

**Authority:** Item 9, Economic Development and  
Planning Committee  
Report 10-014 (PED10117)  
CM: June 23, 2010

**Bill No. 160**

**CITY OF HAMILTON**

**BY-LAW NO. 10-160**

**To Amend Zoning By-law No. 6593 (Hamilton), as amended,  
Respecting Lands located at 1510 Main Street West, (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 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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, which By-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

**AND WHEREAS** the Council of the City of Hamilton, in adopting Item 9 of Report 10-014 of the Economic Development and Planning Committee, at its meeting held on the 23<sup>rd</sup> day of June, 2010, recommended that Zoning By-law No. 6593 (Hamilton) be amended as hereinafter provided;

**AND WHEREAS** this By-law will be in conformity with the Official Plan of the City of Hamilton, (the Official Plan of the former City of Hamilton) upon the approval of Official Plan Amendment No. 225

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

## By-law Respecting 1510 Main Street West, (Hamilton)

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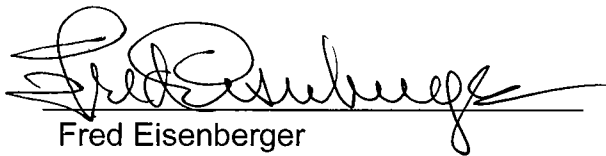
1. That Maps No. W-45 and W-46 of the District Maps, appended to and forming part of Zoning By-law No. 6593 (Hamilton), as amended, are hereby further amended as follows:
  - (a) By changing the zoning from the "C" (Urban Protected Residential, etc.) District, to the "H/S-1633" (Community Shopping and Commercial, etc.) District, Modified, for the lands comprised of Block "1"; and,
  - (b) By changing the zoning from the "H/S-1256" (Community Shopping and Commercial, etc.) District, Modified, to the "H/S-1633" (Community Shopping and Commercial, etc.) District, Modified, for the lands comprised of Block "2".
2. That By-law No. 6593 (City of Hamilton) is amended by deleting Schedule S-1256 of Section 19B.
3. That the "H" (Community Shopping and Commercial, etc.) District regulations, as contained in Section 14 of Zoning By-law No. 6593, be modified to include the following special requirements for the lands comprised in Blocks "1" and "2":
  - (a) Notwithstanding Section 14.(1) of By-law No. 6593, the following residential uses shall be permitted within the same building:
    1. A lodging house not for gain which may have separate washroom facilities for each suite, having not more than 37 lodging suites; and,
    2. One accessory Class "A" dwelling unit.
  - (b) Notwithstanding Section 14.(2) of By-law No. 6593, no building or structure shall exceed three storeys (13 metres) in height.
  - (c) Notwithstanding Section 14.3(ii) of By-law No. 6593, the side yard abutting Cootes Drive shall not be less than 1.2 metres in width.
  - (d) Notwithstanding Section 18A.(7) of By-law No. 6593, no parking space shall be less than 2.6 metres in width by 5.5 metres in length.
  - (e) Notwithstanding Section 18A.(1)(a) of By-law No. 6593, at least one parking space for each lodging room and one parking space for the accessory dwelling unit shall be provided and maintained.

**By-law Respecting 1510 Main Street West, (Hamilton)**

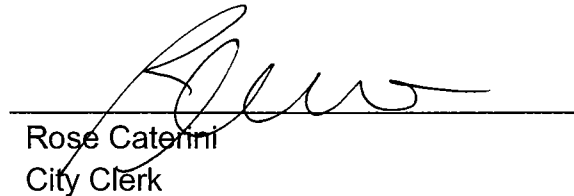
(Page 3 of 4)

- (f) Section 18A.(11) and (12) of By-law No. 6593 shall not apply.
4. That By-law No. 6593 (City of Hamilton) is amended by adding this By-law to Section 19B as Schedule S-1633.
  5. 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 "H" district provisions, subject to the special requirements in Section 3 of this By-law.
  6. 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 23rd day of June, 2010.



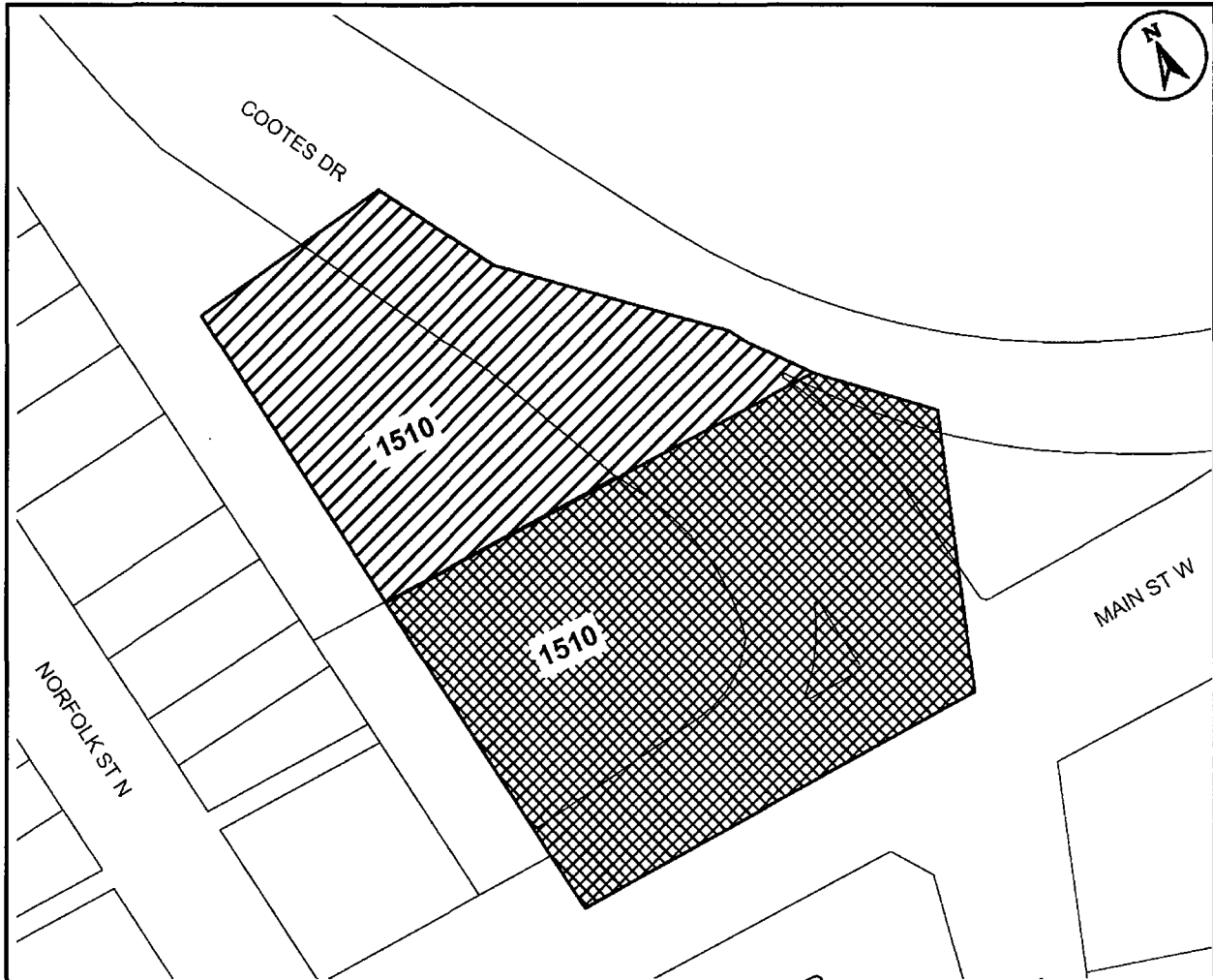
Fred Eisenberger  
Mayor



Rose Catemni  
City Clerk

ZAC-10-012

# By-law Respecting 1510 Main Street West, (Hamilton)



This is Schedule "A" to By-Law No. 10-160

Passed the .23..... day of June....., 2010

*[Signature]*  
Clerk  
*[Signature]*  
Mayor

## Schedule "A"

Map Forming Part of  
By-Law No. 10- 160

to Amend By-law No.6593

### Subject Property

1510 Main Street West



**Block 1** - Change in Zoning from "C" (Urban Protected Residential, etc.) District to "H/S-1633" (Community Shopping & Commercial, etc.) District, modified.



**Block 2** - Change in Zoning from "H/S-1256" (Community Shopping & Commercial, etc.) District, modified to "H/S-1633" (Community Shopping & Commercial, etc.) District, modified.

Scale:  
N.T.S.

File Name/Number:  
ZAC-10-012 / OPA-10-005

Date:  
May 18, 2010

Planner/Technician:  
CB/SW



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT