

Authority: Item 4, Planning Committee
Report 17-009 (PED17074)
CM: May 24, 2017
Ward: 2

Bill No. 095

CITY OF HAMILTON

BY-LAW NO. 17-

To Amend Zoning By-law No. 05-200, Respecting Lands Located at Pier 8, 65 Guise Street East (Hamilton)

WHEREAS the City of Hamilton has in force several Zoning By-laws which apply to the different areas incorporated into the City by virtue of the City of Hamilton Act, 1999, S.O. 1999, Chap. 14;

AND WHEREAS the City of Hamilton is the lawful successor to the former Municipalities identified in Section 1.7 of By-law No. 05-200;

AND WHEREAS Zoning By-law No. 05-200 was enacted on the 25th day of May, 2005;

AND WHEREAS the Council of the City of Hamilton, in adopting Item 4 of Report 17-009 of the Planning Committee, at its meeting held on the 24th day of May, 2017, which recommended that Zoning By-law No. 05-200 be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the *Planning Act* on June 1, 1982.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Section 2: INTERPRETATION of By-law 05-200 is hereby amended as follows:

a. That Section 2.1 is amended by adding the following new clause:

i) Waterfront Zones	
Multiple Residential	WF1
Mixed Use	WF2
Prime Retail Streets	WF3

2. That SECTION 14: WATERFRONT ZONES is added to By-law 05-200 by including the following new subsections:

“14.0 WATERFRONT ZONES

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Waterfront Zone for any purpose except in accordance with the following provisions which, in addition to other requirements of this By-law:

A) For the purpose of the Waterfront Zones, Figure 10 of Schedule F – Special Figures identifies the Blocks referenced in the Waterfront – Multiple Residential (WF1) Zone, Waterfront – Mixed Use (WF2) Zone and Waterfront – Prime Retail Streets (WF3) Zone.

B) For purposes of the Waterfront Zones only, the following additional or amended definitions shall apply:

i) ‘Live/Work Unit’ shall mean:

“A dwelling unit with an at grade entrance, containing one dwelling unit with only one of the following commercial uses: Office (excluding Medical Office), Personal Service, Retail or Studio, being permitted on the ground floor, except that access is permitted from the ground floor to the 2nd storey residential portion of the unit, and that the total Gross Floor Area of the commercial component of an individual Live/Work Unit shall not exceed 50.0 square metres.”

ii) Notwithstanding Section 3 – Definitions of Zoning By-law No. 05-200, the definition of building height shall mean:

“Any portion of a building designed to provide access to roof top amenity space shall be excluded from measured building height and shall not be considered as a storey, provided the floor area does not exceed 10% of the floor area of the storey directly beneath, the structure shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath, not greater than 3.0 metres in height and may include an enclosed amenity area.”

C) Section 4.23 d) of this By-law shall not apply to the Waterfront Zones.

D) Notwithstanding Section 5.6 of this By-law, Parking for the Waterfront Zones shall be provided in accordance with the following standards:

i)	Notwithstanding Section 5.6 c) the following parking standards shall apply for Waterfront Zones:	
	Residential Uses	
	Live/Work Unit	0.85 for each dwelling unit, except where a

To Amend Zoning By-law No. 05-200,
Respecting Lands Located at Pier 8, 65 Guise Street East (Hamilton)

(Page 3 of 23)

	Multiple Dwelling	dwelling unit is 50 square metres in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 spaces for each unit.
	Institutional Uses	
	Art Gallery	0 spaces
	Day Nursery	1 for each 125.0 square metres unless located within an educational establishment where no parking will be required.
	Educational Establishment	1.25 per class room
	Library	0 spaces
	Long Term Care Facility	1 for each 3 patient beds
	Museum	0 spaces
	Place of Worship	0 spaces
	Social Services Establishment	1 for each 50.0 square metres of gross floor area.
	Commercial Uses	
	Beverage Making Establishment	3 spaces per 100 square metres
	Catering Service	
	Commercial Entertainment	
	Communications Establishment	
	Craftperson's Shop	
	Commercial School	1 space per 50 square metres in excess of 450 square metres.
	Financial Establishment	4 spaces per 100 square metres
	Office	2 spaces per 100 square metres in excess of 450 square metres.
	Medical Office	3 spaces per 100 square metres
	Repair Service	3 spaces per 100 square metres
	Place of Assembly	3 spaces per 100 square metres
	Restaurant	3 spaces per 100 square metres
	Retail	1.5 spaces per 100 square metres
	Studio	1 space per 50 square metres in excess of 450 square metres.
	Personal Services	1 for each 16.0 square metres
	Open Space Uses	
	Botanical Gardens	0 spaces
	Community Garden	
	Conservation	
	Nature Centres	

	Recreation	
	Recreational Equipment Rental and Maintenance Facility	
	Marina	
ii)	In addition to Section 5.1 a) ii) of By-law 05-200, any required parking within Pier 8 shall be permitted on a lot that is not the same lot as the use requiring such parking. Such parking facilities may be located on another lot within 300 metres of the lot containing the use requiring the parking.	
iii)	Bicycle Parking	0.5 long term, secure bicycle parking spaces shall be provided per dwelling unit and 10 short term bicycle parking spaces per multiple dwelling.

Where the number of existing parking spaces exceed the maximum parking standard in Section D) above, the parking spaces provided in excess of the maximum parking standard may be eliminated. However, in no case may the number of parking spaces provided be less than the minimum parking requirements in Section D) above.

14.1 WATERFRONT – MULTIPLE RESIDENTIAL (WF1) 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 WATERFRONT – MULTIPLE RESIDENTIAL (WF1) 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:

- 14.1.1 PERMITTED USES** Live/Work Unit
Multiple Dwelling
- 14.1.2 REGULATIONS**
- a) **Maximum Setback** Shall be in accordance with Figure 11 of Schedule F: Special Figures.
 - b) **Maximum Setback to a Garage** Except where a visibility triangle is required, a maximum setback of 6.0 metres shall apply for that portion of a building providing an access driveway to a garage.
 - c) **Building Height** Shall be provided in accordance with Figure 12 of Schedule F: Special Figures.
 - d) **Built Form for New Development**
 - i) The minimum width of the ground floor façade facing a street shall be provided in accordance with Figure 13 of Schedule F: Special Figures.
 - ii) All ground floor residential units which front a street shall have a principal entrance facing the street and be accessible from the building façade with direct access from the street.
 - iii)
 - 1. No parking, driveways, or aisles shall be located between a building façade and a street.
 - 2. In addition to 1. above, the following restrictions shall apply to Blocks 11 and 13:
 - i) Direct driveway access to individual units;
 - ii) Garages fronting streets;
 - iii) Front yard parking.
 - iv) All parking areas shall be provided at the rear of buildings, either in underground / or in above-grade structures or a combination thereof, with access from streets or laneways.
 - v) All above-grade parking structures shall be located within buildings and fronted on all levels by residential uses.
 - vi) A minimum of 40% of the ground floor façade facing a street shall be composed of windows

14.2 WATERFRONT – MIXED USE (WF2) 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 Waterfront – Mixed Use (WF2) 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:

14.2.1 PERMITTED USES

Art Gallery
Beverage Making Establishment
Catering Service
Commercial School
Communications Establishment
Craftpersons Shop
Day Nursery
Educational Establishment
Financial Establishment
Library
Live/Work Unit
Multiple Dwelling
Museum
Office
Personal Services
Place of Assembly
Place of Worship
Repair Service
Restaurant
Retail
Social Services Establishment
Studio

14.2.2 PROHIBITED USES

- i) Motor Vehicle Collision Repair Establishment
Motor Vehicle Rental Establishment
Motor Vehicle Service Station
Motor Vehicle Gas Bar
- ii) In addition to i) above, a Drive-Through Facility is prohibited even as an accessory use.

14.2.3 REGULATIONS

- a) **Maximum Setback** Shall be in accordance with Figure 11 of Schedule F: Special Figures.
- b) **Maximum Setback to a Garage** Notwithstanding Figure 11 of Schedule F: Special Figures, and except where a visibility triangle is required, a maximum setback of

6.0 metres shall apply for that portion of a building providing an access driveway to a garage.

- c) **Building Height**
 - i) Minimum 9.0 metres;
 - ii) In addition to i) above, a minimum 4.5 metre façade height for the first storey, for any portion of a building along a street line; and,
 - iii) Maximum 6 storeys and up to 22.0 metres

- d) **Built Form for New Development**
 - i) The minimum width of the ground floor façade shall be provided in accordance with Figure 13 of Schedule F: Special Figures.
 - ii) All at grade residential units which front a street shall have a principal entrance facing the street and be accessible from the building façade with direct access from the street.
 - iii) Parking shall be provided underground and/or in above grade parking structures.
 - iv) Above grade parking structures shall be located within buildings and fronted on all levels by commercial, cultural or residential uses, except for driveway access.
 - v) A minimum of 40% of the ground floor façade facing a street shall be composed of windows and glazing.

- e) **Restrictions for Commercial Uses**

Shall only be permitted on the ground floor.

- f) **Restrictions for Institutional uses of a Cultural Nature**

A Library, Art Gallery, or Museum shall only be permitted on the ground floor and second floor.

- g) **Restrictions for Non-Residential Floor Area**

20% of the total non-residential floor area will be permitted for commercial uses ancillary to a Library, Art Gallery, or Museum.

- h) **Additional Residential Unit Restrictions**

Shall be in accordance with Figure 14 of Schedule F: Special Figures.

14.3 WATERFRONT – PRIME RETAIL STREETS (WF3) 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 WATERFRONT – Prime Retail Streets (WF3) 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:

- 14.3.1 **PERMITTED USES**
- Beverage Making Establishment
 - Catering Service
 - Commercial School
 - Communications Establishment
 - Craftpersons Shop
 - Educational Establishment
 - Financial Establishment
 - Live/Work Unit
 - Multiple Dwelling
 - Office
 - Personal Services
 - Place of Assembly
 - Repair Service
 - Restaurant
 - Retail
 - Studio
- 14.3.1 **PROHIBITED USES**
- i) Motor Vehicle Collision Repair Establishment
 - Motor Vehicle Rental Establishment
 - Motor Vehicle Service Station
 - Motor Vehicle Gas Bar
 - ii) In addition to i) above, a Drive-Through Facility is prohibited even as an accessory use.
- 14.3.2 **REGULATIONS**
- a) **Maximum Setback** Shall be in accordance with Figure 11 of Schedule F: Special Figures.
 - b) **Maximum Setback to a Garage** Notwithstanding Figure 11 of Schedule F: Special Figures, and except where a visibility triangle is required, a maximum setback of 6.0 metres shall apply for that portion of a building providing an access driveway to a garage.
 - c) **Building Height**
- i) Minimum 9.0 metres
 - ii) In addition to i) above, a minimum 4.5 metre façade height for the first storey, for any portion

of a building along a street line; and,

- iii) Maximum 6 storeys and up to 22.0 metres
- d) **Built Form for New Development**
 - i) The minimum width of the ground floor façade shall be provided in accordance with Figure 13 of Schedule F: Special Figures.
 - ii) All at grade residential units which front a street shall have a principal entrance facing the street and be accessible from the building façade with direct access from the street.
 - iii) Commercial uses that front a street shall have a principal entrance facing the street and be accessible from the building façade with direct access from the street.
 - iv) No parking, driveways, or aisles shall be located between a building façade and a street.
 - v) Parking areas shall be provided at the rear of buildings, with access from streets or laneways.
 - vi) A minimum of 40% of the ground floor façade facing a street shall be composed of windows and glazing.
- e) **Restrictions for Commercial Uses**
 - i) Shall only be permitted on the ground floor (except Office Uses and Personal Services);
 - ii) Shall be oriented to the southerly and easterly streets for Block 4;
 - iii) Shall be oriented to the southerly and westerly streets for Block 6; and,
 - iv) Shall be oriented to the northerly and westerly streets for Block 9.
- f) **Restriction for Residential Uses**

A maximum of 30% of the ground floor façade shall be occupied by residential uses facing the following lot lines:

 - i) Southerly lot line for Block 4.
 - ii) Southerly lot line for Block 6.

iii) Westerly lot line for Block 9.

g) Additional Residential Unit Restrictions Shall be in accordance with Figure 14 of Schedule F: Special Figures.

3. That Map No. 827 of Schedule "A" – Zoning Maps, to Zoning By-law No. 05-200 be amended by incorporating the following zones for lands municipally known as Pier 8, 65 Guise Street East:

- a) Waterfront - Multiple Residential (WF1, H94) Zone for the lands located within Block 1, Block 2, Block 5, Block 10, Block 11, Block 12, Block 13
- b) Waterfront – Multiple Residential (WF1, 483, H94) Zone for the lands located within Block 7
- c) Waterfront - Mixed Use (WF2, H94) Zone for the lands located within Block 3 and Block 8
- d) Waterfront - Prime Retail Streets (WF3, H94) Zone for the lands located within Block 4 and Block 9
- e) Waterfront - Prime Retail Streets (WF3, 484, H94) Zone for the lands located within Block 6
- f) Open Space (P4, 485) Zone for the lands located within Block 14
- g) Conservation/Hazard Land (P5) Zone for the lands located within Block 15
- h) Community Institutional (I2, 486, H94) Zone for the lands located within Block 16

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A":

4. That Schedule "C" of By-law 05-200 is amended by adding the additional exceptions as follows:

"483. In addition to Sections 14.1.1 and 14.1.2, on those lands zoned Waterfront - Multiple Residential (WF1) Zone, identified on Map 827 of Schedule "A" – Zoning Maps and Block 7 on Figure 10 to Schedule F – Special Figures to Zoning By-law 05-200, and described as Pier 8, 65 Guise Street, the following special provisions shall apply:

a) The following use shall also be permitted:

Commercial Parking Facility

b) the following regulations shall apply:

i) Location of Parking The parking gate of a

- | | |
|----------------------------------|---|
| Gate | commercial parking facility shall have a minimum distance of 6.5 metres from the street. |
| ii) Parking Structures | Above grade parking structures including a commercial parking facility shall be located within buildings and fronted on all levels and all sides by commercial or residential uses. |
| iii) Commercial Parking Facility | In addition to a) above, where a commercial parking facility is proposed, all permitted uses for Block 6 and Block 7 shall be allowed to front the parking facility on all sides and on all levels and a maximum 2,000 sq.m floor area of commercial uses shall be permitted for Blocks 6 and 7.” |

“484. In addition to Sections 14.3.1 and 14.3.2, on those lands zoned Waterfront - Prime Retail Streets (WF3) Zone, identified on Map 827 of Schedule “A” – Zoning Maps and Block 6 on Figure 10 to Schedule F – Special Figures to Zoning By-law 05-200, and described as Pier 8, 65 Guise Street, the following special provisions shall apply:

- a) the following use shall also be permitted:

Commercial Parking Facility

- b) the following regulations shall apply:

- | | |
|-----------------------------|--|
| i) Location of Parking Gate | The parking gate of a commercial parking facility shall have a minimum distance of 6.5 metres from the street. |
|-----------------------------|--|

- | | |
|----------------------------------|---|
| ii) Parking Structures | Above grade parking structures including a commercial parking facility shall be located within buildings and fronted on all levels and all sides by commercial or residential uses. |
| iii) Commercial Parking Facility | In addition to a) above, where a commercial parking facility is proposed, all permitted uses for Block 6 and 7 shall be allowed to front the parking facility on all sides and on all levels and a maximum 2,000 sq.m floor area of commercial uses shall be permitted for Blocks 6 and 7.” |

“485. In addition to Sections 7.4.1 and 7.4.2, on those lands Within the lands zoned Open Space (P4) Zone, identified on Map 827 of Schedule “A” – Zoning Maps and Block 14 on Figure 10 to Schedule F – Special Figures to Zoning By-law 05-200, and described as Pier 8, 65 Guise Street, the following special provisions shall apply:

a) the following uses shall also be permitted:

- Botanical gardens
- Conservation
- Nature Centres
- Recreation
- Restaurant
- Marina
- Recreational equipment rental and maintenance facilities

b) the following regulations shall apply:

To Amend Zoning By-law No. 05-200,
Respecting Lands Located at Pier 8, 65 Guise Street East (Hamilton)

(Page 13 of 23)

- | | | |
|------|--|--|
| i) | Minimum Side and Rear Yard | 7.5 metres. |
| ii) | Maximum Building Height | 11.0 metres. |
| iii) | Parking | Notwithstanding Section 5.6 a) Parking shall be in accordance with Section 14.0 D) of this By-law. |
| iv) | Minimum Side and Rear Yard for Accessory Buildings | 7.5 metres in case of any building or structure abutting a Residential or Institutional Zone. |
| v) | Restaurant | Shall not exceed two storeys and up to 8.0 metres in height and shall not exceed a total floor area of 1,500 square metres.” |

“486. In addition to Sections 8.2.1 and 8.2.3 on those lands zoned Community Institutional (I2) Zone, identified on Map 827 of Schedule “A” – Zoning Maps and Block 16 on Figure 10 to Schedule F – Special Figures to Zoning By-law 05-200, and described as Pier 8, 65 Guise Street, the following special provisions shall apply:

a) the following uses shall also be permitted:

Day Nursery
Educational Establishment
Library
Medical Offices
Museum
Place of Worship
Recreation
Social Services Establishment
Long Term Care Facility

b) the following regulations shall apply:

- | | | |
|-----|-----------------------|-------------|
| i) | Minimum Lot Width | 30.0 metres |
| ii) | Minimum Side and Rear | 2.0 metres |

Yard Setbacks

- | | | |
|------|-------------------------|---|
| iii) | Building Height | 1. Minimum 2 storeys and up to 8.0 metres and maximum 4 storeys and up to 15 metres;

2. In addition to 1. above, minimum 4.5 metres façade height, for any portion of a building along a street line; and, |
| iv) | Minimum Landscaped Area | 10% of the Lot Area |
| iv) | Parking | Notwithstanding Section 5.6 a) Parking shall be in accordance with Section 14.0 D) of this By-law.” |
6. That Schedule “D” – Holding Provisions of By-law 05-200 be amended by adding the following Holding Provisions:
- “94. That notwithstanding Section 14 and Schedule “C” – Special Exceptions, of this By-law, on those lands zoned Waterfront – Multiple Residential (WF1, H94) and (WF1, 483, H94) Zone, and Waterfront – Mixed Use (WF2, H94) and Waterfront – Prime Retail Streets (WF3, H94) and (WF3, 484, H94) and Community Institutional (I2, 486, H94) on Map 827 of Schedule “A” – Zoning Maps, described as Pier 8, 65 Guise Street, no development shall be permitted until such time as:
- (i) The owner submits a signed Record of Site Condition (RSC) to the City of Hamilton and the Ministry of the Environment (MOE). The RSC must be to the satisfaction of the City of Hamilton, including an acknowledgement of receipt of the RSC by the MOE, and submission of the City of Hamilton’s current RSC administration fee.
 - (ii) The owner investigates the noise, odour and dust levels on the site and determine and implement the noise, odour and / or dust control measures that are satisfactory to the City of Hamilton in meeting the Ministry of the Environment’s recommended limits. An acoustical, odour and dust control report prepared by a qualified Professional Engineer containing the recommended control measures shall be submitted to the satisfaction of the Director of Planning and Chief Planner.

Should a peer review of the acoustical, odour and dust report be warranted, all associated costs should be borne by the owner and shall be submitted to the satisfaction of the Director of Planning and Chief Planner.

- (iii) A sanitary pumping station and forcemain have been constructed and is operational to the satisfaction of the Senior Director of Growth Management.

7. That Schedule F – Special Figures, be amended by adding the following Special Figures:
 - a) Figure 10: Waterfront Block Plan, as attached to this By-law;
 - b) Figure 11: Waterfront Zones – Maximum Setbacks, as attached to this By-law;
 - c) Figure 12: Waterfront Zones – Building Heights as attached to this By-law;
 - d) Figure 13: Waterfront Zones – Ground Floor Façade, as attached to this By-law;
 - e) Figure 14: Waterfront Zones – Residential Unit Restrictions, as attached to this By-law;
8. 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*.
9. That this By-law No. 17-095 shall come into force and be deemed to come into force in accordance with Subsection 34(21) of the *Planning Act*, either upon the date of passage of this By-law or as otherwise provided by the said subsection.

PASSED this 24th day of May, 2017.

T. Whitehead
Acting Mayor

R. Caterini
City Clerk

To Amend Zoning By-law No. 05-200,
Respecting Lands Located at Pier 8, 65 Guise Street East (Hamilton)

(Page 16 of 23)



This is Schedule "A" to By-law No. 17-

Passed the day of, 2017

Mayor

Clerk

<h2>Schedule "A"</h2> <p>Map Forming Part of By-law No. 17-_____</p> <p>to Amend By-law No. 05-200 Map 827</p>		<p>Subject Property Pier 8, 65 Guise Street East</p> <ul style="list-style-type: none"> Block 1, 2, 5, 10, 11, 12 & 13 - Add the the Waterfront Multiple Residential (WF1, H94) Zone Block 7 - Add the Waterfront Multiple Residential (WF1, 483, H94) Zone Block 3 & 8 - Add the Waterfront Mixed Use (WF2, H94) Zone Block 4 & 9 - Add the Waterfront Prime Retail (WF3, H9F) Zone Block 6 - Add the Waterfront Prime Retail (WF3, 484, H94) Zone Block 14 - Add the Open Space (P4, 485) Zone Block 15 - Add the Conservation/Hazard Land (P5) Zone Block 16 - Add the Community Institutional (I2, 486, H94) Zone Additional lands of Owner 	
Scale: N.T.S.	File Name/Number: ZAC-16-034/25T-201605		
Date: April 13, 2017	Planner/Technician: EJ/AL		
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT			

Figure 10: Waterfront Block Plan



Hamilton
Planning & Economic
Development Department

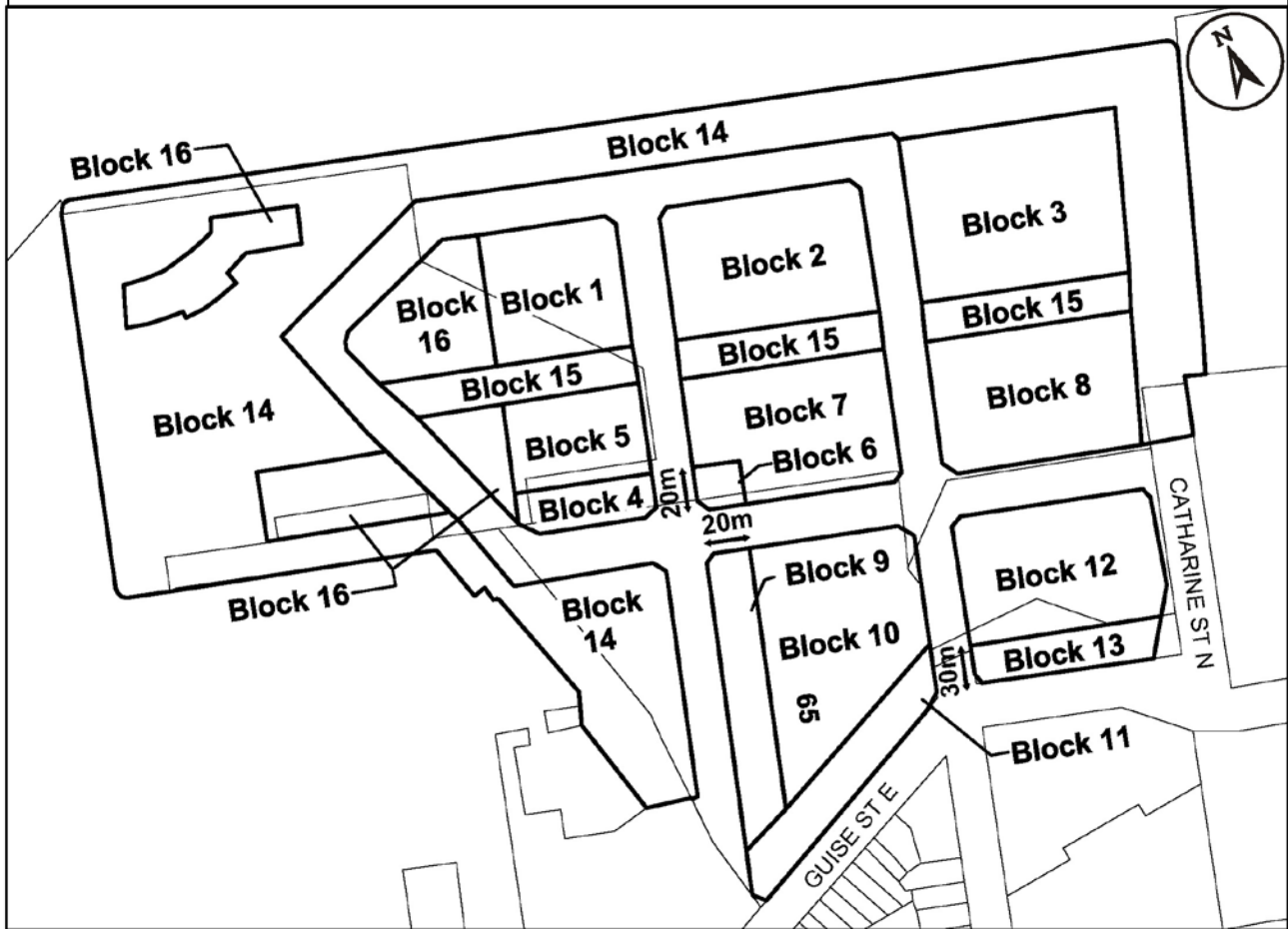


Figure 11: Waterfront Zones – Maximum Setbacks



Hamilton
Planning & Economic
Development Department

Table WF.1		a)	b)	c)	d)	e)
		Northerly Lot Line	Easterly Lot Line	Westerly Lot Line	Southerly Lot Line	Additional Setback requirements
1)	Block 1	3.0 metres	3.0 metres	None	None	An additional 2.0 metre setback is required above the 5th storey on all elevations.
2)	Block 2	3.0 metres	3.0 metres	3.0 metres	None	An additional 2.0 metre setback is required above the 5th storey on all elevations.
3)	Block 3	3.0 metres	3.0 metres	5.0 metres	None	An additional 2.0 metre setback is required above the 5 th storey on all elevations.
4)	Block 4	None	3.0 metres	None	1.5 metres	An additional 1.0 metre setback is required above the 3 rd storey on all elevations.
5)	Block 5	None	3.0 metres	None	None	An additional 2.0 metre setback is required above the 5th storey on all elevations.
6)	Block 6	None	None	3.0 metres	3.0 metres	An additional 1.0 metre setback is required above the 3 rd storey on all elevations
7)	Block 7	None	3.0 metres	3.0 metres	3.0 metres	An additional 1.0 metre setback is required above the 3 rd storey on all elevations.
8)	Block 8	None	3.0 metres	3.0 metres	3.0 metres	An additional 2.0 metre setback is required above the 5 th storey on all elevations.
9)	Block 9	3.0 metres	None	3.0 metres	None	An additional 1.0 metre setback is required above

To Amend Zoning By-law No. 05-200,
 Respecting Lands Located at Pier 8, 65 Guise Street East (Hamilton)

(Page 19 of 23)

						the 3 rd storey on all elevations
10)	Block 10	3.0 metres	3.0 metres	None	None	An additional 2.0 metre setback is required above the 5th storey on all elevations.
11)	Block 11	None	3.0 metres	3.0 metres	1.5 metres	None
12)	Block 12	3.0 metres	3.0 metres	3.0 metres	None	An additional 2.0 metre setback is required above the 5th storey on all elevations.
13)	Block 13	None	3.0 metres	3.0 metres	1.5 metres	None

Figure 12: Waterfront Zones – Building Heights



Table WF.2		a)	b)	c)
		Minimum Building Height	Maximum Building Height	Minimum Ground Floor Façade Height
1)	Block 1	9.0 metres	8 storeys and 30.0 metres	4.5 metres for the first storey of any portion of a building along a street line
2)	Block 2	9.0 metres	8 storeys and 30.0 metres	4.5 metres for the first storey of any portion of a building along a street line
3)	Block 5	9.0 metres	8 storeys and 30.0 metres	4.5 metres for the first storey of any portion of a building along a street line
4)	Block 7	9.0 metres	6 storeys and 22.0 metres	4.5 metres for the first storey of any portion of a building along a street line
5)	Block 10	9.0 metres	8 storeys and 30.0 metres	4.5 metres for the first storey of any portion of a building along a street line
6)	Block 11	6.0 metres	3 storeys and 11.5 metres	None
7)	Block 12	9.0 metres	8 storeys and 30.0 metres	4.5 metres for the first storey of any portion of a building along a street line
8)	Block 13	6.0 metres	4 storeys and 15.0 metres	None

Figure 13: Waterfront Zones – Ground Floor Façade



Table WF.3		a)	b)	c)	d)
		Minimum Easterly Ground Floor Façade	Minimum Northerly Ground Floor Façade	Minimum Westerly Ground Floor Façade	Minimum Southerly Ground Floor Façade
1)	Block 1	75%	50%	None	None
2)	Block 2	75%	50%	75%	None
3)	Block 3	75%	50%	75%	None
4)	Block 4	75%	None	None	75%
5)	Block 5	75%	None	None	None
6)	Block 6	None	None	75%	75%
7)	Block 7	None	50%	75%	75%
8)	Block 8	75%	None	75%	50%
9)	Block 9	None	50%	75%	None
10)	Block 10	50%	50%	None	None
11)	Block 11	50%	None	50%	75%
12)	Block 12	75%	50%	75%	None
13)	Block 13	50%	None	75%	75%

Figure 14: Waterfront Zones – Residential Unit Restrictions



Hamilton
Planning & Economic
Development Department

Table WF.4		a)	b)	c)
		Minimum Residential Unit Total	Maximum Residential Unit Total	Maximum Residential Unit Floor Area
1)	Block 1	90 units	120 units	9,000 square metres
2)	Block 2	188 units	267 units	20,800 square metres
	Block 3	160 units	238 units	Maximum 16,900 square metres for residential uses and a maximum 600 square metres for commercial uses. Total of all uses shall not exceed 17,500 square metres.
	Block 4	98 units for Block 4 and 5	122 units for Blocks 4 and 5	Maximum 9,000 square metres for residential uses and a maximum 840 square metres for commercial uses for Blocks 4 and 5.
3)	Block 5	98 units for Blocks 4 and 5	122 units for Blocks 4 and 5	9,000 square metres for Blocks 4 and 5
	Block 6	140 units for Blocks 6 and 7	188 units for Blocks 6 and 7	Maximum 13,200 square metres for residential and a maximum 500 square metres for commercial (excluding a Commercial Parking Facility) for Blocks 6 and 7
4)	Block 7	140 units for Blocks 6 and 7	188 units for Blocks 6 and 7	13, 200 square metres for Block 6 and 7
	Block 8	123 units	184 units	Maximum 13,000 square metres for residential uses and a maximum 1,500 square metres for commercial. Total of all uses shall not exceed 14,500 square metres.
	Block 9	179 units for Blocks 9, 10 and 11	247 units for Blocks 9, 10 and 11	Maximum 18,000 square metres for residential uses and a maximum 3000 square metres for commercial uses for Blocks 9, 10, and 11”
5)	Block 10	179 units for Blocks 9, 10, and 11	247 units for Blocks 9, 10, and 11	18,000 square metres for Blocks 9, 10, and 11
6)	Block 11	179 units for Blocks 9, 10, and 11	247 units for Blocks 9, 10, and 11	18,000 square metres for Blocks 9, 10, 11

To Amend Zoning By-law No. 05-200,
Respecting Lands Located at Pier 8, 65 Guise Street East (Hamilton)

(Page 23 of 23)

7)	Block 12	165 units for Blocks 12 and 13	279 units for Blocks 12 and 13	20,000 square metres for Blocks 12 and 13
8)	Block 13	165 units for Blocks 12 and 13	279 units for Blocks 12 and 13	20,000 square metres for Blocks 12 and 13