SECTION 14: WATERFRONT ZONES

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 |
| Craftsperson 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.

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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 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);
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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) Restrictions 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.

(NOT FINAL AND BINDING By-law No. 17-095, May 24, 2017)