



Hamilton

Zoning By-law 05-200

COMMERCIAL AND MIXED USE ZONES

PROPOSED

COMMERCIAL AND MIXED USE ZONES

CONTENTS

- CONTEXT 1**
- URBAN HAMILTON OFFICIAL PLAN 2**
- COMMERCIAL AND MIXED USE ZONES 4**
 - OVERVIEW 4**
 - LOCAL COMMERCIAL ZONES 6**
 - Residential Character Commercial (C1) Zone 6
 - Neighbourhood Commercial (C2) Zone 8
 - Community Commercial (C3) Zone 10
 - Comparison Chart of Permitted Uses 12
 - MIXED USE ZONES 14**
 - Mixed Use - High Density (C4) Zone 14
 - Mixed Use - Medium Density (C5) Zone 16
 - Mixed Use - Medium Density - Pedestrian Focus (C5a) Zone 18
 - Comparison Chart of Permitted Uses 20
 - OTHER COMMERCIAL ZONES 22**
 - District Commercial (C6) Zone 22
 - Arterial Commercial (C7) Zone 24
 - Comparison Chart of Permitted Uses 26
- DEFINITIONS 28**
- PARKING 29**

CONTEXT

The City of Hamilton has developed new Commercial and Mixed Use (CMU) Zones for the urban areas that are to be incorporated into Zoning By-law No. 05-200. These zones apply to the urban areas, except for the Urban Growth Centre/Downtown Area and the Transit Oriented Corridors along Main Street/King Street/Queenston Road.

The CMU Zones will:

- Implement the commercial and mixed use designations and policies of the Urban Hamilton Official Plan and Secondary Plans; and,
- Replace the commercial zones in the six former Zoning By-laws that have different zones, permitted uses and regulations.

THE NEW CMU ZONES ARE:

- Residential Character Commercial (C1) Zone;
- Neighbourhood Commercial (C2) Zone;
- Community Commercial (C3) Zone;
- Mixed Use High Density (C4) Zone;
- Mixed Use Medium Density (C5) Zone;
- Mixed Use Medium Density – Pedestrian Focus (C5a) Zone;
- District Commercial (C6) Zone; and,
- Arterial Commercial (C7) Zone.

KEY HIGHLIGHTS

- **FLEXIBLE AND EASY TO UNDERSTAND**

The Definitions are broader.

Example: restaurants vs. take-out, fast food, sit down

The Regulations are clearer and focus on built form.

Example: height and setbacks for buildings are described in metres and not mathematical formulas

- **CONSISTENT**

The same definitions and regulations are applied across the City's urban area.

- **AVOID DUPLICATION BETWEEN CITY BY-LAWS AND MUNICIPAL OR PROVINCIAL REGULATIONS**

Example: height of basement apartments has been removed because this regulation is addressed by other Provincial legislation

- **ADDRESS NEW AND EMERGING TRENDS**

Example: microbrewery, arts and cultural uses permitted in more areas throughout the urban area

COMMERCIAL AND MIXED USE ZONES

URBAN HAMILTON OFFICIAL PLAN

The City is developing a new comprehensive Zoning By-law to implement the Urban Hamilton Official Plan (August 2013). The commercial and mixed use policies of the Urban Hamilton Official Plan and relevant Secondary Plans contribute towards achieving the City's planned form of growth and overall future growth objectives which include:

- the development of a node and corridor urban structure surrounded by and supported by Neighbourhoods;
- the development of compact, mixed use urban environments that support transit and active transportation;
- the development of complete communities where people can live, work, learn and play; and,
- the promotion and support for design which enhances and respects the character of existing neighbourhoods and creates vibrant dynamic and liveable urban places.

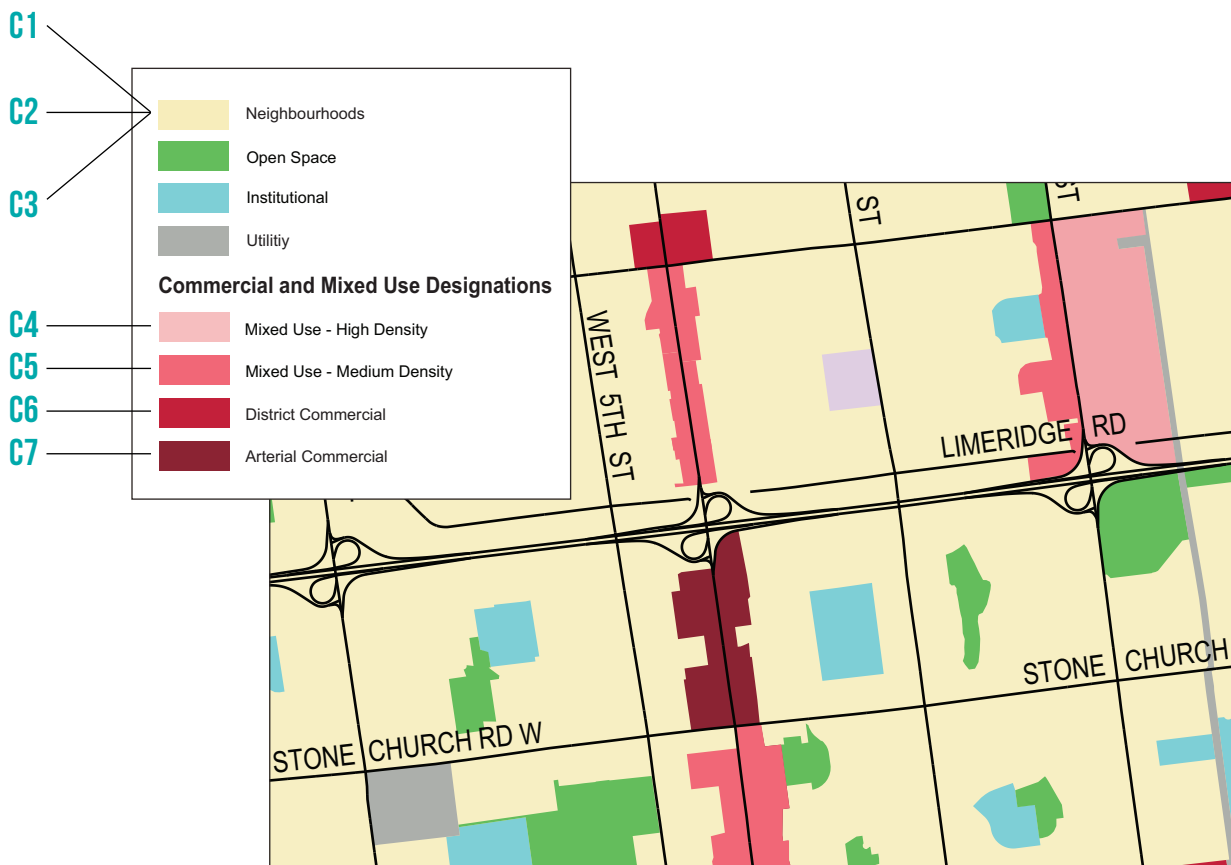
Building on these overall goals for land use and development, the commercial and mixed use policy goals express the City's direction in planning for commercial uses. Specifically, the City seeks to:

- Create and retain vibrant mixed use areas that are accessible by all modes including automobile, transit, bicycles, and walking;
- Plan and support existing commercial uses both in commercial nodes and in mixed use areas that function as central places for the city, a community, a group of neighbourhoods, or within an individual neighbourhood and are served by various modes of transportation including foot, bicycle, transit and automobile;
- Create streets and streetscapes that are comfortable, walkable and stimulating pedestrian environments;
- Maintain an appropriate retail and commercial distribution between neighbourhoods and across the City to meet day to day, weekly shopping and discretionary and occasional shopping needs; and,
- Identify specific areas to accommodate larger retail uses that need larger sites.

COMMERCIAL AND MIXED USE ZONES

The following chart and diagram illustrates how the zones correspond to the Urban Hamilton Official Plan designations.

Urban Hamilton Official Plan Designation	Zone
Neighbourhoods	Residential Character Commercial (C1) Zone Neighbourhood Commercial (C2) Zone Community Commercial Zone (C3) Zone
Mixed Used High Density	Mixed Use - High Density (C4) Zone
Mixed Use Medium Density	Mixed Use - Medium Density (C5) Zone
Mixed Use Medium Density-Pedestrian Focus	Mixed Use - Medium Density – Pedestrian Focus (C5a) Zone
District Commercial	District Commercial (C6) Zone
Arterial Commercial	Arterial Commercial (C7) Zone



Clip from Urban Hamilton Official Plan - Schedule E-1 - Urban Land Use Designations

COMMERCIAL AND MIXED USE ZONES

OVERVIEW

Hamilton is a major urban centre that has many commercial areas that serve different functions. These areas are part of the City's urban structure of nodes connected by corridors and surrounded by neighbourhoods. The Vision for the different commercial areas is described in the Urban Hamilton Official Plan and will be implemented by the new Commercial and Mixed Use Zones. The Zones support a range of commercial uses while other Zones are more flexible, have a broader range of uses and allow for an evolution of commercial areas for more mixed use (commercial/residential, commercial/institutional) or single use (residential, institutional, or commercial only) buildings, sites and areas. The range of uses and the companion regulations recognize the various characteristics of individual sites, the surrounding urban fabric and uses, and the long term vision for the area.

Collectively, these zones permit a range of commercial uses and services that can satisfy the daily, weekly and occasional shopping needs of neighbourhoods, the City and a broader inter regional market. Individually, the Zones support different commercial areas ranging from a single commercial use in the middle of the neighbourhood accessible by foot to large scale commercial development which are primarily accessed by car.



LOCAL COMMERCIAL ZONES

There are 3 Local Commercial Zones:

- Residential Character Commercial (C1) Zone;
- Neighbourhood Commercial (C2) Zone; and,
- Community Commercial (C3) Zone.

These zones recognize the variety of commercial sites/areas that exist within and surrounding residential areas. There are the existing single use sites that have the neighbourhood convenience store, a small repair store, sometimes with a dwelling unit above. There are other areas where rows of older single detached homes have been converted into small retail or service type uses. Several plazas exist which include multiple stores with parking areas between the stores and the street. Local commercial sites/ areas also have gas stations, auto repair garages, personal service shops (e.g. nail salons, shoe repair shops) as well as larger single use buildings.

The zone regulations maintain the scale and compatibility to abutting residential areas by limiting building height, lot area, and gross floor area (GFA) based on the size of the sites within the local commercial zones.

MIXED USE ZONES

There are 3 Mixed Use Zones.

- Mixed Use High Density (C4) Zone;
- Mixed Use Medium Density (C5) Zone; and,
- Mixed Use Medium Density – Pedestrian Focus (C5a) Zone.

The Mixed Use Zones permit a full range of commercial and residential uses (either stand-alone or mixed buildings) to be built at a more intensive scale but still in keeping with the surrounding neighbourhood. The range of commercial uses is intended to serve the day-to-day needs of local residents, while also attracting a broader regional market.

Some areas have characteristics of a mixed use area currently while other areas could evolve over time from primarily a commercial area to a more vibrant area with a mixture of uses. The vision of the Mixed Use Zones is to develop into a pedestrian oriented community with a variety of commercial uses and a mix of residential and commercial development. The residential uses in these areas will be transit supportive.

OTHER COMMERCIAL ZONES

There are 2 commercial zones that recognize larger general commercial and arterial (highway) commercial areas:

- District Commercial (C6) Zone; and,
- Arterial Commercial (C7) Zone.

There is broad range of commercial uses in District Commercial Zones that serve both the local residents and broader area of the city. The Arterial Commercial areas are more specialized zones that permit uses that require larger sites to accommodate larger buildings and outside storage. They include quasi industrial uses (e.g. building and lumber supply stores, self-storage, equipment rentals) and are generally accessed by car.

COMMERCIAL AND MIXED USE ZONES

LOCAL COMMERCIAL ZONES

RESIDENTIAL CHARACTER COMMERCIAL (C1) ZONE



The Residential Character Commercial (C1) Zone applies to existing small scale commercial buildings (convenience store) or residential buildings with a commercial use (coffee shop, small offices, etc.) that are located in the interior of residential neighbourhoods.

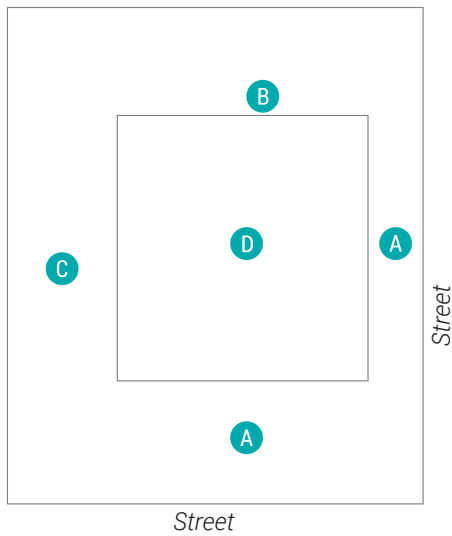
The Residential Character Commercial Zone recognizes the importance of preserving and fostering small commercial establishments that serve the immediate residential community. These small establishments are typically found in older residential neighbourhoods and serve a social and economic purpose within a community, allowing residents to complete their daily errands by walking or cycling.

Commercial uses are limited to retail, restaurant and office, to name a few. However, the commercial use could be converted to residential uses within the building. *See Comparison Chart of Permitted Uses on Page 12.*

COMMERCIAL AND MIXED USE ZONES

KEY REGULATIONS

Maximum Building Setback from a Street Line	3.0 m	A
Rear Yard Minimum	7.5 m	B
Interior Side Yard Minimum	3.0 m	C
Maximum Height	11.0 m	D
Maximum Lot Area	500.0 sq m	



COMMERCIAL AND MIXED USE ZONES

LOCAL COMMERCIAL ZONES

NEIGHBOURHOOD COMMERCIAL (C2) ZONE



The Neighbourhood Commercial (C2) Zone encompasses sites with one or a few commercial tenants and “main street” buildings built close to the street with commercial uses on the ground floor and residential uses on the upper floors. These zones are located within and on the outskirts of residential neighbourhoods, along collector or arterial roads.

The location of the Neighbourhood Commercial areas/sites and the types of commercial uses serve the surrounding residential areas. They are intended to meet the daily or weekly shopping needs of residents and are accessible by foot, bike, car and often transit.

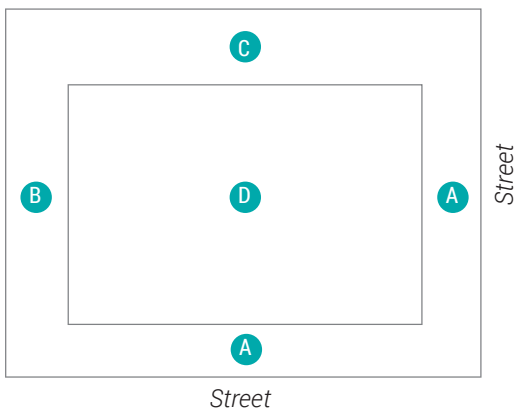
This zone permits certain commercial uses intended to serve the immediate neighbourhood, including retail, personal service, restaurant, office, repair service, studio, and veterinary service. Residential uses are permitted only above the ground floor. *See Comparison Chart of Permitted Uses on Page 12.*

The range of uses and some locations are similar to the Community Commercial Zones but the Neighbourhood Commercial zones tend to have smaller sites and more single buildings.

COMMERCIAL AND MIXED USE ZONES

KEY REGULATIONS

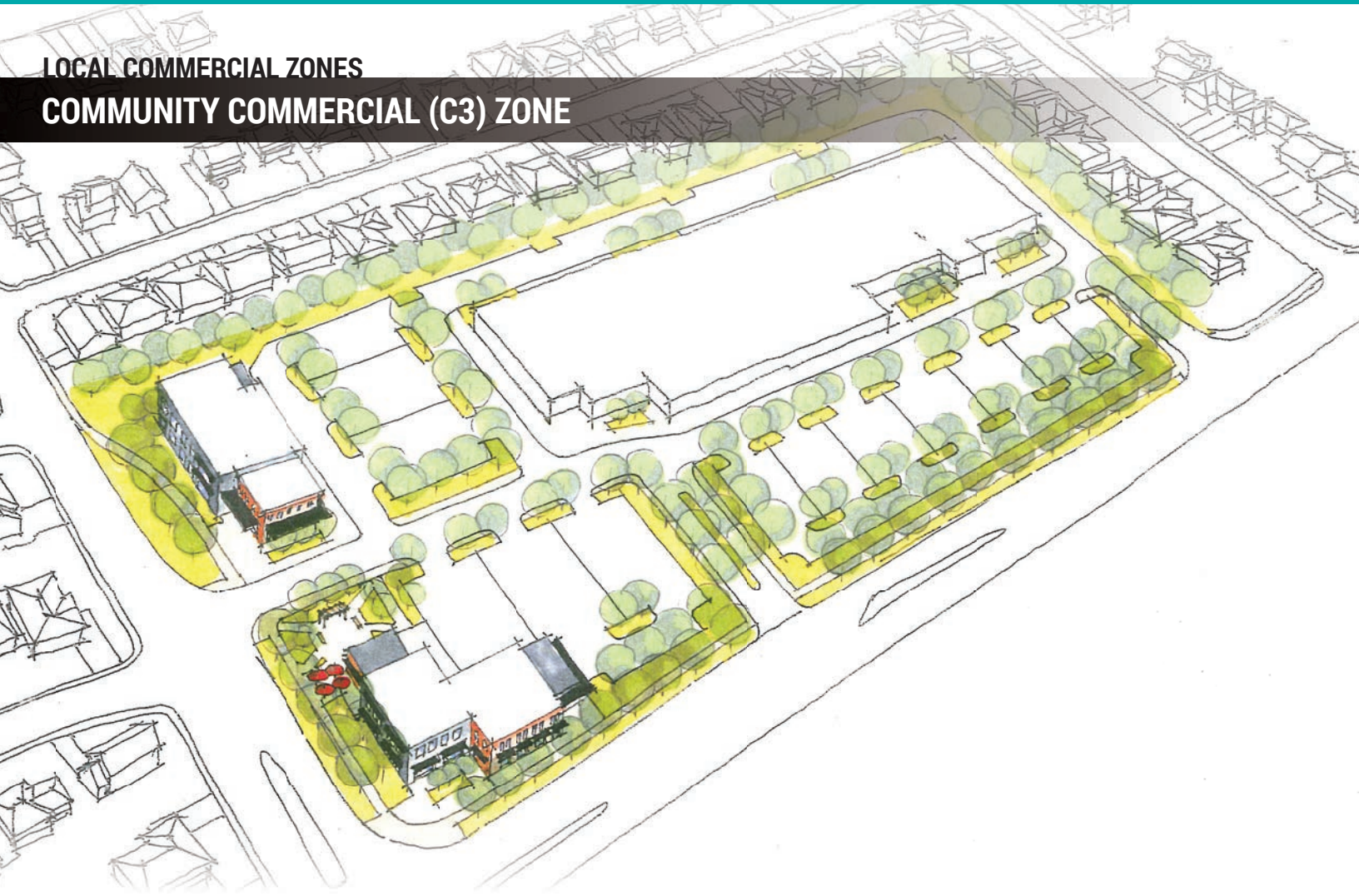
Building Setback from a Street Line	1.5 m min 3.0 m max	A
Minimum Rear Yard	6.0 m, 7.5 m abutting Residential or Institutional Zone	B
Minimum Interior Side Yard	1.5 m, 3.0 m abutting Residential or Institutional Zone	C
Maximum Height	11.0 m	D
Maximum Lot Area	5,000 sq m	
Maximum Gross Floor Area (GFA) for all commercial	2,000 sq m	
Maximum GFA for individual office or building	500 sq m	
Interior or Through Lot, minimum width of ground floor façade facing street	> 40%	
Corner Lot, minimum width of ground floor façade facing street	> 50%	



COMMERCIAL AND MIXED USE ZONES

LOCAL COMMERCIAL ZONES

COMMUNITY COMMERCIAL (C3) ZONE



The Community Commercial (C3) Zone includes commercial plazas, larger format single uses (office, single retail use, gas stations). Similar to the Neighbourhood Commercial (C2) Zone, this zone is located within and on the outskirts of residential neighbourhoods, along arterial roads.

The location of the Community Commercial areas/sites and the types of commercial uses serve the surrounding residential areas. They are intended to meet the daily or weekly shopping needs of residents and are accessible by foot, bike, car and transit.

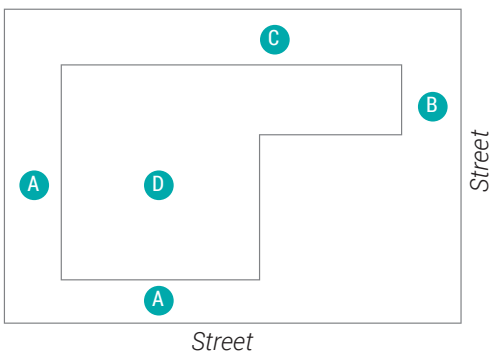
The commercial uses serve the surrounding residential neighbourhoods, and includes retail, restaurants, personal services, studios, medical clinics, offices, commercial schools, motor vehicle gas bars, motor vehicle service stations, and veterinary services. Residential uses are only permitted above the ground floor. *See Comparison Chart of Permitted Uses on Page 12.*

As existing commercial plazas provide daily and weekly needs of residents, it is envisioned the planned functions of these developments will stay the same, or small additions such as an upper storey professional offices or medical clinic uses above the commercial plaza. The Community Commercial sites have similar locations criteria and ranges of uses; however, the sites and the scale of development are larger than the Neighbourhood Commercial Zones.

COMMERCIAL AND MIXED USE ZONES

KEY REGULATIONS

Building Setback from a Street Line	1.5 m min 4.5 m max	A
Minimum Rear Yard	6.0 m, 7.5 m abutting Residential or Institutional Zone	B
Minimum Interior Side Yard	1.5 m, 3.0 m abutting Residential or Institutional Zone	C
Maximum Height	14.0 m	D
Maximum Lot Area	10,000 sq m	
Maximum Gross Floor Area (GFA) for all commercial	10,000 sq m	
Maximum GFA for individual office or building	500 sq m	
Interior or Through Lot, minimum width of ground floor façade facing street	> 40%	
Corner Lot, minimum width of ground floor façade facing street	> 50%	



COMMERCIAL AND MIXED USE ZONES

COMPARISON CHART OF PERMITTED USES IN MIXED USE ZONES

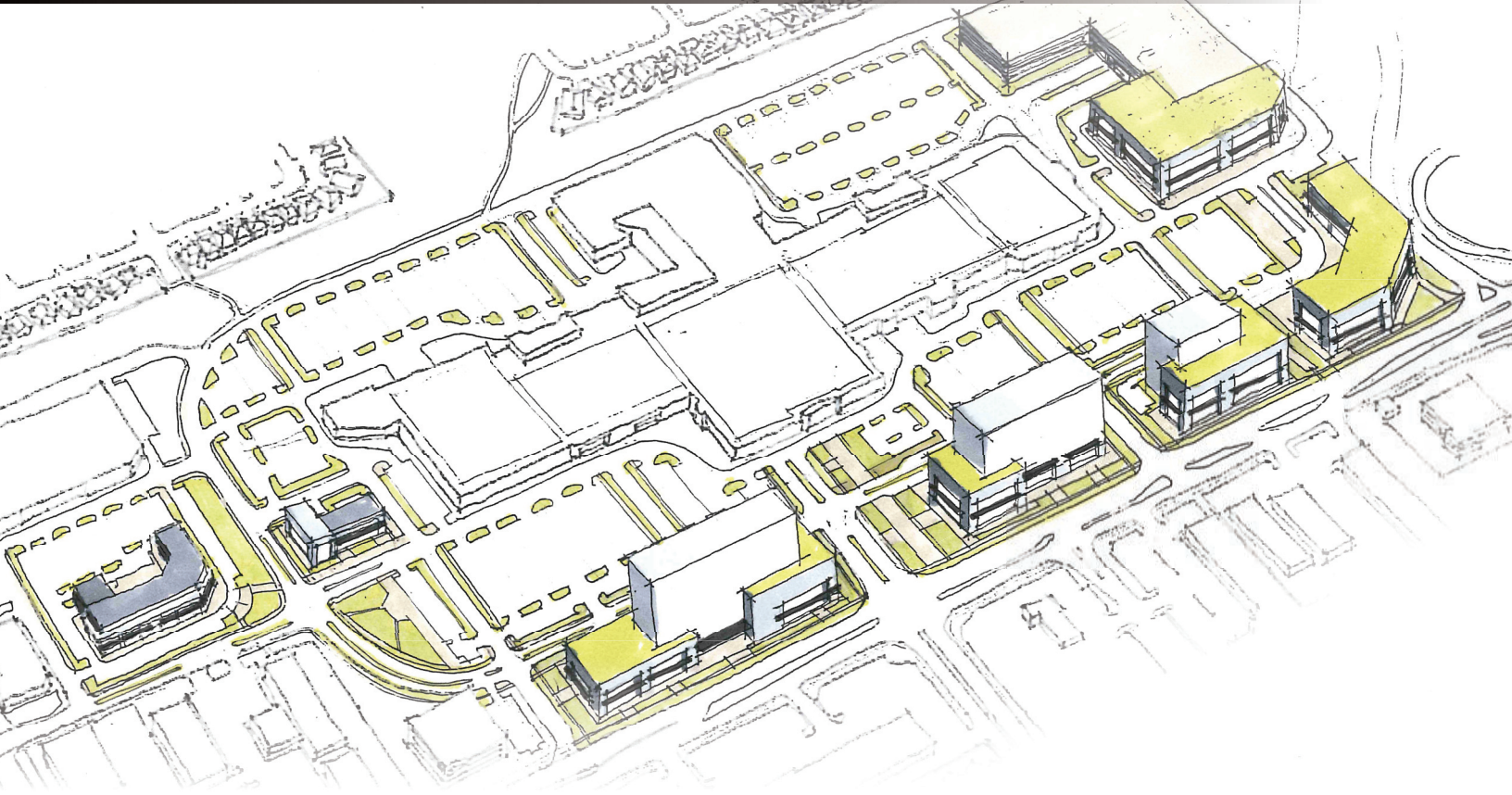
	RESIDENTIAL CHARACTER COMMERCIAL (C1) ZONE	NEIGHBOURHOOD COMMERCIAL (C2) ZONE	COMMUNITY COMMERCIAL (C3) ZONE
COMMERCIAL USES			
Catering Service		✓	✓
Commercial School		✓	✓
Community Garden			✓
Craftperson Shop		✓	✓
Day Nursery	✓	✓	✓
Financial Establishment		✓	✓
Laboratory			✓
Medical Clinic		✓	✓
Motor Vehicle Gas Bar			✓
Motor Vehicle Service Station		✓	✓
Office	✓	✓	✓
Personal Services	✓	✓	✓
Repair Service	✓	✓	✓
Restaurant	✓	✓	✓
Retail	✓	✓	✓
Studio	✓	✓	✓
Tradesperson's Shop			✓
Urban Farm			✓
Urban Farmer's Market			✓
Veterinary Service		✓	✓
RESIDENTIAL USES			
Duplex Dwelling	✓		
Dwelling Unit(s)	✓		
Dwelling Units in conjunction with a Commercial Use		✓	✓
Emergency Shelter	✓	✓	✓
Residential Care Facility	✓		
Single Detached Dwelling	✓		



COMMERCIAL AND MIXED USE ZONES

MIXED USE ZONES

MIXED USE - HIGH DENSITY (C4) ZONE



The Mixed Use – High Density (C4) Zone has been applied to lands that function as extensive commercial areas, with the majority of the existing sites developed with large plazas/malls; these nodes provide for a full range of commercial uses serving the daily and weekly needs of residents as well as the broader regional market. It also permits the highest intensity of residential uses and some supporting institutional uses. Capitalizing on its location as a destination for shoppers and the existence of larger parcel sizes, transit malls are incorporated into some of these sites, large parking areas support the regional commercial uses and access by foot and bicycle also exists.

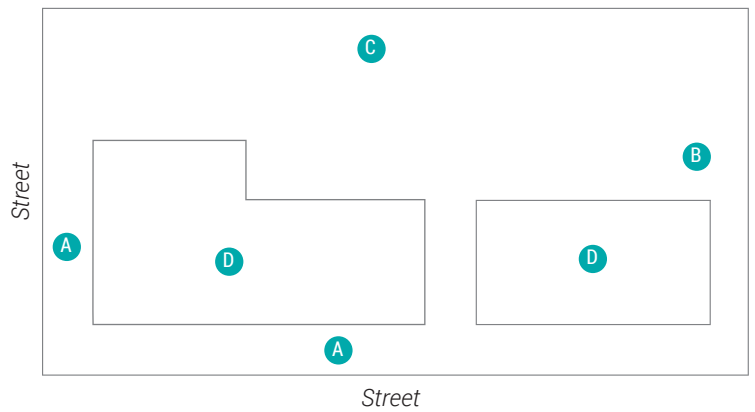
See Comparison Chart of Permitted Uses on Page 20.

The C4 Zone promotes the most intensive future commercial and residential redevelopment opportunities (outside of the Downtown), as such development must exhibit a high degree of design and consideration to create a more positive and vibrant pedestrian environment for residents and visitors alike. The illustration envisions how redevelopment opportunities can transform Limeridge Mall with high density residential and commercial uses.

COMMERCIAL AND MIXED USE ZONES

KEY REGULATIONS

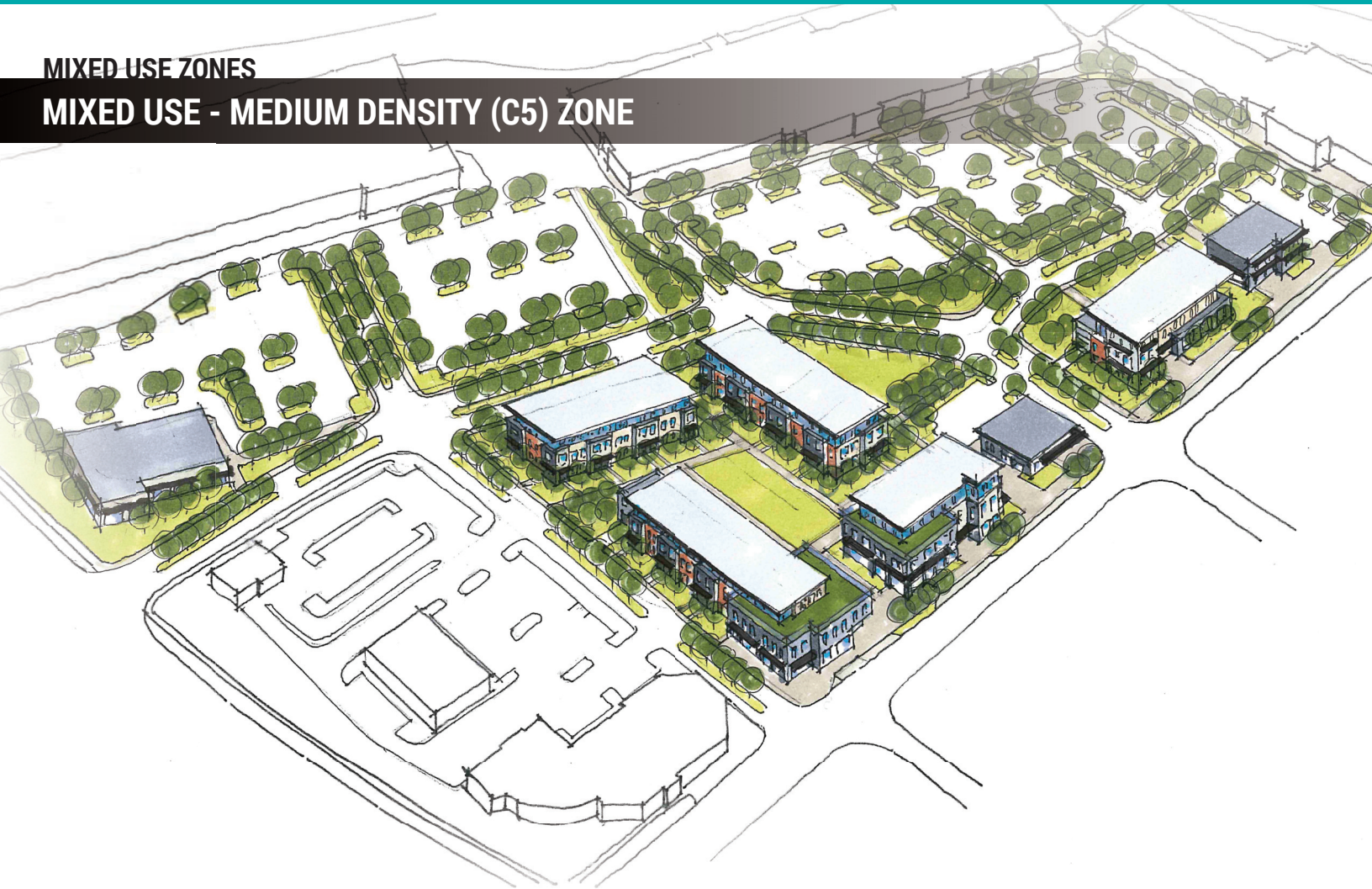
Building Setback from a Street Line	4.5 m max	A
Minimum Rear Yard	7.5 m	B
Minimum Interior Side Yard	7.5 m abutting Residential or Institutional Zone	C
Built form (Height)	11.0 m (3 storeys) minimum	D
Building to be stepped back for properties abutting Residential or Institutional Zone	40 m (12 storeys) maximum	
Maximum Gross Floor Area of an individual office building	Beyond 11.0 m, building setback to be equivalently increased as the yard increases beyond the minimum yard requirement	
Landscaping	10,000 sq m	
Amenity Areas for Residential Use	A parking area with 50 or more parking spaces shall require a Planting Strip with a minimum area of 10% of the parking area, to be provided and maintained within an interior of a parking area; Each Planting Strip composed of islands shall be curbed and shall have a minimum width of 3.0 metres and a minimum area of 10.0 sq m.	



COMMERCIAL AND MIXED USE ZONES

MIXED USE ZONES

MIXED USE - MEDIUM DENSITY (C5) ZONE



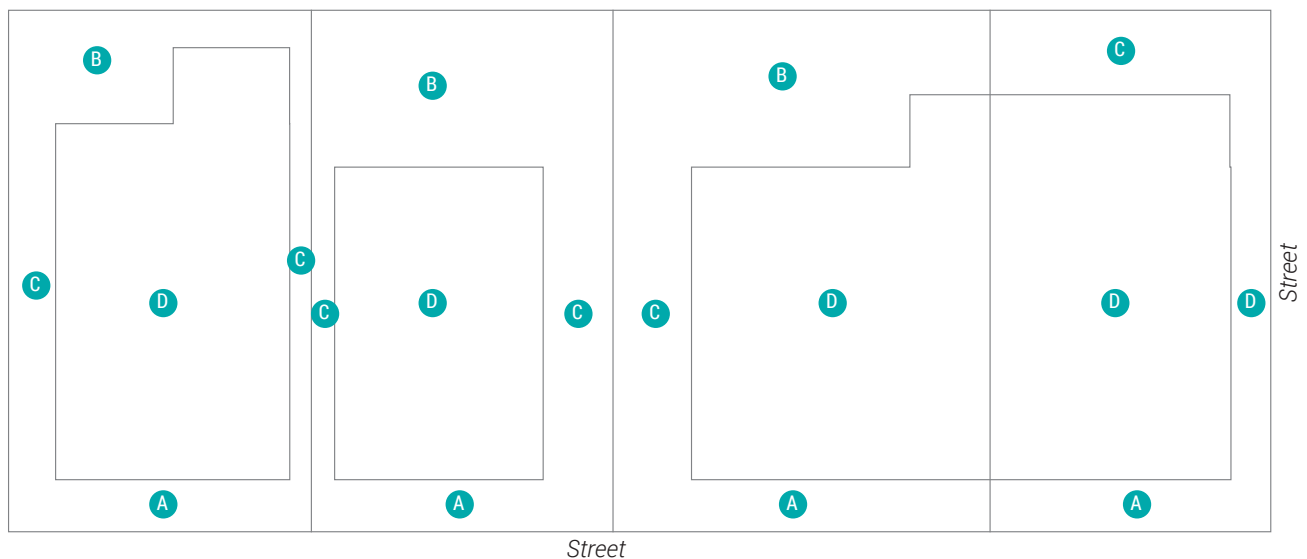
The Mixed Use – Medium Density (C5) Zones are located in Community nodes comprised primarily of plazas, along several major roads that contain linear commercial buildings and areas that have a mixture of uses interspersed with the commercial uses. The range of commercial uses serve the surrounding residential neighbourhoods, and include retail, restaurants, personal services, studios, medical clinics, offices, commercial schools, motor vehicle gas bars, motor vehicle service stations, and veterinary services. This Zone also allows for variety of residential uses (e.g. apartments, lodging homes) either in a stand-alone building or in conjunction with commercial uses. See *Comparison Chart of Permitted Uses on Page 20*.

Some of these areas have an existing mixed use character whereas other areas will evolve over time from a primarily commercial function to more complete neighbourhood, either within the node or along the length of the street. These areas provide the greatest opportunity for future intensification and evolution to more mixed communities with a variety of land uses, with a particular focus on residential uses. These areas are generally surrounded by or are adjacent to stable low density residential neighbourhoods; the proposed design standards provide a transition of height (up to six storeys) and scale from the stable residential neighbourhoods. In addition, there is significant emphasis on enhancing the pedestrian environment by locating future buildings to be located closer to the street, step backs to minimize shadow impacts on adjacent residential areas, articulation and glazing of façades to prevent blank street walls and requiring the parking to be located behind buildings.

COMMERCIAL AND MIXED USE ZONES

KEY REGULATIONS

Building Setback from a Street Line	3.0 m minimum for residential 4.5 m maximum	A
Minimum Rear Yard	7.5 m	B
Minimum Interior Side Yard	7.5 m abutting Residential or Institutional Zone	C
Built form (Height)	7.5 m (2 storeys) min 22 m (6 storeys) max	D
Building to be stepped back for properties abutting residential or institutional zone	Beyond 11.0 m, building setback to be equivalently increased as the yard increases beyond the minimum yard requirement	
Percentage of the front lot line occupied by a building	75% 50% for a corner lot	
Glazing (amount of windows and doors on the front of the building facing a street)	No requirement	
Maximum Gross Floor Area of an individual office building	10,000 sq m	



COMMERCIAL AND MIXED USE ZONES

MIXED USE ZONES

MIXED USE - MEDIUM DENSITY - PEDESTRIAN FOCUS (C5a) ZONE



The Mixed Use-Medium Pedestrian Focus (C5a) Zone is similar to the the Mixed Use - Medium Density Zone and as such, many of the same concepts of intensification and range of uses apply; however, there is a greater focus on protecting and strengthening the commercial function and improving the pedestrian experience within the C5a Zone.

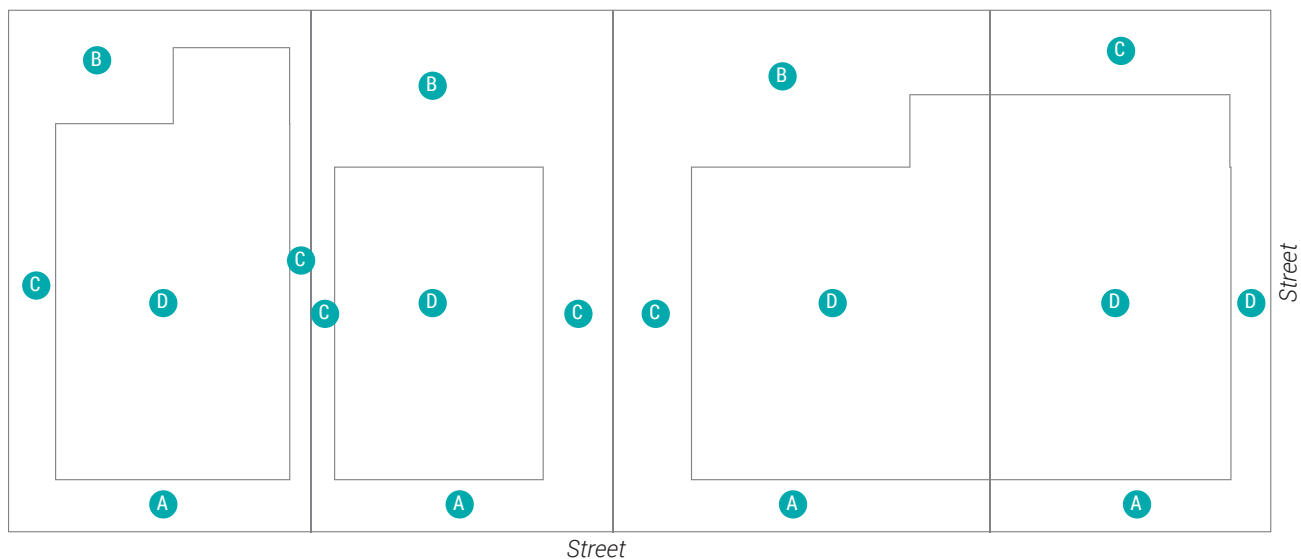
To retain and strengthen the commercial function and pedestrian experience in these areas, there is a requirement for ground floor commercial uses with permissions for a variety of uses located above the first floor (e.g. office, dwelling units, and institutional uses). Motor vehicle related uses (e.g. gas stations, service stations, car washes) and drive-through facilities are not permitted so as to prevent gaps in the continuity of the commercial area, to maintain and contribute to the vitality of the commercial street, and to reduce potential conflicts between pedestrians and motor vehicles. *See Comparison Chart of Permitted Uses on Page 20.*

The existing and future built form support a pedestrian environment with continuous building façades with doors and windows facing the street (glazing), minimal vehicular accesses and parking behind the buildings or underground.

COMMERCIAL AND MIXED USE ZONES

KEY REGULATIONS

Building Setback from a Street Line	3.0 m maximum	A
Minimum Rear Yard	7.5 m	B
Minimum Interior Side Yard	7.5 m abutting Residential or Institutional Zone	C
Built form (Height)	7.5 m (2 storeys) min 22 m (6 storeys) max	D
Building to be stepped back for properties abutting residential or institutional zone	Beyond 11.0 m, building setback to be equivalently increased as the yard increases beyond the minimum yard requirement	
Percentage of the front lot line occupied by a building	75% 50% for a corner lot	
Glazing (amount of windows and doors on the front of the building facing a street)	60%	
Maximum gross floor area of an individual office building	2,500 sq m	



Street

Street

COMMERCIAL AND MIXED USE ZONES

COMPARISON CHART OF PERMITTED USES IN MIXED USE ZONES

	MIXED USE - HIGH DENSITY (C4) ZONE	MIXED USE - MEDIUM DENSITY (C5) ZONE	MIXED USE - MEDIUM DENSITY - PEDESTRIAN FOCUS (C5a) ZONE
COMMERCIAL USES			
Beverage Making Establishment	✓	✓	✓*
Catering Service	✓	✓	✓*
Commercial Entertainment	✓	✓	✓*
Commercial Parking Facility	✓	✓	✓*
Commercial Recreation	✓	✓	✓*
Commercial School	✓	✓	✓
Communications Establishment	✓	✓	✓
Community Garden	✓		
Conference or Convention Centre	✓	✓	
Craftsperson Shop	✓	✓	✓
Day Nursery	✓	✓	✓*
Educational Establishment	✓	✓	
Financial Establishment	✓	✓	✓*
Funeral Home	✓	✓	
Hotel	✓	✓	✓
Laboratory	✓	✓	✓
Medical Clinic	✓	✓	✓
Microbrewery	✓	✓	✓*
Motor Vehicle Gas Bar	✓	✓	
Motor Vehicle Service Station		✓	
Motor Vehicle Washing Establishment		✓	
Office	✓	✓	✓
Personal Service	✓	✓	✓
Place of Assembly	✓	✓	✓
Place of Worship	✓	✓	✓*
Repair Service	✓	✓	✓*
Restaurant	✓	✓	✓
Retail	✓	✓	✓
Social Services Establishment	✓	✓	✓
Studio	✓	✓	✓

COMMERCIAL AND MIXED USE ZONES

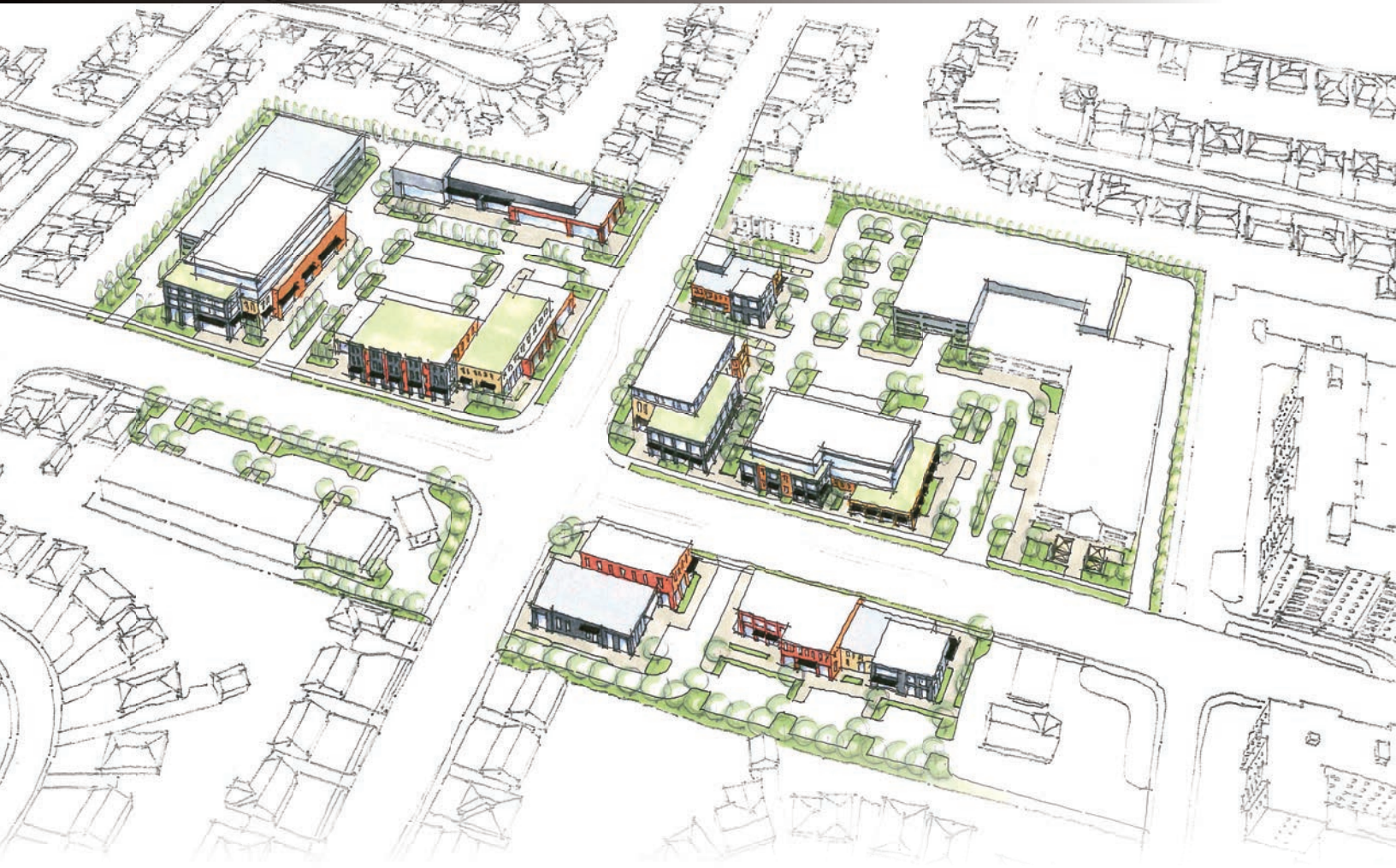
	MIXED USE - HIGH DENSITY (C4) ZONE	MIXED USE - MEDIUM DENSITY (C5) ZONE	MIXED USE - MEDIUM DENSITY - PEDESTRIAN FOCUS (C5a) ZONE
COMMERCIAL USES			
Tradesperson's Shop		✓	
Transportation Depot	✓	✓	
Urban Farm	✓		
Urban Farmer's Market	✓	✓	✓
Veterinary Service	✓	✓	✓
RESIDENTIAL USES			
Dwelling Unit(s)	✓	✓	
Dwelling Units in conjunction with a Commercial Use			✓*
Emergency Shelter	✓	✓	
Lodging House	✓	✓	
Multiple Dwelling	✓	✓	
Residential Care Facility	✓	✓	
Retirement Home	✓	✓	

* Location of Use within Building Restricted

COMMERCIAL AND MIXED USE ZONES

OTHER COMMERCIAL ZONES

DISTRICT COMMERCIAL (C6) ZONE



The District Commercial (C6) Zone includes larger commercial plazas and stand-alone commercial buildings that are located on major roads and often occupy several sites at the intersection of two arterial roads. These sites serve the daily and weekly needs of residents in the immediate neighbourhood.

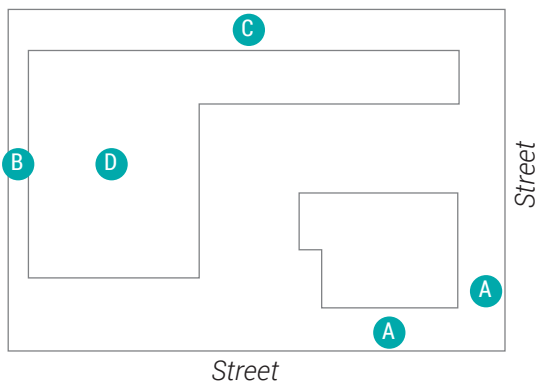
Permitted commercial uses include: retail, personal service, financial establishment, offices, restaurants, medical clinics, studios, places of assembly, and motor vehicle related uses. Limited residential uses located above commercial uses are permitted as long as the residential uses is less than 50% of the total gross floor area of the building. This regulation ensures the primary use of the development remains predominantly commercial in nature. *See Comparison Chart of Permitted Uses on Page 26.*

Future buildings will be built closer to the street, providing a better interface with pedestrians and buffering the parking areas from street frontage.

COMMERCIAL AND MIXED USE ZONES

KEY REGULATIONS

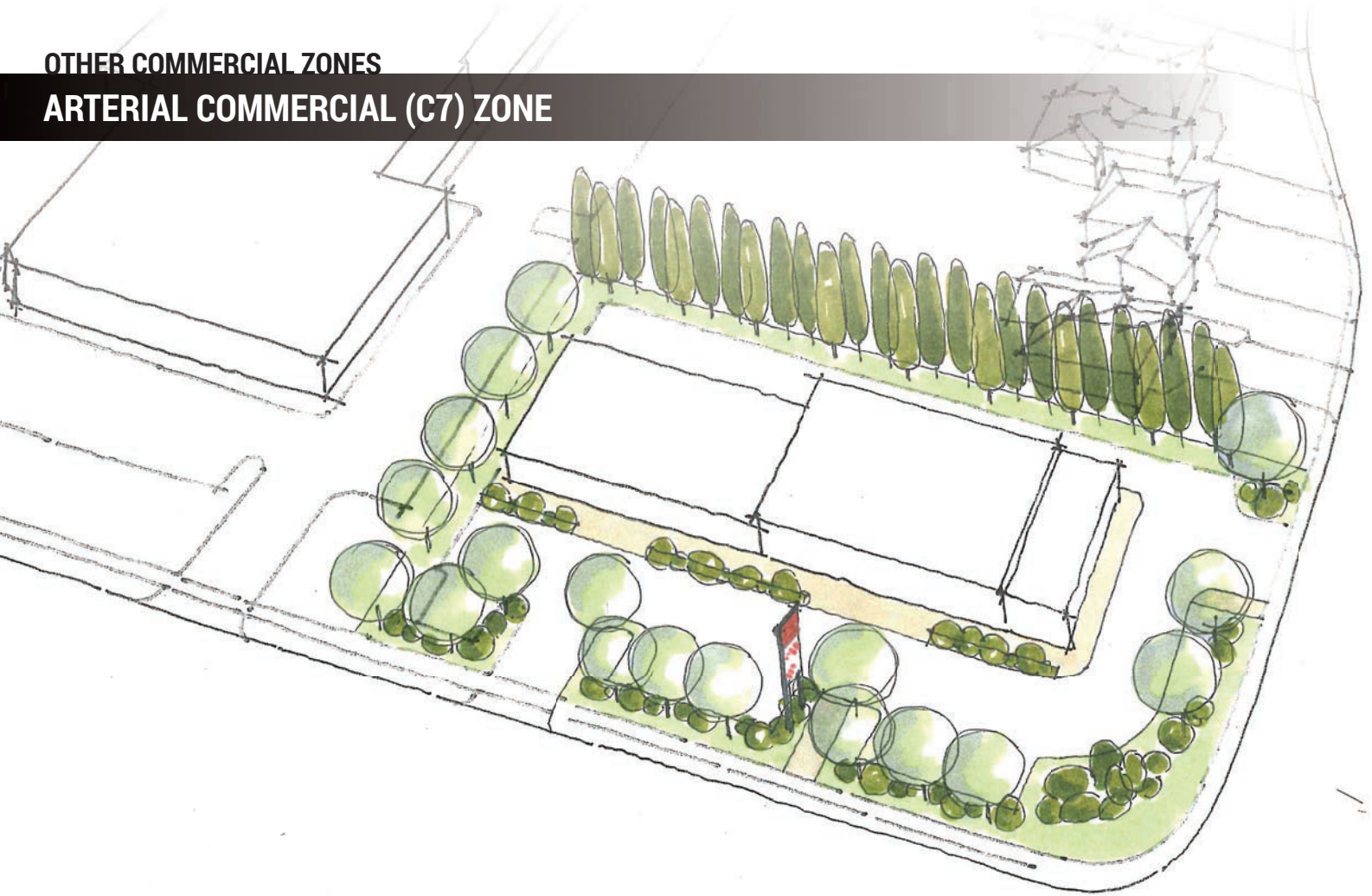
Building Setback from a Street Line	1.5 m min 4.5 m max	A
Minimum Rear Yard	6.0 m, 7.5 m abutting Residential or Institutional Zone	B
Minimum Interior Side Yard	1.5 m, 4.5 m abutting Residential or Institutional Zone	C
Maximum Height	14.0 m	D
Interior or Through Lot, minimum width of ground floor façade facing street	> 40%	
Corner Lot, minimum width of ground floor façade facing street	> 50%	
Maximum GFA for each individual commercial use	10,000 sq m	
Maximum GFA for office	2,000 sq m total	



COMMERCIAL AND MIXED USE ZONES

OTHER COMMERCIAL ZONES

ARTERIAL COMMERCIAL (C7) ZONE



The Arterial Commercial (C7) Zone is located on arterial zones and applied to larger commercial sites, with large single storey buildings. These areas allow specialized commercial uses that require large sites for building format, parking and storage.

Although these areas may be accessible by transit, the zone includes use that are more car oriented.

Permitted commercial uses include: banquet halls, restaurants, building and lumber supply stores, commercial entertainment (excluding theatre), commercial recreation, conference centres, and motor vehicle related uses. *See Comparison Chart of Permitted Uses on Page 26.*

Zoning regulations are flexible to allow for more generous parking, loading, and outdoor storage areas. However, landscaping along the front lot line and in large parking areas will be required to soften the paved areas.

COMMERCIAL AND MIXED USE ZONES

KEY REGULATIONS

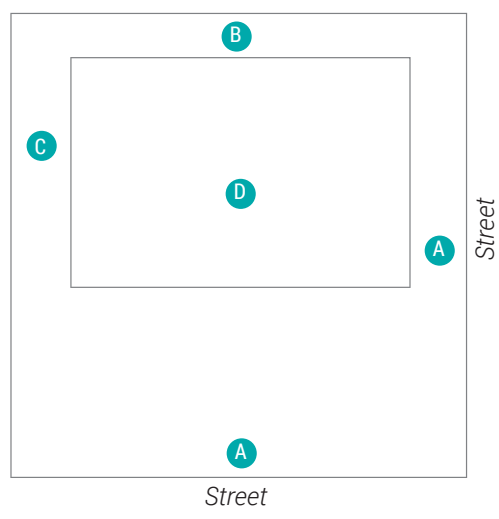
Minimum Building Setback to a Street Line	18.0 m	A
Minimum Rear Yard	6.0 m, 7.5 m abutting Residential or Institutional Zone	B
Minimum Interior Side Yard	1.5 m, 4.5 m abutting Residential or Institutional Zone	C
Maximum Height	14.0 m	D

Landscaping

A parking area with 50 or more parking spaces shall require a Planting Strip with a minimum area of 10% of the parking area, to be provided and maintained within an interior of a parking area;

Each Planting Strip composed of islands shall be curbed and shall have a minimum width of 3.0 metres and a minimum area of 10.0 sq m.

Landscape Strip (existing 05-200 requirement)



COMMERCIAL AND MIXED USE ZONES

COMPARISON CHART OF PERMITTED USES IN OTHER COMMERCIAL ZONES

	DISTRICT COMMERCIAL (C6) ZONE	ARTERIAL COMMERCIAL (C7) ZONE
COMMERCIAL USES		
Adult Entertainment Parlour		✓
Beverage Making Establishment	✓	
Body Rub Parlour		✓
Building or Contracting Supply Establishment		✓
Building and Lumber Supply Establishment		✓
Catering Service	✓	
Commercial Entertainment	✓	✓ (Excluding theatres)
Commercial Motor Vehicle Sales, Rental and Service Establishment		✓
Commercial Parking Facility	✓	✓
Commercial Recreation	✓	✓
Commercial School	✓	
Communications Establishment	✓	
Community Garden	✓	✓
Conference or Convention Centre	✓	✓
Craftperson Shop	✓	
Day Nursery	✓	
Equipment and Machinery Sales, Rental and Service Establishment		✓
Farm Product Supply Dealer		✓
Financial Establishment	✓	
Funeral Home	✓	✓
Garden Centre		✓
Home Furnishing Retail Establishment		✓
Home Improvement Supply Establishment		✓
Hotel	✓	✓
Laboratory	✓	
Major Recreational Equipment Sales, Rental and Service Establishment		✓
Medical Clinic	✓	✓
Motor Vehicle Dealership		✓
Motor Vehicle Gas Bar	✓	✓

COMMERCIAL AND MIXED USE ZONES

	DISTRICT COMMERCIAL (C6) ZONE	ARTERIAL COMMERCIAL (C7) ZONE
Motor Vehicle Parts and Accessory Sales		✓
Motor Vehicle Rental Establishment	✓	✓
Motor Vehicle Service Station	✓	✓
Motor Vehicle Washing Establishment	✓	✓
Office	✓*	
Personal Services	✓	
Place of Assembly	✓	✓
Repair Service	✓	✓
Restaurant	✓	✓
Retail	✓	
Social Services Establishment	✓	
Studio	✓	
Surveying, Engineering, Planning or Design Business		✓
Tradesperson's Shop		
Transportation Depot	✓	✓
Urban Farm	✓	✓
Urban Farmer's Market	✓	
Veterinary Service	✓	✓
Warehouse		✓
RESIDENTIAL USES		
Dwelling Unit(s)	✓*	
Multiple Dwelling	✓*	

* Location of Use within Building Restricted

COMMERCIAL AND MIXED USE ZONES

DEFINITIONS

One of the hallmarks of the new Commercial Zones is defining uses in more generic terms.



This approach allows new uses to be placed in categories of uses instead of very specific activities.

New sectors and uses emerge that have been addressed in the Commercial Mixed Use Zones:

- Arts and Culture Sector – arts and culture uses can be established in larger areas throughout the City by reducing regulations and use broad terms to describe a variety of uses.



- Microbrewery - is an exciting new use where beer, cider wine or sprits are brewed in small batches on-site which is sold for drinking on or off site. Some of these microbreweries are also associated with restaurants.

PARKING

Bicycle

The by-law introduces both short term and long term parking for bicycles since bicycles are an important mode of transportation. A reduction in parking spaces in exchange for long term bicycle parking and locker, change room or shower facilities has also been included.

USES OVER 450 sq m IN SIZE	SHORT TERM SPACES
Multiple Dwelling	5
Commercial Recreation	10
Commercial Entertainment Other commercial uses not listed above	5
Educational Establishment	2 for each classroom
Place of Worship	5

Automobile

Key highlights of the automobile parking regulations are:

- Existing Buildings - No new parking spaces are required to be provided, even if the commercial use changes (excluding medical clinics). Parking is required for any addition/expansion of the existing building.
- Residential Uses – In Mixed Use areas, there is a maximum parking provision for multiple dwellings and the introduction of a sliding scale based on the number of residential units provided.

Parking Lots

A new requirement has been added to provide for additional landscaped areas within parking lots with more than 50 spaces. The purpose of this landscaping is to soften the expanse of paved areas, to mitigate runoff by providing more natural areas for water absorption, and to reduce the 'heat island' effect.

COMMERCIAL AND MIXED USE ZONES



DO YOU REQUIRE MORE INFORMATION?



WEB

hamilton.ca/CMUZoning



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