

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

Section 1 - Administration			
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
<p>Legal Non-Conforming Uses Section 1.11</p>	<p>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 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;</p> <p>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, or 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.</p> <p>d) Swimming pools, hot tubs, and accessory buildings, including but not limited to sheds, garages and gazebos on a lot containing a Single Detached dwelling, or Duplex, Semi-Detached, Street Townhouse, Triplex or Fourplex Dwelling which is prohibited by the</p>	<p>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 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;</p> <p>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, 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.</p> <p>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</p>	<p>This change extends the legal non-conforming permissions currently applicable to Single Detached Dwellings and Duplex Dwellings to 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 maintenance and safe use of all Low Density Residential uses until their legal non-conforming status eventually ceases.</p>

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	<p>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:</p> <p>i) the location and height complies with the applicable provisions of this By-law; and,</p> <p>ii) this exemption shall not apply to the Open Space and Parks Classification Zones; or,</p> <p>e) 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, or Duplex, Street Townhouse, Triplex or Fourplex Dwelling 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 be permitted as follows:</p>	<p>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:</p> <p>i) the location and height complies with the applicable provisions of this By-law; and,</p> <p>ii) this exemption shall not apply to the Open Space and Parks Classification Zones; or,</p> <p>e) 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:</p>	
<p>Transition Provisions</p> <p>Section 1.12.1</p>	<ol style="list-style-type: none"> 1. Commercial and Mixed Use Zoning By-law 17-240, November 8, 2017 2. Downtown Zoning By-law 18-114, May 9, 2018 3. Residential Zones <ol style="list-style-type: none"> a. Low Density Residential By-law 22- 	<ol style="list-style-type: none"> 1. Commercial and Mixed Use Zoning By-law 17-240, November 8, 2017 2. Downtown Zoning By-law 18-114, May 9, 2018 3. Residential Zones 	<p>This amendment is proposed to be added to the list of By-laws subject to the transition provision providing benefit to developments where a complete application for a building</p>

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	<p>197, August 12, 2022</p> <p>b. Low Density Residential By-law 24-051</p> <p>c. Low Density Residential By-law 25-XXX</p>	<p>a. Low Density Residential By-law 22-197, August 12, 2022</p> <p>b. Low Density Residential By-law 24-051</p> <p>c. Low Density Residential By-law 25-XXX</p>	<p>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.</p>

Section 3 - Definitions			
Definition	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
<p>Multiple Dwelling Townhouse [New]</p>	<p>shall mean:</p> <p>i) one separate building containing five or more dwelling units; or,</p> <p>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;</p> <p>And,</p> <p>i) Dwelling units are divided by common walls preventing internal access between units;</p> <p>ii) Each dwelling unit has at least one exclusive exterior pedestrian access;</p> <p>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.</p> <p>iv) A Multiple Dwelling Townhouse shall include a block townhouse, a stacked</p>	<p>shall mean:</p> <p>i) one separate building containing five or more dwelling units; or,</p> <p>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;</p> <p>And,</p> <p>i) Dwelling units are divided by common walls preventing internal access between units;</p> <p>ii) Each dwelling unit has at least one exclusive exterior pedestrian access;</p> <p>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.</p> <p>iv) A Multiple Dwelling Townhouse shall include a block townhouse, a stacked townhouse, a stacked back-to-back</p>	<p>The new Multiple Dwelling Townhouse definition is intended to be inclusive of all townhouse forms constituting a Multiple Dwelling as defined in the Urban Hamilton Official Plan. Specific townhouse forms would be required or restricted through regulations in the relevant zone and/or special exception as appropriate.</p> <p>The definition describes elements of form rather than elements of tenure or land ownership so that zoning regulations can be applied to townhouse developments more consistently and completely. For example, townhouse developments consisting of parcels of tied land fronting a common element condominium, townhouses forming a standard condominium, and rental townhouses all located on one lot would all be classified as the same use for zoning purposes and would all be regulated in the same way.</p> <p>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.</p>

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	<p>townhouse, a back-to-back 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 By-law.</p>	<p>townhouse, a maisonette, and a townhouse development comprising townhouse units on parcels of tied land, except as restricted in this By-law.</p>	
Lot	<p>Shall mean a parcel of land which can be legally conveyed pursuant to the provisions of the <u>Planning Act</u>, 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.</p>	<p>Shall mean a parcel of land which can be legally conveyed pursuant to the provisions of the <u>Planning Act</u>, 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.</p>	<p>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.</p>
Street Townhouse Dwelling	<p>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</p>	<p>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</p>	<p>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</p>

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	<p>to be on a separate lot having direct access to and frontage on a street, laneway or common condominium driveway.</p>	<p>designed to be on a separate lot having direct access to and frontage on a street.</p>	<p>intended to capture townhouse forms constituting Multiple Dwellings under the Urban Hamilton Official Plan.</p>
<p>Unit Width [New]</p>	<p>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.</p>	<p>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.</p>	<p>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.</p>

Section 4 – General Provisions			
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
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<p>Frontage on a Street Section 4.3 b)</p>	<p>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.</p> <p>i) Section 4.3 b) above shall not apply to a Street Townhouse Dwelling where, in 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,</p> <p>ii) Section 4.3 b) above shall not apply to a Multiple Dwelling Townhouse 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.</p>	<p>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.</p> <p>i) Section 4.3 b) above shall not apply to a Street Townhouse Dwelling where, in 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,</p> <p>ii) Section 4.3 b) above shall not apply to a Multiple Dwelling Townhouse 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.</p>	<p>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 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 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.</p>
<p>Number of Dwellings per Lot</p>	<p>Unless otherwise provided for in this By-law, in any zone where a Single Detached Dwelling,</p>	<p>Unless otherwise provided for in this By-law, in any zone where a Single Detached Dwelling,</p>	<p>This change adds Triplex Dwellings and Fourplex Dwellings to the other Low</p>

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

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

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

Section 5 – Parking			
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<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
<p>Minimum Required Parking Rate Schedule</p> <p>Section 5.7.1 a) i)</p>	<p>Multiple Dwelling; Multiple Dwelling Townhouse; Dwelling Unit, Mixed Use, where the total number of such units is 5 or greater</p> <p>a) In PRA 1, no parking spaces are required for residents, and,</p> <p style="padding-left: 40px;">i) within a Downtown Zone, where there are more than 12 dwelling units, 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit; or,</p> <p style="padding-left: 40px;">ii) within any other Zone, 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit.</p> <p>b) In PRA 2, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit.</p> <p>c) In PRA 3, and,</p> <p style="padding-left: 40px;">i) within a C5, C5a or TOC Zone, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit, or,</p> <p style="padding-left: 40px;">ii) within any other Zone, 0.85 spaces per unit for residents, plus 0.25 visitor</p>	<p>Multiple Dwelling; Multiple Dwelling Townhouse; Dwelling Unit, Mixed Use, where the total number of such units is 5 or greater</p> <p>a) In PRA 1, no parking spaces are required for residents, and,</p> <p style="padding-left: 40px;">i) within a Downtown Zone, where there are more than 12 dwelling units, 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit; or,</p> <p style="padding-left: 40px;">ii) within any other Zone, 2 visitor parking spaces, plus 0.05 visitor parking spaces are required per unit.</p> <p>b) In PRA 2, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit.</p> <p>c) In PRA 3, and,</p> <p style="padding-left: 40px;">i) within a C5, C5a or TOC Zone, 0.5 spaces per unit for residents, plus 0.15 visitor parking spaces per unit, or,</p> <p style="padding-left: 40px;">ii) within any other Zone, 0.85 spaces per unit for residents, plus 0.25 visitor parking spaces per unit.</p>	<p>Multiple Dwelling Townhouse, which captures all townhouse forms deemed Multiple Dwellings under the Urban Hamilton Official Plan, shall be subject to the same minimum parking rates as a Multiple Dwelling for consistency.</p> <p>The requirement for visitor parking applicable to Multiple Dwellings and equivalent uses in the Downtown Zones is proposed to be amended so that the requirement only applies where there are 13 or more dwelling units. Prior to the enactment of By-law 24-052 which replaced Section 5 of Zoning By-law No. 05-200, no parking spaces of any kind were required for uses containing 12 dwelling units or less in Downtown Zones. This change reinstates the former threshold and corrects the unintended increase in parking requirement.</p> <p>The parking requirement for residents and visitors is proposed to be reduced for Multiple Dwellings and equivalent uses located in Parking Rate Area 3 and within a C5, C5a, or Transit Oriented Corridor Zone. The proposed rate is the same which applies in</p>

Section 5 – Parking			
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	<p>parking spaces per unit.</p> <p>d) In all other areas, 1 space per unit for residents, plus 0.3 visitor parking spaces per unit.</p>	<p>d) In all other areas, 1 space per unit for residents, plus 0.3 visitor parking spaces per unit.</p>	<p>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.</p>
<p>Minimum Accessible Parking Rate Schedule</p> <p>Section 5.7.3 c) ii) i)</p>	<p>Dwelling Unit, Mixed Use; Multiple Dwelling; Multiple Dwelling Townhouse</p>	<p>Dwelling Unit, Mixed Use; Multiple Dwelling; Multiple Dwelling Townhouse</p>	<p>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.</p>

Section 6 – Downtown 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			
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6.1 – Downtown Central Business District (D1) Zone			
Permitted Uses Section 6.1.1 [Note: Unmodified portions of permitted use list have been omitted for clarity.]	[...] Day Nursery Duplex Dwelling Dwelling Unit(s), Mixed Use Educational Establishment Exhibition Facility [...]	[...] Day Nursery Dwelling Unit, Mixed Use Educational Establishment Exhibition Facility [...]	“Duplex Dwelling” is to be removed from the permitted uses since its inclusion only intends permission for conversion from a Single Detached Dwelling to a Duplex Dwelling. This is redundant since Additional Dwelling Unit permissions facilitate such conversion. “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 Section 6.1.1.1.4	Duplex Dwelling A Duplex Dwelling shall only be permitted as a result of the conversion of an existing Single Detached Dwelling.		Additional Dwelling Unit permissions in Section 4.33 permit Additional Dwelling Units within a Single Detached Dwelling which renders both the use permission and restriction for a Duplex Dwelling redundant.
6.2 – Downtown Mixed Use – Pedestrian Focus (D2) Zone			
Permitted Uses Section 6.2.1 [Note: Unmodified portions of permitted use list have been omitted for clarity.]	[...] Day Nursery Dwelling Unit(s), Mixed Use Educational Establishment Financial Establishment Hotel Laboratory Lodging House Medical Clinic	[...] Day Nursery Dwelling Unit, Mixed Use Educational Establishment Financial Establishment Hotel Laboratory Lodging House Medical Clinic	“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. “Multiple Dwelling” is to be deleted to clarify that Dwelling Units are only permitted in conjunction with a non-residential use. The Pedestrian Focus Streets policies of the Urban Hamilton Official Plan,

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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			
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	<p>Microbrewery Multiple Dwelling Office [...]</p>	<p>Microbrewery Office [...]</p>	<p>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 stand-alone residential building is not permitted.</p>
<p>Restricted Uses Section 6.2.1.1</p>	<p>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:</p> <ol style="list-style-type: none"> 1. Day Nursery Dwelling Unit(s), Multiple Dwelling Mixed Use Place of Worship A. Shall not be permitted within the ground floor, except for access, accessory office and utility areas. 	<p>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:</p> <ol style="list-style-type: none"> 1. 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. 	<p>“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.</p> <p>“Multiple Dwelling” is to be deleted to clarify that Dwelling Units are only permitted in conjunction with a non-residential use.</p>
6.3 – Downtown Mixed Use (D3) Zone			
<p>Permitted Uses Section 6.3.1 [Note: Unmodified portions of permitted</p>	<p>[...] Day Nursery Dwelling Unit(s), Mixed Use Educational Establishment Emergency Shelter Financial Establishment</p>	<p>[...] Day Nursery Dwelling Unit, Mixed Use Educational Establishment Emergency Shelter Financial Establishment</p>	<p>“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.</p>

Section 6 – Downtown 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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
use list have been omitted for clarity.]	[...]	[...]	
<p>Location of Emergency Shelter and Residential Care Facility</p> <p>Section 6.3.3 h)</p>	<p>h) Location of Emergency Shelter and Residential Care Facility</p> <p>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.</p> <p>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</p>	<p>h) Location of Emergency Shelter</p> <p>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.</p> <p>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</p>	<p>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.</p>

Section 6 – Downtown Zones			
6.1 – Downtown Central Business District (D1) Zone			
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6.5 – Downtown Residential (D5) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>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.</p> <p>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.</p>	<p>permitted number of residents permitted by the Zone in which it is located.</p> <p>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.</p>	
<p>Maximum Capacity for Residential Care Facility</p> <p>Section 6.3.3 j)</p>	<p>j) Maximum Capacity for Residential Care Facility</p> <p>Shall not exceed 20 residents.</p>		<p>Eliminating the capacity restriction for Residential Care Facilities provides flexibility and increases availability of options for residents requiring supports throughout the Urban Area.</p>
<p>Home Business Regulations</p> <p>Section 6.3.3 k)</p>	<p>k) Home Business Regulations</p> <p>In accordance with the requirements of Section 4.21 of this By-law.</p>		<p>Reference to Section 4 not required. Section 4 intended to be read in its entirety, in conjunction with the parent zones.</p>
<p>Accessory Buildings</p> <p>Section 6.3.3 l)</p>	<p>l) Accessory Buildings</p> <p>In accordance with the requirements of Section 4.8.1 of this By-law.</p>		<p>Reference to Section 4 not required. Section 4 intended to be read in its entirety, in conjunction with the parent zones.</p>

Section 6 – Downtown 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 strikethrough text = text to be deleted		bolded text = text to be added	

Sections 6.3.3 m) and n) are to be renumbered Sections 6.3.3 j) and k) respectively.

6.5 – Downtown Residential (D5) Zone

Permitted Uses Section 6.5.1 [Note: Unmodified portions of permitted use list have been omitted for clarity.]	Artist Studio Community Garden Commercial School Day Nursery Duplex Dwelling Dwelling Unit, Mixed Use Educational Establishment Emergency Shelter Fourplex Dwelling Lodging House Long Term Care Facility Multiple Dwelling Multiple Dwelling Townhouse Office Personal Service Place of Worship Repair Service Residential Care Facility Restaurant Retail Retirement Home Semi-Detached Dwelling Single Detached Dwelling Social Services Establishment	Artist Studio Community Garden Commercial School Day Nursery Duplex Dwelling Dwelling Unit, Mixed Use Educational Establishment Emergency Shelter Fourplex Dwelling Lodging House Long Term Care Facility Multiple Dwelling Multiple Dwelling Townhouse Office Personal Service Place of Worship Repair Service Residential Care Facility Restaurant Retail Retirement Home Semi-Detached Dwelling Single Detached Dwelling Social Services Establishment	The newly defined Multiple Dwelling Townhouse is to be added to the Downtown Residential (D5) Zone to implement the objective of the Downtown Secondary Plan to provide and promote a full range of housing forms in the Downtown (See Urban Hamilton Official Plan Volume 2, Policy B.6.1.4.10). “Dwelling Unit” 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. Triplex Dwelling and Fourplex Dwelling uses are both to be added to the permitted uses. This resolves a gap in use permissions which arose when a Multiple Dwelling use was redefined from containing three units or more to five units or more. This implements the objective of the Downtown Secondary Plan to provide and promote a full range of housing forms in the Downtown (See Urban Hamilton Official Plan Volume 2, Policy B.6.1.4.10).
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Section 6 – Downtown Zones			
6.1 – Downtown Central Business District (D1) Zone			
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6.3 – Downtown Mixed Use (D3) Zone			
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Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	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 Section 6.5.3.4 [New] [Note: The existing Section 6.5.3.4 is to be renumbered to 6.5.3.5 per below]	6.5.3.4 MULTIPLE DWELLING TOWNHOUSE REGULATIONS a) Minimum Lot Area 300.0 square metres; b) Minimum Lot Width 12.0 metres; c) Minimum Unit Width 5.5 metres; d) Maximum Front Yard	6.5.3.4 MULTIPLE DWELLING TOWNHOUSE REGULATIONS a) Minimum Lot Area 300.0 square metres; b) Minimum Lot Width 12.0 metres; c) Minimum Unit Width 5.5 metres; d) Maximum Front Yard	The performance standards proposed for Multiple Dwelling Townhouses are a combination of existing D5 Zone standards applicable to Street Townhouse Dwellings and Multiple Dwellings, supplemented by several new regulations specific to Multiple Dwelling Townhouses. The next phase of the Residential Zones Project, Mid Rise Residential Zones, will establish new Zones which permit townhouse forms and will establish more specific performance standards for such uses. The Multiple Dwelling Townhouse performance standards proposed for the Downtown Residential (D5) Zone are not intended to conflict with these performance standards and may be revisited. However, the standards in the Downtown Residential (D5) Zone may retain different

Section 6 – Downtown 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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>3.0 metres;</p> <p>e) Minimum Side Yard</p> <p>1.2 metres;</p> <p>f) Flankage Yard</p> <p>i) Minimum 3.0 metres; and,</p> <p>ii) Maximum 4.5 metres;</p> <p>g) Minimum Rear Yard</p> <p>7.5 metres</p> <p>h) Minimum Separation Distance</p> <p>i) Between two exterior walls which contain no windows to a habitable room, a minimum of 3.0 metres; and</p> <p>ii) Between two exterior walls at least one of which contain windows to a habitable room, a minimum of 12.0 metres;</p>	<p>3.0 metres;</p> <p>e) Minimum Side Yard</p> <p>1.2 metres;</p> <p>f) Flankage Yard</p> <p>i) Minimum 3.0 metres; and,</p> <p>ii) Maximum 4.5 metres;</p> <p>g) Minimum Rear Yard</p> <p>7.5 metres</p> <p>h) Minimum Separation Distance</p> <p>i) Between two exterior walls which contain no windows to a habitable room, a minimum of 3.0 metres; and</p> <p>ii) Between two exterior walls at least one of which contain windows to a habitable room, a minimum of 12.0 metres;</p>	<p>standards from Mid Rise Residential Zones where appropriate, in order to implement objectives of the Downtown Secondary Plan and other policy directions unique to the Downtown.</p> <p>Multiple Dwelling standards of the D5 Zone which have been applied to Multiple Dwelling Townhouses include: minimum Lot Area, minimum Lot Width, minimum Amenity area, minimum Landscaped Area and Visual Barrier requirements. A maximum Flankage Yard of 4.5 metres has been applied, which allows more flexibility than the maximum 3.0 metres applicable to Multiple Dwellings.</p> <p>Street Townhouse Dwelling standards of the D5 Zone applied to Multiple Dwelling Townhouses include: minimum Unit Width, maximum Front Yard, minimum Side Yard, and minimum Flankage Yard.</p> <p>Building Height and minimum Rear Yard requirements reflect current standards of both Multiple Dwelling and Street Townhouse Dwelling uses in the D5 Zone.</p> <p>New regulations specific to Multiple Dwelling</p>

Section 6 – Downtown 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 strikethrough text = text to be deleted		bolded text = text to be added	
	<p>i) Building Height</p> <p style="padding-left: 40px;">i) Minimum 7.5 metres; and,</p> <p style="padding-left: 40px;">ii) Maximum Building Height shall be in accordance with Figure 1 of Schedule “F” – Special Figures;</p> <p>j) Minimum Amenity Area</p> <p style="padding-left: 40px;">On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements shall be provided:</p> <p style="padding-left: 40px;">i) An area of 4.0 square metres for each dwelling unit; and,</p> <p style="padding-left: 40px;">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;</p> <p>k) Minimum Landscaped Area</p>	<p>i) Building Height</p> <p style="padding-left: 40px;">i) Minimum 7.5 metres; and,</p> <p style="padding-left: 40px;">ii) Maximum Building Height shall be in accordance with Figure 1 of Schedule “F” – Special Figures;</p> <p>j) Minimum Amenity Area</p> <p style="padding-left: 40px;">On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements shall be provided:</p> <p style="padding-left: 40px;">i) An area of 4.0 square metres for each dwelling unit; and,</p> <p style="padding-left: 40px;">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;</p> <p>k) Minimum Landscaped Area</p>	<p>Townhouses regulate the minimum separation distance between buildings, the location of parking, the location of pedestrian entrances, and vehicular accesses. Each implement policies and objectives of the Downtown Secondary Plan.</p> <p>The required minimum separation distance between buildings ensures that buildings on the same lot are adequately separated to facilitate movement through the site and ensures that windows to dwelling units have access to sunlight and preserve privacy.</p> <p>With respect to the location of parking, parking spaces and associated drive aisles are not permitted between any building façade and any lot line abutting a street (see Urban Hamilton Official Plan Volume 2, Policy B.6.1.4.40).</p> <p>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 developments are street oriented with direct pedestrian accesses (see Urban Hamilton Official</p>

Section 6 – Downtown 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
<small>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</small>			
	<p style="text-align: center;">Not less than 10% of the lot area shall be landscaped area;</p> <p>l) Location of Parking</p> <p style="text-align: center;">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;</p> <p>m) Location of Pedestrian Entrances</p> <p style="text-align: center;">Any dwelling unit adjacent to a yard abutting a street must have a minimum of one pedestrian entrance which is:</p> <p style="padding-left: 20px;">i) located in a façade facing a street; and,</p> <p style="padding-left: 20px;">ii) directly accessible from the public sidewalk;</p>	<p style="text-align: center;">Not less than 10% of the lot area shall be landscaped area;</p> <p>l) Location of Parking</p> <p style="text-align: center;">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;</p> <p>m) Location of Pedestrian Entrances</p> <p style="text-align: center;">Any dwelling unit adjacent to a yard abutting a street must have a minimum of one pedestrian entrance which is:</p> <p style="padding-left: 20px;">i) located in a façade facing a street; and,</p> <p style="padding-left: 20px;">ii) directly accessible from the public sidewalk;</p>	<p>Plan Volume 2, Policies B.6.1.4.25 a) and B.6.1.4.26)</p> <p>Vehicular accesses are limited to two driveway accesses per frontage and garage entrances must not face a street, in order to limit interactions between pedestrians and vehicles and facilitate an 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.</p>

Section 6 – Downtown 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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>n) Vehicular Accesses</p> <p>i) A maximum of two access driveways are permitted from each street abutting the lot; and,</p> <p>ii) Garage entrances must not be located in any façade facing a street;</p> <p>o) Visual Barrier</p> <p>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.</p>	<p>n) Vehicular Accesses</p> <p>i) A maximum of two access driveways are permitted from each street abutting the lot; and,</p> <p>ii) Garage entrances must not be located in any façade facing a street;</p> <p>o) Visual Barrier</p> <p>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.</p>	
<p>Existing Section 6.5.3.4 - EDUCATIONAL ESTABLISHMENT, EMERGENCY SHELTER, LODGING HOUSE, LONG TERM CARE FACILITY, MULTIPLE DWELLING, PLACE OF WORSHIP, RESIDENTIAL CARE FACILITY, RETIREMENT HOME, AND SOCIAL SERVICES ESTABLISHMENT REGULATIONS is to be renumbered to Section 6.5.3.5</p>			
<p>Maximum Capacity for Emergency Shelter, Long Term Care Facility and Residential Care Facility</p> <p>Section 6.5.3.4 k)</p>	<p>6.5.3.4 5 k) Maximum Capacity for Emergency Shelter; and Long Term Care Facility and Residential Care Facility</p>	<p>6.5.3.5 k) Maximum Capacity for Emergency Shelter and Long Term Care Facility</p>	<p>Eliminating the capacity restriction for Residential Care Facilities provides flexibility and increases availability of options for residents requiring supports throughout the Urban Area.</p>

Section 6 – Downtown 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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
<p>Location of Emergency Shelter, Long term Care Facility and Residential Care Facility</p> <p>Section 6.5.3.4 l)</p>	<p>6.5.3.4 l) Location of Emergency Shelter, Long term Care Facility and Residential Care Facility</p> <p>5 l) Location of Emergency Shelter, Long term Care Facility and Residential Care Facility</p> <p>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.</p> <p>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,</p>	<p>6.5.3.5 l) Location of Emergency Shelter</p> <p>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.</p> <p>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</p>	<p>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.</p>

Section 6 – Downtown 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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>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.</p>	<p>accommodate not more than the permitted number of residents permitted by the Zone in which it is located.</p>	
<p>Prohibition of Residential Care Facility and Emergency Shelter</p> <p>Section 6.5.3.4 m)</p>	<p>6.5.3.4 5 m) Prohibition of Residential Care Facility and Emergency Shelter</p> <p>Notwithstanding Section 6.5.1 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.</p>	<p>6.5.3.5 m) Prohibition of Emergency Shelter</p> <p>Notwithstanding Section 6.5.1 within the lands bounded by Queen Street, Hunter Street, James Street and Main Street, no new Emergency Shelter shall be permitted.</p>	<p>Eliminating the 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.</p>
<p>Existing Section 6.5.3.7 – COMMUNITY GARDEN REGULATIONS is to be renumbered to Section 6.5.3.6</p>			
<p>Additional Dwelling Unit Regulations</p> <p>Section 6.5.3.8</p>	<p>ADDITIONAL DWELLING UNIT REGULATIONS</p> <p>In accordance with the requirements of Section 4.33. of this By-law.</p>		<p>Reference to Section 4 not required. Section 4 intended to be read in its entirety, in conjunction with the parent zones.</p>

Section 7.6 – Conservation/Hazard Land Rural (P6) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
Single Detached Dwelling Regulations – New Buildings and Structures Section 7.6.2.3 a)	New Buildings and Structures Including Additional Dwelling Units i) Shall not be permitted on a vacant lot ii) Shall be in accordance with the requirements of Sections 12.1.3.3, and 4.8, and 4.33.	New Buildings and Structures Including Additional Dwelling Units i) Shall not be permitted on a vacant lot ii) Shall be in accordance with the requirements of Sections 12.1.3.3, 4.8, and 4.33.	This change clarifies that internal and detached Additional Dwelling Units are permitted as accessory uses to a Single Detached Dwelling in accordance with the regulations in Section 4.33.
Single Detached Dwelling Regulations – Expansions to Existing Buildings and Structures Section 7.6.2.3 b)	Expansions to Existing Buildings and Structures Including Additional Dwelling Units Shall be in accordance with Sections 12.1.3.3 (c), (d), (e), and (f), and 4.8 and 4.33.	Expansions to Existing Buildings and Structures Including Additional Dwelling Units Shall be in accordance with Sections 12.1.3.3 (c), (d), (e), and (f), 4.8 and 4.33.	This change clarifies that internal and detached Additional Dwelling Units are permitted as accessory uses to a Single Detached Dwelling in accordance with the regulations in Section 4.33.

Section 8 – Institutional Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
8.1 – Neighbourhood Institutional (I1) Zone			
Permitted Uses Section 8.1.1	Community Garden Day Nursery Duplex Dwelling Educational Establishment Emergency Shelter Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market	Community Garden Day Nursery Duplex Dwelling Educational Establishment Emergency Shelter Fourplex Dwelling Museum Place of Worship Residential Care Facility Retirement Home Semi-Detached Dwelling Single Detached Dwelling Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market	Adding permissions for Street Townhouse Dwellings, Triplex Dwellings and Fourplex Dwellings to the I1 Zone establishes use permissions which are more consistent with the Low Density Residential zones. This is appropriate because the intent of the I1 Zone includes permitting residential development in a form consistent with the surrounding area (Report PED06405(a)). I1 Zones are generally located in the interior or boundaries of residential neighbourhoods, which are predominantly zoned Low Density Residential.
Maximum Capacity for Residential Care Facility and Retirement Home Section 8.1.3.1 i)	Maximum Capacity for Residential Care Facility and Retirement Home	Maximum Capacity for 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	Location of Emergency Shelter and Residential Care Facility i) Except as provided for in Subsection ii), herein, every Emergency Shelter or	Location of Emergency Shelter i) Except as provided for in Subsection ii), herein, every Emergency Shelter shall be situated	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

Section 8 – Institutional Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
Section 8.1.3.1 j)	<p>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.</p> <p>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 residents permitted by the Zone in which it is located.</p>	<p>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.</p> <p>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 located.</p>	<p>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.</p>
SINGLE DETACHED DWELLING, DUPLEX DWELLING AND DAY NURSERY REGULATIONS	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS a) Minimum Lot Area	SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS a) Minimum Lot Area	This change amends the standards for various Low Density Residential uses in the I1 Zone, as well as a Day Nursery, to align with those of the Low Density Residential Zones, specifically the R1

Section 8 – Institutional Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
Section 8.1.3.3	<p>i) 330.0 360.0 square metres;</p> <p>ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.</p> <p>b) Minimum Lot Width</p> <p>i) 12.0 metres</p> <p>ii) 15.0 metres for a corner lot</p> <p>c) Minimum Front Yard</p> <p>i) 4.5 4.0 metres; and,</p> <p>ii) 5.8 metres for an attached garage. Notwithstanding Section 8.1.3.3 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:</p> <p style="padding-left: 40px;">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</p>	<p>360.0 square metres;</p> <p>b) Minimum Lot Width</p> <p>12.0 metres</p> <p>c) Minimum Front Yard</p> <p>i) 4.0 metres; and,</p> <p>ii) Notwithstanding Section 8.1.3.3 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:</p> <p style="padding-left: 40px;">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;</p> <p style="padding-left: 40px;">2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the</p>	<p>Zone. This results in Low Density Residential standards which are consistent and reflective of the latest policy direction among the Zones which implement the Low Density Residential policies of the “Neighbourhoods” Designation of Volume 1 of the Urban Hamilton Official Plan. The increased minimum Lot Area reflects consistency with the Low Density Residential Zones which applies minimum lot area following a typical 30.0 metre lot depth for lots in Low Density Residential Zones.</p> <p>References to Sections 4 and 5 not required. Sections 4 and 5 are intended to be read in their entirety, in conjunction with the parent zones.</p>

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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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>lot line of the two adjacent dwellings;</p> <p>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;</p> <p>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</p> <p>d) Minimum Side Yard 1.2 metres</p> <p>e) Minimum Flankage Yard 3.0 metres</p> <p>f) Minimum Rear Yard 7.5 metres</p> <p>g) Maximum Building Height 10.5 metres</p>	<p>setback from the front lot line of the one adjacent dwelling;</p> <p>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</p> <p>d) Minimum Side Yard 1.2 metres</p> <p>e) Minimum Flankage Yard 3.0 metres</p> <p>f) Minimum Rear Yard 7.5 metres</p> <p>g) Maximum Building Height 10.5 metres</p> <p>h) Minimum Landscaped Area</p> <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-</p>	

Section 8 – Institutional Zones			
8.1 – Neighbourhood Institutional (I1) Zone			
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<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>h) Minimum Landscaped Area</p> <p style="padding-left: 20px;">i) 30%</p> <p style="padding-left: 20px;">ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>h) Parking</p> <p style="padding-left: 20px;">In accordance with the requirements of Section 5 of this By-law.</p> <p>i) Accessory Building</p> <p style="padding-left: 20px;">In accordance with the requirements of Section 4.8 of this By-law.</p> <p>j) Home Business</p> <p style="padding-left: 20px;">In accordance with the requirements of Section 4.21 of this By-law.</p>	<p>law shall apply.</p>	
<p>SEMI-DETACHED DWELLING REGULATIONS</p> <p>Section 8.1.3.4</p>	<p>SEMI-DETACHED DWELLING REGULATIONS</p> <p>a) Minimum Lot Area</p> <p style="padding-left: 20px;">i) 210.0 270.0 square metres for each semi-detached dwelling unit.</p>	<p>SEMI-DETACHED DWELLING REGULATIONS</p> <p>a) Minimum Lot Area</p> <p style="padding-left: 20px;">270.0 square metres for each semi-</p>	<p>This change amends the standards for Semi-Detached Dwellings in the I1 Zone to align with those of the Low Density Residential Zones, specifically the R1 Zone. This results in Low Density Residential standards which are consistent</p>

Section 8 – Institutional Zones			
8.1 – Neighbourhood Institutional (I1) Zone			
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Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>ii) Notwithstanding i) above, 240.0 square metres shall be required for a corner lot.</p> <p>b) Minimum Lot Width for Unit</p> <p>i) 7.5 9.0 metres for each dwelling unit in each semi-detached dwelling.</p> <p>ii) Notwithstanding i) above, 9.3 metres shall be required for a corner unit.</p> <p>c) Minimum Front Yard</p> <p>i) 4.5 4.0 metres; and,</p> <p>ii) 5.8 metres for an attached garage. i) 4.0 metre; and, Notwithstanding Section 8.1.3.4 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 line in accordance with the following:</p> <p style="padding-left: 40px;">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</p>	<p>detached dwelling unit.</p> <p>b) Minimum Lot Width for Unit</p> <p>9.0 metres for each dwelling unit in each semi-detached dwelling.</p> <p>c) Minimum Front Yard</p> <p>i) 4.0 metres; and,</p> <p>ii) Notwithstanding Section 8.1.3.4 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 line in accordance with the following:</p> <p style="padding-left: 40px;">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;</p> <p style="padding-left: 40px;">2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback</p>	<p>and reflective of the latest policy direction among the Zones which implement the Low Density Residential policies of the “Neighbourhoods” Designation of Volume 1 of the Urban Hamilton Official Plan.</p> <p>References to Sections 4 and 5 not required. Sections 4 and 5 are intended to be read in their entirety, in conjunction with the parent zones.</p>

Section 8 – Institutional Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>lot line of the two adjacent dwellings;</p> <p>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;</p> <p>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</p> <p>d) Minimum Side Yard</p> <p>1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted.</p> <p>e) Minimum Flankage Yard</p> <p>3.0 metres</p> <p>f) Minimum Rear Yard</p> <p>7.5 metres</p> <p>g) Maximum Building Height</p>	<p>from the front lot line of the one adjacent dwelling;</p> <p>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</p> <p>d) Minimum Side Yard</p> <p>1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted.</p> <p>e) Minimum Flankage Yard</p> <p>3.0 metres</p> <p>f) Minimum Rear Yard</p> <p>7.5 metres</p> <p>g) Maximum Building Height</p> <p>10.5 metres</p> <p>h) Minimum Landscaped Area</p>	

Section 8 – Institutional Zones			
8.1 – Neighbourhood Institutional (I1) Zone			
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Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>10.5 metres</p> <p>h) Minimum Landscaped Area</p> <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>h) Parking</p> <p>In accordance with the requirements of Section 5 of this By-law.</p> <p>i) Accessory Building</p> <p>In accordance with the requirements of Section 4.8 of this By-law.</p>	<p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p>	
<p>Existing Section 8.1.3.5 – URBAN FARM REGULATIONS is to be renumbered to Section 8.1.3.7</p> <p>Existing Section 8.1.3.6 – COMMUNITY GARDEN REGULATIONS is to be renumbered to Section 8.1.3.8</p> <p>Existing Section 8.1.3.7 – URBAN FARMERS MARKET REGULATIONS is to be renumbered to Section 8.1.3.9</p>			
<p>STREET TOWNHOUSE REGULATIONS [New]</p>	<p>STREET TOWNHOUSE DWELLING REGULATIONS</p> <p>a) Minimum Lot Area for each Dwelling Unit</p>	<p>STREET TOWNHOUSE DWELLING REGULATIONS</p> <p>a) Minimum Lot Area for each Dwelling Unit</p>	<p>This change adds standards for Street Townhouse Dwellings to the I1 Zone which align with those of the Low Density Residential Zones (R1 and R1a Zones). This results in Low Density Residential</p>

Section 8 – Institutional Zones			
8.1 – Neighbourhood Institutional (I1) Zone			
8.2 – Community Institutional (I2) Zone			
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Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
<p>Section 8.1.3.5</p> <p>[Note: The existing Section 8.1.3.5 is to be renumbered to 8.1.3.7 per above]</p>	<p>180.0 square metres for each dwelling unit;</p> <p>b) Minimum Unit Width for each Dwelling Unit</p> <p>6.0 metres;</p> <p>c) Minimum Setback from the Front Lot Line</p> <p>4.0 metres;</p> <p>d) Minimum Setback from a Side Lot Line</p> <p>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;</p> <p>e) Minimum Setback from a Flankage Lot Line</p> <p>3.0 metres;</p> <p>f) Minimum Setback from the Rear Lot Line</p> <p>7.5 metres;</p> <p>g) Maximum Building Height</p>	<p>180.0 square metres for each dwelling unit;</p> <p>b) Minimum Unit Width for each Dwelling Unit</p> <p>6.0 metres;</p> <p>c) Minimum Setback from the Front Lot Line</p> <p>4.0 metres;</p> <p>d) Minimum Setback from a Side Lot Line</p> <p>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;</p> <p>e) Minimum Setback from a Flankage Lot Line</p> <p>3.0 metres;</p> <p>f) Minimum Setback from the Rear Lot Line</p> <p>7.5 metres;</p> <p>g) Maximum Building Height</p> <p>10.5 metres;</p>	<p>standards which are consistent and reflective of the latest policy direction among the Zones which implement the Low Density Residential policies of the “Neighbourhoods” Designation of Volume 1 of the Urban Hamilton Official Plan.</p>

Section 8 – Institutional Zones			
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 bolded text = text to be added			
	<p>10.5 metres;</p> <p>h) Landscaped Area</p> <p>In accordance with the requirements of Section 4.35 a) and b) of this By-law.</p>	<p>h) Landscaped Area</p> <p>In accordance with the requirements of Section 4.35 a) and b) of this By-law.</p>	
<p>FOURPLEX DWELLING REGULATIONS [New]</p> <p>Section 8.1.3.6</p> <p>[Note: The existing Section 8.1.3.6 is to be renumbered to 8.1.3.8 per above]</p>	<p>FOURPLEX DWELLING REGULATIONS</p> <p>a) Minimum Lot Area</p> <p>360.0 square metres;</p> <p>b) Minimum Lot Width</p> <p>12.0 metres;</p> <p>c) Minimum Setback from the Front Lot Line</p> <p>i) 4.0 metres;</p> <p>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:</p> <p>1. Where two adjacent lots have a</p>	<p>FOURPLEX DWELLING REGULATIONS</p> <p>a) Minimum Lot Area</p> <p>360.0 square metres;</p> <p>b) Minimum Lot Width</p> <p>12.0 metres;</p> <p>c) Minimum Setback from the Front Lot Line</p> <p>i) 4.0 metres;</p> <p>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:</p> <p>1. Where two adjacent lots have</p>	<p>This change adds standards for Fourplex Dwellings to the I1 Zone which align with those of the Low Density Residential Zones, specifically the R1 Zone. This results in Low Density Residential standards which are consistent and reflective of the latest policy direction among the Zones which implement the Low Density Residential policies of the “Neighbourhoods” Designation of Volume 1 of the Urban Hamilton Official Plan.</p>

Section 8 – Institutional Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>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;</p> <p>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;</p> <p>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</p> <p>d) Minimum Setback from a Side Lot Line</p> <p>1.2 metres, and a minimum aggregate of 3.5 metres;</p> <p>e) Minimum Setback from a Flankage Lot Line</p> <p>3.0 metres;</p> <p>f) Minimum Setback from the Rear Lot Line</p> <p>7.5 metres;</p>	<p>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;</p> <p>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;</p> <p>3. In no cases shall the setback from the front lot line be less than 0.5 metres.</p> <p>d) Minimum Setback from a Side Lot Line</p> <p>1.2 metres, and a minimum aggregate of 3.5 metres;</p> <p>e) Minimum Setback from a Flankage Lot Line</p> <p>3.0 metres;</p> <p>f) Minimum Setback from the Rear Lot Line</p> <p>7.5 metres;</p>	

Section 8 – Institutional Zones			
8.1 – Neighbourhood Institutional (I1) Zone			
8.2 – Community Institutional (I2) Zone			
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Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>g) Maximum Building Height</p> <p>10.5 metres;</p> <p>h) Maximum Lot Coverage</p> <p>40%;</p> <p>i) Minimum Landscaped Area</p> <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>j) Visual Barrier</p> <p>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.</p> <p>ii) Notwithstanding Section 8.1.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).</p> <p>k) Amenity Area</p>	<p>g) Maximum Building Height</p> <p>10.5 metres;</p> <p>h) Maximum Lot Coverage</p> <p>40%;</p> <p>i) Minimum Landscaped Area</p> <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>j) Visual Barrier</p> <p>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.</p> <p>ii) Notwithstanding Section 8.1.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).</p> <p>k) Amenity Area</p>	

Section 8 – Institutional Zones			
8.1 – Neighbourhood Institutional (I1) Zone			
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	<p>Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.</p> <p>I) Waste Storage</p> <p>Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.</p>	<p>Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.</p> <p>I) Waste Storage</p> <p>Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.</p>	
<p>ADDITIONAL DWELLING UNIT REGULATIONS</p> <p>Section 8.1.3.8</p>	<p>ADDITIONAL DWELLING UNIT REGULATIONS</p> <p>In accordance with the requirements of Section 4.33 of this By-law</p>		<p>Reference to Section 4 not required. Section 4 intended to be read in its entirety, in conjunction with the parent zones.</p>
8.2 – Community Institutional (I2) Zone			
<p>Permitted Uses</p> <p>Section 8.2.1</p>	<p>Community Garden</p> <p>Day Nursery</p> <p>Duplex Dwelling</p> <p>Educational Establishment</p> <p>Emergency Shelter</p> <p>Fourplex Dwelling</p> <p>Museum</p> <p>Recreation</p> <p>Place of Worship</p> <p>Residential Care Facility</p> <p>Retirement Home</p> <p>Semi-Detached Dwelling</p>	<p>Community Garden</p> <p>Day Nursery</p> <p>Duplex Dwelling</p> <p>Educational Establishment</p> <p>Emergency Shelter</p> <p>Fourplex Dwelling</p> <p>Museum</p> <p>Recreation</p> <p>Place of Worship</p> <p>Residential Care Facility</p> <p>Retirement Home</p> <p>Semi-Detached Dwelling</p>	<p>Adding permissions for Triplex Dwellings and Fourplex Dwellings to the I2 Zone 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.</p>

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Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	Single Detached Dwelling Social Services Establishment Street Townhouse Dwelling Triplex Dwelling Urban Farm Urban Farmers Market	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 Section 8.2.3.1 g)	Maximum Capacity for Emergency Shelter, Residential Care Facility and Retirement Home	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	Location of Emergency Shelter 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.

Section 8 – Institutional Zones			
8.1 – Neighbourhood Institutional (I1) Zone			
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Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>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.</p>	<p>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.</p>	
<p>SINGLE DETACHED DWELLING, DUPLEX DWELLING AND DAY NURSERY REGULATIONS</p> <p>Section 8.2.3.3</p>	<p>SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS</p> <p>a) Minimum Lot Area</p> <p>i) 330.0 360.0 square metres;</p> <p>ii) Notwithstanding i) above, 360.0 square metres shall be required for a corner lot.</p> <p>b) Minimum Lot Width</p> <p>i) 12.0 metres;</p> <p>ii) Notwithstanding i) above, 15.0 metres shall be required for a corner lot.</p> <p>c) Minimum Front Yard</p>	<p>SINGLE DETACHED DWELLING, DUPLEX DWELLING, TRIPLEX DWELLING AND DAY NURSERY REGULATIONS</p> <p>a) Minimum Lot Area</p> <p>360.0 square metres;</p> <p>b) Minimum Lot Width</p> <p>12.0 metres;</p> <p>c) Minimum Front Yard</p> <p>i) 4.0 metres; and,</p> <p>ii) Notwithstanding Section 8.2.3.3 c) i), for lots identified on Figure 36 of Schedule “F” – Special Figures of this</p>	<p>This change amends the standards for various low density residential uses in the I2 Zone, as well as a Day Nursery, to align with those of the Low Density Residential Zones, specifically the R1 Zone. This results in Low Density Residential standards which are consistent and reflective of the latest policy direction among the Zones which implement the Low Density Residential policies of the “Neighbourhoods” Designation of Volume 1 of the Urban Hamilton Official Plan.</p> <p>References to Sections 4 and 5 not required. Sections 4 and 5 are intended to be read in their entirety, in conjunction with the parent zones.</p>

Section 8 – Institutional Zones			
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		bolded text = text to be added	
	<p>i) 4.5 4.0 metres; and,</p> <p>ii) 5.8 metres for an attached garage. Notwithstanding Section 8.2.3.3 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 line in accordance with the following:</p> <ol style="list-style-type: none"> 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; 3. In no cases shall the setback from the front lot line be less than 0.5 metres. 	<p>By-law, a building may be erected closer to the front line in accordance with the following:</p> <ol style="list-style-type: none"> 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; 3. In no cases shall the setback from the front lot line be less than 0.5 metres. <p>d) Minimum Side Yard</p> <p style="padding-left: 40px;">1.2 metres</p> <p>e) Minimum Flankage Yard</p> <p style="padding-left: 40px;">3.0 metres</p>	

Section 8 – Institutional Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>d) Minimum Side Yard</p> <p style="padding-left: 40px;">1.2 metres</p> <p>e) Minimum Flankage Yard</p> <p style="padding-left: 40px;">3.0 metres</p> <p>f) Minimum Rear Yard</p> <p style="padding-left: 40px;">7.5 metres</p> <p>g) Maximum Building Height</p> <p style="padding-left: 40px;">10.5 metres</p> <p>h) Minimum Landscaped Area</p> <p style="padding-left: 40px;">i) 30%</p> <p style="padding-left: 40px;">ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>h) Parking</p> <p style="padding-left: 40px;">In accordance with the requirements of Section 5 of this By-law.</p>	<p>f) Minimum Rear Yard</p> <p style="padding-left: 40px;">7.5 metres</p> <p>g) Maximum Building Height</p> <p style="padding-left: 40px;">10.5 metres</p> <p>h) Minimum Landscaped Area</p> <p style="padding-left: 40px;">i) 30%</p> <p style="padding-left: 40px;">ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p>	

Section 8 – Institutional Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>i) Accessory Building</p> <p>In accordance with the requirements of Section 4.8 of this By-law.</p> <p>j) Home Business</p> <p>In accordance with the requirements of Section 4.21 of this By-law.</p>		
<p>SEMI-DETACHED DWELLING REGULATIONS</p> <p>Section 8.2.3.4</p>	<p>SEMI-DETACHED DWELLING REGULATIONS</p> <p>a) Minimum Lot Area for Unit</p> <p>i) 240.0 270.0 square metres for each semi-detached dwelling unit.</p> <p>ii) Notwithstanding i) above, 240.0 square metres shall be required for a corner lot.</p> <p>b) Minimum Lot Width for Unit</p> <p>i) 7.5 9.0 metres for each dwelling unit in a semi-detached dwelling.</p> <p>ii) Notwithstanding i) above, 9.3 metres shall be required for a corner unit.</p> <p>c) Minimum Front Yard</p>	<p>SEMI-DETACHED DWELLING REGULATIONS</p> <p>a) Minimum Lot Area for Unit</p> <p>270.0 square metres for each semi-detached dwelling unit.</p> <p>b) Minimum Lot Width for Unit</p> <p>9.0 metres for each dwelling unit in a semi-detached dwelling.</p> <p>c) Minimum Front Yard</p> <p>i) 4.0 metres; and,</p> <p>ii) Notwithstanding Section 8.2.3.4 c) i), for lots identified on Figure 36 of</p>	<p>This change amends the standards for Semi-Detached Dwellings in the I2 Zone to align with those of the Low Density Residential Zones, specifically the R1 Zone. This results in Low Density Residential standards which are consistent and reflective of the latest policy direction among the Zones which implement the Low Density Residential policies of the “Neighbourhoods” Designation of Volume 1 of the Urban Hamilton Official Plan.</p>

Section 8 – Institutional Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted</p>		<p>bolded text = text to be added</p>	
	<p>i) 4.5 4.0 metres; and,</p> <p>ii) 5.8 metres for an attached garage. Notwithstanding Section 8.2.3.4 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 line in accordance with the following:</p> <ol style="list-style-type: none"> 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; 3. In no cases shall the setback from the front lot line be less than 0.5 metres. <p>d) Minimum Side Yard</p>	<p>Schedule “F” – Special Figures of this By-law, a building may be erected closer to the front line in accordance with the following:</p> <ol style="list-style-type: none"> 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; 3. In no cases shall the setback from the front lot line be less than 0.5 metres. <p>d) Minimum Side Yard</p> <p>1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be</p>	

Section 8 – Institutional Zones

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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted.</p> <p>e) Minimum Flankage Yard 3.0 metres</p> <p>f) Minimum Rear Yard 7.5 metres</p> <p>g) Maximum Building Height 10.5 metres</p> <p>h) Minimum Landscaped Area</p> <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>h) Parking</p> <p>In accordance with the requirements of Section 5 of this By-law.</p>	<p>permitted.</p> <p>e) Minimum Flankage Yard 3.0 metres</p> <p>f) Minimum Rear Yard 7.5 metres</p> <p>g) Maximum Building Height 10.5 metres</p> <p>h) Minimum Landscaped Area</p> <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p>	

Section 8 – Institutional Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted</p>		<p>bolded text = text to be added</p>	
	<p>i) Accessory Building</p> <p>In accordance with the requirements of Section 4.8 of this By-law.</p> <p>j) Home Business</p> <p>In accordance with the requirements of Section 4.21 of this By-law.</p>		
<p>STREET TOWNHOUSE DWELLING REGULATIONS</p> <p>Section 8.2.3.5</p>	<p>STREET TOWNHOUSE DWELLING REGULATIONS</p> <p>a) Minimum Lot Area for Unit</p> <p>i) 165.0 180.0 square metres for each dwelling unit.</p> <p>ii) Notwithstanding i) above, 195.0 square metres shall be required for a corner lot.</p> <p>b) Minimum Unit Width</p> <p>6.0 metres</p> <p>c) Minimum Front Yard</p> <p>i) 4.5 4.0 metres; and,</p>	<p>STREET TOWNHOUSE DWELLING REGULATIONS</p> <p>a) Minimum Lot Area for Unit</p> <p>180.0 square metres for each dwelling unit.</p> <p>b) Minimum Unit Width</p> <p>6.0 metres</p> <p>c) Minimum Front Yard</p> <p>4.0 metres; and,</p> <p>d) Minimum Side Yard</p>	<p>This change amends the standards for Street Townhouse Dwellings in the I2 Zone to align with those of the Low Density Residential Zones, specifically the R1 Zone. This results in Low Density Residential standards which are consistent and reflective of the latest policy direction among the Zones which implement the “Neighbourhoods” Designation of Volume 1 of the Urban Hamilton Official Plan.</p>

Section 8 – Institutional Zones			
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		bolded text = text to be added	
	<p>ii) 5.8 metres for an attached garage.</p> <p>d) Minimum Side Yard</p> <p>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.</p> <p>e) Minimum Flankage Yard</p> <p>3.0 metres</p> <p>f) Minimum Rear Yard</p> <p>7.5 metres</p> <p>g) Maximum Building Height</p> <p>10.5 metres</p> <p>h) Landscaped Area</p> <p>In accordance with the requirements of Section 4.35 a) and b) of this By-law.</p> <p>h) Parking</p>	<p>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.</p> <p>e) Minimum Flankage Yard</p> <p>3.0 metres</p> <p>f) Minimum Rear Yard</p> <p>7.5 metres</p> <p>g) Maximum Building Height</p> <p>10.5 metres</p> <p>h) Landscaped Area</p> <p>In accordance with the requirements of Section 4.35 a) and b) of this By-law.</p>	

Section 8 – Institutional Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>In accordance with the requirements of Section 5 of this By-law.</p> <p>i) Accessory Building</p> <p>In accordance with the requirements of Section 4.8 of this By-law.</p> <p>j) Home Business</p> <p>In accordance with the requirements of Section 4.21 of this By-law.</p>		
<p>Existing Section 8.2.3.6 – URBAN FARM REGULATIONS is to be renumbered to Section 8.2.3.7 Existing Section 8.2.3.7 – COMMUNITY GARDEN REGULATIONS is to be renumbered to Section 8.2.3.8 Existing Section 8.2.3.8 – URBAN FARMERS MARKET REGULATIONS is to be renumbered to Section 8.2.3.9</p>			
<p>FOURPLEX DWELLING REGULATIONS [New]</p> <p>Section 8.2.3.6</p> <p>[Note: The existing Section 8.2.3.6 is to be renumbered to 8.2.3.7 per above]</p>	<p>FOURPLEX DWELLING REGULATIONS</p> <p>a) Minimum Lot Area</p> <p>360.0 square metres;</p> <p>b) Minimum Lot Width</p> <p>12.0 metres;</p> <p>c) Minimum Setback from the Front Lot Line</p>	<p>FOURPLEX DWELLING REGULATIONS</p> <p>a) Minimum Lot Area</p> <p>360.0 square metres;</p> <p>b) Minimum Lot Width</p> <p>12.0 metres;</p> <p>c) Minimum Setback from the Front Lot Line</p>	<p>This change adds standards for Fourplex Dwellings to the I2 Zone which align with those of the Low Density Residential Zones, specifically the R1 Zone. This results in Low Density Residential standards which are consistent and reflective of the latest policy direction among the Zones which implement the Low Density Residential policies of the “Neighbourhoods” Designation of Volume 1 of the Urban Hamilton Official Plan.</p>

Section 8 – Institutional Zones			
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		bolded text = text to be added	
	<p>i) 4.0 metres;</p> <p>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:</p> <ol style="list-style-type: none"> 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; 3. In no cases shall the setback from the front lot line be less than 0.5 metres. <p>d) Minimum Setback from a Side Lot Line</p> <p>1.2 metres, and a minimum aggregate of</p>	<p>i) 4.0 metres;</p> <p>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:</p> <ol style="list-style-type: none"> 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; 3. In no cases shall the setback from the front lot line be less than 0.5 metres. <p>d) Minimum Setback from a Side Lot Line</p>	

Section 8 – Institutional Zones			
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		bolded text = text to be added	
	<p>3.5 metres;</p> <p>e) Minimum Setback from a Flankage Lot Line</p> <p>3.0 metres;</p> <p>f) Minimum Setback from the Rear Lot Line</p> <p>7.5 metres;</p> <p>g) Maximum Building Height</p> <p>10.5 metres;</p> <p>h) Maximum Lot Coverage</p> <p>40%;</p> <p>i) Minimum Landscaped Area</p> <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>j) Visual Barrier</p> <p>i) A visual barrier shall be required along</p>	<p>1.2 metres, and a minimum aggregate of 3.5 metres;</p> <p>e) Minimum Setback from a Flankage Lot Line</p> <p>3.0 metres;</p> <p>f) Minimum Setback from the Rear Lot Line</p> <p>7.5 metres;</p> <p>g) Maximum Building Height</p> <p>10.5 metres;</p> <p>h) Maximum Lot Coverage</p> <p>40%;</p> <p>i) Minimum Landscaped Area</p> <p>i) 30%</p> <p>ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.</p> <p>j) Visual Barrier</p>	

Section 8 – Institutional Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this by-law.</p> <p>ii) Notwithstanding Section 8.2.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).</p> <p>k) Amenity Area</p> <p>Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.</p> <p>l) Waste Storage</p> <p>Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.</p>	<p>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.</p> <p>ii) Notwithstanding Section 8.2.3.6 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).</p> <p>k) Amenity Area</p> <p>Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling.</p> <p>l) Waste Storage</p> <p>Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.</p>	
<p>ADDITIONAL DWELLING UNIT REGULATIONS</p> <p>Section 8.2.3.9</p>	<p>ADDITIONAL DWELLING UNIT REGULATIONS</p> <p>In accordance with the requirements of Section 4.33 of this By-law.</p>		<p>Reference to Section 4 not required. Section 4 intended to be read in its entirety, in conjunction with the parent zones.</p>
8.3 – Major Institutional (I3) Zone			
<p>Maximum Capacity for Residential Care Facility</p>	<p>Maximum Capacity for Residential Care Facility</p> <p>Shall not exceed 50 residents</p>		<p>Eliminating the capacity restriction for Residential Care Facilities provides flexibility and increases availability of</p>

Section 8 – Institutional Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
Section 8.3.2.1 f)			options for residents requiring supports throughout the Urban Area.
<p>Co-Location of Residential Care Facility and Social Services Establishment in the Same Building</p> <p>Section 8.3.2.1 f) [New]</p>	<p>Co-Location of Residential Care Facility and Social Services Establishment in the Same Building</p> <p>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.</p>	<p>Co-Location of Residential Care Facility and Social Services Establishment in the Same Building</p> <p>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.</p>	<p>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.</p>
<p>Location of Emergency Shelter and Residential Care Facility</p> <p>Section 8.3.2.1 g)</p>	<p>Location of Emergency Shelter and Residential Care Facility</p> <p>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.</p>	<p>Location of Emergency Shelter</p> <p>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.</p> <p>ii) Where the radial separation distance</p>	<p>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.</p>

Section 8 – Institutional Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>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 residents permitted by the Zone in which it is located.</p>	<p>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.</p>	

Section 10 – Commercial and Mixed Use Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
10.1 – Residential Character Commercial (C1) Zone			
Permitted Uses Section 10.1.1 [Note: Unmodified portions of permitted use list have been omitted for clarity.]	Artist Studio Day Nursery Duplex Dwelling Dwelling Unit(s), Mixed Use Emergency Shelter [...] Retail Single Detached Dwelling Triplex Dwelling	Artist Studio Day Nursery Duplex Dwelling Dwelling Unit, Mixed Use Emergency Shelter [...] Retail Single Detached Dwelling Triplex Dwelling	“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. 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 Section 10.1.1.1	1. The Maximum Capacity for Residential Care Facility shall be 6 residents.		Eliminating the capacity restriction for Residential Care Facilities provides flexibility and increases availability of options for residents requiring supports throughout the Urban Area.
Restricted Uses Section 10.1.1.1	i) Dwelling Unit, Mixed Use: Maximum of 4 permitted on a lot. ii) Maximum Capacity for Emergency Shelter shall be 6 residents.	i) Dwelling Unit, Mixed Use: Maximum of 4 permitted on a lot. ii) Maximum Capacity for Emergency Shelter shall be 6 residents.	Restricting the maximum number of mixed use dwelling units to four aligns with the Low Density Residential Zones, which is the context of the Residential Character Commercial (C1) Zone.
Restricted Uses Section 10.1.1.1	3. iii) Except as provided for in Section 4., 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	iii) Except as provided for in Section 4., 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	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

Section 10 – Commercial and Mixed Use Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>the lot line of any other lot occupied by an Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.</p> <p>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.</p>	<p>other lot occupied by an Emergency Shelter, Corrections Residence or Correctional Facility.</p> <p>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.</p>	<p>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.</p>
<p>SINGLE DETACHED DWELLING AND DUPLEX REGULATIONS</p> <p>Section 10.1.4</p>	<p>SINGLE DETACHED DWELLING, AND DUPLEX DWELLING AND TRIPLEX DWELLING REGULATIONS</p>	<p>SINGLE DETACHED DWELLING, DUPLEX DWELLING AND TRIPLEX DWELLING REGULATIONS</p>	<p>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</p>

Section 10 – Commercial and Mixed Use Zones			
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		bolded 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 High Density (C4) Zone			
Permitted Uses Section 10.4.1 [Note: Unmodified portions of permitted use list have been omitted for clarity.]	[...] Craftsperson Shop Day Nursery Dwelling Unit(s), Mixed Use Emergency Shelter Financial Establishment [...]	[...] Craftsperson Shop Day Nursery Dwelling Unit, Mixed Use Emergency Shelter Financial 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.
Restricted Uses Section 10.4.1.1 i)	i) Emergency Shelter, Lodging House, Place of Worship, Residential Care Facility, Retirement, and Social Services Establishment: 1. Maximum Capacity for Residential Care Facility shall be 50 residents; 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 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	i) Emergency Shelter: 1. Except as provided for in Subsection 2. 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; and, 2. 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	Eliminating the capacity restriction for 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

Section 10 – Commercial and Mixed Use Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>Shelter, Corrections Residence or Correctional Facility; and,</p> <p>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.</p>	<p>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.</p>	<p>Plan Policies which encourage a range of residential uses including housing with supports throughout the Urban Area.</p> <p>References to uses other than Emergency Shelter are to be removed for clarity, since they are unaffected by the regulations.</p>
10.5 – Mixed Use Medium Density (C5) Zone			
<p>Permitted Uses</p> <p>Section 10.5.1</p> <p>[Note: Unmodified portions of permitted use list have been omitted for clarity.]</p>	<p>[...]</p> <p>Craftsperson Shop</p> <p>Day Nursery</p> <p>Dwelling Unit(s), Mixed Use</p> <p>Educational Establishment</p> <p>Emergency Shelter</p> <p>Financial Establishment</p> <p>[...]</p>	<p>[...]</p> <p>Craftsperson Shop</p> <p>Day Nursery</p> <p>Dwelling Unit, Mixed Use</p> <p>Educational Establishment</p> <p>Emergency Shelter</p> <p>Financial Establishment</p> <p>[...]</p>	<p>“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.</p>
<p>Restricted Uses</p>	<p>i) Residential Care Facility and Retirement</p>	<p>i) Emergency Shelter:</p>	<p>Eliminating the capacity restriction for</p>

Section 10 – Commercial and Mixed Use Zones

- 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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
<p>Section 10.5.1.1</p>	<p>Home:</p> <p>1. Maximum Capacity for Residential Care Facility is 50 residents.</p> <p>ii) Emergency Shelter and Residential Care Facility:</p> <p style="padding-left: 20px;">1.Except as provided for in Section 2., 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 a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility; and,</p> <p style="padding-left: 20px;">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</p>	<p>1.Except as provided for in Section 2., 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 a Emergency Shelter, Corrections Residence or Correctional Facility; and,</p> <p>2. 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.</p>	<p>Residential Care Facilities provides flexibility and increases availability of options for residents requiring supports throughout the Urban Area.</p> <p>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.</p>

Section 10 – Commercial and Mixed Use Zones			
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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>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.</p>		
<p>Co-Location of Residential Care Facility and Social Services Establishment in the Same Building</p> <p>Section 10.5.4 d) [New]</p>	<p>d) Co-Location of Residential Care Facility and Social Services Establishment in the Same Building</p> <p>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 C5 Zone, a Social Services Establishment and Residential Care Facility are permitted to be located in the same building.</p>	<p>d) Co-Location of Residential Care Facility and Social Services Establishment in the Same Building</p> <p>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 C5 Zone, a Social Services Establishment and Residential Care Facility are permitted to be located in the same building.</p>	<p>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 C5 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.</p>
10.7 – Arterial Commercial (C7) Zone			
<p>Prohibited Uses</p> <p>Section 10.7.2</p>	<p>Notwithstanding Section 10.7.1, the following uses are prohibited even as an accessory use:</p> <p>Dwelling Unit(s) Performing Arts Theatre Cinema</p>	<p>Notwithstanding Section 10.7.1, the following uses are prohibited even as an accessory use:</p> <p>Dwelling Unit Performing Arts Theatre Cinema</p>	<p>The change from “Dwelling Unit(s)” to “Dwelling Unit” makes the use prohibition more consistent with how Dwelling Units are prohibited elsewhere in the By-law, such as the Industrial Zones. This change will assist in clarifying that the words “Dwelling Unit(s)” are not intended to construe a distinct use.</p>

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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
11.1 – Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone			
<p>Permitted Uses</p> <p>Section 11.1.1</p> <p>[Note: Unmodified portions of permitted use list have been omitted for clarity.]</p>	<p>[...] Craftsperson Shop Day Nursery Dwelling Unit(s), Mixed Use Educational Establishment Emergency Shelter Financial Establishment [...]</p>	<p>[...] Craftsperson Shop Day Nursery Dwelling Unit, Mixed Use Educational Establishment Emergency Shelter Financial Establishment [...]</p>	<p>“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.</p>
<p>Restricted Uses</p> <p>Section 11.1.1.1</p>	<p>ii) Residential Care Facility:</p> <p>1. Maximum Capacity for Residential Care Facility is 20 residents.</p> <p>iii) Emergency Shelter:</p> <p>1. Maximum Capacity for Emergency Shelter is 50 residents.</p> <p>iiii) Emergency Shelter and Residential Care Facility</p> <p>1. Except as provided for in Subsection 2, 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</p>	<p>ii) Emergency Shelter:</p> <p>1. Maximum Capacity for Emergency Shelter is 50 residents.</p> <p>iii) Emergency Shelter</p> <p>1. Except as provided for in Subsection 2, 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.</p> <p>2. Where the radial separation distance from the lot line of an Emergency Shelter</p>	<p>Eliminating the capacity restriction for Residential Care Facilities provides flexibility and increases availability of options for residents requiring supports throughout the Urban Area.</p> <p>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.</p>

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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>such lot measured to the lot line of any other lot occupied by an Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.</p> <p>2. Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing on the date 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 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.</p>	<p>existing on the date of passing 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.</p>	
<p>Co-Location of Residential Care Facility and Social Services Establishment in the Same Building</p> <p>Section 11.1.3 k) [New]</p>	<p>k) Co-Location of Residential Care Facility and Social Services Establishment in the Same Building</p> <p>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 TOC1 Zone, a Social Services Establishment and Residential Care Facility are permitted to be located in the same</p>	<p>k) Co-Location of Residential Care Facility and Social Services Establishment in the Same Building</p> <p>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 TOC1 Zone, a Social Services Establishment and Residential Care Facility are permitted to be located in the same building.</p>	<p>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 TOC1 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</p>

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		bolded text = text to be added	
	building.		provide services to the community.
11.3 – Transit Oriented Corridor Multiple Residential (TOC3) Zone			
Restricted Uses	iii) Residential Care Facility and Emergency Shelter: 1. Maximum Capacity for Residential Care Facility is 20 residents. iiiv) Emergency Shelter and Residential Care Facility 1. Except as provided for in Subsection 2, 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. 2. Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing on the date 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	iii) Emergency Shelter 1. Except as provided for in Subsection 2, 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. 2. Where the radial separation distance from the lot line of an Emergency Shelter existing on the date of passing 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.	Eliminating the capacity restriction for 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.
Section 11.3.1.1			

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
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>			
	<p>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.</p>		