CITY OF HAMILTON

BY-LAW NO. 17-095

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:

<table>
<thead>
<tr>
<th>i)</th>
<th>Waterfront Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Multiple Residential</td>
</tr>
<tr>
<td></td>
<td>Mixed Use</td>
</tr>
<tr>
<td></td>
<td>Prime Retail Streets</td>
</tr>
<tr>
<td></td>
<td>WF1</td>
</tr>
<tr>
<td></td>
<td>WF2</td>
</tr>
<tr>
<td></td>
<td>WF3</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th></th>
<th>Notwithstanding Section 5.6 c) the following parking standards shall apply for Waterfront Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Uses</td>
<td></td>
</tr>
<tr>
<td>Live/Work Unit</td>
<td>0.85 for each dwelling unit, except where a</td>
</tr>
</tbody>
</table>
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**

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art Gallery</td>
<td>0 spaces</td>
</tr>
<tr>
<td>Day Nursery</td>
<td>1 for each 125.0 square metres unless located within an educational establishment where no parking will be required.</td>
</tr>
<tr>
<td>Educational Establishment</td>
<td>1.25 per class room</td>
</tr>
<tr>
<td>Library</td>
<td>0 spaces</td>
</tr>
<tr>
<td>Long Term Care Facility</td>
<td>1 for each 3 patient beds</td>
</tr>
<tr>
<td>Museum</td>
<td>0 spaces</td>
</tr>
<tr>
<td>Place of Worship</td>
<td>0 spaces</td>
</tr>
<tr>
<td>Social Services Establishment</td>
<td>1 for each 50.0 square metres of gross floor area.</td>
</tr>
</tbody>
</table>

**Commercial Uses**

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beverage Making Establishment</td>
<td>3 spaces per 100 square metres</td>
</tr>
<tr>
<td>Catering Service</td>
<td></td>
</tr>
<tr>
<td>Commercial Entertainment</td>
<td></td>
</tr>
<tr>
<td>Communications Establishment</td>
<td></td>
</tr>
<tr>
<td>Craftperson’s Shop</td>
<td></td>
</tr>
<tr>
<td>Commercial School</td>
<td>1 space per 50 square metres in excess of 450 square metres.</td>
</tr>
<tr>
<td>Financial Establishment</td>
<td>4 spaces per 100 square metres</td>
</tr>
<tr>
<td>Office</td>
<td>2 spaces per 100 square metres in excess of 450 square metres.</td>
</tr>
<tr>
<td>Medical Office</td>
<td>3 spaces per 100 square metres</td>
</tr>
<tr>
<td>Repair Service</td>
<td>3 spaces per 100 square metres</td>
</tr>
<tr>
<td>Place of Assembly</td>
<td>3 spaces per 100 square metres</td>
</tr>
<tr>
<td>Restaurant</td>
<td>3 spaces per 100 square metres</td>
</tr>
<tr>
<td>Retail</td>
<td>1.5 spaces per 100 square metres</td>
</tr>
<tr>
<td>Studio</td>
<td>1 space per 50 square metres in excess of 450 square metres.</td>
</tr>
<tr>
<td>Personal Services</td>
<td>1 for each 16.0 square metres</td>
</tr>
</tbody>
</table>

**Open Space Uses**

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Botanical Gardens</td>
<td>0 spaces</td>
</tr>
<tr>
<td>Community Garden</td>
<td></td>
</tr>
<tr>
<td>Conservation</td>
<td></td>
</tr>
<tr>
<td>Nature Centres</td>
<td></td>
</tr>
</tbody>
</table>
To Amend Zoning By-law No. 05-200, Respecting Lands Located at Pier 8, 65 Guise Street East (Hamilton)

<table>
<thead>
<tr>
<th>Recreation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreational Equipment Rental and Maintenance Facility</td>
</tr>
<tr>
<td>Marina</td>
</tr>
</tbody>
</table>

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

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.
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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:

“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 ii) 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)

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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.

___________________________________________  _________________________________________
F. Eisenberger                                      R. Caterini
Mayor                                               City Clerk

ZAC-16-034
Figure 10: Waterfront Block Plan
**Table WF.1**

<table>
<thead>
<tr>
<th>Block</th>
<th>a) Northerly Lot Line</th>
<th>b) Easterly Lot Line</th>
<th>c) Westerly Lot Line</th>
<th>d) Southerly Lot Line</th>
<th>e) Additional Setback requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Block 1</td>
<td>3.0 metres</td>
<td>3.0 metres</td>
<td>None</td>
<td>None</td>
<td>An additional 2.0 metre setback is required above the 5th storey on all elevations.</td>
</tr>
<tr>
<td>2) Block 2</td>
<td>3.0 metres</td>
<td>3.0 metres</td>
<td>3.0 metres</td>
<td>None</td>
<td>An additional 2.0 metre setback is required above the 5th storey on all elevations.</td>
</tr>
<tr>
<td>3) Block 3</td>
<td>3.0 metres</td>
<td>3.0 metres</td>
<td>5.0 metres</td>
<td>None</td>
<td>An additional 2.0 metre setback is required above the 5th storey on all elevations.</td>
</tr>
<tr>
<td>4) Block 4</td>
<td>None</td>
<td>3.0 metres</td>
<td>None</td>
<td>1.5 metres</td>
<td>An additional 1.0 metre setback is required above the 3rd storey on all elevations.</td>
</tr>
<tr>
<td>5) Block 5</td>
<td>None</td>
<td>3.0 metres</td>
<td>None</td>
<td>None</td>
<td>An additional 2.0 metre setback is required above the 5th storey on all elevations.</td>
</tr>
<tr>
<td>6) Block 6</td>
<td>None</td>
<td>None</td>
<td>3.0 metres</td>
<td>3.0 metres</td>
<td>An additional 1.0 metre setback is required above the 3rd storey on all elevations.</td>
</tr>
<tr>
<td>7) Block 7</td>
<td>None</td>
<td>3.0 metres</td>
<td>3.0 metres</td>
<td>3.0 metres</td>
<td>An additional 1.0 metre setback is required above the 3rd storey on all elevations.</td>
</tr>
<tr>
<td>8) Block 8</td>
<td>None</td>
<td>3.0 metres</td>
<td>3.0 metres</td>
<td>3.0 metres</td>
<td>An additional 2.0 metre setback is required above the 5th storey on all elevations.</td>
</tr>
<tr>
<td>9) Block 9</td>
<td>3.0 metres</td>
<td>None</td>
<td>3.0 metres</td>
<td>None</td>
<td>An additional 1.0 metre setback is required above the 3rd storey on all elevations.</td>
</tr>
</tbody>
</table>
To Amend Zoning By-law No. 05-200,
Respecting Lands Located at Pier 8, 65 Guise Street East (Hamilton)

<table>
<thead>
<tr>
<th>No</th>
<th>Block</th>
<th>3rd Storey Setback</th>
<th>5th Storey Setback</th>
<th>6th Storey Setback</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Block 10</td>
<td>3.0 metres</td>
<td>3.0 metres</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>11</td>
<td>Block 11</td>
<td>None</td>
<td>3.0 metres</td>
<td>1.5 metres</td>
<td>None</td>
</tr>
<tr>
<td>12</td>
<td>Block 12</td>
<td>3.0 metres</td>
<td>3.0 metres</td>
<td>None</td>
<td>An additional 2.0 metre setback is required above the 5th storey on all elevations.</td>
</tr>
<tr>
<td>13</td>
<td>Block 13</td>
<td>None</td>
<td>3.0 metres</td>
<td>1.5 metres</td>
<td>None</td>
</tr>
</tbody>
</table>
Table WF.2

<table>
<thead>
<tr>
<th></th>
<th>a) Minimum Building Height</th>
<th>b) Maximum Building Height</th>
<th>c) Minimum Ground Floor Façade Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Block 1</td>
<td>9.0 metres</td>
<td>8 storeys and 30.0 metres</td>
<td>4.5 metres for the first storey of any portion of a building along a street line</td>
</tr>
<tr>
<td>2) Block 2</td>
<td>9.0 metres</td>
<td>8 storeys and 30.0 metres</td>
<td>4.5 metres for the first storey of any portion of a building along a street line</td>
</tr>
<tr>
<td>3) Block 5</td>
<td>9.0 metres</td>
<td>8 storeys and 30.0 metres</td>
<td>4.5 metres for the first storey of any portion of a building along a street line</td>
</tr>
<tr>
<td>4) Block 7</td>
<td>9.0 metres</td>
<td>6 storeys and 22.0 metres</td>
<td>4.5 metres for the first storey of any portion of a building along a street line</td>
</tr>
<tr>
<td>5) Block 10</td>
<td>9.0 metres</td>
<td>8 storeys and 30.0 metres</td>
<td>4.5 metres for the first storey of any portion of a building along a street line</td>
</tr>
<tr>
<td>6) Block 11</td>
<td>6.0 metres</td>
<td>3 storeys and 11.5 metres</td>
<td>None</td>
</tr>
<tr>
<td>7) Block 12</td>
<td>9.0 metres</td>
<td>8 storeys and 30.0 metres</td>
<td>4.5 metres for the first storey of any portion of a building along a street line</td>
</tr>
<tr>
<td>8) Block 13</td>
<td>6.0 metres</td>
<td>4 storeys and 15.0 metres</td>
<td>None</td>
</tr>
<tr>
<td>Table WF.3</td>
<td>a) Minimum Easterly Ground Floor Façade</td>
<td>b) Minimum Northerly Ground Floor Façade</td>
<td>c) Minimum Westerly Ground Floor Façade</td>
</tr>
<tr>
<td>------------</td>
<td>----------------------------------------</td>
<td>---------------------------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>1) Block 1</td>
<td>75%</td>
<td>50%</td>
<td>None</td>
</tr>
<tr>
<td>2) Block 2</td>
<td>75%</td>
<td>50%</td>
<td>75%</td>
</tr>
<tr>
<td>3) Block 3</td>
<td>75%</td>
<td>50%</td>
<td>75%</td>
</tr>
<tr>
<td>4) Block 4</td>
<td>75%</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>5) Block 5</td>
<td>75%</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>6) Block 6</td>
<td>None</td>
<td>None</td>
<td>75%</td>
</tr>
<tr>
<td>7) Block 7</td>
<td>None</td>
<td>50%</td>
<td>75%</td>
</tr>
<tr>
<td>8) Block 8</td>
<td>75%</td>
<td>None</td>
<td>75%</td>
</tr>
<tr>
<td>9) Block 9</td>
<td>None</td>
<td>50%</td>
<td>75%</td>
</tr>
<tr>
<td>10) Block 10</td>
<td>50%</td>
<td>50%</td>
<td>None</td>
</tr>
<tr>
<td>11) Block 11</td>
<td>50%</td>
<td>None</td>
<td>50%</td>
</tr>
<tr>
<td>12) Block 12</td>
<td>75%</td>
<td>50%</td>
<td>75%</td>
</tr>
<tr>
<td>13) Block 13</td>
<td>50%</td>
<td>None</td>
<td>75%</td>
</tr>
</tbody>
</table>
To Amend Zoning By-law No. 05-200, Respecting Lands Located at Pier 8, 65 Guise Street East (Hamilton)

<table>
<thead>
<tr>
<th>Table WF.4</th>
<th>a)</th>
<th>b)</th>
<th>c)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Residential Unit Total</td>
<td>Maximum Residential Unit Total</td>
<td>Maximum Residential Unit Floor Area</td>
<td></td>
</tr>
<tr>
<td>1) Block 1</td>
<td>90 units</td>
<td>120 units</td>
<td>9,000 square metres</td>
</tr>
<tr>
<td>2) Block 2</td>
<td>188 units</td>
<td>267 units</td>
<td>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.</td>
</tr>
<tr>
<td>Block 3</td>
<td>160 units</td>
<td>238 units</td>
<td></td>
</tr>
<tr>
<td>Block 4</td>
<td>98 units for Block 4 and 5</td>
<td>122 units for Blocks 4 and 5</td>
<td>Maximum 9,000 square metres for residential uses and a maximum 840 square metres for commercial uses for Blocks 4 and 5.</td>
</tr>
<tr>
<td>3) Block 5</td>
<td>98 units for Blocks 4 and 5</td>
<td>122 units for Blocks 4 and 5</td>
<td>9,000 square metres for Blocks 4 and 5</td>
</tr>
<tr>
<td>Block 6</td>
<td>140 units for Blocks 6 and 7</td>
<td>188 units for Blocks 6 and 7</td>
<td>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.</td>
</tr>
<tr>
<td>4) Block 7</td>
<td>140 units for Blocks 6 and 7</td>
<td>188 units for Blocks 6 and 7</td>
<td>13,200 square metres for Block 6 and 7</td>
</tr>
<tr>
<td>Block 8</td>
<td>123 units</td>
<td>184 units</td>
<td></td>
</tr>
<tr>
<td>Block 9</td>
<td>179 units for Blocks 9, 10 and 11</td>
<td>247 units for Blocks 9, 10 and 11</td>
<td>Maximum 18,000 square metres for residential uses and a maximum 3000 square metres for commercial uses for Blocks 9, 10, and 11.</td>
</tr>
<tr>
<td>5) Block 10</td>
<td>179 units for Blocks 9, 10, and 11</td>
<td>247 units for Blocks 9, 10, and 11</td>
<td>18,000 square metres for Blocks 9, 10, and 11</td>
</tr>
<tr>
<td>6) Block 11</td>
<td>179 units for Blocks 9, 10, and 11</td>
<td>247 units for Blocks 9, 10, and 11</td>
<td>18,000 square metres for Blocks 9, 10, and 11</td>
</tr>
</tbody>
</table>

Figure 14: Waterfront Zones – Residential Unit Restrictions

[Figure showing residential unit restrictions]
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