



# Hamilton

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**Welcome to the City of Hamilton  
West Harbour Development Sub Committee  
Monday, November 28, 2016**

**PED16229**

**Presented by: Edward John**

## **Waterfront Development Applications (ZAC-16-034 / 25T-201605)**

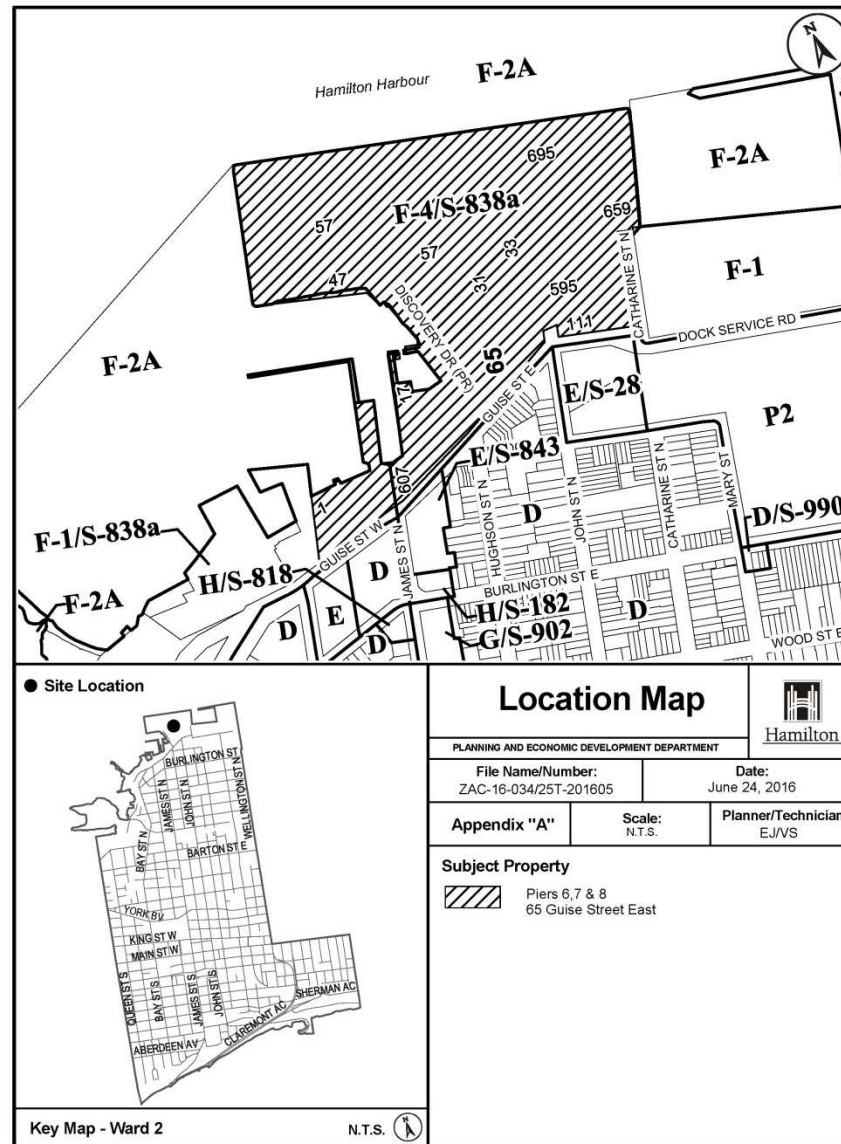
Application for Zoning By-law Amendment and Draft plan of Subdivision for Lands Located at 65 Guise Street East, Pier 6, 7 and 8.

**Presenter: Edward John**



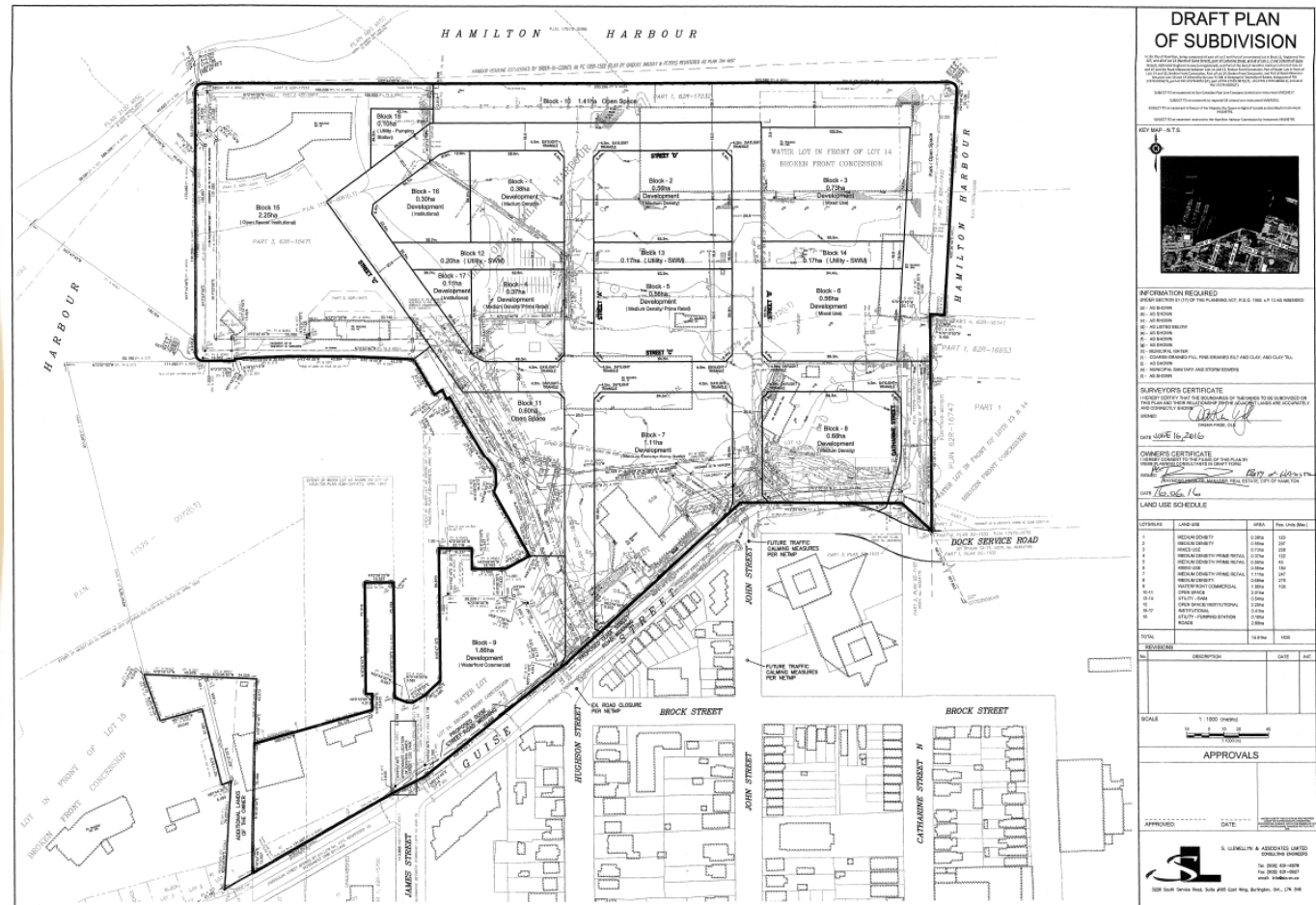
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# Location Map



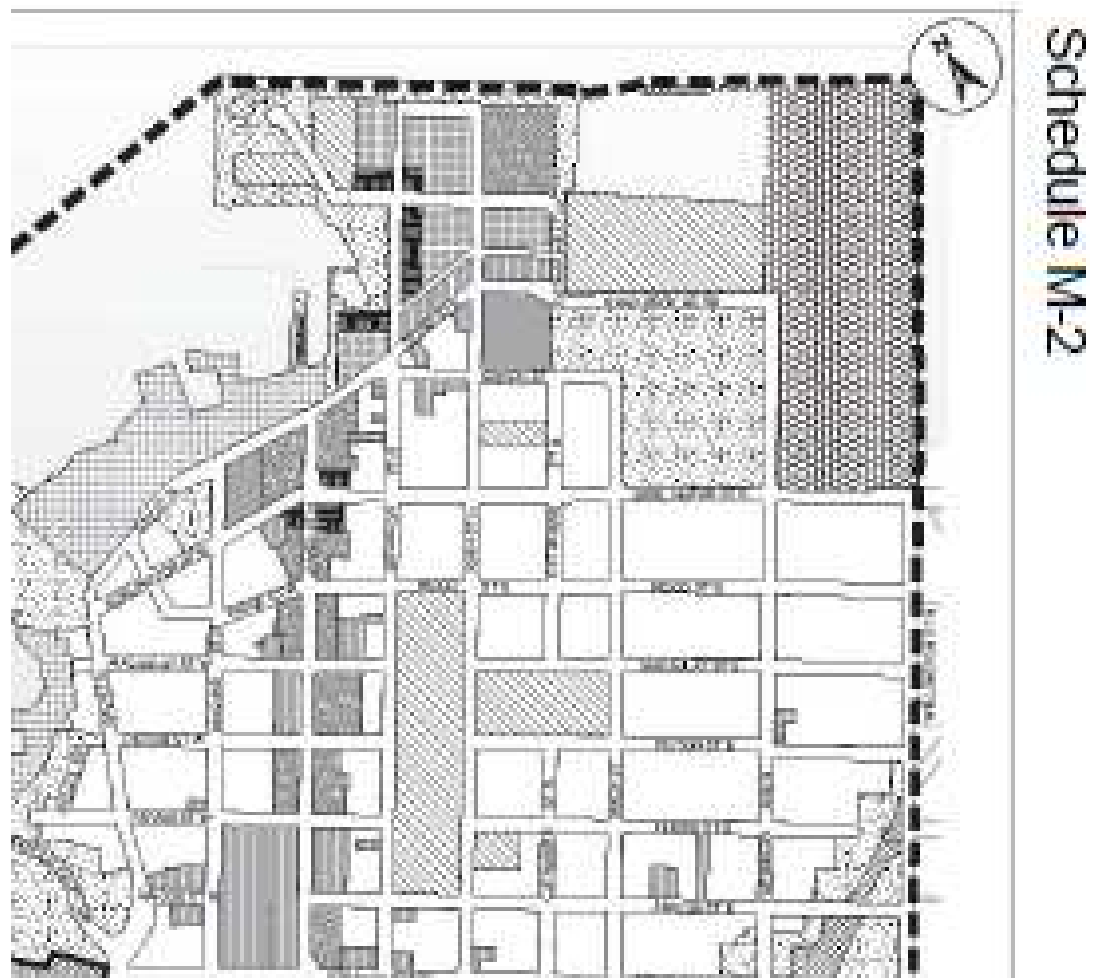
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# Subdivision Plan



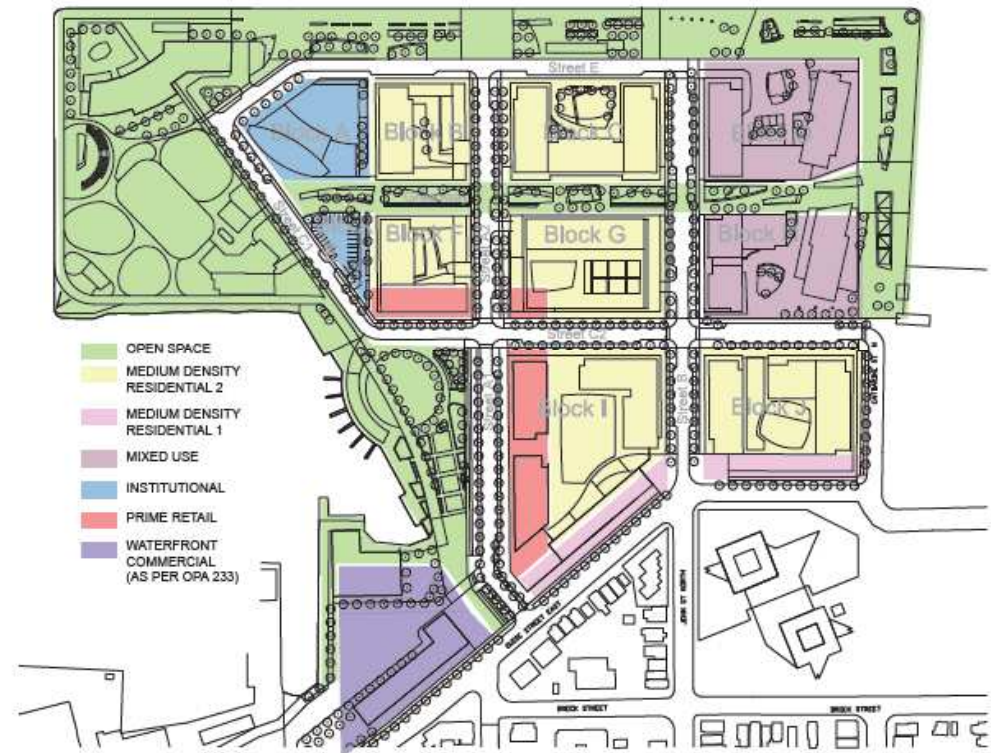
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## Extract of the Setting Sail Land Use Plan



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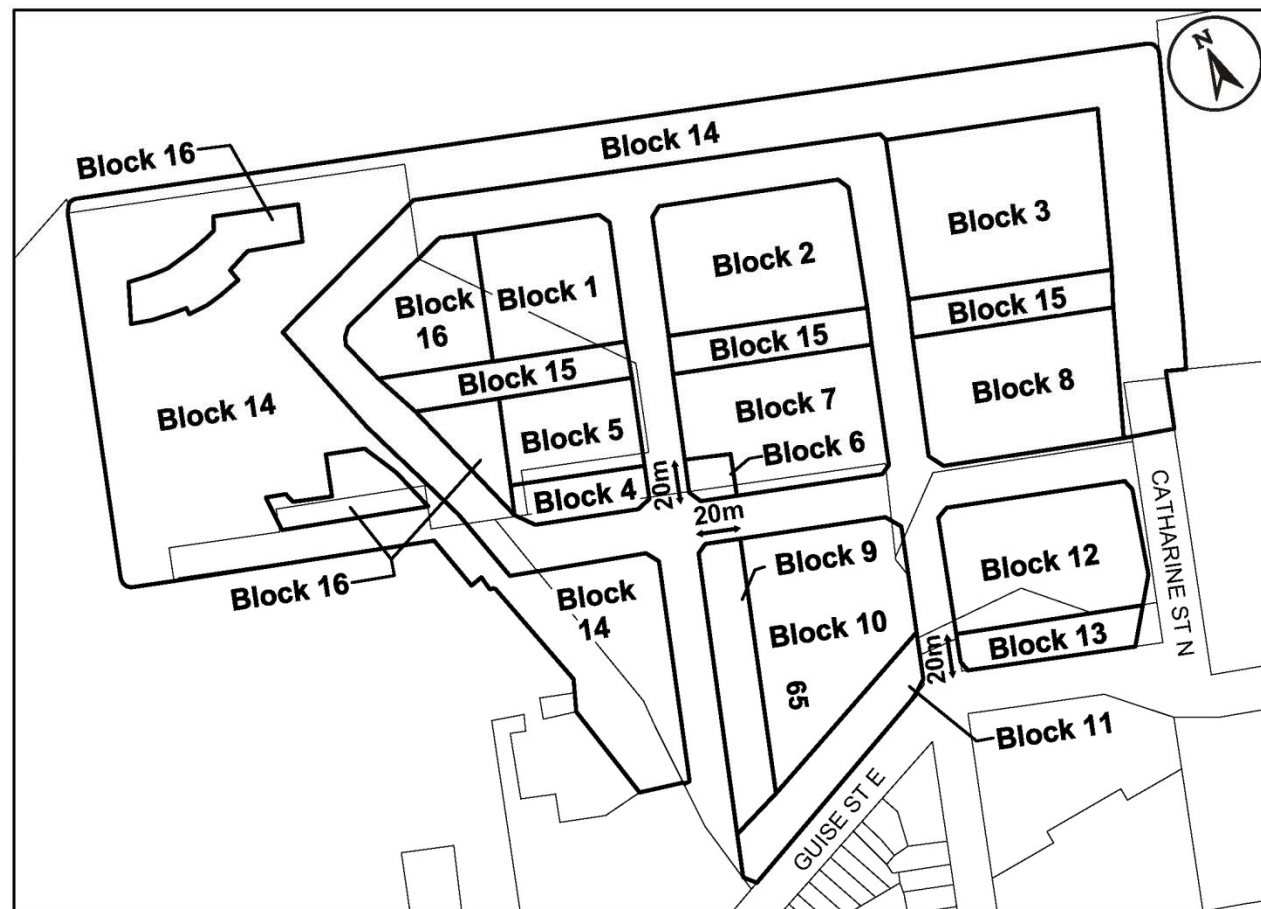
## Location of uses



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## Zoning Figure

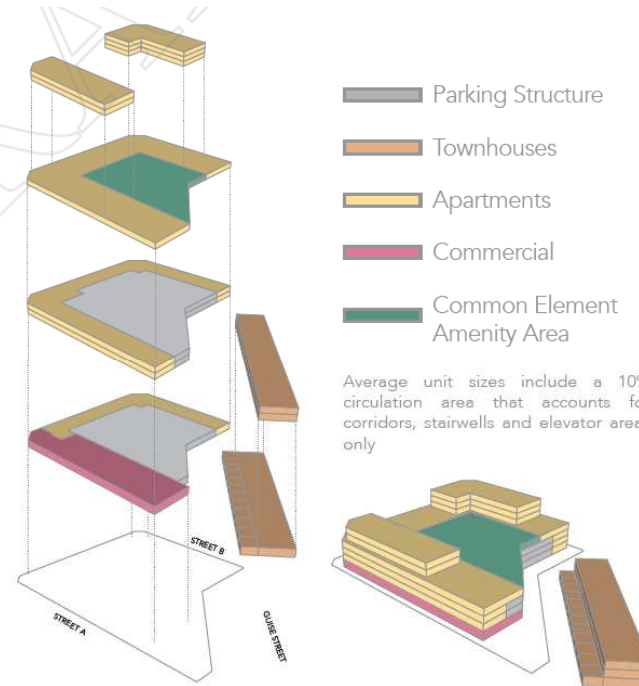


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# Density and Built form Testing

## REGULATIONS

MAX BUILDING SETBACK		
a	North	3 metres <sup>1</sup>
b	South	3 metres <sup>1</sup>
c	East	3 metres <sup>1</sup>
d	West	3 metres <sup>1</sup>
e	After 5 <sup>th</sup> Storey	2 metres
BUILDING HEIGHT		
f	Min Ground Floor	3.6 metres
g	Min Building Height	3 storeys <sup>2</sup>
h	Max Building Height	5 storeys <sup>3</sup>
MIN. WIDTH OF GROUND FLOOR FAÇADE		
i	Abutting Street "A"	75%
j	Abutting Street "B"	50%
k	Abutting Street "C"	50%
l	Abutting Guise Street	75%
BUILDING DENSITY		
Min Dwelling Units		179
Max Dwelling Units		247
Max Res. Floor Area		18,000 sq. metres
Max Comm. Floor Area		4,800 sq. metres



<sup>1</sup> except where a visibility triangle is required, a max setback of 6 metres shall apply for that portion of a building providing access driveway to a garage

<sup>2</sup> within 30 m of Guise St

<sup>3</sup> greater than 30 m from Guise Street, may be increased to 8 storeys provided elevation incorporates a 2.0 metre setback above the 5<sup>th</sup> storey



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# Potential Perspective



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# Sample of some of the Public Comments

- Maintain Openness and Access;
- Strict adherence to height;
- Protect and enhance the family friendly character of the neighbourhood;
- Traffic and Status of the NETMP;
- Public process in the development of the park;
- Affordable and Accessible Housing;
- Limit Creativity;
- Over intensification;
- Need for complete, liveable streets;
- Parking and staging of development; and,
- Possible limitations for adjacent industrial uses;



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**Thank You for Attending**



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