related to the common wall of the semi-				
	0.5 metres.	detached dwelling unit, in which case a				
	d) Minimum Side Yard	minimum 0 metre side yard shall be permitted.				
	d) William Side Faid	permitted.				
	1.2 metres, except for the side yard related	e) Minimum Flankage Yard				
	to the common wall of the semi-detached	,				
	dwelling unit, in which case a minimum 0	3.0 metres				
	metre side yard shall be permitted.					
	a) Minimum Elantona Vand	f) Minimum Rear Yard				
	e) Minimum Flankage Yard	7.5 metres				
	3.0 metres	7.5 metres				
	o.o mondo	g) Maximum Building Height				
	f) Minimum Rear Yard	g,				
	,	10.5 metres				
	7.5 metres					
	)	h) Minimum Landscaped Area				
	g) Maximum Building Height					

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

8.3 – Major Institutio	onal (I3) Zone					
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale			
Grey highlighted strik	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added					
	10.5 metres	i) 30%				
	h) Minimum Landscaped Area	ii) Within the landscaped area, the requirements of Section 4.35 of this Bylaw shall apply.				
	i) 30%	ian onali appry.				
	ii) Within the landscaped area, the requirements of Section 4.35 of this Bylaw shall apply.					
	h) Parking					
	In accordance with the requirements of Section 5 of this By-law.					
	i) Accessory Building					
	In accordance with the requirements of Section 4.8 of this By-law.					
Existing Section 8.1.3.6	5 – URBAN FARM REGULATIONS is to be renumbere 6 – COMMUNITY GARDEN REGULATIONS is to be re	enumbered to Section 8.1.3.8				
STREET	<ul><li>URBAN FARMERS MARKET REGULATIONS is to STREET TOWNHOUSE DWELLING</li></ul>		This change adds standards for Street			
TOWNHOUSE REGULATIONS	REGULATIONS	STREET TOWNHOUSE DWELLING REGULATIONS	This change adds standards for Street Townhouse Dwellings to the I1 Zone which align with those of the Low Density			
[New]	a) Minimum Lot Area for each Dwelling Unit	a) Minimum Lot Area for each Dwelling Unit	Residential Zones (R1 and R1a Zones). This results in Low Density Residential			

- 8.1 Neighbourhood Institutional (I1) Zone 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale			
Grey highlighted strik	Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be added					
Section 8.1.3.5  [Note: The existing	180.0 square metres for each dwelling unit;	180.0 square metres for each dwelling unit;	standards which are consistent and reflective of the latest policy direction among the Zones which implement the			
Section 8.1.3.5 is to be renumbered to 8.1.3.7 per above	b) Minimum Unit Width for each Dwelling Unit	b) Minimum Unit Width for each Dwelling Unit 6.0 metres;	Low Density Residential policies of the "Neighbourhoods" Designation of Volume 1 of the Urban Hamilton Official Plan.			
	6.0 metres; c) Minimum Setback from the Front Lot Line	c) Minimum Setback from the Front Lot Line 4.0 metres;				
	4.0 metres;	d) Minimum Setback from a Side Lot Line				
	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;	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				
	e) Minimum Setback from a Flankage Lot Line	3.0 metres;				
	3.0 metres;	f) Minimum Setback from the Rear Lot Line				
	f) Minimum Setback from the Rear Lot Line	7.5 metres;				
	7.5 metres;	g) Maximum Building Height				
	g) Maximum Building Height	10.5 metres;				

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale			
Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be added						
, , , , , , , , , , , , , , , , , , ,	10.5 metres;	h) Landscaped Area				
	h) Landscaped Area In accordance with the requirements of	In accordance with the requirements of Section 4.35 a) and b) of this By-law.				
	Section 4.35 a) and b) of this By-law.					
FOURPLEX DWELLING	FOURPLEX DWELLING REGULATIONS	FOURPLEX DWELLING REGULATIONS	This change adds standards for Fourplex			
REGULATIONS [New]	a) Minimum Lot Area	a) Minimum Lot Area	Dwellings to the I1 Zone which align with those of the Low Density Residential Zones, specifically the R1 Zone. This			
	360.0 square metres;	360.0 square metres;	results in Low Density Residential			
Section 8.1.3.6			standards which are consistent and			
D T	b) Minimum Lot Width	b) Minimum Lot Width	reflective of the latest policy direction			
[Note: The existing Section 8.1.3.6 is to be renumbered to	12.0 metres;	12.0 metres;	among the Zones which implement the Low Density Residential policies of the "Neighbourhoods" Designation of Volume 1			
8.1.3.8 per above]	c) Minimum Setback from the Front Lot Line	c) Minimum Setback from the Front Lot Line	of the Urban Hamilton Official Plan.			
	i) 4.0 metres;	i) 4.0 metres;				
	ii) Notwithstanding Section 8.1.3.6 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following:	ii) Notwithstanding Section 8.1.3.6 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following:				
	1. Where two adjacent lots have a	Where two adjacent lots have				

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

8.3 – Major Instituti Section	Proposed Change	Proposed Revised Zone Regulation	Rationale			
	Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be added					
oroj mgmgmou oun	front lot line or flankage lot line on	a front lot line or flankage lot line				
	the same street, within 10 percent	on the same street, within 10				
	of the average setback from the	percent of the average setback				
	front lot line or flankage lot line of	from the front lot line or flankage				
	the two adjacent dwellings;	lot line of the two adjacent				
		dwellings;				
	2. Where one adjacent lot has a					
	front lot line on the same street,	Where one adjacent lot has a				
	within 10 percent of the setback	front lot line on the same street,				
	from the front lot line of the one	within 10 percent of the setback				
	adjacent dwelling;	from the front lot line of the one				
		adjacent dwelling;				
	3. In no cases shall the setback					
	from the front lot line be less than	3. In no cases shall the setback				
	0.5 metres.	from the front lot line be less than				
	d) Minimum Cathaok from a Cida Lat Lina	0.5 metres.				
	d) Minimum Setback from a Side Lot Line	d) Minimum Setback from a Side Lot Line				
	1.2 matros, and a minimum aggregate of	a) Willimidin Selback from a Side Lot Line				
	1.2 metres, and a minimum aggregate of 3.5 metres;	1.2 metres, and a minimum aggregate				
	0.0 ilictics,	of 3.5 metres;				
	e) Minimum Setback from a Flankage Lot Line	or o.o monos,				
	o,	e) Minimum Setback from a Flankage Lot Line				
	3.0 metres;	5,gc _3(				
	,	3.0 metres;				
	f) Minimum Setback from the Rear Lot Line	,				
	·	f) Minimum Setback from the Rear Lot Line				
	7.5 metres;	·				
		7.5 metres;				

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale		
Grey highlighted stril	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
	g) Maximum Building Height  10.5 metres;	g) Maximum Building Height			
	h) Maximum Lot Coverage	10.5 metres;			
	40%;	h) Maximum Lot Coverage			
	i) Minimum Landscaped Area	40%;			
	i) 30%	i) Minimum Landscaped Area			
	ii) Within the landscaped area, the	i) 30%			
	requirements of Section 4.35 of this By- law shall apply.	ii) Within the landscaped area, the requirements of Section 4.35 of this Bylaw shall apply.			
	j) Visual Barrier	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.	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 8.1.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).	ii) Notwithstanding Section 8.1.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).			
	k) Amenity Area	k) Amenity Area			

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted stri		ed text = text to be added	
	Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.	Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.	
	I) Waste Storage	I) Waste Storage	
	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.	
ADDITIONAL DWELLING UNIT REGULATIONS Section 8.1.3.8	ADDITIONAL DWELLING UNIT REGULATIONS  In accordance with the requirements of Section 4.33 of this By law		Reference to Section 4 not required. Section 4 intended to be read in its entirety, in conjunction with the parent zones.
	nstitutional (I2) Zone		
Permitted Uses	Community Garden Day Nursery	Community Garden Day Nursery	Adding permissions for Triplex Dwellings and Fourplex Dwellings to the I2 Zone
Section 8.2.1	Duplex Dwelling Educational Establishment Emergency Shelter Fourplex Dwelling Museum Recreation Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling	Duplex Dwelling Educational Establishment Emergency Shelter Fourplex Dwelling Museum Recreation Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling	establishes use permissions which are more consistent with the Low Density Residential zones. The I2 Zone is intended to permit a wide range of residential uses, including Low Density Residential uses.

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale			
Grey highlighted strik	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added					
Maximum Capacity for Emergency Shelter, Residential Care Facility and Retirement Home	Single Detached Dwelling Social Services Establishment Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market Maximum Capacity for Emergency Shelter, Residential Care Facility and Retirement Home	Single Detached Dwelling Social Services Establishment Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market Maximum Capacity for Emergency Shelter and Retirement Home	Eliminating the capacity restriction for Residential Care Facilities provides flexibility and increases availability of options for residents requiring supports throughout the Urban Area.			
Location of Emergency Shelter and Residential Care Facility Section 8.2.3.1 h)	Location of Emergency Shelter and Residential Care Facility  i) Except as provided for in Subsection ii), herein, every Emergency Shelter or Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.  ii) Where the radial separation distance from the lot line of an Emergency Shelter, or	i) Except as provided for in Subsection ii), herein, every Emergency Shelter shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Emergency Shelter, Corrections Residence or Correctional Facility.  ii) Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date	Eliminating the radial separation distance requirement applicable to Residential Care Facilities implements the recommendations of Reports PED19091 and PED19091(a) as well as the most recent standards established through the first two phases of Low Density Residential Zones (Report PED22154 in 2022 and Report PED22154(a) in 2024), and is consistent with Urban Hamilton Official Plan Policies which encourage a range of residential uses including housing with supports throughout the Urban Area.			

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

8.3 – Wajor Institutio	8.3 – Major Institutional (I3) Zone				
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale		
Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be added					
	Residential Care Facility existing as of the	of this By-law, is less than 300 metres			
	effective date of this By-law, is less than 300	to the lot line of any other lot occupied			
	metres to the lot line of any other lot	by an existing Emergency Shelter,			
	occupied by an existing Residential Care	Corrections Residence or Correctional			
	Facility, Emergency Shelter, Corrections	Facility, the existing Emergency Shelter			
	Residence or Correctional Facility, the	may be expanded or redeveloped to			
	existing Residential Care Facility	accommodate not more than the			
	Emergency Shelter may be expanded or	permitted number of residents permitted			
	redeveloped to accommodate not more than	by the Zone in which it is located.			
	the permitted number of residents permitted				
	by the Zone in which it is located.				
SINGLE DETACHED	SINGLE DETACHED DWELLING, DUPLEX	SINGLE DETACHED DWELLING, DUPLEX	This change amends the standards for		
DWELLING,	DWELLING, TRIPLEX DWELLING AND DAY	DWELLING, TRIPLEX DWELLING AND DAY	various low density residential uses in the		
DUPLEX DWELLING	NURSERY REGULATIONS	NURSERY REGULATIONS	I2 Zone, as well as a Day Nursery, to align		
AND DAY NURSERY			with those of the Low Density Residential		
REGULATIONS	a) Minimum Lot Area	a) Minimum Lot Area	Zones, specifically the R1 Zone. This		
0 11 0000	i <del>) 330.0</del> <b>360.0</b> square metres;	360.0 square metres;	results in Low Density Residential		
Section 8.2.3.3	"\ N	LANDAS CONTRACTOR OF A CARCAGO	standards which are consistent and		
	ii) Notwithstanding i) above, 360.0 square	b) Minimum Lot Width	reflective of the latest policy direction		
	metres shall be required for a corner lot.	10.0	among the Zones which implement the		
	b) Minimum Lat Width	12.0 metres;	Low Density Residential policies of the		
	b) Minimum Lot Width	c) Minimum Front Yard	"Neighbourhoods" Designation of Volume 1 of the Urban Hamilton Official Plan.		
	i <del>)</del> -12.0 metres;				
	<del>                                      </del>	i) 4.0 metres; and,	References to Sections 4 and 5 not		
	ii) Notwithstanding i) above, 15.0 metres	1) 4.0 menes, and,	required. Sections 4 and 5 are intended to		
	shall be required for a corner lot.	ii) Notwithstanding Section 8.2.3.3 c) i),	be read in their entirety, in conjunction with		
	Silali bo roquilou ior a comor iot.	for lots identified on Figure 36 of	the parent zones.		
	c) Minimum Front Yard	Schedule "F" – Special Figures of this	110 paront 201100.		

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section Grey highlighted strikethr	i) 4.5 <b>4.0</b> metre <b>s</b> ; and, ii) 5.8 metres for an attached garage.	Proposed Revised Zone Regulation  d text = text to be added  By-law, a building may be erected closer to the front line in accordance with the following:	Rationale
Grey highlighted strikethr	i) 4.5 <b>4.0</b> metre <b>s</b> ; and, ii) 5.8 metres for an attached garage.	By-law, a building may be erected closer to the front line in accordance	
	ii) 5.8 metres for an attached garage.	closer to the front line in accordance	
	,	with the following.	
	Notwithstanding Section 8.2.3.3 c) i), for	Where two adjacent lots	
	lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the	have a front lot line or flankage lot line on the same street, within 10 percent of the average	
	front line in accordance with the following:	setback from the front lot line or flankage lot line of the two adjacent dwellings;	
	1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	
	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	In no cases shall the setback from the front lot line be less than 0.5 metres.  d) Minimum Side Yard	
	3. In no cases shall the setback from the front lot line be less than 0.5 metres.	1.2 metres e) Minimum Flankage Yard 3.0 metres	

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
			Nationale
Grey highlighted strik	tethrough text = text to be deleted d) Minimum Side Yard  1.2 metres e) Minimum Flankage Yard 3.0 metres f) Minimum Rear Yard 7.5 metres g) Maximum Building Height 10.5 metres h) Minimum Landscaped Area i) 30% ii) Within the landscaped area, the requirements of Section 4.35 of this Bylaw shall apply. h) Parking In accordance with the requirements of Section 5 of this Bylaw.	f) Minimum Rear Yard 7.5 metres g) Maximum Building Height 10.5 metres h) Minimum Landscaped Area i) 30% ii) Within the landscaped area, the requirements of Section 4.35 of this Bylaw shall apply.	

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

8.3 – Major Instituti Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
		ed text = text to be added	Nationalo
ordy myrmyrmed can	i) Accessory Building	toxi toxi to be didde	
	In accordance with the requirements of		
	Section 4.8 of this By-law.		
	j) Home Business		
	In accordance with the requirements of		
	Section 4.21 of this By-law.		
SEMI-DETACHED	SEMI-DETACHED DWELLING REGULATIONS	SEMI-DETACHED DWELLING	This change amends the standards for
DWELLING		REGULATIONS	Semi-Detached Dwellings in the I2 Zone to
REGULATIONS	a) Minimum Lot Area for Unit		align with those of the Low Density
Section 8.2.3.4	i) 210 0 270 0 aguara matras far agab sami	a) Minimum Lot Area for Unit	Residential Zones, specifically the R1 Zone. This results in Low Density
3ection 6.2.3.4	i) 210.0 270.0 square metres for each semi- detached dwelling unit.	270.0 square metres for each semi-	Residential standards which are consistent
	dotabliod dwolling drift.	detached dwelling unit.	and reflective of the latest policy direction
	ii) Notwithstanding i) above, 240.0 square		among the Zones which implement the
	metres shall be required for a corner lot.	b) Minimum Lot Width for Unit	Low Density Residential policies of the "Neighbourhoods" Designation of Volume 1
	b) Minimum Lot Width for Unit	9.0 metres for each dwelling unit in a semi-detached dwelling.	of the Urban Hamilton Official Plan.
	i) 7.5 9.0 metres for each dwelling unit in a		
	semi-detached dwelling.	c) Minimum Front Yard	
	ii) Notwithstanding i) above, 9.3 metres shall be required for a corner unit.	i) 4.0 metres; and,	
	<del>pe required for a corner unit.</del>	ii) Notwithstanding Section 8.2.3.4 c) i),	
	c) Minimum Front Yard	for lots identified on Figure 36 of	

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

8.3 – Major Institutional (I3) Zone					
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale		
Grey highlighted strik	Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be added				
			Rationale		
	from the front lot line be less than 0.5 metres.	1.2 metres, except for the side yard			
	d) Minimum Side Yard	related to the common wall of the semi- detached dwelling unit, in which case a minimum 0 metre side yard shall be			

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

8.3 – Major Institutio		D 10 ' 17 D 1"	D.C.		
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale		
Grey highlighted strik	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
	1.2 metres, except for the side yard related	permitted.			
	to the common wall of the semi-detached				
	dwelling unit, in which case a minimum 0	e) Minimum Flankage Yard			
	metre side yard shall be permitted.				
	·	3.0 metres			
	e) Minimum Flankage Yard				
	,	f) Minimum Rear Yard			
	3.0 metres	,			
		7.5 metres			
	f) Minimum Rear Yard				
	,	g) Maximum Building Height			
	7.5 metres	3 3			
		10.5 metres			
	g) Maximum Building Height				
	3, 4 4 4 5 4 5	h) Minimum Landscaped Area			
	10.5 metres	,			
		i) 30%			
	h) Minimum Landscaped Area	,			
		ii) Within the landscaped area, the			
	i) 30%	requirements of Section 4.35 of this By-			
	,,,	law shall apply.			
	ii) Within the landscaped area, the				
	requirements of Section 4.35 of this By-				
	law shall apply.				
	.a. onan app.y.				
	h) Parking				
	In accordance with the requirements of				
	Section 5 of this By-law.				

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted stri	kethrough text = text to be deleted bolde	ed text = text to be added	
	i) Accessory Building  In accordance with the requirements of Section 4.8 of this By law.  j) Home Business  In accordance with the requirements of		
STREET TOWNHOUSE	Section 4.21 of this By-law.  STREET TOWNHOUSE DWELLING REGULATIONS	STREET TOWNHOUSE DWELLING REGULATIONS	This change amends the standards for Street Townhouse Dwellings in the I2 Zone
DWELLING REGULATIONS	a) Minimum Lot Area for Unit	a) Minimum Lot Area for Unit	to align with those of the Low Density Residential Zones, specifically the R1 Zone. This results in Low Density
Section 8.2.3.5	i) 165.0 180.0 square metres for each dwelling unit.	180.0 square metres for each dwelling unit.	Residential standards which are consistent and reflective of the latest policy direction among the Zones which implement the
	ii) Notwithstanding i) above, 195.0 square metres shall be required for a corner lot.	b) Minimum Unit Width	Low Density Residential policies of the "Neighbourhoods" Designation of Volume 1
	b) Minimum Unit Width	6.0 metres	of the Urban Hamilton Official Plan.
	,	c) Minimum Front Yard	
	6.0 metres c) Minimum Front Yard	4.0 metres; and,	
	i) 4.5 <b>4.0</b> metre <b>s</b> ; and,	d) Minimum Side Yard	

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

8.3 – Major Institutio	nai (13) Zone					
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale			
Grey highlighted strike	Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be added					
	ii) 5.8 metres for an attached garage.	1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case				
	d) Minimum Side Yard	a minimum 0 metre side yard shall be permitted.				
	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	e) Minimum Flankage Yard				
	metre side yard shall be permitted.	3.0 metres				
	e) Minimum Flankage Yard	f) Minimum Rear Yard				
	3.0 metres	7.5 metres				
	f) Minimum Rear Yard	g) Maximum Building Height				
	7.5 metres g) Maximum Building Height	10.5 metres h) Landscaped Area				
	g) Maximum Building Height	ii) Landscaped Area				
	10.5 metres	In accordance with the requirements of Section 4.35 a) and b) of this By-law.				
	h) Landscaped Area	, ,				
	In accordance with the requirements of Section 4.35 a) and b) of this By-law.					
	h) Parking					

Section 8 – Institution	onal Zones		
8.1 – Neighbourhoo	d Institutional (I1) Zone		
8.2 – Community Ins	` '		
8.3 – Major Institution	· ·		
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
		d text = text to be added	
ovoj inginiginion onini	In accordance with the requirements of		
	Section 5 of this By law.		
	i) Accessory Building		
	In accordance with the requirements of		
	Section 4.8 of this By law.		
	i) Home Business		
	JY NOTHO Business		
	In accordance with the requirements of		
	Section 4.21 of this By-law.		
	6 – URBAN FARM REGULATIONS is to be renumbere		
	' – COMMUNITY GARDEN REGULATIONS is to be re		
FOURPLEX	B – URBAN FARMERS MARKET REGULATIONS is to FOURPLEX DWELLING REGULATIONS	FOURPLEX DWELLING REGULATIONS	This change adds standards for Fourplex
DWELLING	TOOKFEEX DWELLING REGULATIONS	TOONFELD DWELLING REGULATIONS	Dwellings to the I2 Zone which align with
REGULATIONS	a) Minimum Lot Area	a) Minimum Lot Area	those of the Low Density Residential
[New]	,	,	Zones, specifically the R1 Zone. This
-	360.0 square metres;	360.0 square metres;	results in Low Density Residential
Section 8.2.3.6			standards which are consistent and
Markey The contaction	b) Minimum Lot Width	b) Minimum Lot Width	reflective of the latest policy direction
[Note: The existing Section 8.2.3.6 is to	12.0 motros:	12.0 metres;	among the Zones which implement the Low Density Residential policies of the
be renumbered to	12.0 metres;	12.0 Hielies,	"Neighbourhoods" Designation of Volume
8.2.3.7 per above]	c) Minimum Setback from the Front Lot Line	c) Minimum Setback from the Front Lot Line	of the Urban Hamilton Official Plan.
5.2.5 po. 650.0]	7,	o,	

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted striket	through text = text to be deleted bolde	d text = text to be added	
	i) 4.0 metres;	i) 4.0 metres;	
	ii) Notwithstanding Section 8.2.3.6 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following:	ii) Notwithstanding Section 8.2.3.6 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following:	
	1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;  2. Where one adjacent lot has a	1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings;	
	front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;	
	3. In no cases shall the setback from the front lot line be less than 0.5 metres.	3. In no cases shall the setback from the front lot line be less than 0.5 metres.	
	d) Minimum Setback from a Side Lot Line  1.2 metres, and a minimum aggregate of	d) Minimum Setback from a Side Lot Line	

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

8.3 – Major Institi			
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<del>Grey highlighted s</del>	trikethrough text = text to be deleted <b>bolde</b>	d text = text to be added	
	3.5 metres;	1.2 metres, and a minimum aggregate	
		of 3.5 metres;	
	e) Minimum Setback from a Flankage Lot Line		
		e) Minimum Setback from a Flankage Lot Line	
	3.0 metres;		
		3.0 metres;	
	f) Minimum Setback from the Rear Lot Line		
	7.5	f) Minimum Setback from the Rear Lot Line	
	7.5 metres;	7.5	
	a) Maximum Building Haight	7.5 metres;	
	g) Maximum Building Height	g) Maximum Building Height	
	10.5 metres;	g) Maximum building Height	
	10.5 medes,	10.5 metres;	
	h) Maximum Lot Coverage	10.5 metres,	
	II) Maximum Lot Goverage	h) Maximum Lot Coverage	
	40%;	maximum Est Soverage	
	1574,	40%;	
	i) Minimum Landscaped Area		
	,	i) Minimum Landscaped Area	
	i) 30%		
	, and the second	i) 30%	
	ii) Within the landscaped area, the	, i	
	requirements of Section 4.35 of this By-	ii) Within the landscaped area, the	
	law shall apply.	requirements of Section 4.35 of this By-	
		law shall apply.	
	j) Visual Barrier		
		j) Visual Barrier	
	i) A visual barrier shall be required along		

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale		
Grey highlighted strik	kethrough text = text to be deleted bolde	ed text = text to be added			
	side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this by-law.	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 8.2.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).	ii) Notwithstanding Section 8.2.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).			
	k) Amenity Area	k) Amenity Area			
	Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.	Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.			
	I) Waste Storage	I) Waste Storage			
	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.			
ADDITIONAL DWELLING UNIT	ADDITIONAL DWELLING UNIT REGULATIONS		Reference to Section 4 not required. Section 4 intended to be read in its entirety,		
REGULATIONS Section 8.2.3.9	In accordance with the requirements of Section 4.33 of this By-law.		in conjunction with the parent zones.		
	8.3 – Major Institutional (I3) Zone				
Maximum Capacity for Residential Care Facility	Maximum Capacity for Residential Care Facility  Shall not exceed 50 residents		Eliminating the capacity restriction for Residential Care Facilities provides flexibility and increases availability of		

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale		
Grey highlighted strik	Grey highlighted strikethrough text = text to be deleted bolded text = text to be added				
Section 8.3.2.1 f)			options for residents requiring supports throughout the Urban Area.		
Co-Location of Residential Care Facility and Social Services Establishment in the Same Building Section 8.3.2.1 f) [New]	Co-Location of Residential Care Facility and Social Services Establishment in the Same Building  Notwithstanding any requirement in the definition of Residential Care Facility in Section 3 of this By-law that such use must be in a fully detached residential building, in the I3 Zone, a Social Services Establishment and Residential Care Facility are permitted to be located in the same building.	Co-Location of Residential Care Facility and Social Services Establishment in the Same Building  Notwithstanding any requirement in the definition of Residential Care Facility in Section 3 of this By-law that such use must be in a fully detached residential building, in the I3 Zone, a Social Services Establishment and Residential Care Facility are permitted to be located in the same building.	Co-location of a Social Services Establishment use with a Residential Care Facility within the same building allows for more integrated service delivery to community members availing of counselling and other services offered. Co- location of a Social Services Establishment with a Residential Care Facility is suitable for the I3 Zone since the Zone permits both uses, is generally located on or in close proximity to arterial roads and public transit and is intended to include uses which provide services to the community.		
Location of Emergency Shelter and Residential Care Facility Section 8.3.2.1 g)	Location of Emergency Shelter-and Residential Care Facility  i) Except as provided for in Subsection ii), herein, every Emergency Shelter er Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.	i) Except as provided for in Subsection ii), herein, every Emergency Shelter shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Emergency Shelter, Corrections Residence or Correctional Facility.  ii) Where the radial separation distance	Eliminating the radial separation distance requirement applicable to Residential Care Facilities implements the recommendations of Reports PED19091 and PED19091(a) as well as the most recent standards established through the first two phases of Low Density Residential Zones (Report PED22154 in 2022 and Report PED22154(a) in 2024), and is consistent with Urban Hamilton Official Plan Policies which encourage a range of residential uses including housing with supports throughout the Urban Area.		

- 8.1 Neighbourhood Institutional (I1) Zone
- 8.2 Community Institutional (I2) Zone 8.3 Major Institutional (I3) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strik	sethrough text = text to be deleted <b>bolde</b>	d text = text to be added	
	ii) Where the radial separation distance from	from the lot line of an Emergency	
	the lot line of an Emergency Shelter <del>, or</del>	Shelter existing as of the effective date	
	Residential Care Facility existing as of the	of this By-law, is less than 300 metres	
	effective date of this By-law, is less than 300	to the lot line of any other lot occupied	
	metres to the lot line of any other lot	by an existing Emergency Shelter,	
	occupied by an existing Residential Care	Corrections Residence or Correctional	
	Facility, Emergency Shelter, Corrections	Facility, the existing Emergency Shelter	
	Residence or Correctional Facility, the	may be expanded or redeveloped to	
	existing Residential Care Facility	accommodate not more than the	
	Emergency Shelter may be expanded or	permitted number of residents permitted	
	redeveloped to accommodate not more than	by the Zone in which it is located.	
	the permitted number of residents permitted		
	by the Zone in which it is located.		

- 10.1 Residential Character Commercial (C1) Zone
- 10.4 Mixed Use High Density (C4) Zone 10.5 Mixed Use Medium Density (C5) Zone
- 10.7 Arterial Commercial (C7) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted strik	cethrough text = text to be deleted bol	ded text = text to be added	
10.1 - Residential C	haracter Commercial (C1) Zone		
Permitted Uses	Artist Studio Day Nursery	Artist Studio Day Nursery	"Dwelling Unit(s)" is to be replaced with "Dwelling Unit, Mixed Use" to clarify the
Section 10.1.1	Duplex Dwelling Dwelling Unit(s), Mixed Use	Duplex Dwelling Dwelling Unit, Mixed Use	intended use of a Dwelling Unit in conjunction with a non-residential use.
[Note: Unmodified portions of permitted use list have been omitted for clarity.]	Emergency Shelter [] Retail Single Detached Dwelling Triplex Dwelling	Emergency Shelter [] Retail Single Detached Dwelling Triplex Dwelling	A Triplex Dwelling is proposed to be added to the permitted residential uses since the Residential Character Commercial (C1) Zone permits detached residential buildings capable of conversion to and from commercial uses.
Restricted Uses	1. The Maximum Capacity for Residential Care Facility shall be 6 residents.		Eliminating the capacity restriction for Residential Care Facilities provides flexibility
Section 10.1.1.1			and increases availability of options for residents requiring supports throughout the Urban Area.
Restricted Uses	i) Dwelling Unit, Mixed Use: Maximum of 4 permitted on a lot.	i) Dwelling Unit, Mixed Use: Maximum of 4 permitted on a lot.	Restricting the maximum number of mixed use dwelling units to four aligns with the Low
Section 10.1.1.1	2. ii) Maximum Capacity for Emergency Shelter shall be 6 residents.	ii) Maximum Capacity for Emergency Shelter shall be 6 residents.	Density Residential Zones, which is the context of the Residential Character Commercial (C1) Zone.
Restricted Uses	3. iii) Except as provided for in Section 4., herein, every Emergency Shelter or Residential	iii) Except as provided for in Section 4., herein, every Emergency Shelter shall be	Eliminating the radial separation distance requirement applicable to Residential Care
Section 10.1.1.1	Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to	situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any	Facilities implements the recommendations of Reports PED19091 and PED19091(a) as well as the most recent standards established

- 10.1 Residential Character Commercial (C1) Zone
- 10.4 Mixed Use High Density (C4) Zone 10.5 Mixed Use Medium Density (C5) Zone 10.7 Arterial Commercial (C7) Zone

10.7 – Arterial Commercial (C7) Zone				
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale	
Grey highlighted strike	ethrough text = text to be deleted <b>bol</b> e	ded text = text to be added		
	the lot line of any other lot occupied by an Residential Care Facility. Emergency Shelter, Corrections Residence or Correctional Facility.  4. iv) Where the radial separation distance from the lot line of an Emergency Shelter, or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.	other lot occupied by an Emergency Shelter, Corrections Residence or Correctional Facility.  iv) Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.	through the first two phases of Low Density Residential Zones (Report PED22154 in 2022 and Report PED22154(a) in 2024), and is consistent with Urban Hamilton Official Plan Policies which encourage a range of residential uses including housing with supports throughout the Urban Area.	
SINGLE DETACHED DWELLING AND DUPLEX REGULATIONS Section 10.1.4	SINGLE DETACHED DWELLING, AND DUPLEX DWELLING AND TRIPLEX DWELLING REGULATIONS	SINGLE DETACHED DWELLING, DUPLEX DWELLING AND TRIPLEX DWELLING REGULATIONS	This change adds Triplex Dwellings to the C1 Zone standards currently applicable to Single Detached Dwellings and Duplex Dwellings, as regulations for these uses are also harmonized in the Low Density Residential Zones. The performance standards in the C1 Zone are not proposed to be modified since these have the intended purpose of regulating standalone residential buildings suitable for conversion to and from commercial or mixed use buildings, which is	

- 10.1 Residential Character Commercial (C1) Zone
- 10.4 Mixed Use High Density (C4) Zone 10.5 Mixed Use Medium Density (C5) Zone
- 10.7 Arterial Commercial (C7) Zone

10.7 – Arteriai Comir	10.7 – Arterial Commercial (C7) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale	
Grey highlighted strike	ethrough text = text to be deleted bold	ded text = text to be added		
			distinct from the purpose of the regulations in the Low Density Residential Zones for these uses.	
10.4 – Mixed Use Hig	gh Density (C4) Zone			
Permitted Uses Section 10.4.1	[] Craftsperson Shop Day Nursery	[] Craftsperson Shop Day Nursery	"Dwelling Unit(s)" is to be replaced with "Dwelling Unit, Mixed Use" to clarify the intended use of a Dwelling Unit in conjunction	
[Note: Unmodified portions of permitted use list have been	Dwelling Unit(s), Mixed Use Emergency Shelter Financial Establishment []	Dwelling Unit, Mixed Use Emergency Shelter Financial Establishment []	with a non-residential use.	
omitted for clarity.]				
Restricted Uses	i) Emergency Shelter, Lodging House, Place of Worship, Residential Care Facility, Retirement, and Social Services Establishment:	i) Emergency Shelter:	Eliminating the capacity restriction for Residential Care Facilities provides flexibility	
Section 10.4.1.1 i)	1. Maximum Capacity for Residential Care Facility shall be 50 residents;	Except as provided for in Subsection     herein, every Emergency Shelter shall     be situated on a lot having a minimum     radial separation distance of 300 metres	and increases availability of options for residents requiring supports throughout the Urban Area.	
	2. 1. Except as provided for in Subsection 3. 2. herein, every Emergency Shelter-or Residential Care Facility shall be situated on a lot having a minimum radial	from any lot line of such lot measured to the lot line of any other lot occupied by an Emergency Shelter, Corrections Residence or Correctional Facility; and,	Eliminating the radial separation distance requirement applicable to Residential Care Facilities implements the recommendations of Reports PED19091 and PED19091(a) as well as the most recent standards established	
	separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Residential Care Facility, Emergency	Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot	through the first two phases of Low Density Residential Zones (Report PED22154 in 2022 and Report PED22154(a) in 2024), and is consistent with Urban Hamilton Official	

- 10.1 Residential Character Commercial (C1) Zone
- 10.4 Mixed Use High Density (C4) Zone
- 10.5 Mixed Use Medium Density (C5) Zone
- 10.7 Arterial Commercial (C7) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale		
Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be added					
Oldy migringinod dume	Shelter, Corrections Residence or Correctional Facility; and,  3. 2. Where the radial separation distance from the lot line of an Emergency Shelter, or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.	line of any other lot occupied by an existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.	Plan Policies which encourage a range of residential uses including housing with supports throughout the Urban Area.  References to uses other than Emergency Shelter are to be removed for clarity, since they are unaffected by the regulations.		
	dium Density (C5) Zone	T	I ((5 )		
Permitted Uses Section 10.5.1	[] Craftsperson Shop Day Nursery Dwelling Unit(s), Mixed Use	[] Craftsperson Shop Day Nursery Dwelling Unit, Mixed Use	"Dwelling Unit(s)" is to be replaced with "Dwelling Unit, Mixed Use" to clarify the intended use of a Dwelling Unit in conjunction with a non-residential use.		
[Note: Unmodified portions of permitted use list have been omitted for clarity.]	Educational Establishment Emergency Shelter Financial Establishment []	Educational Establishment Emergency Shelter Financial Establishment []			
Restricted Uses	i) Residential Care Facility and Retirement	i) Emergency Shelter:	Eliminating the capacity restriction for		

10.1 – Residential Character Commercial (C1) Zone

10.4 – Mixed Use High Density (C4) Zone 10.5 – Mixed Use Medium Density (C5) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
Grey highlighted striketh	rough text = text to be deleted bold	led text = text to be added	
Grey highlighted striketh Section 10.5.1.1			Residential Care Facilities provides flexibility and increases availability of options for residents requiring supports throughout the Urban Area.  Eliminating the radial separation distance requirement applicable to Residential Care Facilities implements the recommendations of Reports PED19091 and PED19091(a) as well as the most recent standards established through the first two phases of Low Density Residential Zones (Report PED22154 in 2022 and Report PED22154(a) in 2024), and is consistent with Urban Hamilton Official Plan Policies which encourage a range of residential uses including housing with supports throughout the Urban Area.

- 10.1 Residential Character Commercial (C1) Zone
- 10.4 Mixed Use High Density (C4) Zone 10.5 Mixed Use Medium Density (C5) Zone
- 10.7 Arterial Commercial (C7) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale			
	Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be added					
, ,	Correctional Facility, the existing Residential Care Facility Emergency					
	Shelter may be expanded or redeveloped					
	to accommodate not more than the					
	permitted number of residents permitted					
	by the Zone in which it is located.					
Co-Location of	d) Co-Location of Residential Care Facility	d) Co-Location of Residential Care Facility and	Co-location of a Social Services			
Residential Care	and Social Services Establishment in the	Social Services Establishment in the Same	Establishment use with a Residential Care			
Facility and Social Services	Same Building	Building	Facility within the same building allows for more integrated service delivery to			
Establishment in the	Notwithstanding any requirement in the	Notwithstanding any requirement in the	community members availing of counselling			
Same Building	definition of Residential Care Facility in	definition of Residential Care Facility in	and other services offered. Co-location of a			
	Section 3 of this By-law that such use must	Section 3 of this By-law that such use must be	Social Services Establishment with a			
Section 10.5.4 d)	be in a fully detached residential building, in	in a fully detached residential building, in the	Residential Care Facility is suitable for the C5			
[New]	the C5 Zone, a Social Services	C5 Zone, a Social Services Establishment and	Zone since the Zone permits both uses, is			
	Establishment and Residential Care Facility	Residential Care Facility are permitted to be	generally located on or in close proximity to			
	are permitted to be located in the same	located in the same building.	arterial roads and public transit and is			
	building.		intended to include uses which provide services to the community.			
10.7 - Arterial Com	mercial (C7) Zone					
Prohibited Uses	Notwithstanding Section 10.7.1, the following	Notwithstanding Section 10.7.1, the following	The change from "Dwelling Unit(s)" to			
	uses are prohibited even as an accessory use:	uses are prohibited even as an accessory	"Dwelling Unit" makes the use prohibition			
Section 10.7.2		use:	more consistent with how Dwelling Units are			
	Dwelling Unit <del>(s)</del>		prohibited elsewhere in the By-law, such as			
	Performing Arts Theatre	Dwelling Unit	the Industrial Zones. This change will assist			
	Cinema	Performing Arts Theatre	in clarifying that the words "Dwelling Unit(s)"			
		Cinema	are not intended to construe a distinct use.			

Section 11 – Transit Oriented Corridor Zones				
11.1 – Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone				
	ented Corridor Multiple Residential (TOC3) Zo	•		
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale	
Grey highlighted str	rikethrough text = text to be deleted b	olded text = text to be added		
11.1 – Transit Orie	ented Corridor Mixed Use Medium Density (T	OC1) Zone		
Permitted Uses	[]	[]	"Dwelling Unit(s)" is to be replaced with	
	Craftsperson Shop	Craftsperson Shop	"Dwelling Unit, Mixed Use" to clarify the	
Section 11.1.1	Day Nursery	Day Nursery	intended use of a Dwelling Unit in conjunction	
	Dwelling Unit <del>(s)</del> , <b>Mixed Use</b>	Dwelling Unit, Mixed Use	with a non-residential use.	
[Note: Unmodified	Educational Establishment	Educational Establishment		
portions of	Emergency Shelter	Emergency Shelter		
permitted use list	Financial Establishment	Financial Establishment		
have been omitted	[]	[]		
for clarity.]				
Restricted Uses	ii) Residential Care Facility:	ii) Emergency Shelter:	Eliminating the capacity restriction for	
			Residential Care Facilities provides flexibility	
Section 11.1.1.1	1. Maximum Capacity for Residential Care	Maximum Capacity for Emergency	and increases availability of options for	
	Facility is 20 residents.	Shelter is 50 residents.	residents requiring supports throughout the	
	l., c	, 5	Urban Area.	
	ii) Emergency Shelter:	iii) Emergency Shelter	Filed and a substitute of the	
	4. Mariana Canasita fan Emanana	4. Freezet as associated for in Outropation O	Eliminating the radial separation distance	
	Maximum Capacity for Emergency     Shelter is 50 residents.	1. Except as provided for in Subsection 2,	requirement applicable to Residential Care	
	Sheller is 50 residents.	every Emergency Shelter shall be situated	Facilities implements the recommendations	
	iiiv) Emergency Shelter and Residential Care	on a lot having a minimum radial separation distance of 300 metres from	of Reports PED19091 and PED19091(a) as well as the most recent standards established	
	Facility	any lot line of such lot measured to the lot	through the first two phases of Low Density	
	1 dointy	line of any other lot occupied by an	Residential Zones (Report PED22154 in	
	1. Except as provided for in Subsection 2,	Emergency Shelter, Corrections	2022 and Report PED22154(a) in 2024), and	
	every Emergency Shelter and Residential	Residence or Correctional Facility.	is consistent with Urban Hamilton Official	
	Care Facility shall be situated on a lot	residence of correctional racility.	Plan Policies which encourage a range of	
	having a minimum radial separation	2. Where the radial separation distance	residential uses including housing with	
	distance of 300 metres from any lot line of	from the lot line of an Emergency Shelter	supports throughout the Urban Area.	

Section 11 – Transit Oriented Corridor Zones					
11.1 – Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone					
11.3 – Transit Oriented Corridor Multiple Residential (TOC3) Zone					
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale		
Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be added					
	such lot measured to the lot line of any	existing on the date of passing of this By-			
	other lot occupied by an Residential Care	law is less than 300 metres to the lot line			
	Facility, Emergency Shelter, Corrections	of any other lot occupied by an existing			
	Residence or Correctional Facility.	Emergency Shelter, Corrections Residence, or Correctional Facility, the			
	2. Where the radial separation distance	existing Emergency Shelter may be			
	from the lot line of an Emergency Shelter	expanded or redeveloped to			
	or Residential Care Facility existing on the	accommodate not more than the			
	date of passing of this By-law is less than	permitted number of residents permitted			
	300 metres to the lot line of any other lot	by the Zone in which it is located.			
	occupied by an existing Residential Care				
	Facility, Emergency Shelter, Corrections				
	Residence, or Correctional Facility, either				
	of the existing Residential Care Facility or Emergency Shelter may be expanded or				
	redeveloped to accommodate not more				
	than the permitted number of residents				
	permitted by the Zone in which it is				
	located.				
Co-Location of	k) Co-Location of Residential Care Facility	k) Co-Location of Residential Care Facility and	Co-location of a Social Services Establishment		
Residential Care	and Social Services Establishment in the	Social Services Establishment in the Same	use with a Residential Care Facility within the		
Facility and Social	Same Building	Building	same building allows for more integrated		
Services Establishment in	Notwithstanding any requirement in the	Notwithstanding any requirement in the	service delivery to community members availing of counselling and other services		
the Same Building	Notwithstanding any requirement in the definition of Residential Care Facility in	definition of Residential Care Facility in Section	offered. Co-location of a Social Services		
and dame building	Section 3 of this By-law that such use must	3 of this By-law that such use must be in a fully	Establishment with a Residential Care Facility		
Section 11.1.3 k)	be in a fully detached residential building, in	detached residential building, in the TOC1 Zone,	is suitable for the TOC1 Zone since the Zone		
[New]	the TOC1 Zone, a Social Services	a Social Services Establishment and Residential	permits both uses, is generally located on or in		
	Establishment and Residential Care Facility	Care Facility are permitted to be located in the	close proximity to arterial roads and public		
	are permitted to be located in the same	same building.	transit and is intended to include uses which		

### Section 11 - Transit Oriented Corridor Zones 11.1 – Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone 11.3 – Transit Oriented Corridor Multiple Residential (TOC3) Zone Section **Proposed Change Proposed Revised Zone Regulation** Rationale Grev highlighted strikethrough text = text to be deleted **bolded text** = text to be added provide services to the community. building. 11.3 - Transit Oriented Corridor Multiple Residential (TOC3) Zone iii) Residential Care Facility and Emergency iii) Emergency Shelter Restricted Uses Eliminating the capacity restriction for Residential Care Facilities provides flexibility Shelter: Section 11.3.1.1 1. Except as provided for in Subsection 2, and increases availability of options for 1. Maximum Capacity for Residential Care every Emergency Shelter shall be situated residents requiring supports throughout the Facility is 20 residents. on a lot having a minimum radial separation Urban Area. distance of 300 metres from any lot line of iii+) Emergency Shelter and Residential Care such lot measured to the lot line of any other Eliminating the radial separation distance requirement applicable to Residential Care **Facility** lot occupied by an Emergency Shelter. Corrections Residence, or Correctional Facilities implements the recommendations 1. Except as provided for in Subsection 2. of Reports PED19091 and PED19091(a) as Facility. every Emergency Shelter and Residential well as the most recent standards established Care Facility shall be situated on a lot 2. Where the radial separation distance from through the first two phases of Low Density having a minimum radial separation the lot line of an Emergency Shelter existing Residential Zones (Report PED22154 in distance of 300 metres from any lot line of on the date of passing of this By-law is less 2022 and Report PED22154(a) in 2024), and than 300 metres to the lot line of any other is consistent with Urban Hamilton Official such lot measured to the lot line of any other lot occupied by an Residential Care Facility, lot occupied by an existing Emergency Plan Policies which encourage a range of Emergency Shelter, Corrections Residence, Shelter, Corrections Residence, or residential uses including housing with or Correctional Facility. Correctional Facility, the existing supports throughout the Urban Area. Emergency Shelter may be expanded or 2. Where the radial separation distance from redeveloped to accommodate not more than the lot line of an Emergency Shelter or the permitted number of residents permitted Residential Care Facility existing on the date by the Zone in which it is located. of passing of this By-law is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections

Residence, or Correctional Facility, either of

Section 11 – Transit Oriented Corridor Zones						
11.1 – Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone						
11.3 – Transit Oriented Corridor Multiple Residential (TOC3) Zone						
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale			
Grey highlighted strikethrough text = text to be deleted <b>bolded text</b> = text to be added						
	the existing Residential Care Facility or					
	Emergency Shelter may be expanded or					
	redeveloped to accommodate not more than					
	the permitted number of residents permitted					
	by the Zone in which it is located					