

**Authority:** Item,  
Report (PED25106) CM:  
Ward: 3

**Bill No.**

**CITY OF HAMILTON  
BY-LAW NO.**

**To amend Zoning By-law No. 05-200 with respect to lands located at  
120 Wentworth Street North, Hamilton**

**WHEREAS** Council approved Item \_\_\_ of Report PED25106 of the Planning Committee, at its meeting held on April 8, 2025;

**AND WHEREAS** this By-law conforms to the Urban Hamilton Official Plan;

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

1. That Map No. 954 of Schedule “A” – Zoning Maps is amended by changing the Neighbourhood Institutional (I1) Zone to the Mixed Use Medium Density (C5, 933, H196) Zone, for the lands known as 120 Wentworth Street North, the extent, and boundaries of which are shown on Schedule “A” to this By-law.
2. That Schedule “C”: Special Exceptions is amended by adding the following new Special Exception:

“933. Within the lands zoned Mixed Use Medium Density (C5, 933, H196) Zone, identified on Map No. 954 of Schedule “A” – Zoning Maps and described as 120 Wentworth Street North, Hamilton the following special provisions shall apply:

- a) That notwithstanding Section 3 – Definitions, as it relates to “Existing”, for the purposes of this By-law, “Existing” shall mean existing on the date of passing of this By-law, including the enlargement or extension thereof, and shall include the following:
  - a) The front (south) and side (west) exterior brick facades of the 1924 Sanctuary, including its:
    - a. 1953 front (south) addition with its gabled front parapet, three-bay façade with central raised entrance with decorative door surround, and various cast stone decorative elements throughout;

- b. Hip roofline on the side (west) elevation with the projecting gabled central brick parapet wall; and,
- c. Round-headed window openings with brick voussoirs throughout.

b) That notwithstanding the permitted uses of Section 10.5.1, only the following uses shall be permitted in conjunction with the building existing on the date of passing of this By-law:

Artist Studio  
Catering Service  
Commercial Recreation  
Craftsperson Shop  
Day Nursery  
Dwelling Unit(s)  
Emergency Shelter  
Lodging House  
Medical Clinic  
Multiple Dwelling  
Office  
Personal Service (NOT FINAL & BINDING: By-law No. 24-137, July 12, 2024)  
Performing Arts Theatre  
Place of Assembly  
Place of Worship  
Repair Service  
Residential Care Facility  
Restaurant  
Retail  
Retirement Home  
Social Services Establishment  
Urban Farmers Market  
Veterinary Service

c) Notwithstanding Section 10.5.3 a) i), b), c), g) vii), and i), and in addition to 10.5.3 a), the following regulations shall apply:

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|--|--|
| a) Building Setback from a Street Line | i) Minimum 2.7 metres except 1.0 metre to the hypotenuse of a daylight triangle for a building with residential units on the ground floor. |
| b) Minimum Rear Yard                   | 2.5 metres.  |

- |    |                                |      |  |
|----|--------------------------------|------|--|
| c) | Minimum Interior Side Yard     |      | 1.2 metres abutting a Residential or Institutional Zone or lot containing a residential use.   |
| g) | Built form for New Development | vii) | A minimum of one principal entrance shall be accessible from a building façade with direct access from the public sidewalk.  |
| l) | Landscaped Area Requirements   | i)   | Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 0.3 metre wide Landscaped Area shall be provided and maintained. |
|    |                                | ii)  | Notwithstanding i) above, where a parking space abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, no Landscaped Area shall be required.                |

3. That Schedule “D” – Holding Provisions be amended by adding the following Holding Provision:

“H196. Notwithstanding Section 7.6 of this By-law, within lands zoned Mixed Use Medium Density (C5, 933, H196) Zone, identified on Map No. 954 of Schedule “A” – Zoning Maps and described as 120 Wentworth Street North, Hamilton, no development shall be permitted until such time as:

- a) The owner submits and receives approval of an updated Watermain Hydraulic Analysis Report to demonstrate that there is sufficient water supply available to meet the fire flow requirements for the proposed development, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- b) The owner makes satisfactory arrangements with the City’s Growth Management Division and enter into and register on title

of the lands, an External Works Agreement with the City for the design and construction of any required improvements to the municipal infrastructure at the Owner's cost, should it be determined that upgrades are required to the infrastructure to support this development, according to the Functional Servicing Report and Watermain Hydraulic Analysis Report to the satisfaction of the Director of Growth Management and Chief Development Engineer.

- c) The owner submits and receives approval of a Demolition Plan that identifies potential salvage items and a process for safely removing and storing them as part of a controlled demolition process. The plan should include protective measures for the 1924 Sanctuary that is being retained, including foundation shoring, vibration monitoring, and protection of stained-glass windows in the east wall of the Sanctuary, to the satisfaction of the Director of Heritage and Urban Design; and,
  - d) The owner submits and receives approval of a Salvage & Commemorative Plan that includes a list of salvaged architectural elements and building materials and a strategy for how they will be reused elsewhere or repurposed on site as commemorative features. The plan should include interpretive material that provides a context for the commemorative features and strategies for conveying their significance, to the satisfaction of the Director of Heritage and Urban Design.
4. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the Mixed Use Medium Density (C5, 933, H196) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.
5. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

**PASSED** this \_\_\_\_\_, 2025

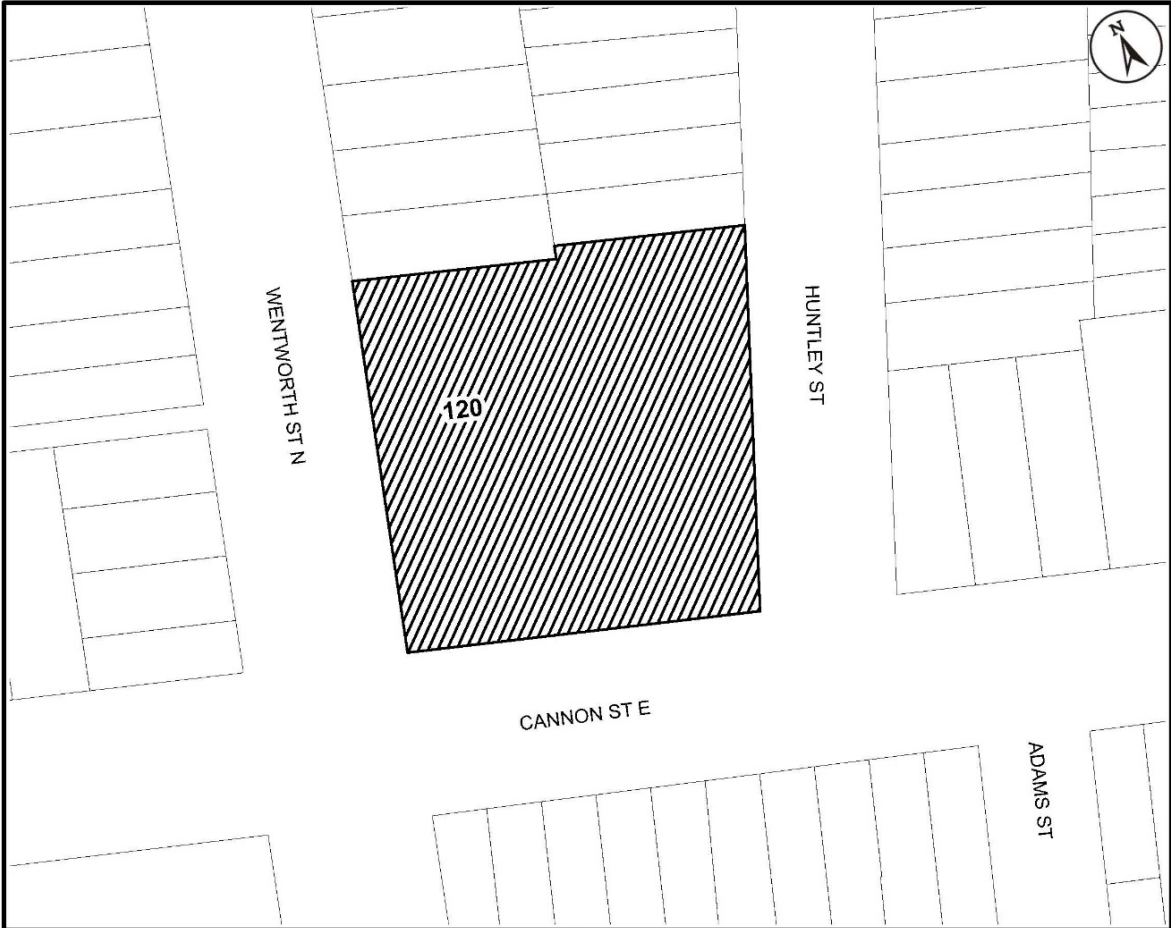
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A. Horwath  
Mayor

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M. Trennum  
City Clerk

ZAC-25-010



<p>This is Schedule "A" to By-law No. 25-</p> <p>Passed the ..... day of ....., 2025</p>	<p>-----</p> <p style="text-align: center;">Mayor</p> <p>-----</p> <p style="text-align: center;">Clerk</p>		
<p><b>Schedule "A"</b></p> <p><b>Map forming Part of</b></p> <p><b>By-law No. 25-_____</b></p> <p><b>to Amend By-law No. 954</b></p>	<p><b>Subject Property</b></p> <p>120 Wentworth Street North</p> <p> Change in zoning from Neighbourhood Institutional (I1) Zone to Mixed Use Medium Density (C5, 933, H196) Zone</p>		
<p>Scale: N.T.S</p>	<p>File Name/Number: ZAC-25-010</p>		<p>Date: February 27, 2025</p>
<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p>			<p>Planner/Technician: AA/AL</p>