

**Authority:** Item 8.2, Planning Committee Minutes PLC 25-015 (PED25243)  
CM: November 19, 2025 Ward: 2  
Written approval for this by-law was given by Mayoral Decision MDE-2025-19  
Dated November 19, 2025

**Bill No. 218**

**CITY OF HAMILTON**

**BY-LAW NO. 25-218**

**To amend Zoning By-law No. 6593 with respect to lands located at  
175 John Street North, 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Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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 25<sup>th</sup> day of July, 1950, and approved by the Ontario Land Tribunal on the 7<sup>th</sup> day of December, 1951;

**AND WHEREAS** Council approved Item 8.2 of Minutes 25-015 of the Planning Committee, at its meeting held on November 19, 2025;

**AND WHEREAS** this By-law conforms to the City of Hamilton Official Plan upon the adoption of the Official Plan Amendment No. 255.

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

1. That Sheet No. E-3 of the District Maps, appended to and forming part of Zoning By-law No. 6593 (Hamilton) is amended by changing the zoning from the "H" (Community Shopping and Commercial, etc.) District to the "E-2/S-1842 – 'H'" (Multiple Dwellings) District, Modified, Holding, for the lands known as 175 John Street North, the extent, and boundaries of which are shown on Schedule "A" to this By-law.

2. That the "E-2" (Multiple Dwellings) District regulations, as contained in Section 11B of Zoning By-law No. 6593, are modified to include the following special requirements:
- (a) That notwithstanding Section 11B.(2)(ii) and (iii), no building shall exceed 41.0 metres in height.
  - (b) That notwithstanding Section 11B.(3)(i)(b), there shall be provided and maintained within the district, for every building and structure in an "E-2" District:
    - (i) A front yard of a depth of at least 4.5 metres; and,
    - (ii) A front yard of a depth of at least 7.5 metres, for any portion of a building or structure exceeding a height of 14.6 metres.
  - (c) That notwithstanding Section 11B.(3)(ii)(b), there shall be provided and maintained within the district, for every building and structure in an "E-2" District:
    - (i) A northerly side yard having a width of at least 14.0 metres;
    - (ii) A southerly side yard having a width of at least 5.0 metres; and,
    - (iii) For all other side yards a width of at least 2.0 metres.
  - (d) That notwithstanding Section 11B.(3)(iii)(b), there shall be provided and maintained within the district, for every building and structure in an "E-2" District, a rear yard of a depth of at least 3.7 metres.
  - (e) That Section 11B.(5) shall not apply.
  - (f) That notwithstanding Section 11B.(6), for every building or structure, there shall be provided and maintained on the same lot within the district an amount not less than 20% of the area of the lot on which the building or structure is situate, as landscaped area.
  - (g) That in addition to Section 11B, the following special provisions shall apply as it relates to unit sizes:
    - (i) A minimum of 15.7% of the total dwelling units provided shall be units with two (2) bedrooms;
    - (ii) A minimum of 5% of the total dwelling units provided shall be units with three (3) or more bedrooms; and,

- (iii) In addition to (g) (i) and (ii), where the application of the minimum unit results in a numerical fraction, the total required number of units shall be rounded down to the nearest whole number.
- (h) That in addition to Section 11B, the following special provision shall apply as it relates to minimum Amenity Area requirements to be provided:
  - (i) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area; and,
  - (j) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.
- (i) That notwithstanding Section 18.(3)(vi)(b)(i), a canopy may project into a required front yard to a maximum of 0.0 metres from a street line.
- (j) That notwithstanding Section 18.(3)(vi)(b)(iii), a canopy may project into a required southerly side yard a maximum of 3.2 metres.
- (k) That notwithstanding Section 18.(3)(vi)(cc)(i) and (iii), a bay balcony or dormer may project:
  - (i) into a required front yard not more than 1.5 metres; or
  - (ii) into a required northerly and southerly side yard not more than 1.0 metres.
- (l) That notwithstanding Section 18.(3)(vi)(cc)(ii), a balcony shall not project into a required rear yard.
- (m) That notwithstanding Section 18.(3)(vi)(ee), the foundation wall for mechanical air shaft structures located partially above grade and used for underground parking purposes in conjunction with a multiple dwelling may project into a required side and rear yard and shall not project more than 0.6 metres above grade.
- (n) That notwithstanding Section 18A.(1)(a) and (b), for a multiple dwelling a minimum of 0.3 parking spaces per Class A dwelling unit shall be provided and maintained, inclusive of visitor and accessible parking spaces.
- (o) That notwithstanding Section 18A.(1)(c), a minimum of one (1) loading space having minimum dimensions of 9.0 metres in length, 3.7 metres in width, and 4.3 metres in height shall be provided and maintained.

- (p) That notwithstanding Section 18A.(7), every required parking space, other than a parallel parking space, shall have dimensions not less than 2.7 metres wide and 5.8 metres long.
- (q) That in addition to Section 18A, the following special provisions shall apply with respect to accessible parking spaces:
- (i) A minimum of 4 percent of the total number of parking spaces provided shall be accessible parking spaces;
  - (ii) Where the application of the minimum number of accessible parking spaces results in a numerical fraction, the total number of accessible parking spaces shall be rounded up to the nearest whole number.
  - (iii) An accessible parking space shall have a minimum width of 3.4 metres and a length of 5.8 metres;
  - (iv) An accessible parking space shall be clearly identified and marked;
  - (v) An accessible parking space shall have a minimum of one side which continuously abuts an accessibility aisle that shall:
    - 1. Have a minimum width of 1.5 metres;
    - 2. Have a minimum length which extends the full length of each abutting accessible parking space; and,
    - 3. Be clearly identified and marked.
  - (vi) Where two or more accessible parking spaces in accordance with the above criteria are provided, a maximum of 50% of such spaces, rounded up to the nearest whole number in the case of a numeric fraction, may have a reduced minimum width of 2.4 metres.
- (r) That in addition to Section 18A, the following special provision shall apply with respect to bicycle parking spaces:
- (i) Short-term bicycle parking spaces shall be publicly accessible and located within a bicycle parking area at grade which includes the first floor of a building or an exterior surface area;
  - (ii) A minimum of 0.1 short-term bicycle parking spaces per dwelling unit shall be provided;
  - (iii) Long-term bicycle parking spaces shall be located in a secure enclosed bicycle parking area; and,

- (iv) A minimum of 0.7 long-term bicycle parking spaces per dwelling unit shall be provided.
- (s) That the 'H' symbol applicable to the lands referred to in Section 1 shall be removed conditional upon;
- (i) That the owner submits and receives completion of a signed Record of Site Condition or enters into a conditional building permit agreement with respect to completing a Record of Site Condition, to the satisfaction of the Director of Development Planning. The Record of Site Condition must include a notice of acknowledgement of the Record of Site Condition by the Ministry of the Environment, Conservation and Parks, and submission of the City of Hamilton's current Record of Site Condition administration fee; and,
- (ii) That the owner enter into and register an External Works Agreement with the City for the upgrades to the municipal watermain on John Street North between Cannon Street East and Robert Street, to the satisfaction of the Director of Development Engineering.
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 modified "E-2/S-1842" (Multiple Dwellings) District, provisions, 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 19<sup>th</sup> day of November, 2025

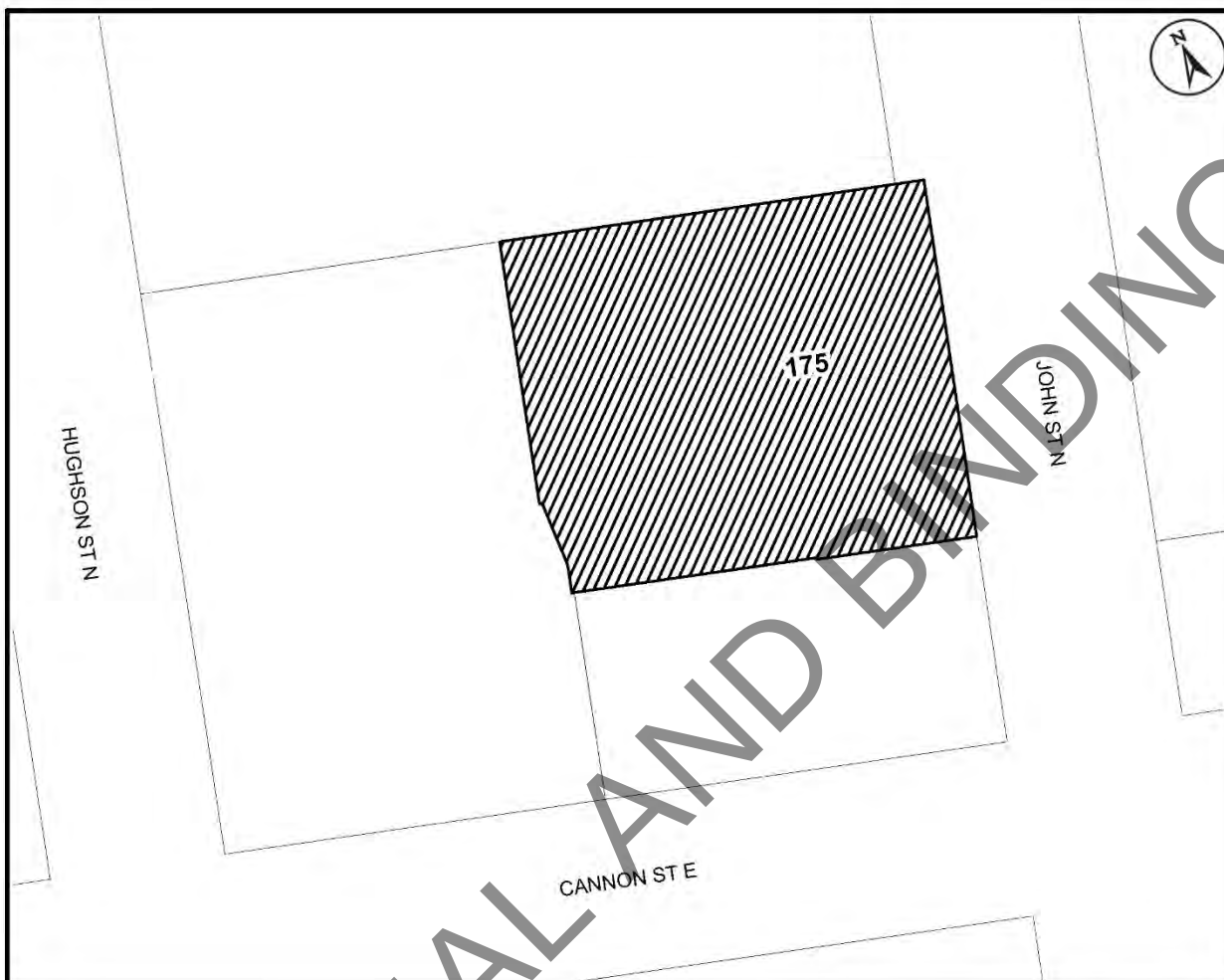
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A. Horwath  
Mayor

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M. Trennum  
City Clerk

ZAC-23-027



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. 6593

### Subject Property

175 John Street North, Hamilton (Ward 2)

 Change in Zoning from the "H" (Community Shopping and Commercial, Etc.) District to the "E-2/S-1842 - 'H'" (Multiple Dwellings) District, Modified, Holding

Scale:  
N.T.S

File Name/Number:  
ZAC-23-027

Date:  
May 30, 2025

Planner/Technician:  
DB/NB



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT