

**Authority:** Item 10  
Planning Committee  
Report 13-019 (PED13185)  
CM: December 11, 2013

**Bill No. 310**

**CITY OF HAMILTON**

**BY- LAW NO. 13-310**

**To Amend Zoning By-law No. 6593  
Respecting Lands Located at 1500-1502 Main Street East (Hamilton)**

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

**AND WHEREAS** the City of Hamilton is the successor to certain area municipalities, including the former 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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** the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 (Hamilton) 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 10 of Report 13-019 of the Planning Committee, at its meeting held on the 11th day of December 2013, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan, approved by the Minister under the Planning Act on March 16, 2011.

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

**Authority:** Item 10  
Planning Committee  
Report 13-019 (PED13,185)  
CM: December 4, 2013

**Bill No. 310**

**CITY OF HAMILTON**

**BY- LAW NO. 13-310**

**To Amend Zoning By-law No. 6593  
Respecting Lands Located at 1500-1502 Main Street East (Hamilton)**

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

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**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** the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 (Hamilton) 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 10 of Report 13-019 of the Planning Committee, at its meeting held on the 11th day of December 2013, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan, approved by the Minister under the Planning Act on March 16, 2011.

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

1. That Sheet Nos. E-64 and E-65 of the District maps, appended to and forming part of By-law No. 6593 (Hamilton), is amended as follows:

- (a) By changing the zoning from the "H/S-1462" (Community Shopping and Commercial, Etc.) District, Modified, and the "C/S-1462" (Urban Protected Residential, Etc.) District, Modified, to the "H/S-1462b" (Community Shopping and Commercial, Etc.) District, Modified, and the "C/S-1462b" (Urban Protected Residential, Etc.) District, Modified,

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

2. That the following Sections of By-law No. 02-189 are repealed and replaced with the following for Blocks "1" and "2":

That Section 1.(a)(i) and 1.(b) is amended as follows:

- (a)(i) A retirement home with a maximum of ninety (90) residents; and,  
(b) That the total gross floor area of any building or structure shall not exceed 4,320 sq. m.

That Section 3.(a) is amended as follows:

- (a) No building or structure shall exceed three (3) storeys in height.

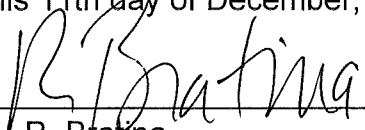
3. That By-law No. 6593 (Hamilton) is amended by adding this By-law to Section 19B as Schedule S-1462b.


4. That Sheet Nos. E-64 and E-65 of the District Maps is amended by marking the lands referred to in Section 1 of this By-law as S-1462b.

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" (Community Shopping and Commercial, Etc.) District and the "C" (Urban Protected Residential, Etc.) District provisions, subject to the special requirements referred to in Section 2 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 11th day of December, 2013.

  
\_\_\_\_\_  
R. Bratina  
Mayor

  
\_\_\_\_\_  
R. Caterini  
Clerk



This is Schedule "A" to By-law No. 13- 310

Passed the ...11th. day of ...December..., 2013

*R. Bratina*  
 Mayor  
*[Signature]*  
 Clerk

### Schedule "A"

Map Forming Part of  
 By-law No. 13- 310

to Amend By-law No. 6593

**Subject Property**

1500 - 1502 Main Street East, Hamilton



**Block 1** - Further Modification to the "H/S-1462" (Community Shopping and Commercial, etc.) District, Modified



**Block 2** - Further Modification to the "C/S-1462" (Urban Protected Residential, etc.) District, Modified

Scale:  
 N.T.S.

File Name/Number:  
 ZAC-13-017

Date:  
 October 23, 2013

Planner/Technician:  
 JM/DB



**Hamilton**

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT