NOTE: Building Heights are represented by the number illustrated on the map. All Building Heights are in metres.

Lands Under Appeal - 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South, and 62 & 64 Hess Street South - 44 Hughson Street South, 75 James Street South, and 9 Jackson Street East

Legend

Maximum Building Heights in metres

Parks/Open Space

Planning Boundary

Schedule F - Figure 1
Zoning By-law No. 05-200
Maximum Building Heights

Not To Scale

Date: March 2018

Hamilton

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Legend

Planning Boundary

Heritage Character Zone

Note: The blocks shown represents the Right of Way and does not illustrate the actual road width

Figure 2:
Heritage Character Figure

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Planning & Economic Development Department

N:\1T&c\1.Downtown_Renewal_Division\Downtown zoning by-law\Heritage Character Figure.cdr

Special Figure 3: Ancaster Business Park

Date:
April 2018

Legend

Ancaster Business Park

Hamilton

PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

Figure 4: Flamborough Business Park

Date:
May 5, 2010

Hamilton

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DEVELOPMENT DEPARTMENT

Figure 5: Source Water Protection Vulnerability Score (Carlisle)

Date:
May 24, 2018

Legend

- Vulnerable Area 1
- Vulnerable Area 2
- Vulnerable Area 3
- Property Boundary

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PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Figure 5.1: Source Water Protection Vulnerability Score (Freelton)

Date:
May 24, 2018

Legend

Vulnerable Area 1

Vulnerable Area 2

Property Boundary

Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Figure 5.2: Source Water Protection Vulnerability Score (Greensville)

Date:
May 24, 2018

Legend

- Vulnerable Area 1
- Vulnerable Area 2
- Property Boundary

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Figure 5.3: Source Water Protection Vulnerability Score (Lynden)

Date:
May 24, 2018

Legend

Vulnerable Area 1

Vulnerable Area 2

Property Boundary

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Figure 6: Lower Stoney Creek Lands

Date:
May 24, 2018

Legend

- Lower Stoney Creek Lands
- Property Boundary

Hamilton
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Figure 7: Specialty Crop Lands

Date:
May 24, 2018

Legend

Specialty Crop Lands

Property Boundary

Hamilton
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Figure 8: Heritage Green

Date:
August 3, 2017

Legend

Subject Area - Special Exception 319

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Figure 9: Clappison's Corner

Date:
April 2017

Legend

Subject Area - Special Exception 326

Hamilton

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Figure 10: Waterfront Block Plan

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Development Department

Figure 11: Waterfront Zones – Maximum Setbacks

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Table WF.1		a) Northerly Lot Line	b) Easterly Lot Line	c) Westerly Lot Line	d) Southerly Lot Line	e)
1)	Block 1	3.0 metres	3.0 metres	None	None	
2)	Block 2	3.0 metres	3.0 metres	3.0 metres	None	
3)	Block 3	3.0 metres	3.0 metres	5.0 metres	None	
4)	Block 4	None	3.0 metres	None	1.5 metres	
5)	Block 5	None	3.0 metres	None	None	
6)	Block 6	None	None	3.0 metres	3.0 metres	
7)	Block 7	None	3.0 metres	3.0 metres	3.0 metres	
8)	Block 8	None	3.0 metres	3.0 metres	3.0 metres	
9)	Block 9	3.0 metres	None	3.0 metres	None	

10)	Block 10	3.0 metres	3.0 metres	None	None	
11)	Block 11	None	3.0 metres	3.0 metres	1.5 metres	
12)	Block 12	3.0 metres	3.0 metres	3.0 metres	None	
13)	Block 13	None	3.0 metres	3.0 metres	1.5 metres	

Figure 12: Waterfront Zones – Building Heights

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Table WF.2		a) Minimum Building Height	b) Maximum Building Height	c)
1)	Block 1	9.0 metres	8 storeys and 32.0 metres	
2)	Block 2	9.0 metres	8 storeys and 32.0 metres	
3)	Block 5	9.0 metres	8 storeys and 32.0 metres	
4)	Block 7	9.0 metres	8 storeys and 32.0 metres	
5)	Block 10	9.0 metres	8 storeys and 32.0 metres	
6)	Block 11	6.0 metres	5 storeys and 21.0 metres	
7)	Block 12	9.0 metres	8 storeys and 32.0 metres	
8)	Block 13	6.0 metres	5 storeys and 21.0 metres	

9) Building heights will not be calculated with any mechanical penthouse or any portion of a building designed, adapted or used for such features as a chimney, smokestack, fire wall, stair tower, fire tower, water tower, tank, elevator bulkhead, ventilator, skylight, cooling tower, derrick, conveyor, antenna, or any such requisite appurtenance, or a flagpole, display sign, ornamental figure, parapet, bell tower or other similar structure.

Figure 13: Waterfront Zones – Ground Floor Façade

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Table WF.3		a) Minimum Easterly Ground Floor Façade	b) Minimum Northerly Ground Floor Façade	c) Minimum Westerly Ground Floor Façade	d) 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

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Table WF.4		a) Minimum Residential Unit Total	b) Maximum Residential Unit Total	c)
1)	Block 1	85 units	171 units	
2)	Block 2	183 units	267 units	
	Block 3	No Minimum	No Maximum	
	Block 4	74 units for Block 4 and 5	150 units for Blocks 4 and 5	
3)	Block 5	74 units for Blocks 4 and 5	150 units for Blocks 4 and 5	
	Block 6	125 units for Blocks 6 and 7	220 units for Blocks 6 and 7	
4)	Block 7	125 units for Blocks 6 and 7	220 units for Blocks 6 and 7	
	Block 8	No Minimum	No Maximum	
	Block 9	120 units for Blocks 9, 10 and 11	256 units for Blocks 9, 10 and 11	
5)	Block 10	120 units for Blocks 9, 10, and 11	256 units for Blocks 9, 10, and 11	
6)	Block 11	120 units for Blocks 9, 10, and 11	256 units for Blocks 9, 10, and 11	

7)	Block 12	115 units for Blocks 12 and 13	242 units for Blocks 12 and 13	
8)	Block 13	115 units for Blocks 12 and 13	242 units for Blocks 12 and 13	
9) Notwithstanding there being no unit restrictions on Blocks 3, 4, 6, 9, and 8 as referenced in Figure 10 of this by-law, a maximum of 1,645 units are permitted within the geographic area comprised of Blocks 1 through 16 as illustrated on Schedule A.				
10) At least 15% of all units within the geographic area comprised of Blocks 1 through 16 as illustrated on Schedule A shall have 2 or more bedrooms.				

Lands Under Appeal
- 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South, and 62 & 64 Hess Street South
- 44 Hughson Street South, 75 James Street South, and 9 Jackson Street East

Legend

- 4.5m
- 7.5m
- 11m
- 16m
- 18.5m
- 22m
- Secondary Plan Boundary

Figure 15:
Building Base Façade Height

Not To Scale

Date: March 2018

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Figure 16: 257, 259, 263, 269, 271, 275 and 279 Bay Street North, Hamilton

Date:
March 1, 2018

Legend

Subject Area - Special Exception 445

Hamilton

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Figure 17: 108 James Street North, 111 and 115 Hughson Street North

Date;
March 1, 2018

Legend

■ ■ ■ ■ Subject Area - Special Exception 451

Hamilton

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Figure 18: 75 Centennial Parkway North (Eastgate Square)

Date:
January 9, 2018

Legend

■ ■ ■ ■ Subject Area - Special Exception 633

Hamilton
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Figure 19: 670, 674, 686, 692, 700 and 706 Queenston Road, Hamilton

Date:
February 7, 2018

Legend

■■■■ Subject Area - Special Exception 637

Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Figure 20 to Schedule F - Special Figures

Date:
June 22, 2018

Legend

- Block 1
- Block 2
- Block 3
- Block 4
- Block 4a
- Block 5
- Block 6
- Block 7
- Block 7a
- Block 8
- Area "1"
- Area "2"
- Area "3"

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Figure 21: 1351, 1355, 1359 & 1375 Upper James Street & 16, 24, 34, 40 & 48 Stone Church Road East

Date;
August 7, 2019

Legend

- Subject Area - Special Exception 724
- **Block 1** - Mixed Use Building - Maximum permitted height of 8 storeys (35.0 metres)
- **Block 2** - Two Multiple Dwellings - Maximum permitted height of 4 storeys (17.0 metres)

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Special Figure 22: Maximum Building Heights for 236 Main Street West, 74 Queen Street South, 244 and 246 Jackson Street West

Date:
August 17, 2020

Legend

- Maximum Building Heights 80.85m
- Maximum Building Heights 14.0m
- Maximum Building Heights 22.0m
- Maximum Building Heights 14.87m

Hamilton
Planning & Economic Development Department

Special Figure 23: Maximum Building Heights for 211 and 225 John Street and 78 Young Street

Date:
January 29, 2021

Legend

- Maximum Building Height 92m, inclusive of mechanical penthouse and amenity area
- Maximum Building Height 36.5m
- Maximum Building Height 23m
- Maximum Building Height 48.5m
- Maximum Building Height 29m

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PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Special Figure 24: Areas where one additional entrance may be located on the front facade of a dwelling containing an Additional Dwelling Unit.

Date:
April 14, 2022

Legend

Lower Hamilton Lands

Hamilton
Planning & Economic Development Department

Special Figure 24.1: Additional Dwelling Units Prohibited in the Lower Stoney Creek Lands

Date:
April 14, 2022

Legend

Lower Stoney Creek Lands

Hamilton
Planning & Economic Development Department

Special Figure 24.2: Additional Dwelling Units Prohibited in the Freelton Rural Settlement Area

Date:
April 14, 2022

Legend

Freelton Rural Settlement Area

Hamilton
Planning & Economic Development Department

Special Figure 24.3: Additional Dwelling Units Prohibited in the Greensville Rural Settlement Area

Date:
April 14, 2022

Legend

Greensville Rural Settlement Area

Hamilton
Planning & Economic Development Department

Special Figure 24.4: Additional Dwelling Units Prohibited in the Lynden Rural Settlement Area

Date:
May 26, 2022

Legend

Lynden Rural Settlement Area

Hamilton
Planning & Economic Development Department

Special Figure 24.5: Additional Dwelling Units Prohibited in the Carlisle Rural Settlement Area

Date:
September 6, 2022

Legend

Carlisle Rural Settlement Area

Hamilton
Planning & Economic Development Department

Special Figure 25: Lime Ridge Mall

Date:
June 10, 2022

Legend

Subject Area - Special Exception 302

Hamilton
Planning & Economic Development Department

Special Figure 26: Maximum Building Height for 354 King St W

Date:
June 10, 2022

Legend

Maximum Building height 42.0m

Schedule F By-law 05-200

Hamilton
Planning & Economic Development Department

Special Figure 30 to Schedule F: 327 & 335 Wilson Street East

Date:
June 16, 2022

Legend

Block 1

Block 2

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