

**Authority:** Item 8.1, Planning Committee Minutes 25-013 (PED25130)  
CM: October 3, 2025 Ward: 1  
Written approval for this by-law was given by Mayoral Decision MDE-2025-21  
Dated, December 10, 2025

**Bill No. 231**

**CITY OF HAMILTON**  
**BY-LAW NO. 25-231**

**To amend Zoning By-law No. 05-200 with respect to lands located at 1570 Main Street West, Hamilton**

**WHEREAS** Council approved Item 8.1 of the Planning Committee Minutes PLC 25-013, at its meeting held on October 8, 2025;

**AND WHEREAS** this By-law conforms with the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. 243;

**NOW THEREFORE** Council amends Zoning By-law No. 05-200 as follows:

1. That Schedule "A" – Zoning Maps, Map No. 947 is amended by changing the zoning from the Mixed Use Medium Density (C5, 570) Zone to the Mixed Use Medium Density (C5, 952, H210, H212) Zone, for the lands known as 1570 Main Street West, Hamilton, 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:
  - "952. Within the lands zoned Mixed Use Medium Density (C5, 952) Zone, identified on Map No. 947 of Schedule "A" – Zoning Maps and described as 1570 Main Street West, Hamilton, the following special provisions shall apply:
    - a) That Notwithstanding Section 3 – Definitions, as it relates to Lot Line – Front, Main Street West shall be deemed the front lot line.
    - b) That Notwithstanding Subsection 4.6 b) and d) and in addition to Section 4.6 the following regulations shall apply:
      - i) An exterior staircase may encroach into any required yard to a maximum of 1.0 metre.

- ii) A porch, deck or canopy may encroach into any required yard to a maximum of 1.0 metre.
- iii) An attached concrete planter box may encroach into a required front yard to a maximum of 1.0 metre.
- c) That notwithstanding Subsection 5.5.1 a) iii), the following regulations shall apply:

The location of loading doors and associated loading facilities shall be permitted in a yard abutting a Residential Zone or an Institutional Zone, shall be a minimum of 6.0 metres from the northerly lot line and shall be screened from view by a Visual Barrier that is in accordance with Section 4.19 of this By-law.

- d) That notwithstanding Subsections 10.5.3 a) i), 10.5.3 b) i), 10.5.3 d) ii), iii), 10.5.3 h) i), ii), and 10.5.3 i), the following regulations shall apply:

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|---|--|
| i) Building Height  | ii) Maximum 38.5 metres.   |
| ii) Minimum Rear Yard   | 9.0 metres.  |
| iii) Minimum Amenity Area for Dwelling Units and Multiple Dwellings | Minimum of 4.0 square metres per unit shall be provided.   |
| iv) Planting Strip Requirements                                     | Minimum of 1.3 metres shall be provided along the northerly property line which shall also contain a Visual Barrier in accordance with Section 4.19 of this By-law." |

- 3. That Schedule "D" – Holding Provisions is amended by adding the additional Holding Provision as follows:

"210. Notwithstanding Section 10.5.3 of this By-law, on those lands zoned Mixed Use Medium Density (C5, 952) Zone, identified on Map No. 947 of Schedule A – Zoning Maps and described as 1570 Main Street West, Hamilton, development shall be restricted in accordance with the following:

- a) For such time as the Holding Provision is in place, these lands shall only be used for permitted uses, buildings and structures listed in the Mixed Use Medium Density (C5, 570) Zone.

- b) Regulations

For such time as the Holding Provision is in place, these lands shall be subject to the regulations of the Mixed Use Medium Density (C5, 570) Zone.

- c) Conditions for Holding Removal

The Holding Provision shall, upon application by the landowner, be removed by way of an amending Zoning By-law, from all or part of the lands subject to this provision when the following conditions have been satisfied:

- i) That the owner submit and receive approval of a revised Functional Servicing Report to identify all required site servicing requirements and upgrades to municipal infrastructure, if required, to the satisfaction of the Director of Development Engineering;
- ii) That the owner submit and receive approval of a revised Watermain Hydraulic Analysis Report to demonstrate that there is sufficient water supply available to meet the fire flow requirements for the proposed development, to the satisfaction of the Director of Development Engineering;
- iii) That the owner submit and receive approval of a revised Stormwater Management Report demonstrating that the total 100-year post-development flows shall be controlled to the allowable discharge rate based on 2-year pre-development flows calculated from the City's GIS polygons and on the ultimate site area, to the satisfaction of the Director of Development Engineering;
- iv) That the owner enter into and register on title an External Works Agreement with the City for the design and construction of any required improvements to municipal infrastructure determined in the approved Functional Servicing Report, Watermain Hydraulic Analysis Report, or Stormwater Management Report at the owner's cost, to the satisfaction of the Director of Development Engineering and Director of Growth Management;
- v) That the owner submit and receive approval of a revised Cultural Heritage Impact Assessment prior to the demolition of any

structures on the property, to the satisfaction of the Director of Heritage and Urban Design;

- vi) That the owner submit and receive approval of a Documentation and Salvage Report prior to the demolition of any structures on the property and in accordance with the Cultural Heritage Impact Assessment, to the satisfaction of the Director of Heritage and Urban Design;
- vii) That the owner submit and receive approval of a Conservation and Commemoration Plan prior to the demolition of any structures on the property and in accordance with the approved Cultural Heritage Impact Assessment, to the satisfaction of the Director of Heritage and Urban Design;
- viii) That the owner submit and receive approval of a revised Transportation Assessment prepared in accordance with an approved terms of reference, to the satisfaction of the Director of Transportation Planning and Parking;
- ix) That the owner submit and receive approval of a revised Tree Protection Plan, to the satisfaction of the Director of Heritage and Urban Design;
- x) That the owner submit and receive approval of a revised Pedestrian Level Wind Study to demonstrate that wind conditions are acceptable for each use, to the satisfaction of the Director of Heritage and Urban Design; and,

4. That Schedule "D" – Holding Provisions is amended by adding the additional Holding Provision as follows:

"212. Notwithstanding Section 10.5.3 of this By-law, on those lands zoned Mixed Use Medium Density (C5, 952) Zone, identified on Map No. 947 of Schedule A – Zoning Maps and described as 1570 Main Street West, Hamilton, development shall be restricted in accordance with the following:

- a) For such time as the Holding Provision is in place, these lands shall only be used for permitted uses, buildings and structures listed in the Mixed Use Medium Density (C5, 570) Zone.

- b) Regulations

For such time as the Holding Provision is in place, these lands shall be subject to the regulations of the Mixed Use Medium Density (C5, 570) Zone.

c) Conditions for Holding Removal

The Holding Provision shall, upon application by the landowner, be removed by way of an amending Zoning By-law, from all or part of the lands subject to this provision when the following conditions have been satisfied:

- i) That the owner shall provide confirmation that a submission for funding in support of below-market housing from the Canada Mortgage and Housing Corporation has been made, to the satisfaction of the Director of Planning and Chief Planner.”
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 provisions of the Mixed Use Medium Density (C5, 952, H210, H212) Zone, subject to the special requirements referred to in Section No. 2 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 10<sup>th</sup> day of December, 2025

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A. Horwath  
Mayor

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M. Trennum  
City Clerk

UHOPA-25-003 and ZAC-25-013



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. 05-200  
Map 947

### Subject Property

1570 Main Street West, Hamilton (Ward 1)



Change in Zoning from the Mixed Use Medium  
Density (C5, 570) Zone to the Mixed Use Medium  
Density (C5, 952, H210, H212) Zone

Scale:  
N.T.S

File Name/Number:  
ZAC-25-013 & UHOPA-25-003

Date:  
November 12, 2025

Planner/Technician:  
MM/RS



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT