

SECTION 11: TRANSIT ORIENTED CORRIDOR

ZONING BY-LAW

11.1 TRANSIT ORIENTED CORRIDOR – MIXED USE (TOC 1) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Transit Oriented Corridor – Mixed Use (TOC 1) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

11.1.1 PERMITTED USES

Beverage Making Establishment
Catering Service
Commercial Entertainment
Commercial School
Community Garden
Conference or Convention Centre
Craftsperson Shop
Day Nursery
Dwelling Unit(s)
Educational Establishment
Emergency Shelter
Financial Establishment
Hotel
Laboratory
Lodging House
Long Term Care Facility
Medical Clinic
Microbrewery
Multiple Dwelling
Office
Personal Services
Place of Worship
Place of Assembly
Repair Service
Residential Care Facility
Restaurant
Retail
Retirement Home
Social Services Establishment
Studio
Tradesperson's Shop
Transportation Depot
Urban Farm
Urban Farmers Market
Veterinary Service

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11.1.2 PROHIBITED USES

Notwithstanding Section 11.1.1, the following uses are prohibited, even as an accessory use:

Drive-Through Facility

11.1.3 REGULATIONS

- a) Maximum Building Setback from a Street Line
- i) 4.5 metres, except where a visibility triangle is required for a driveway access;
 - ii) 6.0 metres for that portion of a building providing an access driveway to a garage.
 - iii) Section 11.1.3 a) i) above, shall not apply for any portion of a building that exceeds the requirement established in 11.1.3 f) ii) below.
 - iv) Where a building(s) has been constructed and complies with section 11.1.3 f) ii) below, additional buildings constructed on the subject property shall not be subject to section 11.1.3 a) i) above, as it relates to the setback from a front lot line.
- b) Minimum Rear Yard 7.5 metres;
- c) Minimum Interior Side Yard 7.5 metres abutting a Residential or Institutional Zone.
- d) Building Height
- i) Minimum 11.0 metres;
 - ii) Maximum 22 metres;
 - iii) Notwithstanding ii) above, the minimum building height may be equivalently increased as the yard increases beyond the minimum yard requirement established in 11.1.3 b) and c) above when abutting a Residential or Institutional Zone.
- e) Maximum Gross Floor 400.0 square metres;

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Area for Microbrewery

- f) Built Form for New Development
- In the case of buildings constructed after the effective date of this By-law or for alterations to buildings, excluding any alterations to façade, windows or doors, after the effective date of this by-law:
- i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
 - ii) In addition to 11.1.3 a) i) above, the minimum width of the ground floor façade (facing the front lot line) shall be greater than or equal to 75% of the measurement of the front lot line.
 - iii) In addition to 11.1.3 a) i) above, and notwithstanding 11.1.3 f) ii) above, for a corner lot the extent of the ground floor façade shall be equal to or greater than 50% of the measurement of all lot lines abutting a street.
 - iv) No parking, stacking lanes, or aisles shall be located between the required building façade and the front lot line.
 - v) All principal entrances shall face the street and be accessible from the building façade with direct access from the public sidewalk.
 - vi) Notwithstanding the definition of planting strip, a public sidewalk shall be permitted where required by 11.1.3 f) v) above.
 - vii) Notwithstanding the above, for properties designated under the Ontario Heritage Act, any alternative building design or building materials approved through the issuance of a Heritage Permit shall be deemed to comply with this Section.
- e) Restriction of Residential Notwithstanding 11.1.1 above, no dwelling

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- Uses within a Building unit shall have access or windows on the ground floor of a building façade.
- f) Visual Barrier A visual barrier shall be required along any lot line abutting a Downtown D5 Zone, Downtown D6 Zone, Institutional Zone or Residential Zone in accordance with the requirements of Section 4.19 of this By-law.
- g) Outdoor Storage
- i) No outdoor storage of goods, materials, or equipment shall be permitted;
 - ii) Notwithstanding i) above, the display of goods or materials for retail purposes accessory to a retail use shall only be permitted in a front or flankage yard.
- h) Location of Emergency Shelter and Residential Care Facility
- i) Except as provided for in Subsection ii), herein, every Emergency Shelter and Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.
 - ii) Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, either of the existing Residential Care Facility or Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.
 - iii) Notwithstanding Subsection 6.3.1, within the lands bounded by Queen Street, Hunter Street, James Street and Main

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Street, no new Residential Care Facility or Emergency Shelter shall be permitted.

- i) Maximum Capacity for Emergency Shelter Shall not exceed 50 residents.
- j) Maximum Capacity for Residential Care Facility Shall not exceed 20 residents.

11.1.4 PARKING

In accordance with the requirements of Section 5 of this By-law.

11.1.5 ACCESSORY BUILDINGS

- i) In accordance with the requirements of Section 4.8 of this By-law.
- ii) Notwithstanding i) above, accessory buildings and structures shall not be subject to 11.1.3 a) i) above

11.1.6 URBAN FARMS

- i) In accordance with the requirements of Subsection 4.26 (c) of this By-law.
- ii) In addition to i) above, an Urban Farm shall only be permitted in the rear yard or on the roof-top of the principle building.

11.1.7 COMMUNITY GARDENS

- i) In accordance with Section 4.27 of this By-law.
- ii) In addition to i) above, a Community Garden shall only be permitted in the rear yard or on the roof-top of the principle building.

11.1.8 URBAN FARMERS MARKET

In accordance with the requirements of Section 4.28 of this By-law.

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**11.2 TRANSIT ORIENTED CORRIDOR – LOCAL COMMERCIAL
(TOC 2) ZONE**

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Transit Oriented Corridor – Local Commercial (TOC 2) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

11.2.1 PERMITTED USES

- Catering Service
- Commercial School
- Community Garden
- Craftsperson Shop
- Day Nursery
- Dwelling Unit(s)
- Financial Establishment
- Laboratory
- Medical Clinic
- Multiple Dwelling
- Office
- Personal Services
- Repair Service
- Restaurant
- Retail
- Studio
- Tradesperson's Shop
- Transportation Depot
- Urban Farm
- Urban Farmer's Market
- Veterinary Service

11.2.2 PROHIBITED USES

Notwithstanding Section 11.2.1, the following uses are prohibited, even as an accessory use:

- Commercial Driving School
- Drive-Through Facility

11.2.3 REGULATIONS

- a) Maximum Yard Abutting Street 4.5 metres;
- b) Minimum Rear Yard 7.5 metres;

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- c) Minimum Interior Side Yard 1.5 metres, except 3.0 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- d) Maximum Height 11.0 metres;
- e) Maximum Total Gross Floor Area for an Individual Office and Medical Clinic 500.0 square metres per unit.
- f) Maximum Total Gross Floor Area for Commercial Uses 10,000.0 square metres;
- g) Built form for New Development In the case of new buildings constructed or alterations and additions to the exterior of existing buildings, excluding any alterations to façade, windows or doors, after the effective date of this By-law:
- i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street;
 - ii) The minimum length of the ground floor façade shall be equal to or greater than 40% of the measurement of the front lot line.
 - iii) All principal entrances shall face the street and be accessible from the building façade with direct access from the public sidewalk;
 - iv) No parking, stacking lanes, or aisles shall be located between the required building façade and the front lot line.
- h) Restriction of Residential Uses within a Building The following uses shall only be permitted above the ground floor, except for access, accessory office and utility areas:
- Dwelling Units
Multiple Dwelling

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- i) Visual Barrier Requirement
A visual barrier shall be required along any side or rear lot line abutting a Downtown D5 Zone or Downtown D6 Zone, Institutional Zone or Residential Zone (property line) in accordance with the requirements of Section 4.19 of this By-law.

- j) Outdoor Storage
 - i) No outdoor storage of goods, materials, or equipment shall be permitted;
 - ii) Notwithstanding i) above, the display of goods or materials for retail purposes that are accessory to a retail use shall only be permitted in the front or flankage yard.

- 11.2.4 ACCESSORY BUILDINGS**
In accordance with the requirements of Sections 4.8 of this By-law.

- 11.2.5 PARKING**
In accordance with the requirements of Section 5 of this By-law.

- 11.2.6 URBAN FARM**
In accordance with the requirements of Subsection 4.26 of this By-law.

- 11.2.7 COMMUNITY GARDEN**
In accordance with the requirements of Subsection 4.27 of this By-law.

- 11.2.8 URBAN FARMERS MARKET**
In accordance with the requirements of Section 4.28 of this By-law.

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11.3 TRANSIT ORIENTED CORRIDOR – RESIDENTIAL (TOC3) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Transit Oriented Corridor - Residential (TOC 3) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

11.3.1 PERMITTED USES

Community Garden
Emergency Shelter
Lodging House
Multiple Dwelling
Residential Care Facility
Retirement Home
Uses existing on the date of the passing of this By-law.

11.3.2 REGULATIONS

- a) Maximum Building Setback from a Street Line
- i) 4.5 metres except where a visibility triangle is required for a driveway access;
 - ii) Section 11.3.2 a) i) above shall not apply for any portion of a building that exceeds the requirement of 11.3.2.f) ii) below.
 - iii) Where a building has been constructed and complies with section 11.3.2 f) ii) below, additional buildings constructed on the subject property shall not be subject to section 11.3.2 a) i) above.
 - iv) Accessory buildings and structures shall not be subject to 11.3.2 a) i) above.
- b) Minimum Rear Yard 7.5 metres;
- c) Minimum Interior Side Yard 7.5 metres abutting a Residential or Institutional Zone.
- d) Minimum Lot Area 360.0 square metres;
- e) Building Height
- i) Minimum 11.0 metres;

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- ii) Maximum 22.0 metres; and,
 - iii) Notwithstanding ii) above, the minimum building height may be equivalently increased as the yard increases beyond the minimum yard requirement established in 11.3.2 b) and c) above when abutting a Residential or Institutional Zone.

- f) Built Form for New Development
 - In the case of buildings constructed after the effective date of this By-law, excluding any alterations to façade, windows or doors after the effective date of this by-law:
 - i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street;
 - ii) In addition to 11.3.2 a) i) above, the minimum width of the ground floor facing the front lot line shall be equal to or greater than 45% of the measurement of the front lot line; and,
 - iii) No parking or aisles shall be located between a required building façade and the front lot line.

- g) Minimum Landscaped Area for Multiple Dwellings
 - Not less than 10% of the lot area shall be landscaped area.

- h) Restriction of Uses within a Building
 - Notwithstanding 11.3.1 above, no dwelling unit shall have access or windows on the ground floor of a building façade.

- i) Visual Barrier
 - A visual barrier shall be required along any side or rear lot line abutting a Downtown D5 Zone or Downtown D6 Zone, Institutional Zone or Residential Zone (property line) in accordance with the requirements of Subsection 4.19 of this By-law.

- j) Location of Emergency Shelter and Residential Care Facility
 - i) Except as provided for in Subsection ii), herein, every Emergency Shelter and Residential Care Facility shall be situated on a lot having a minimum

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radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.

ii) Where the radial separation distance from the lot line of an Emergency Shelter or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, either of the existing Residential Care Facility or Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.

iii) Notwithstanding Subsection 6.6.1, within the lands bounded by Queen Street, Hunter Street, James Street and Main Street, no new Residential Care Facility or Emergency Shelter, shall be permitted.

k) Maximum Capacity for
Emergency Shelter and
Residential Care Facility

Shall not exceed 20 residents.

11.3.3 PARKING

In accordance with the requirements of Section 5 of this By-law.

11.3.4 HOME BUSINESS REGULATIONS

In accordance with the requirements of Section 4.21 of this By-law.

11.3.5 ACCESSORY BUILDING REGULATIONS

i) In accordance with the requirements of Section 4.8 of this By-law.

ii) In addition to i) above, accessory buildings and structures shall not be subject to 11.3.2 a) i) above.

iii)

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**11.3.6 COMMUNITY GARDEN
REGULATIONS**

In accordance with the requirements of
Section 4.27 of this By-law.