

Authority: Item,
Report (PED [REDACTED])
CM:
Ward: **X**

Bill No.

CITY OF HAMILTON

BY-LAW NO.

To amend Zoning By-law No. 05-200 with respect to lands located at 925 Main Street West and 150 Longwood Road South, Hamilton

WHEREAS Council approved Item __ of Report _____ of the Planning Committee, at its meeting held on [Click or tap to enter a date.](#);

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

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

1. That Schedule “A” – Zoning Maps, Map **No.** [REDACTED] is amended by changing the Transit Oriented Corridor Mixed Use Medium Density (TOC1, H31, 703) Zone to the Transit Oriented Corridor Mixed Use Medium Density (TOC1, H31, 703, XXX) Zone, modified for the lands known as 925 Main Street West and 150 Longwood Road South, 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:

“XXX Within the lands zoned Transit Oriented Corridor Mixed Use Medium Density (TOC1, H31, 703, XXX) Zone, identified on **MAP NUMBER** of Schedule “A” – Zoning Maps and described as 925 Main Street West & 150 Longwood Road South, Hamilton the following special provisions shall apply:

a) Notwithstanding subsection a) of Section 4.9 – Mechanical and Unitary Equipment, the following regulations shall apply:

- | | |
|------------------------------------|---|
| i) Minimum Setback to a Streetline | 1.3 metres |
| ii) Visual Screening | No visual screening of Mechanical and Unitary Equipment is required along Main Street West. |

b) Notwithstanding subsection c) of Section 5.2.4 – Access Requirements, the following regulation shall apply:

- | | |
|--|------------------------------------|
| i) Tandem and Stacked Parking Restriction and Exceptions | Tandem parking shall be permitted. |
|--|------------------------------------|

a) Notwithstanding subsection f) of Section 5.2.1 – Minimum Parking Space Dimensions, the following regulation shall apply:

- | | |
|---|---|
| i) Optional Reduction in Minimum Dimensions for Small Car Parking | The minimum parking space size of not more than 10% of provided parking spaces may be a width of 2.6 metres and a length of 5.5 metres. |
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b) Notwithstanding Section f) i) B), f) iii) B) and f) iv) b) of Special Exception 703 the following regulations shall apply:

- | | |
|---|--|
| i) Minimum Building Setback from Main Street West | 5.65 metres for any portion of a building greater than 22.0 metres in height. |
| ii) Minimum Interior Side Yard Setback | 3.12 metres for any portion of a building greater than 22.0 metres in height when abutting a Residential Zone. |
| iii) Maximum Building Height | 95.0 metres |

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 TOC1, H31, 703, XXX 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 _____ , 2026

A. Horwath

Mayor

M. Trennum

City Clerk

FILE(S)



This is Schedule "A" to By-law No.
26-_____

Passed the _____ day of _____, 2026

Clerk

Mayor

DRAFT **Schedule "A"**

Map Forming part of
By-law No. 05-200-

to Amend By-law No. 05-200

Subject Property

925 Main Street West and 150 Longwood Road South in the City of Hamilton.



Subject Lands

Scale:
N.T.S

File Name/Number:

Date:

Planner/Technician:

PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT