

Authority: Item 8.1, Planning Committee Minutes 25-002 (PED25021)
CM: February 12, 2025 Ward: 7
Written approval for this by-law was given by Mayoral Decision MDE-2025
03 dated February 12, 2025

Bill No. 022

CITY OF HAMILTON

BY-LAW NO. 25-022

To Amend Zoning By-law No. 6593 Respecting Lands Located at 525 Stone Church Road East, Hamilton

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C did incorporate, as of January 1st, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as the “The Corporation of the City of Hamilton” and is the successor to the former Regional Municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

AND WHEREAS the City of Hamilton Act, 1999, provides that the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 6593 (Hamilton) was enacted on the 25th day of July, 1950, and approved by the Ontario Land Tribunal on the 7th day of December, 1951;

AND WHEREAS Council approved Item 8.1 of Report PLC 25-002 of the Planning Committee, at its meeting held on February 12, 2025;

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

NOW THEREFORE Council amends Zoning By-law No. 6593 as follows:

1. That Sheet No. E-27c of the District Maps, appended to and forming part of Zoning By-law No. 6593 (Hamilton) is amended as follows:
 - a) by changing the zoning from “RT-20” (Townhouse – Maisonette) District to E-2/S-1839-H” (Multiple Dwellings), District, Modified, Holding, for those lands identified as Block 1; and,
 - b) by changing the zoning from “RT-20” (Townhouse – Maisonette) District to

“RT-20/S-1840” (Townhouse – Maisonette) District, Modified, for those lands identified as Block 2;

the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”.

2. For the purpose of the regulations contained in Hamilton Zoning By-law No. 6593, the external boundary of the lot shown on Schedule “A” shall be deemed to be the lot lines for this purpose and the regulations of the “E-2/S-1839-H” (Multiple Dwellings) District, Modified, Holding (Block 1) and “RT-20/S-1840” (Townhouse - Maisonette) District, Modified (Block 2), including but not limited to the lot area, lot frontage, lot depth, lot coverage, landscape area, and building setbacks, shall be from the external boundaries of these lots shown on Schedule “A” and not the individual property boundaries of any lots created by registration of a Condominium Plan, Part Lot Control, or Consent.
3. For the purposes of this By-law:

“Lot-Line, Front” shall mean the boundary lot line along Redmond Drive.
4. That the “E-2” (Multiple Dwellings) District regulations, as contained in Section 11B of Zoning By-law No. 6593, applicable to a portion of the subject lands identified as Block 1 on Schedule “A” to this By-law, be modified to include the following special requirements:
 - a) That notwithstanding Section 11B(2), no building or structure for any other use shall exceed eight storeys or 27.0 metres in height.
 - b) That notwithstanding Section 11B(3)(i)(b), for all other buildings or structures, a minimum front yard depth of 3.0 metres shall be provided and maintained.
 - c) That notwithstanding Section 11B(3)(ii)(b), for all other buildings or structures, a minimum side yard width of 7.0 metres shall be provided and maintained, except for 1.7 metres to the hypotenuse of a daylight triangle.
5. That the “RT-20” (Townhouse – Maisonette) District regulations, as contained in Section 10E of Zoning By-law No. 6593, applicable to the portion of the lands identified as Block 2 on Schedule “A” to this By-law, are modified to include the following special requirements:
 - a) That notwithstanding Section 10E(4)(b), where a yard abuts any other lot, a width or depth of not less than 3.0 metres shall be provided and maintained, except where there are windows to a habitable room facing the yard, the width or depth of such yard shall not be less than 5.9 metres.
 - b) That notwithstanding Section 10E(5)(b), a distance of not less than 3.5 metres shall be provided and maintained between two exterior walls, one of which contains at least one window to a habitable room.

6. That notwithstanding Section 10E(10) and Section 11B(6), a total minimum landscaped area of 35% shall be provided for the lands identified as Block 1 and Block 2 on Schedule "A" to this By-law.
7. That the Supplementary Requirements and Modifications, as contained in Section 18 of Zoning By-law No. 6593, applicable to the lands identified as Block 1 and Block 2 on Schedule "A" to this By-law, are modified to include the following special requirements:
 - a) That notwithstanding Section 18(3)(vi)(b)(iii):
 - i. A canopy may project into a required side yard not more than 2.0 metres.
 - ii. Notwithstanding (a) i. above, a canopy may be located as close as 0.0 metres to the hypotenuse of a daylight triangle.
 - b) That notwithstanding Section 18(3)(vi)(cc)(i), a balcony may project into a required front yard not more than 1.5 metres.
8. That the Parking and Loading Requirements, as contained in Section 18A of Zoning By-law No. 6593, applicable to the lands identified as Block 1 and Block 2 on Schedule "A" to this By-law, are modified to include the following special requirements:
 - a) That notwithstanding Sections 18A(1)(a), 18A(1)(b), 18A Table 1, and 18A Table 2, the following number of parking spaces shall be provided:
 - i. Minimum 0.5 parking spaces per unit in a multiple dwelling;
 - ii. Minimum 1.0 parking space per unit in a townhouse dwelling; and,
 - iii. Minimum 0.1 visitor parking spaces per dwelling unit.
 - b) That notwithstanding Section 18A(1)(c) and Section 18A Table 3, one loading spaces shall be required at a minimum size of 12.0 metres in length and 3.4 metres in width.
 - c) That notwithstanding Section 18A.(1)(f) and 18A. Table 6, an aisle width of 5.9 metres shall be required for maneuvering space abutting upon and accessory to each required parking space.
 - d) That notwithstanding Section 18A(7), the following regulations shall apply:
 - i. The parking spaces existing on the date of the passing of this By-law shall be a minimum of 2.7 metres in width and 4.95 metres in length.
 - ii. Parking spaces created after the date of the passing of this By-law shall be a minimum of 2.8 metres in width and 5.8 metres in length.

9. That the “E-2/S-1839-H” (Multiple Dwellings) District, Modified, Holding symbol applicable to the lands referred to in Section 1 of this By-law, shall be removed conditional upon:
- a) That the owner submit and receive approval of an acceptable Tenant Relocation and Assistance Plan addressing the right to return to occupy the replacement housing at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen tenant hardship to the satisfaction of the Director of Housing Services and Director of Development Planning.
 - b) That the owner submit updated hydrant flow test data to demonstrate adequate available fire flow in the existing municipal system. If the up-to-date hydrant test data does not demonstrate adequate available fire flow in the existing municipal system, the proponent will be further required to submit a Watermain Hydraulic Analysis to identify any required upgrades to the municipal system to support the proposed development. Any required upgrades to the existing municipal system will be 100% at the owner’s cost. This is to the satisfaction of the Director of Development Engineering.
 - c) That the owner submit and receive approval of a Sanitary Capacity Analysis to demonstrate that the proposed intensification will not have a negative impact on the hydraulic performance of the existing downstream municipal sanitary system. Any required upgrades to the existing municipal system will be 100% at the owner’s cost. This is to the satisfaction of the Director of Development Engineering.
10. 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 “E-2” (Multiple Dwellings) District and “RT-20” (Townhouse - Maisonette) District provisions, subject to the special requirements referred to in Section Nos. 2 through 8 of this By-law.
11. That By-law No. 6593 is amended by adding this By-law to Section 19B as Schedule S-1839 and S-1840.
12. 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 12th day of February, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

ZAC-24-033



This is Schedule "A" to By-law No. 25- Passed the day of, 2025	----- Mayor ----- Clerk
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<h2 style="margin: 0;">Schedule 'A'</h2> <p style="margin: 5px 0;">Map forming part of By-law No. 25- _____</p> <p style="margin: 10px 0;">to Amend By-law No. _____</p>	<p>Subject Property 525 Stone Church Road East, Hamilton (Ward 7)</p> <p> Block 1 – Change in Zoning from "RT-20" (Townhouse – Maisonette) District to "E-2/S-1839-H" (Multiple Dwellings) District, Modified, Holding</p> <p> Block 2 – Change in Zoning from "RT-20" (Townhouse – Maisonette) District to "RT-20/S-1840" (Townhouse – Maisonette) District, Modified</p>
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Scale: N.T.S.	File Name/Number: ZAC-24-033	
Date: December 18, 2024	Planner/Technician: SG/SH	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		