

**Authority:** Item 8.4, Planning Committee Minutes 25-005 (PED25106)  
CM: April 16, 2025 Ward: 3  
Written approval for this by-law was given by Mayoral Decision MDE-2025-07  
Dated April 16, 2025

**Bill No. 069**

**CITY OF HAMILTON**  
**BY-LAW NO. 25-069**

**To Amend Zoning By-law No. 05-200 with Respect to Lands Located at  
120 Wentworth Street North, Hamilton**

**WHEREAS** Council approved Item 8.4 of Report 25-005 of the Planning Committee, at its meeting held on April 16, 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) 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) 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:

- |  |  |
|--|--|
| 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 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) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.

4. 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 16<sup>th</sup> day of April, 2025.

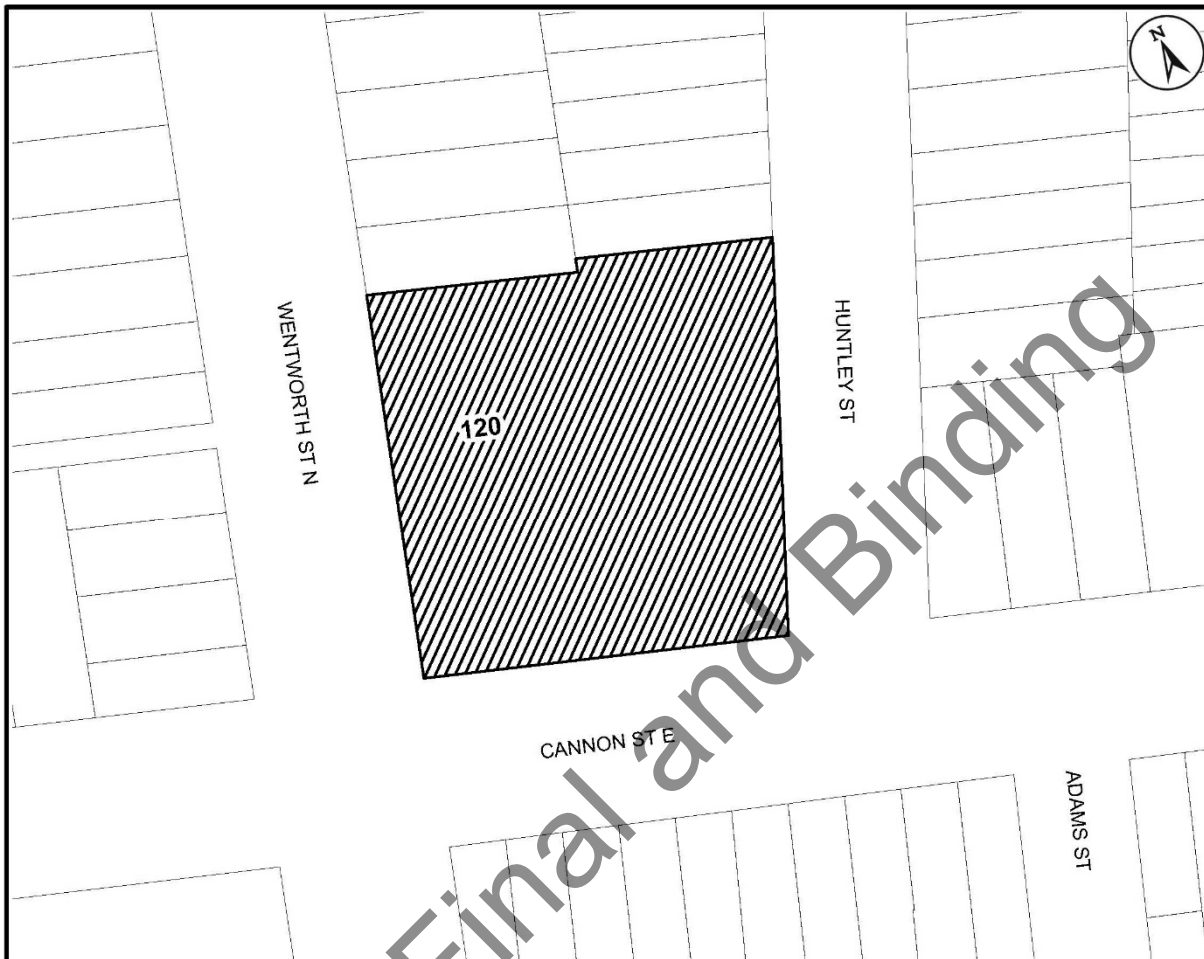
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A. Horwath  
Mayor

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M. Trennum  
City Clerk

ZAC-25-010



This is Schedule "A" to By-law No. 25-

Passed the ..... day of ....., 2025

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Mayor

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Clerk


## Schedule "A"

Map forming Part of  
By-law No. 25-\_\_\_\_\_

to Amend By-law No. 954

### Subject Property

120 Wentworth Street North

 Change in zoning from Neighbourhood Institutional (I1) Zone to Mixed Use Medium Density (C5, 933) Zone

Scale:

N.T.S

File Name/Number:

ZAC-25-010

Date:

February 27, 2025

Planner/Technician:

AA/AL



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT