

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

Legend

#	Maximum Building Heights in metres
	Parks/Open Space
- - - - -	Planning Boundary

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

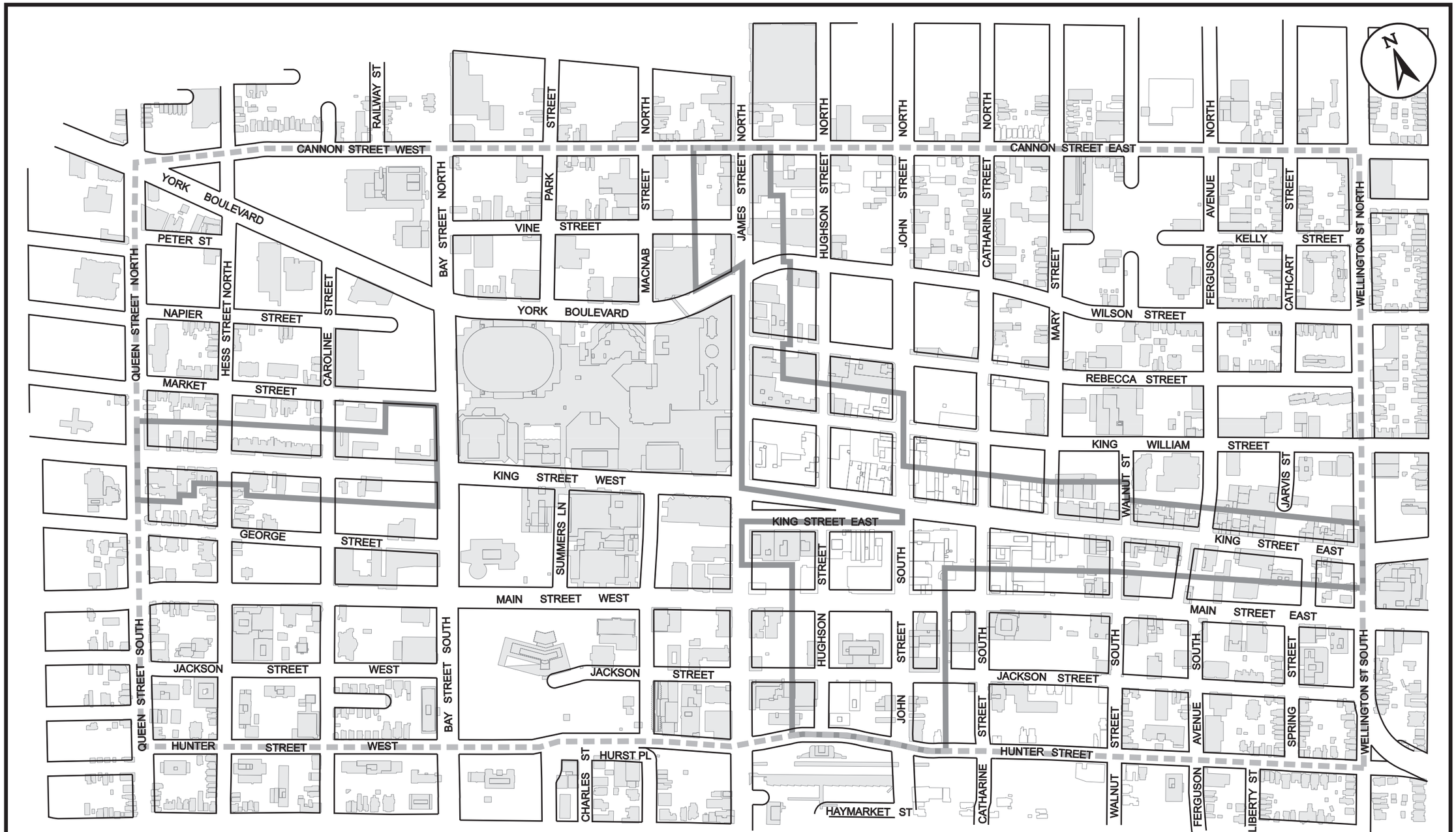
Not To Scale

Date: May 2024

Hamilton

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Legend

Planning Boundary

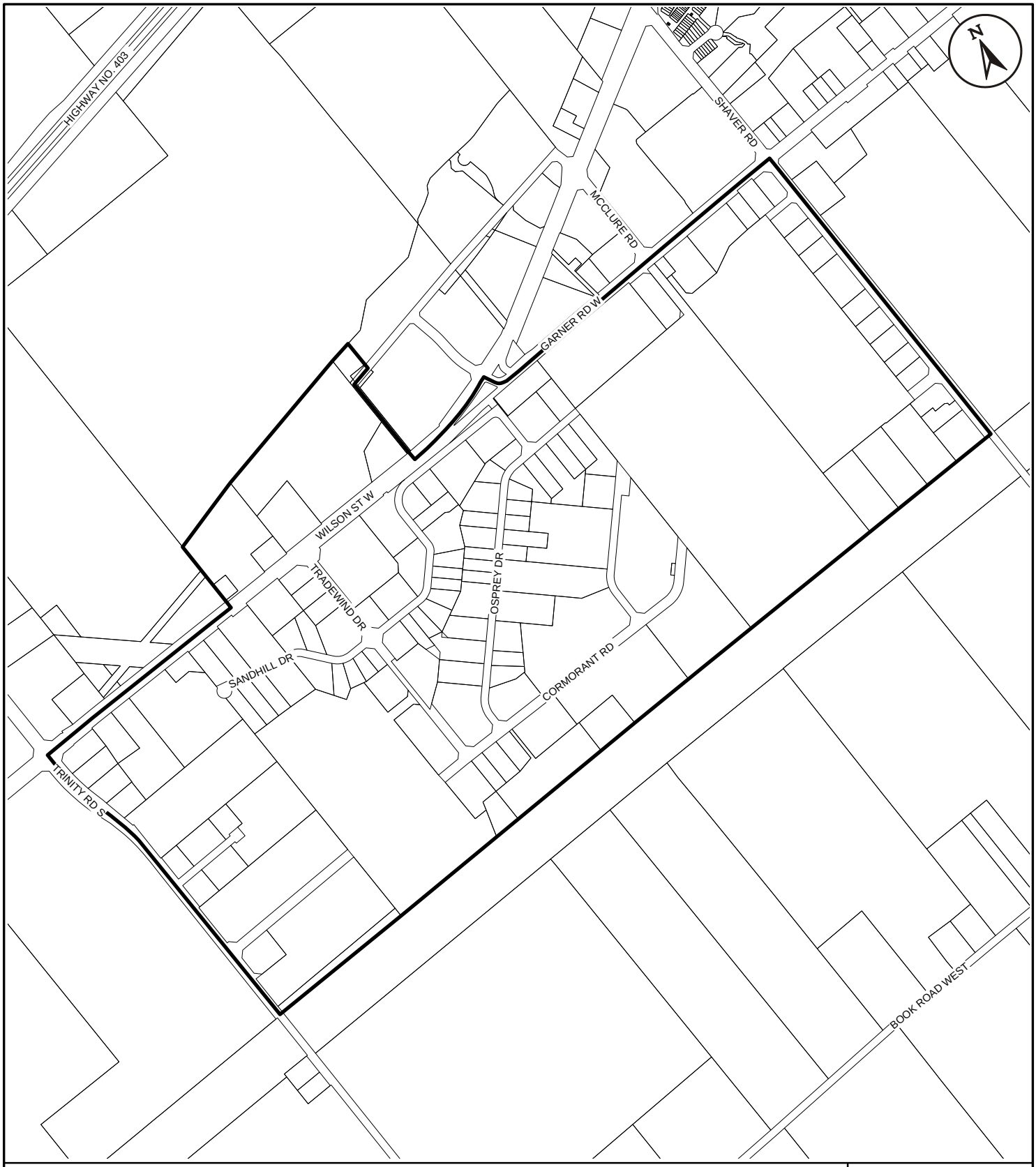
Heritage Character Zone

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

Figure 2:
Heritage Character Figure

Hamilton
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

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DEVELOPMENT DEPARTMENT

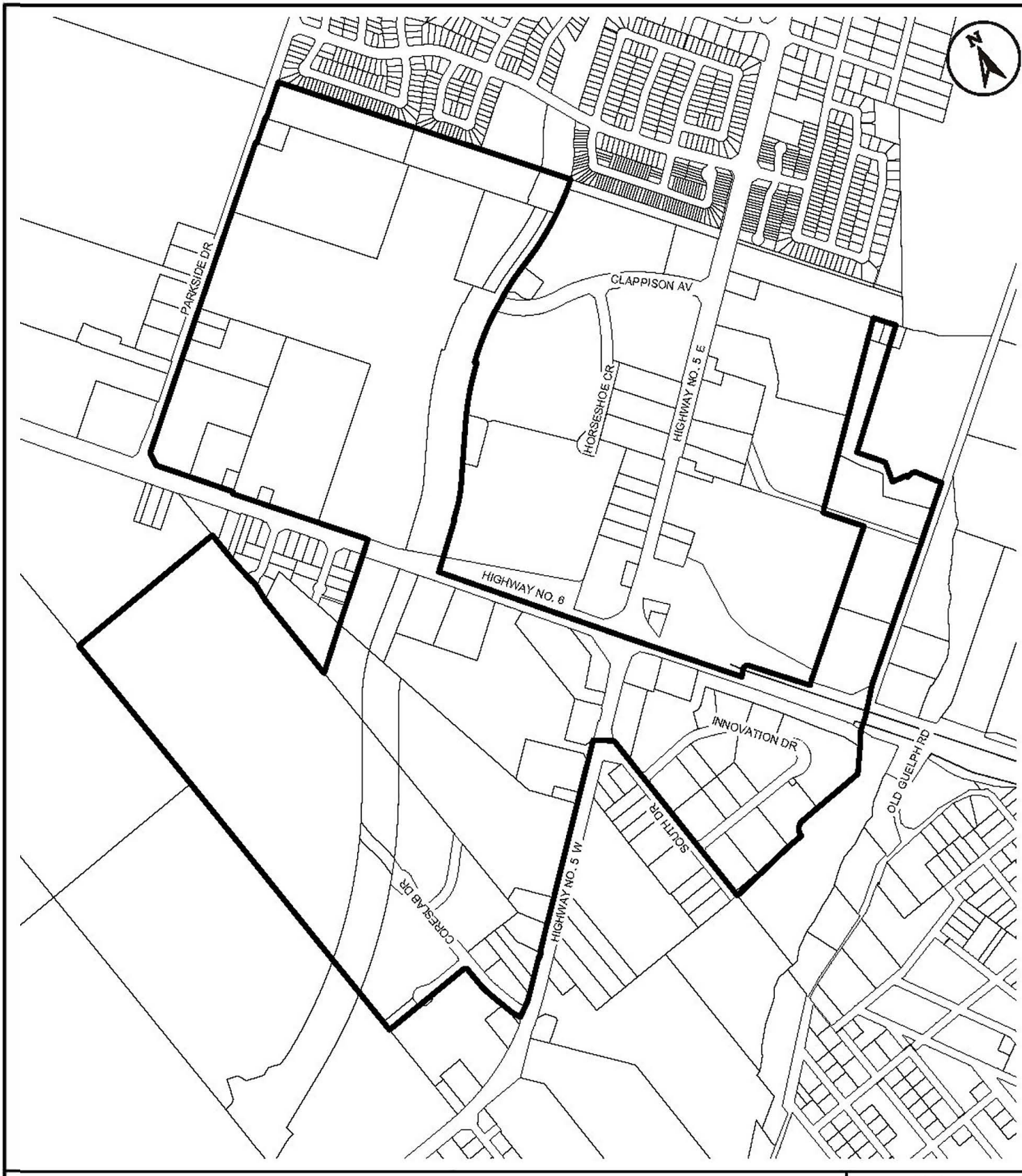


Figure 4: Flamborough Business Park

Date:
May 5, 2010

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

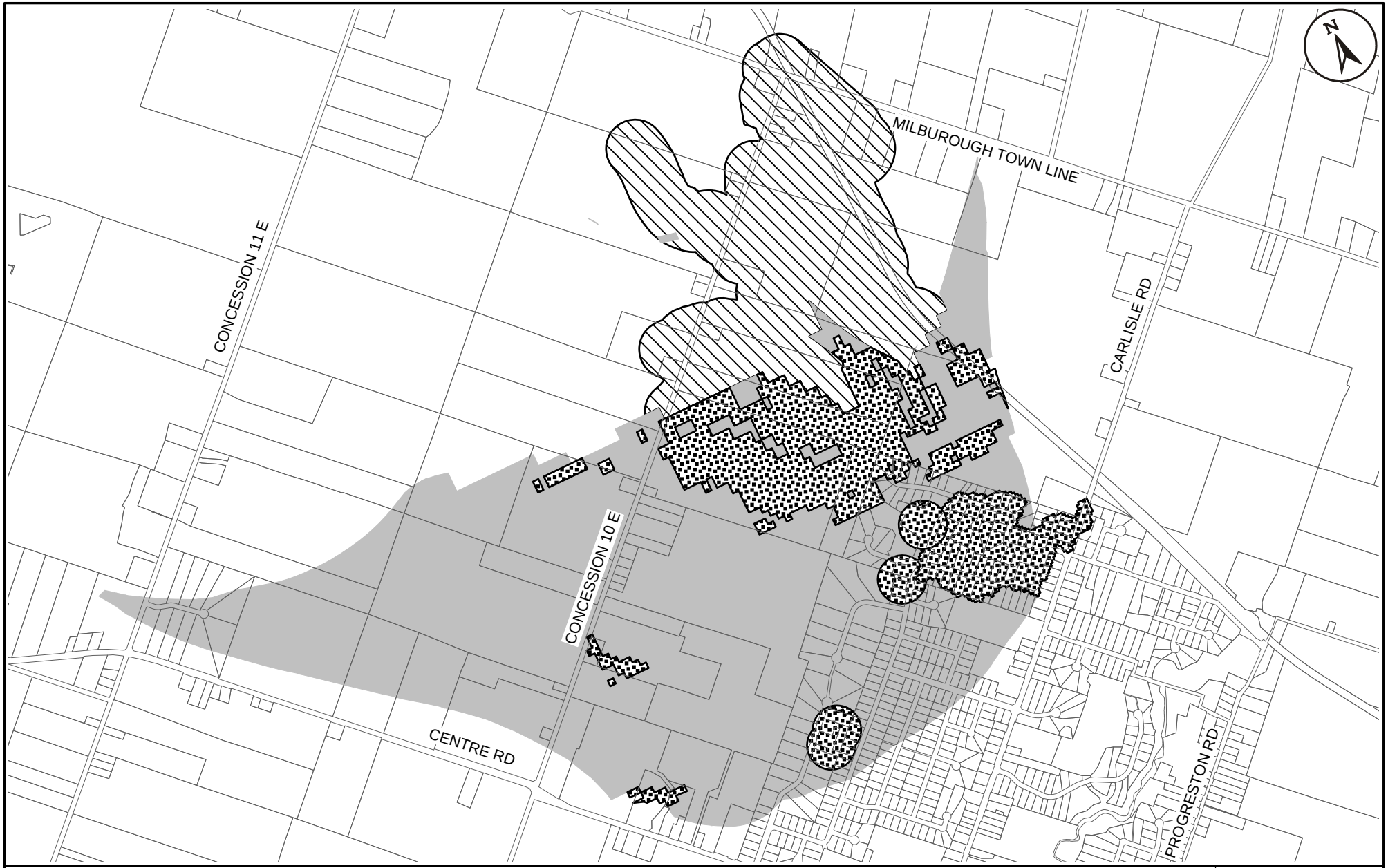


Figure 5: Source Water Protection Vulnerability Score (Carlisle)

Date:
May 24, 2018

Legend

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

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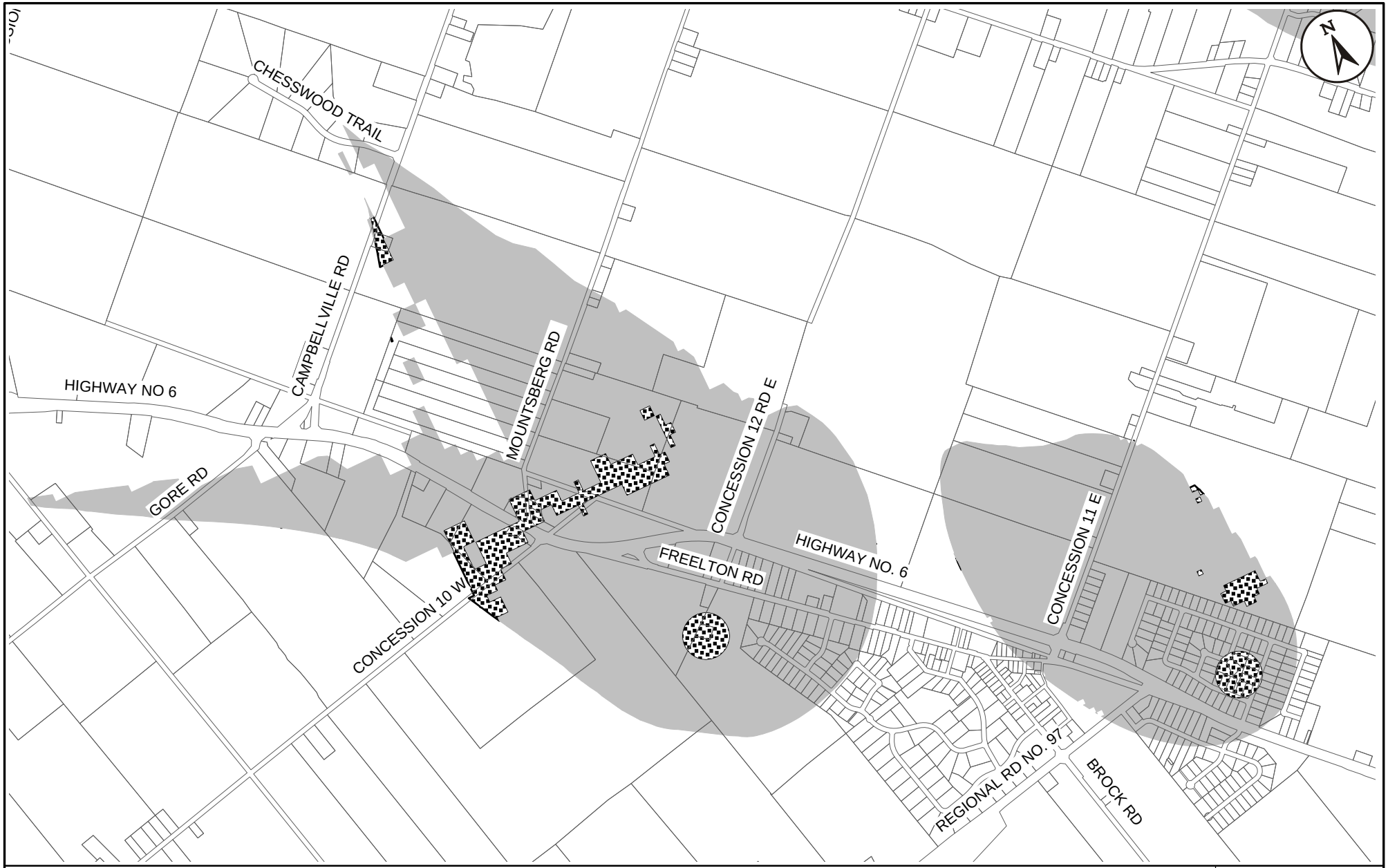


Figure 5.1: Source Water Protection Vulnerability Score (Freelton)

Date:
May 24, 2018

Legend

Vulnerable Area 1

Vulnerable Area 2

Property Boundary

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PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

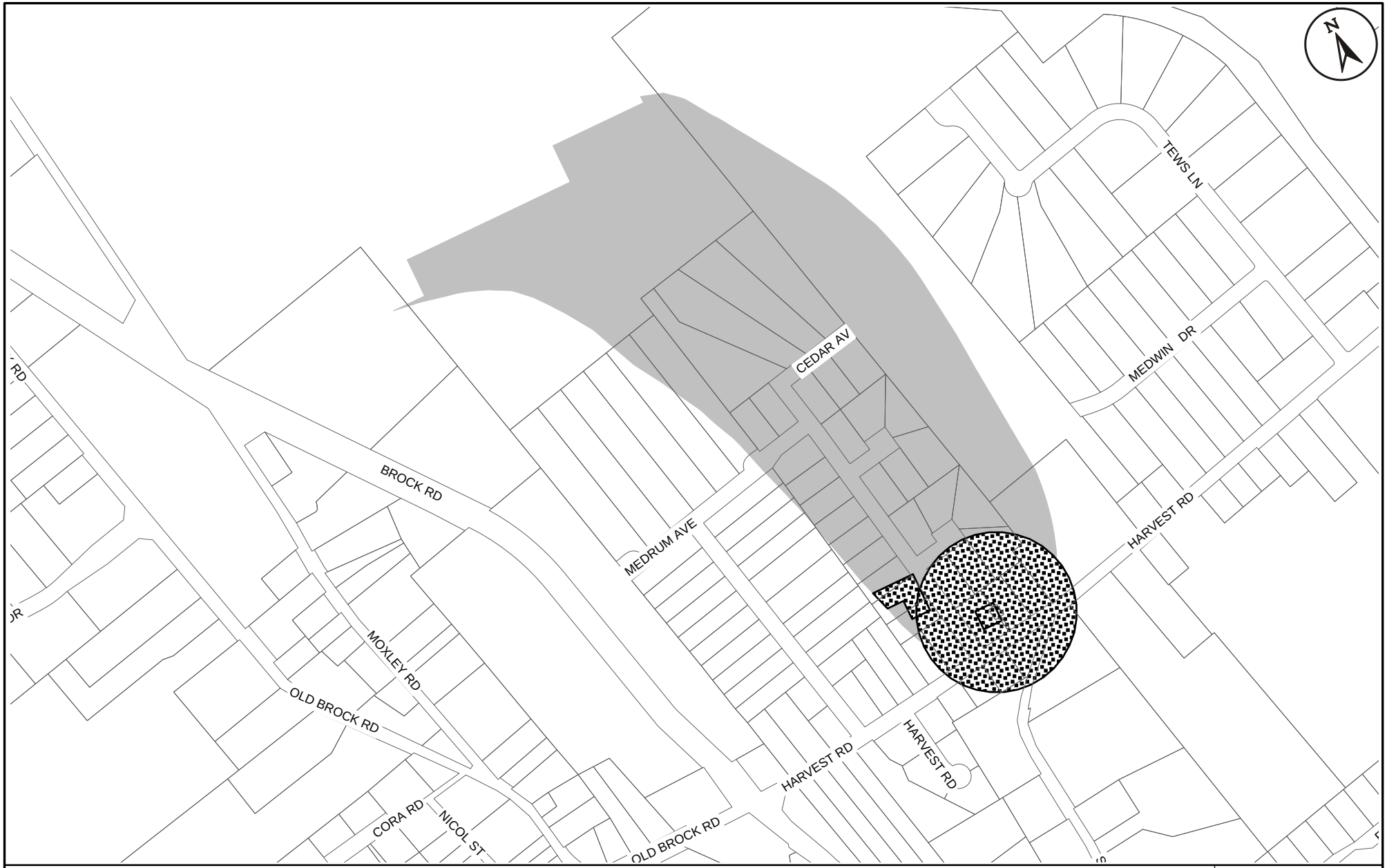


Figure 5.2: Source Water Protection Vulnerability Score (Greensville)

Date:
May 24, 2018

Legend

- Vulnerable Area 1
- Vulnerable Area 2
- Property Boundary

Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

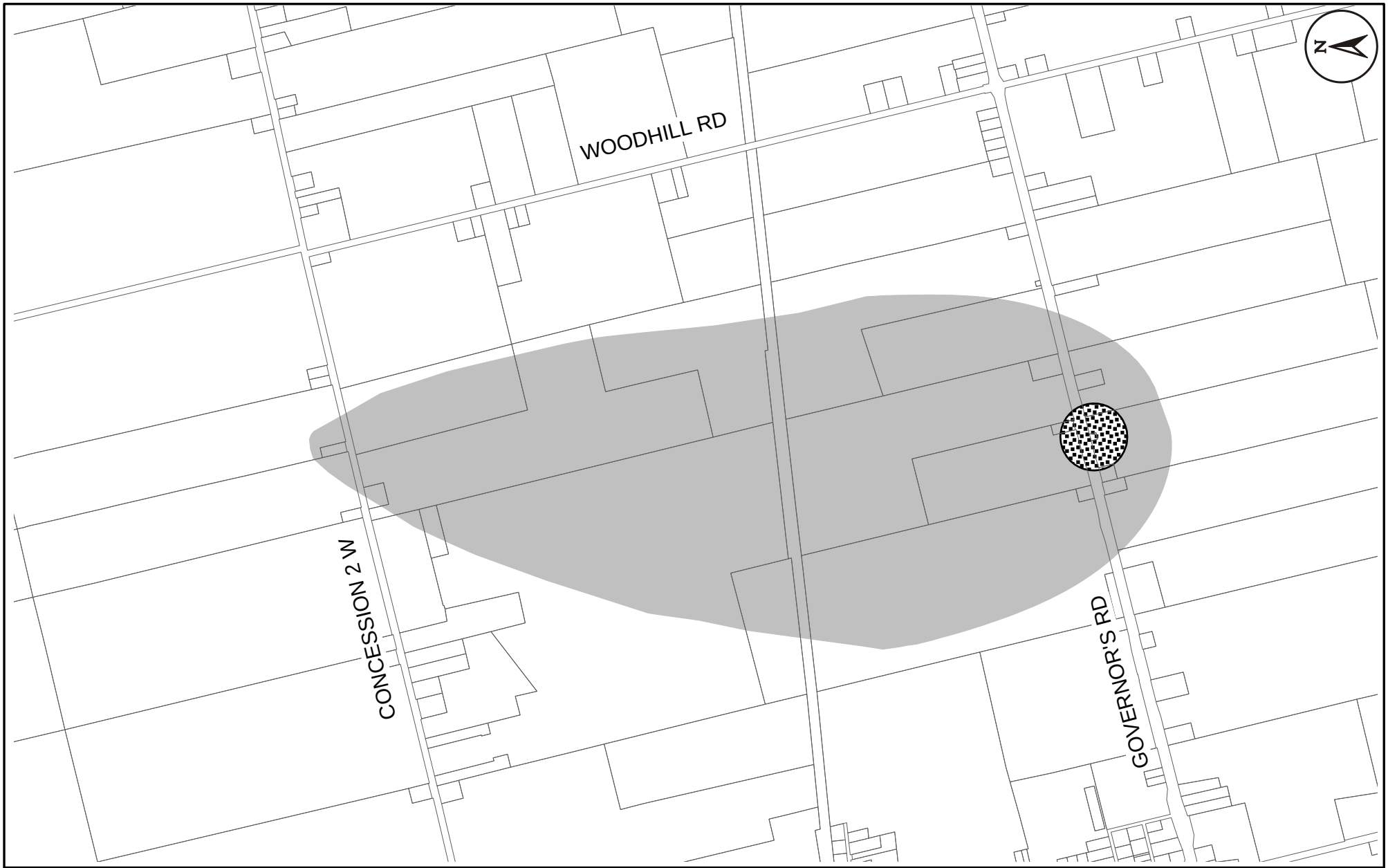


Figure 5.3: Source Water Protection Vulnerability Score (Lynden)

Date:
May 24, 2018

Legend

Vulnerable Area 1

Vulnerable Area 2

Property Boundary

Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

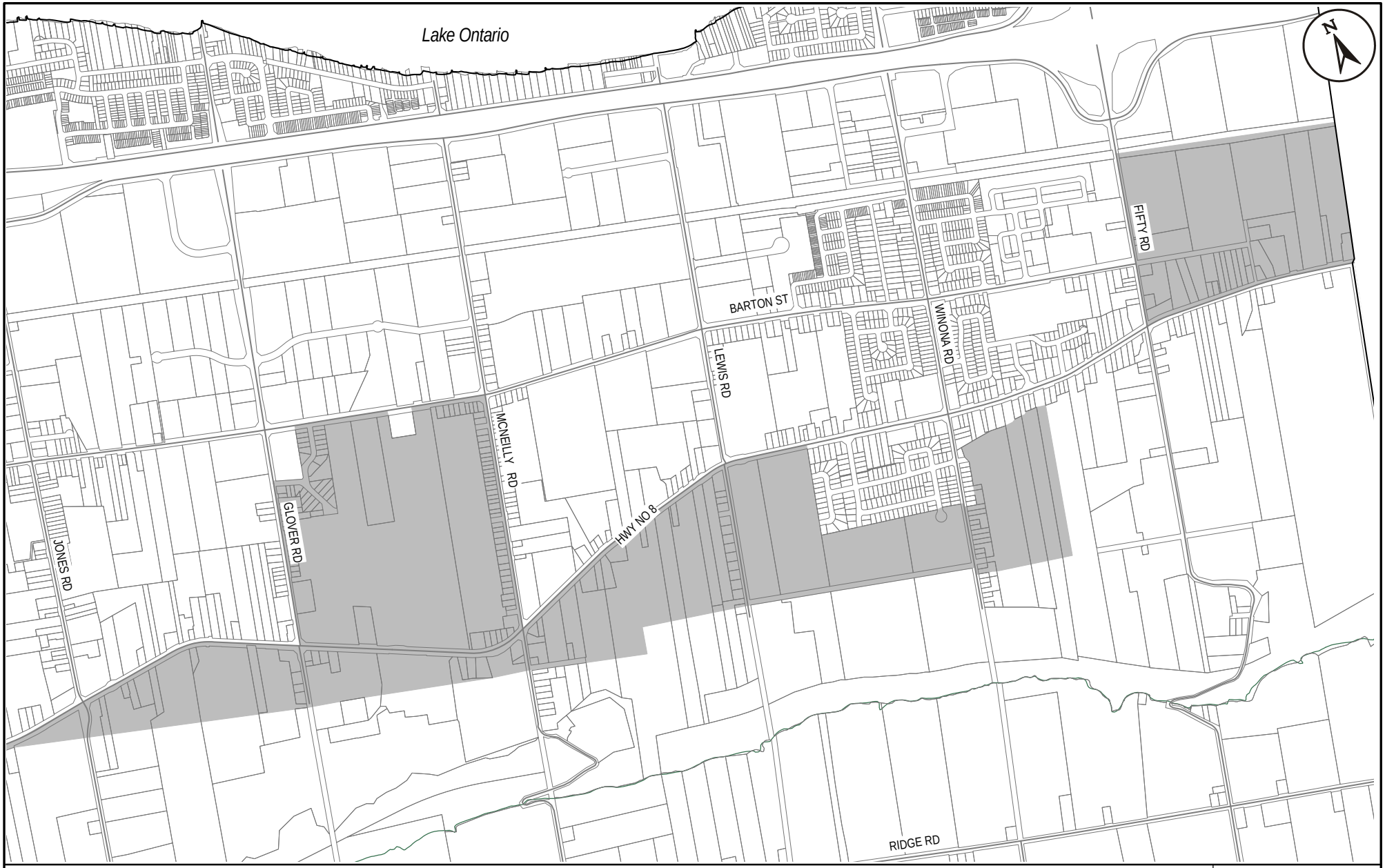


Figure 6: Lower Stoney Creek Lands

Date:
May 24, 2018

Legend

- Lower Stoney Creek Lands
- Property Boundary

Hamilton
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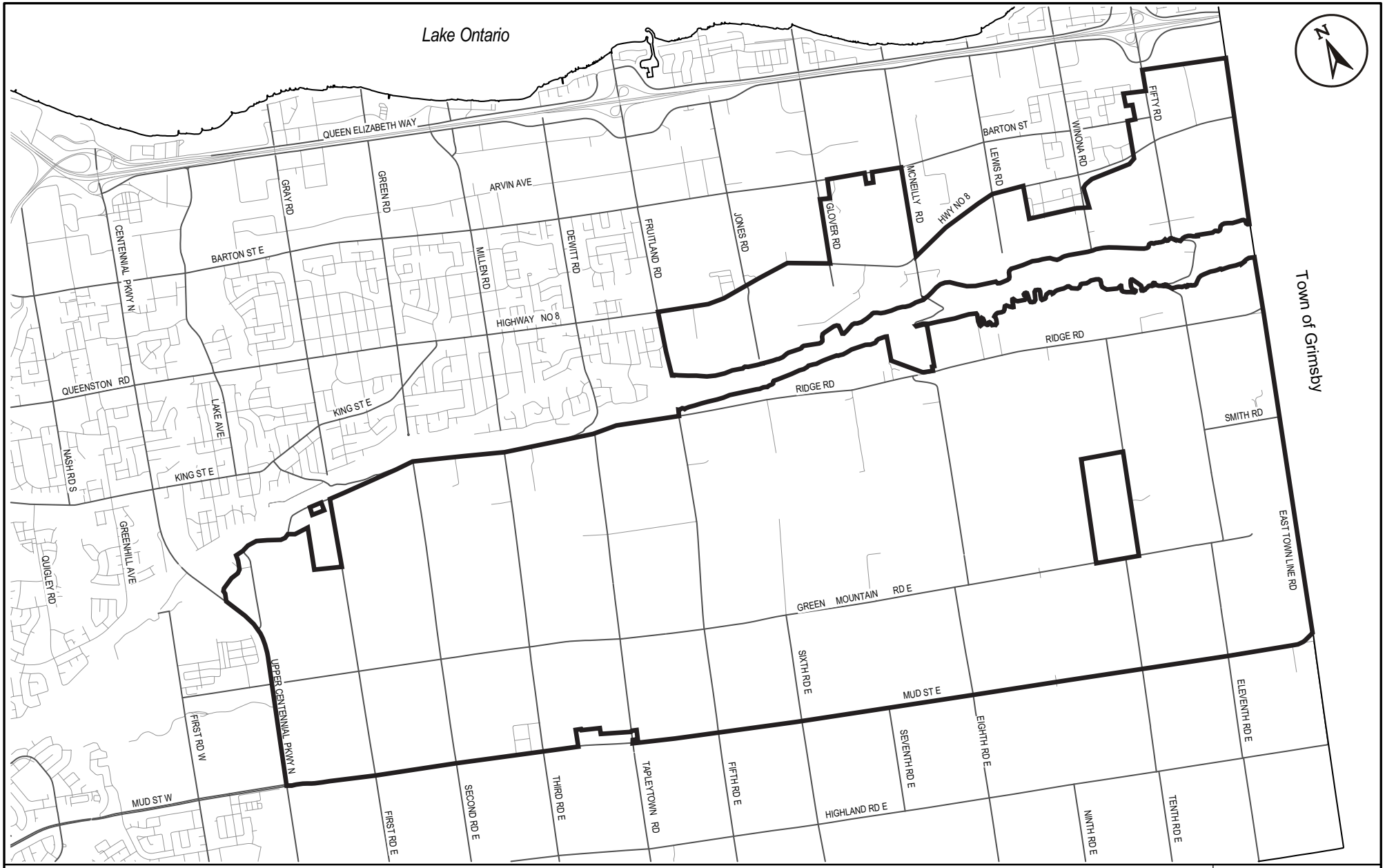


Figure 7: Specialty Crop Lands

Date:
May 24, 2018

Legend

Specialty Crop Lands

Property Boundary

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Figure 8: Heritage Green

Date:
August 3, 2017

Legend

Subject Area - Special Exception 319

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

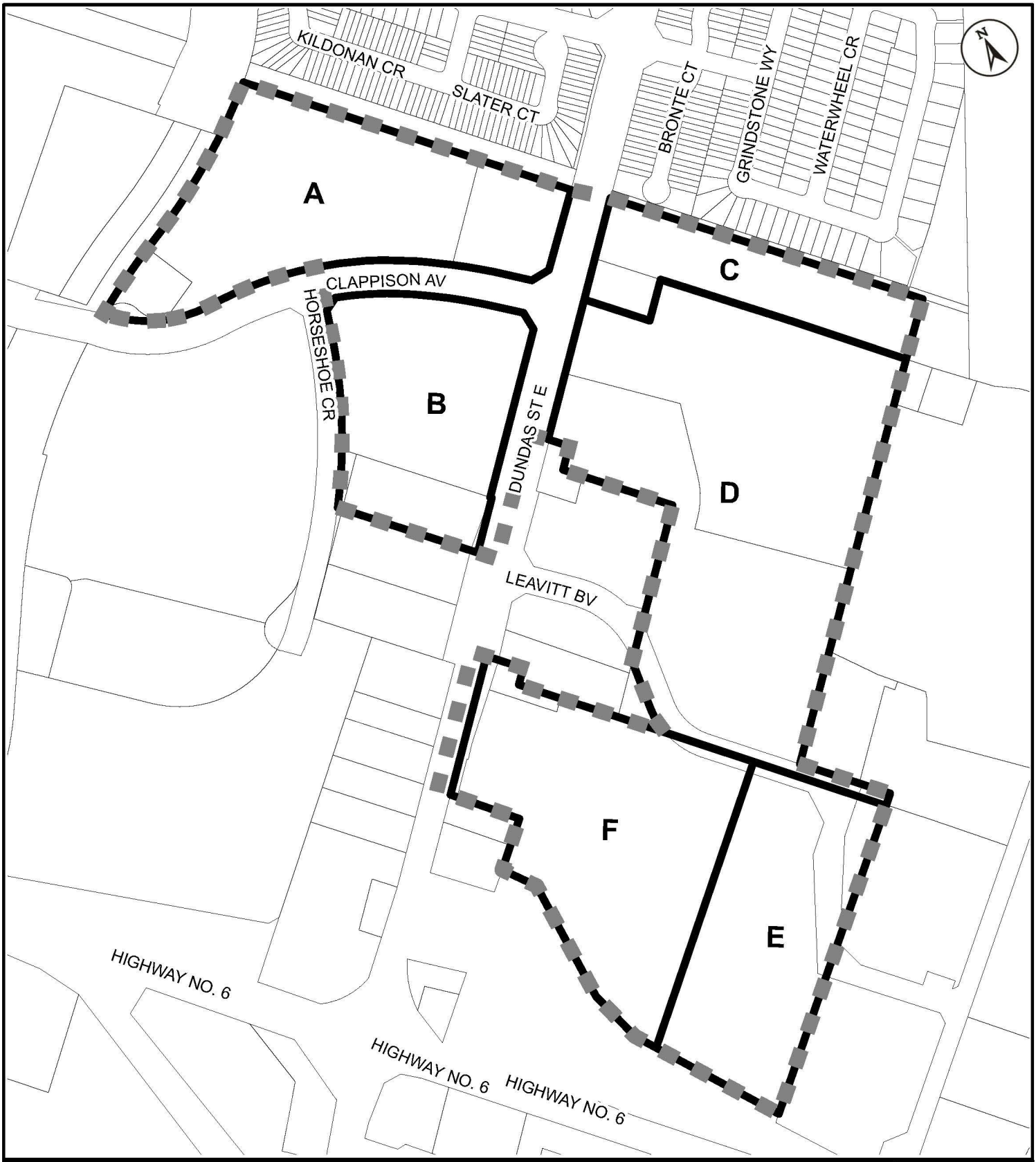


Figure 9: Clappison's Corner

Date: June 26, 2025

Legend

Subject Area - Special Exception 326

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Figure 10: Waterfront Block Plan

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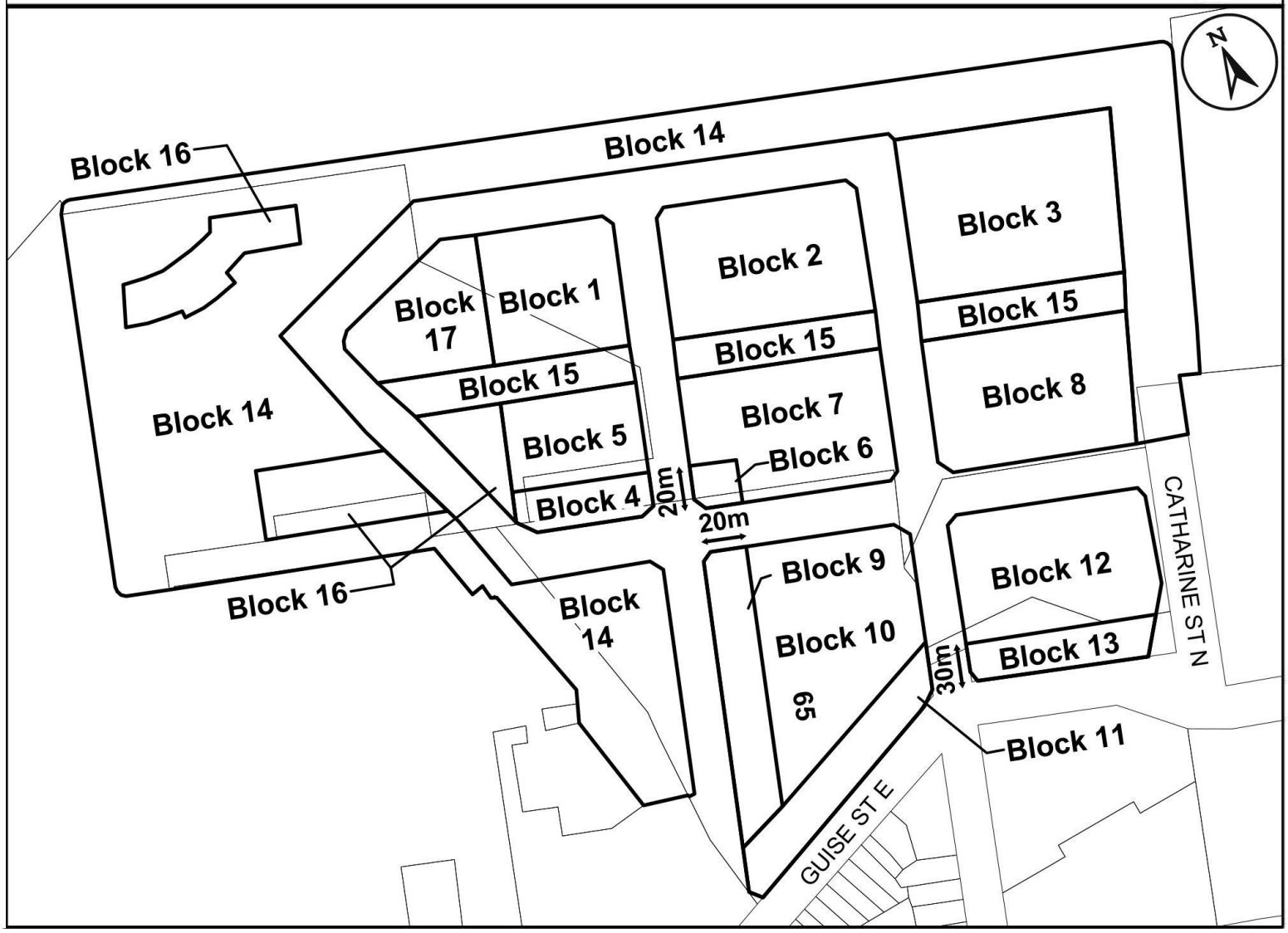


Figure 11: Waterfront Zones – Maximum Setbacks

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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 metres	5 storeys and 21.0 metres	
9)	Block 17	9.0 metres	45 storeys and 147.0 metres measured to the top of the mechanical penthouse.	
10)	Except where otherwise indicated, 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

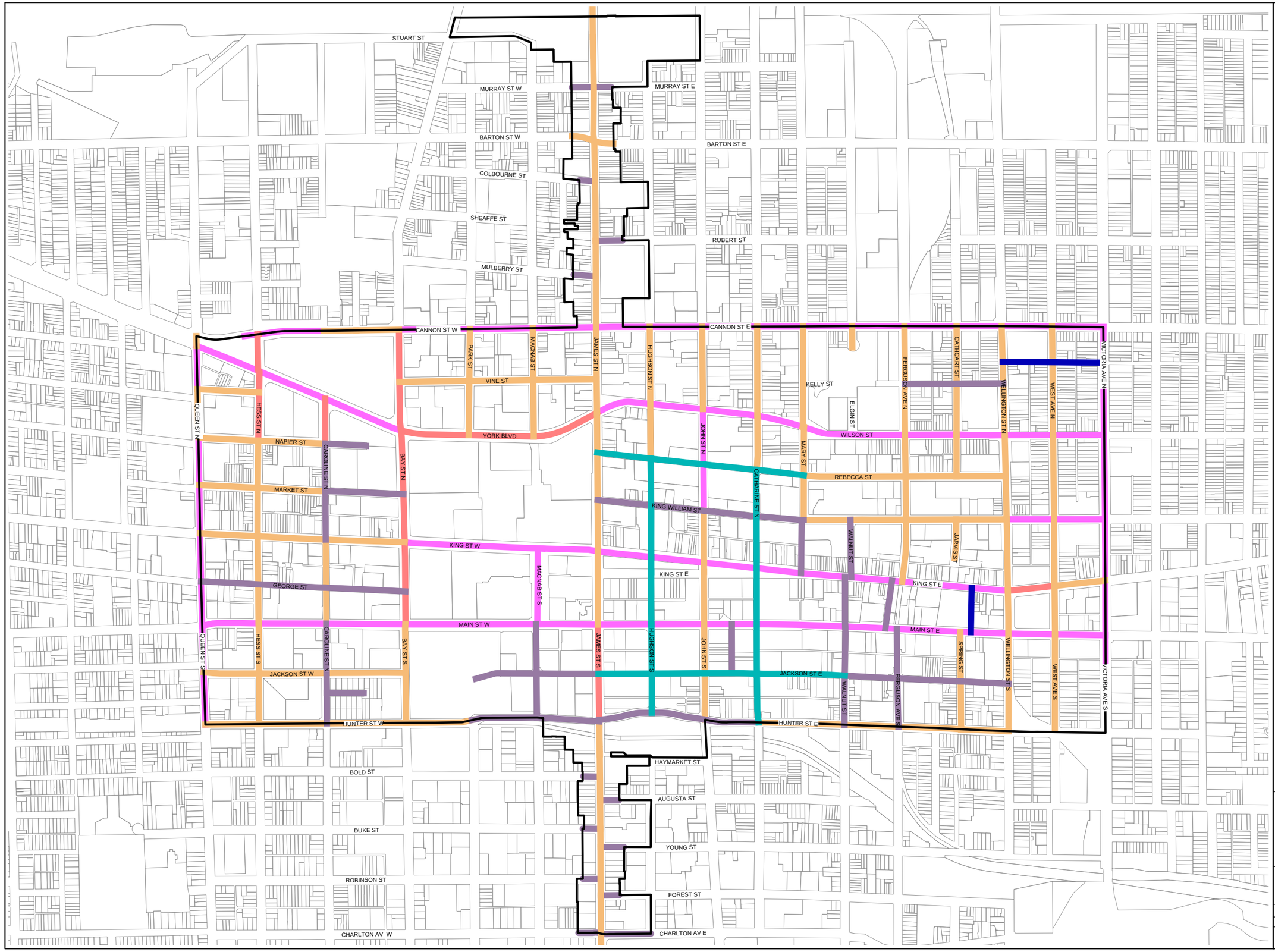
Hamilton
Planning & Economic Development Department

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 Blocks 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)	Block 17	No Minimum	No Maximum	
10)	Notwithstanding there being no unit restrictions on Blocks 3, 4, 6, 8, 9 and 17 in Figure 10 of this by-law, a maximum of 1,645 units are permitted within the geographic area comprised of Blocks 1 through 17 as illustrated on Schedule A.			
11)	At least 15% of all units plus 150 units, within the geographic area comprised of Blocks 1 through 17 as illustrated on Schedule A shall have 2 or more bedooms.			



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

Hamilton

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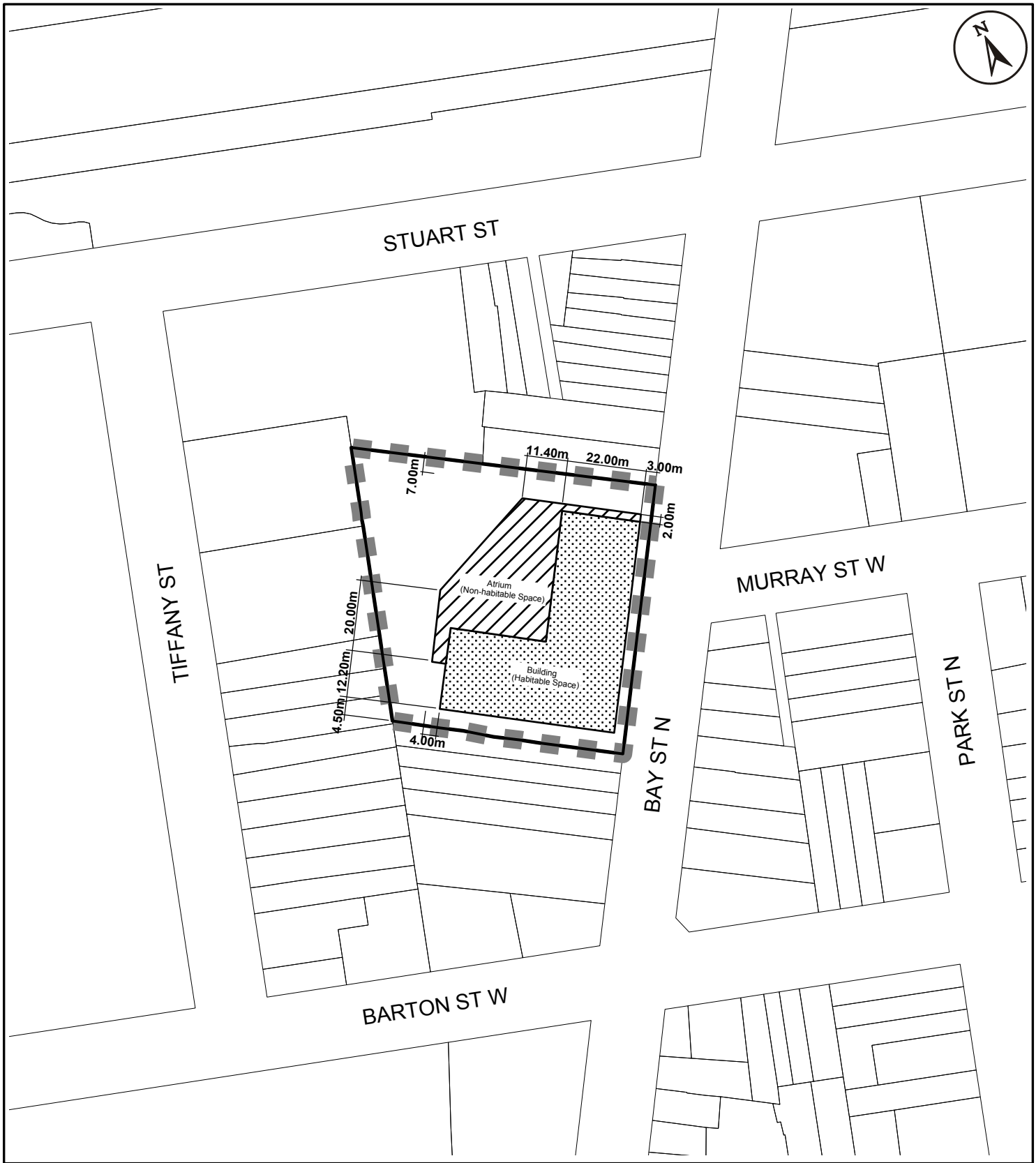


Figure 16: 257, 259, 263, 269, 271, 275 and 279 Bay Street North, Hamilton

Date:
March 1, 2018

Legend

Subject Area - Special Exception 445

Hamilton

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DEVELOPMENT DEPARTMENT

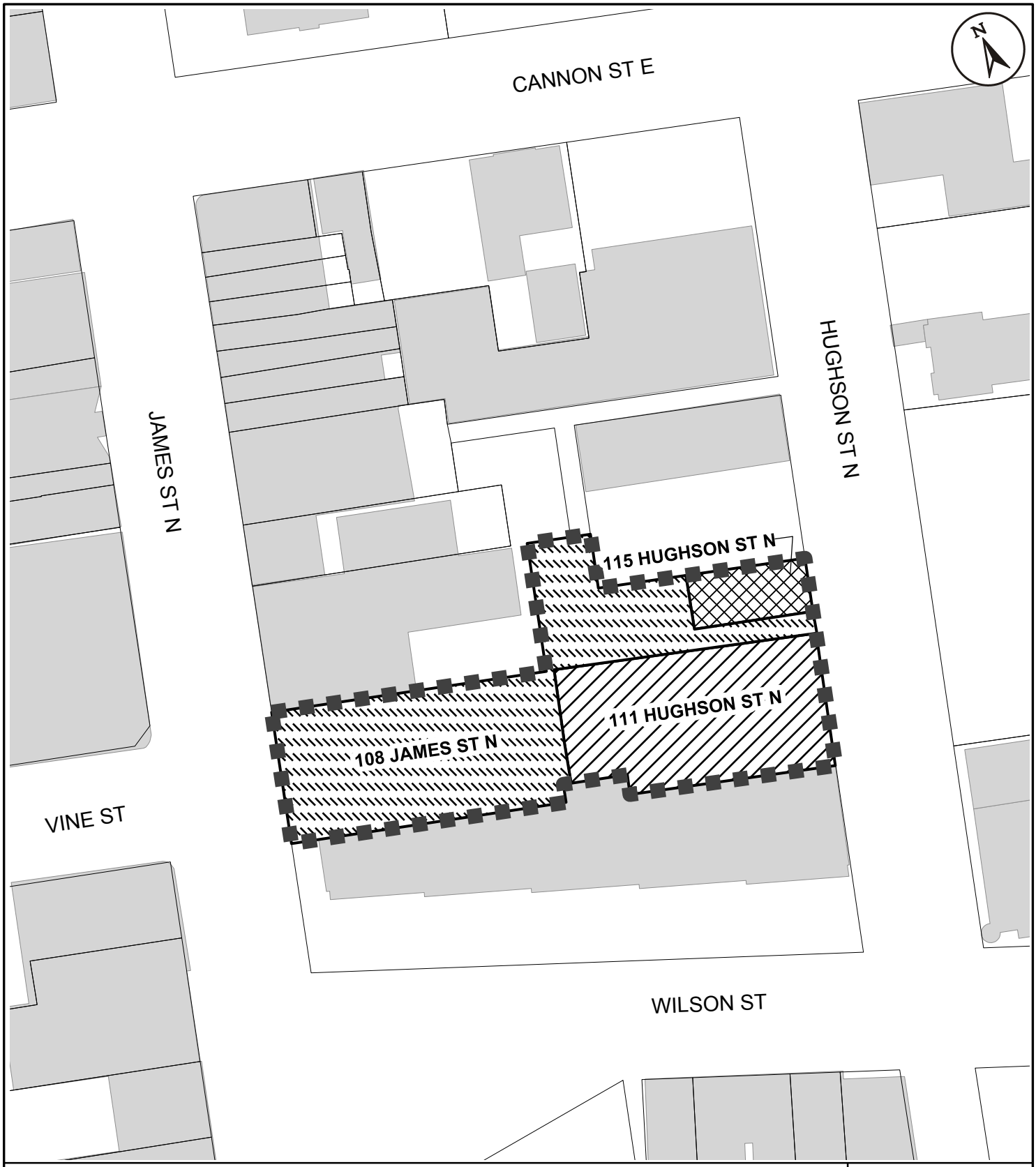


Figure 17: 108 James Street North, 111 and 115 Hughson Street North

Date;
March 1, 2018

Legend

■ ■ ■ ■ Subject Area - Special Exception 451

Hamilton

PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

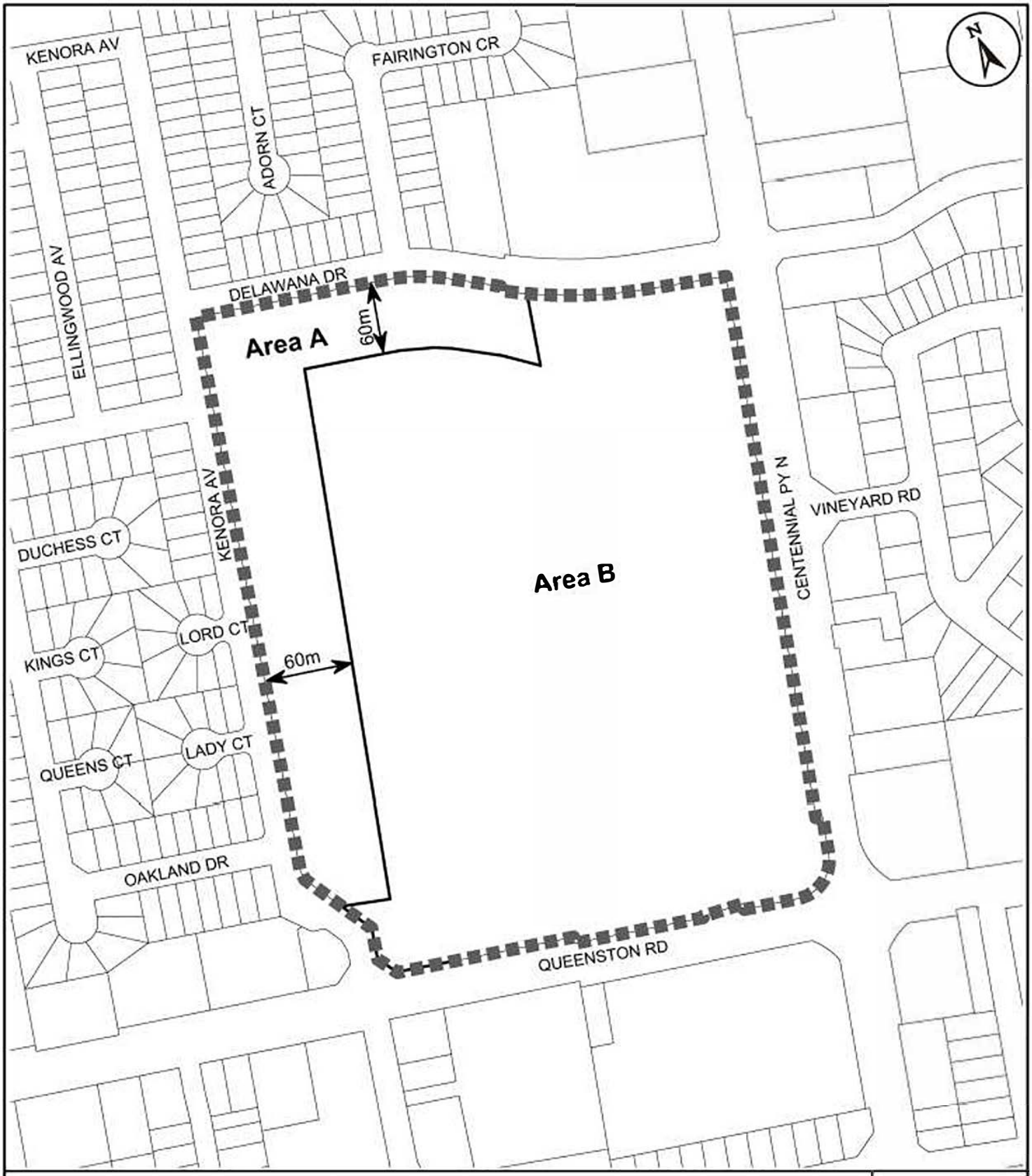


Figure 18: 75 Centennial Parkway North (Eastgate Square)

Date: January 9, 2018

Legend

■ ■ ■ ■ Subject Area - Special Exception 633

Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

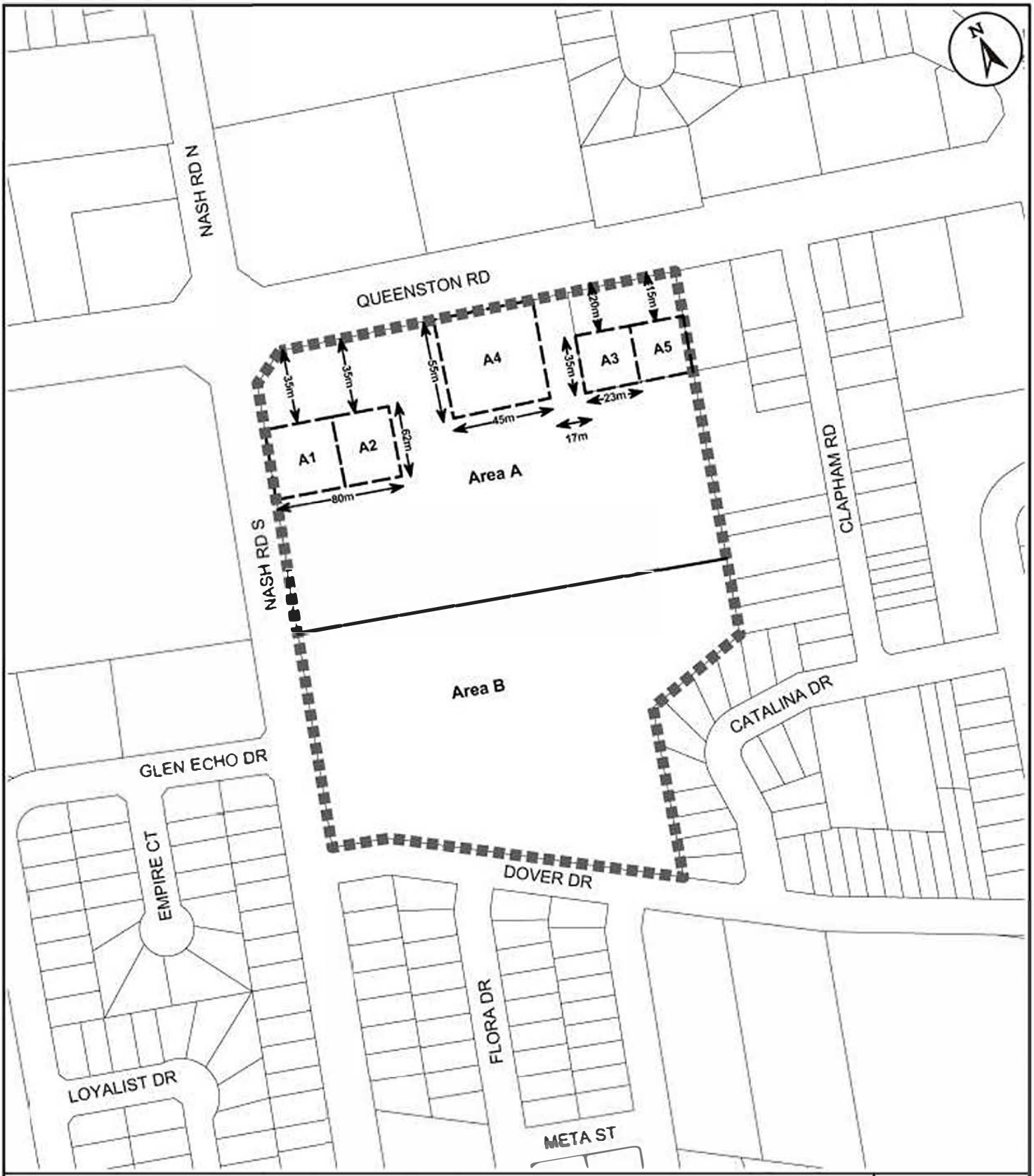


Figure 19: 670, 674, 686, 692, 700 and 706 Queenston Road, Hamilton

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"

Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

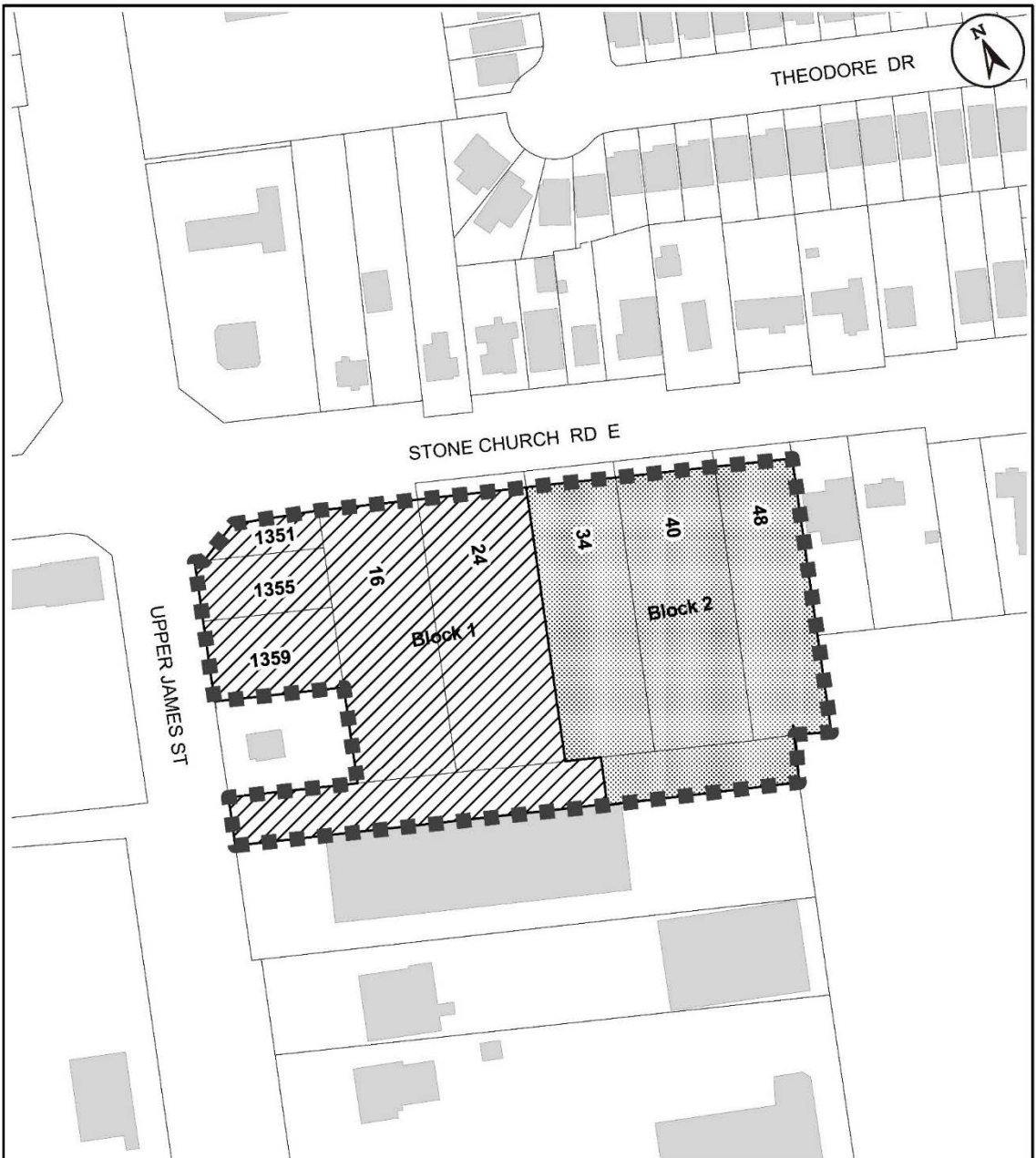


Figure 21: 1351, 1355, 1359 & 1375 Upper James Street & 16, 24, 34, 40 & 48 Stone Church Road East

Date:
August 7, 2019

Legend

(By-law 19-233, September 25, 2019)

- 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)

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

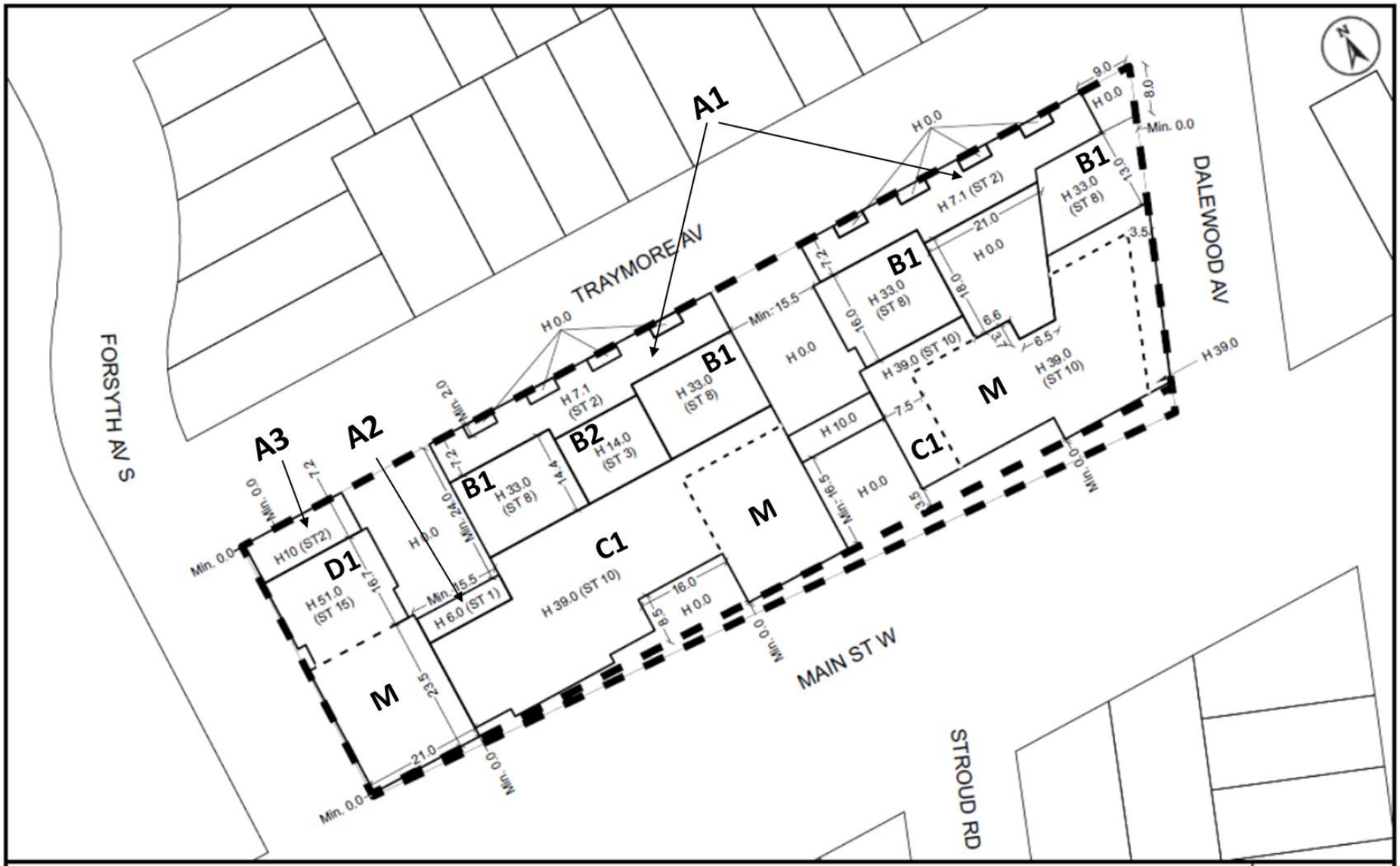


Figure 21: 1190 Main Street West, 43, 47, 51 and 55 Forsyth Avenue South, 75, 77, 81, 83, 99, 103, 107, 111 and 115 Traymore Avenue and 50 Dalewood Avenue (Hamilton)

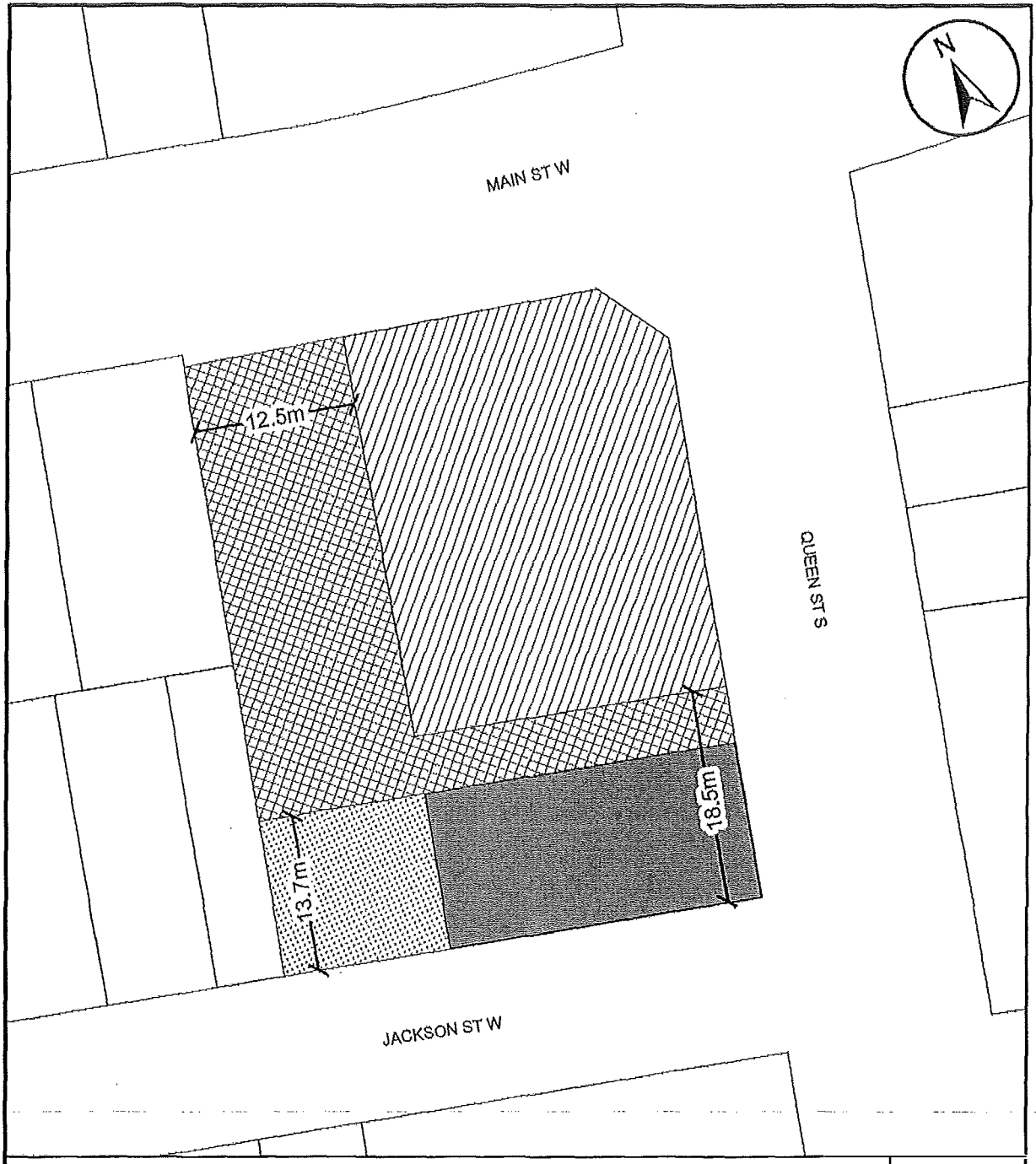
Date: August 2021

Legend

Subject Area

(By-law 22-010-OLT, January 10, 2022)

Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



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

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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 48.5m
- Maximum Building Height 36.5m
- Maximum Building Height 29m
- Maximum Building Height 23m

Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



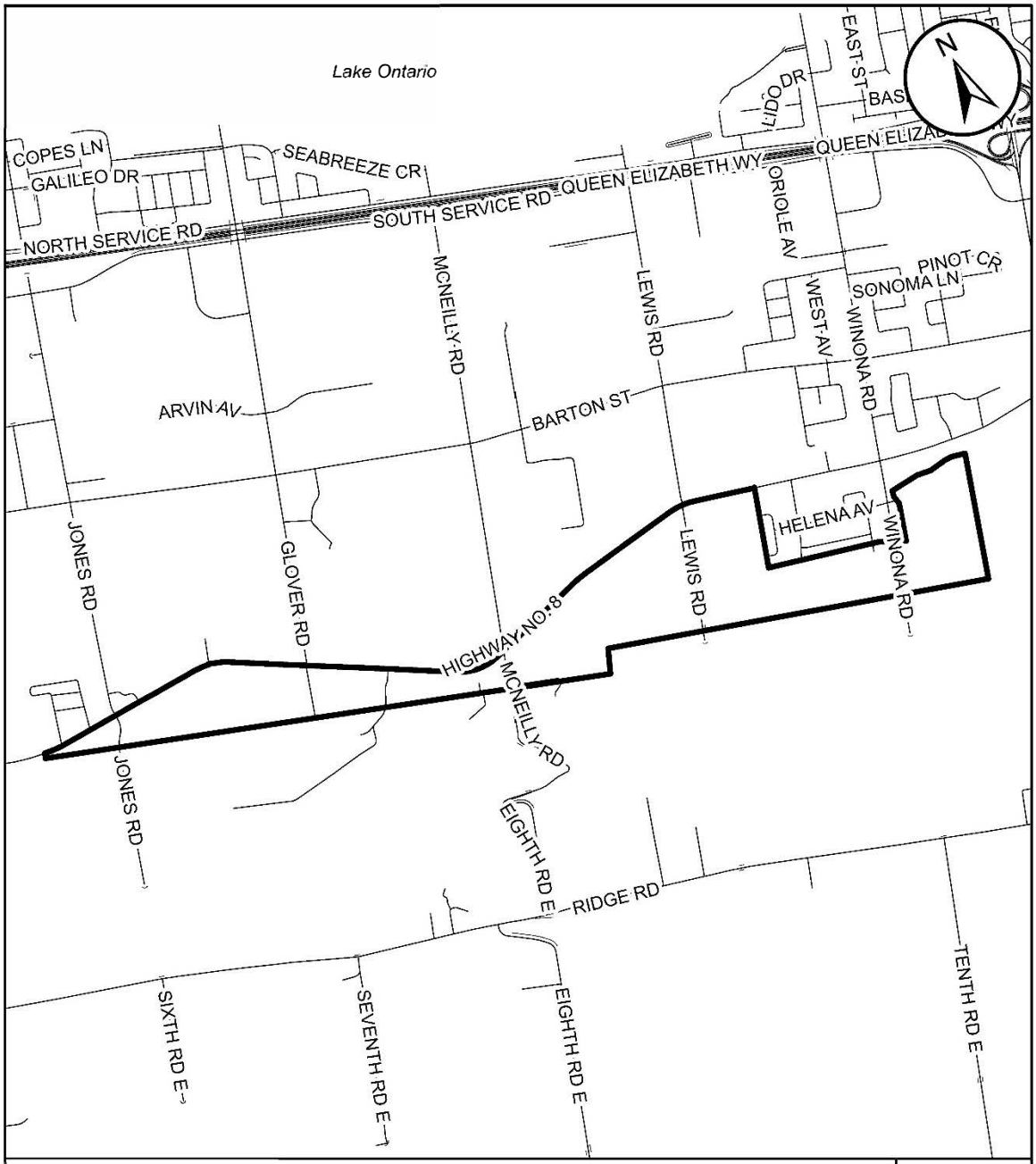
Special Figure 24: Areas where one additional entrance may be located on the front facade of a dwelling containing an Additional Dwelling Unit.

Date: April 14, 2022

Legend

Lower Hamilton Lands

Hamilton
Planning & Economic Development Department



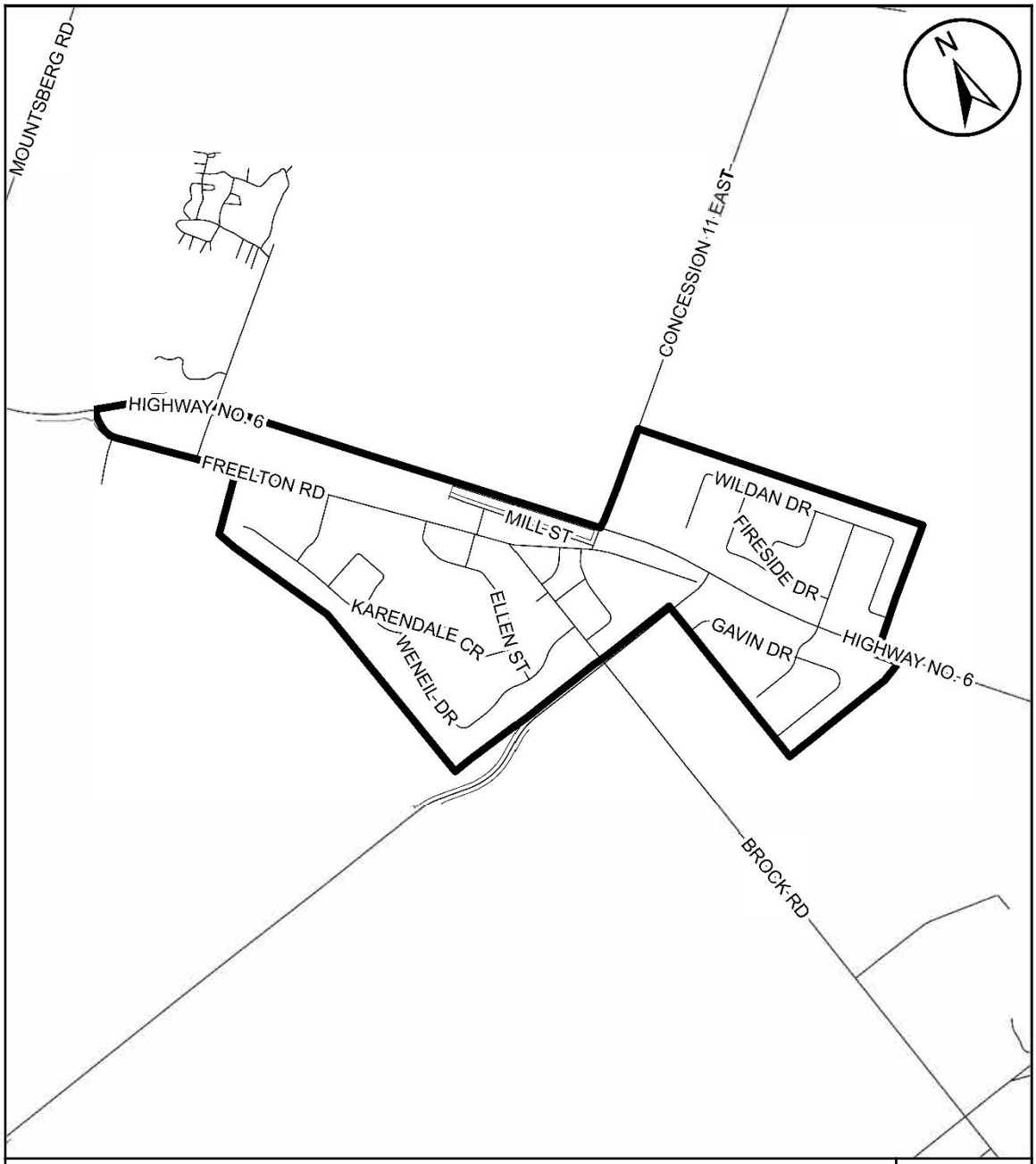
Special Figure 24.1: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Lower Stoney Creek Lands

Date: April 14, 2022

Legend

Lower Stoney Creek Lands

Hamilton
Planning & Economic Development Department



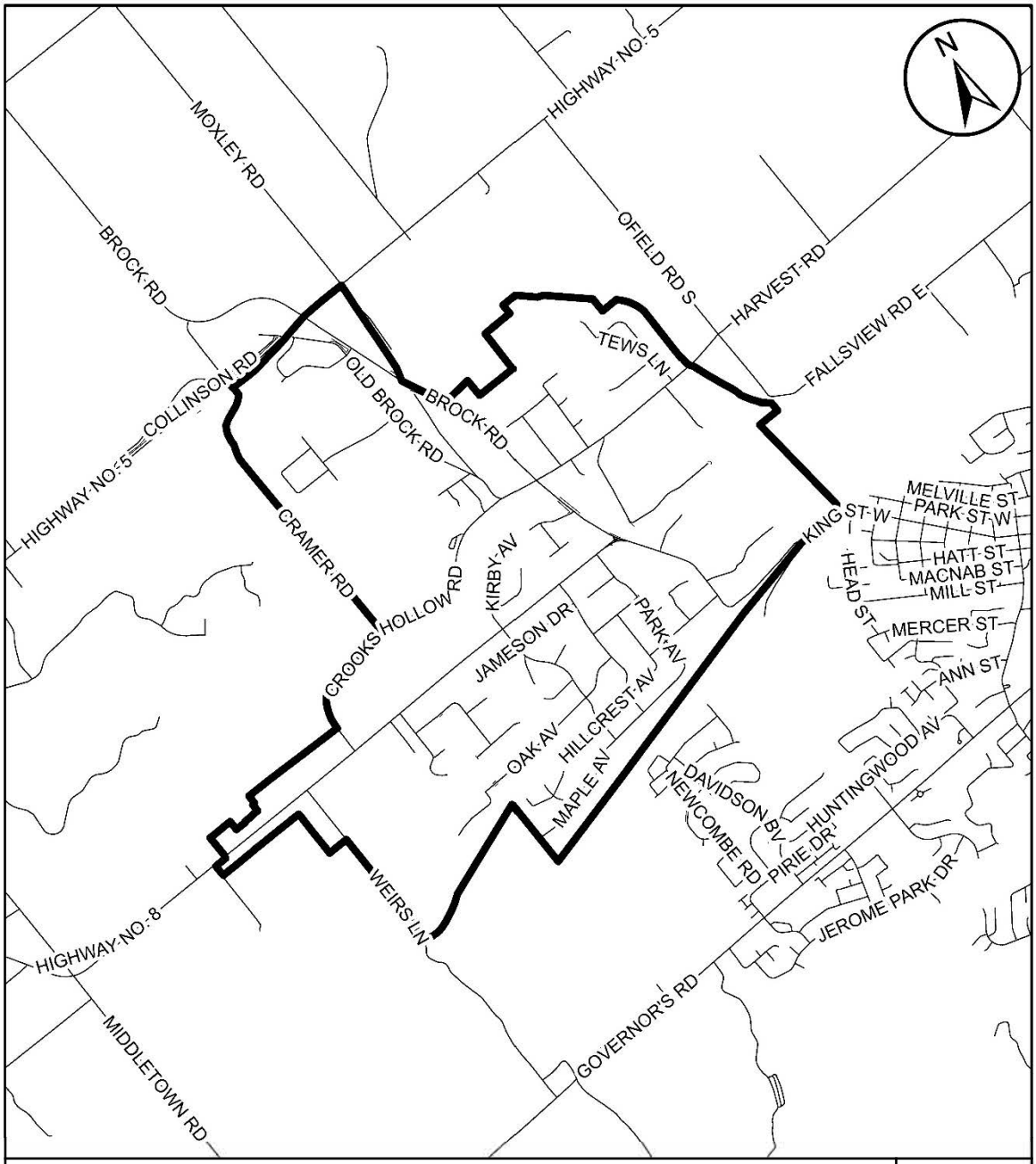
Special Figure 24.2: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Freelton Rural Settlement Area

Date:
April 14, 2022

Legend

Freelton Rural Settlement Area

Hamilton
Planning & Economic Development Department



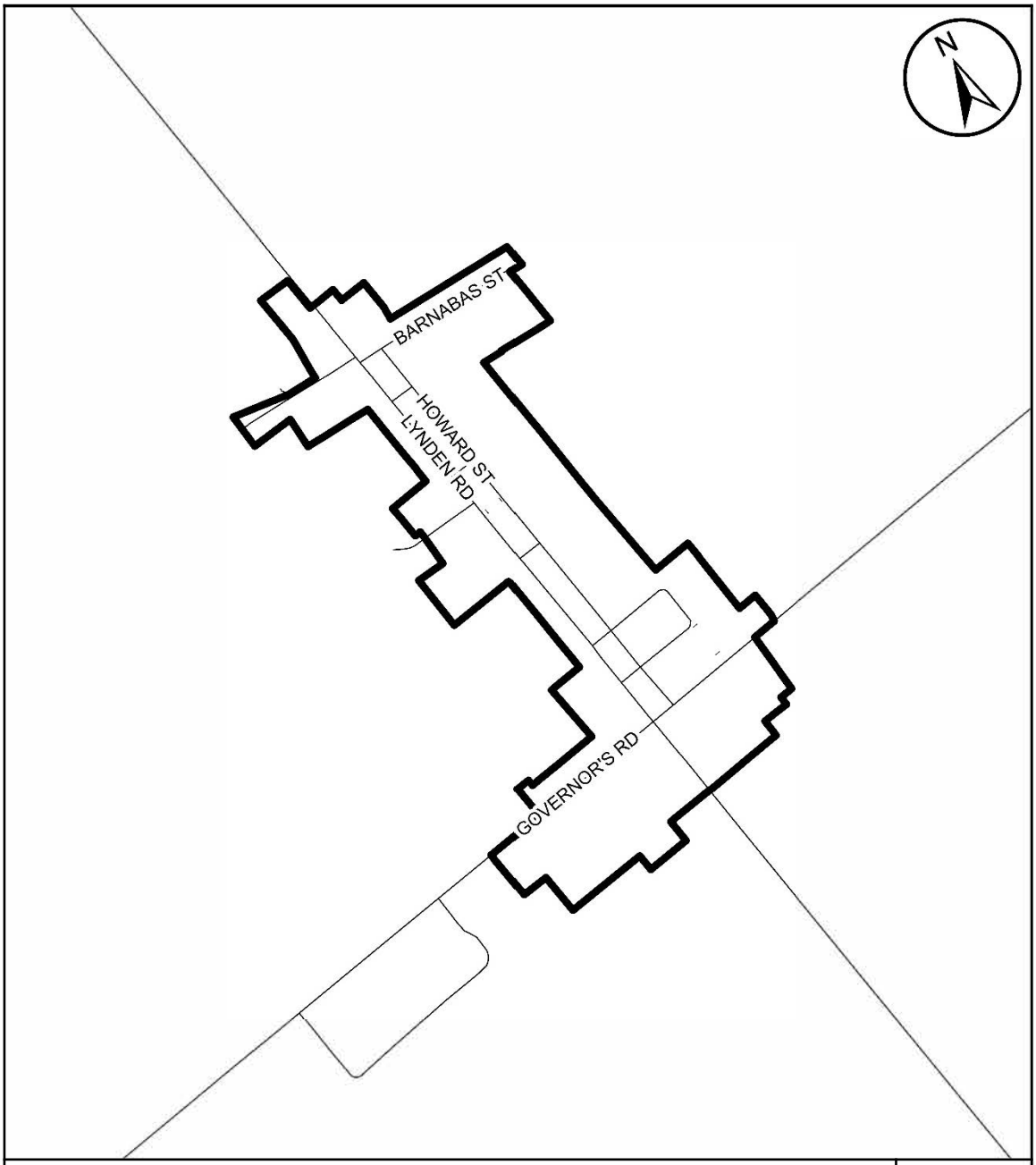
Special Figure 24.3: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Greensville Rural Settlement Area

Date:
April 14, 2022

Legend

Greensville Rural Settlement Area

Hamilton
Planning & Economic Development Department



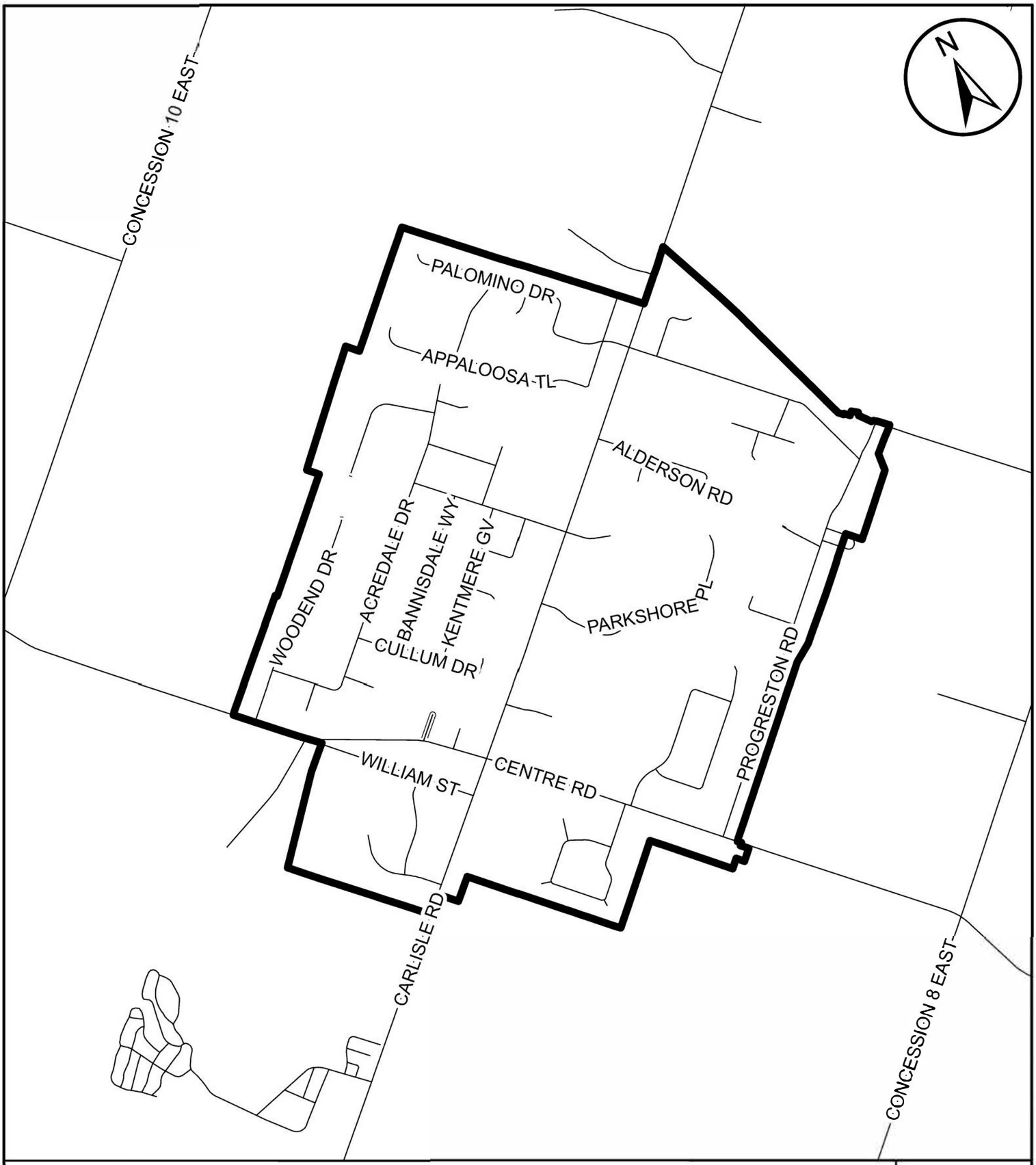
Special Figure 24.4: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Lynden Rural Settlement Area

Date:
May 26, 2022

Legend

Lynden Rural Settlement Area

Hamilton
Planning & Economic Development Department



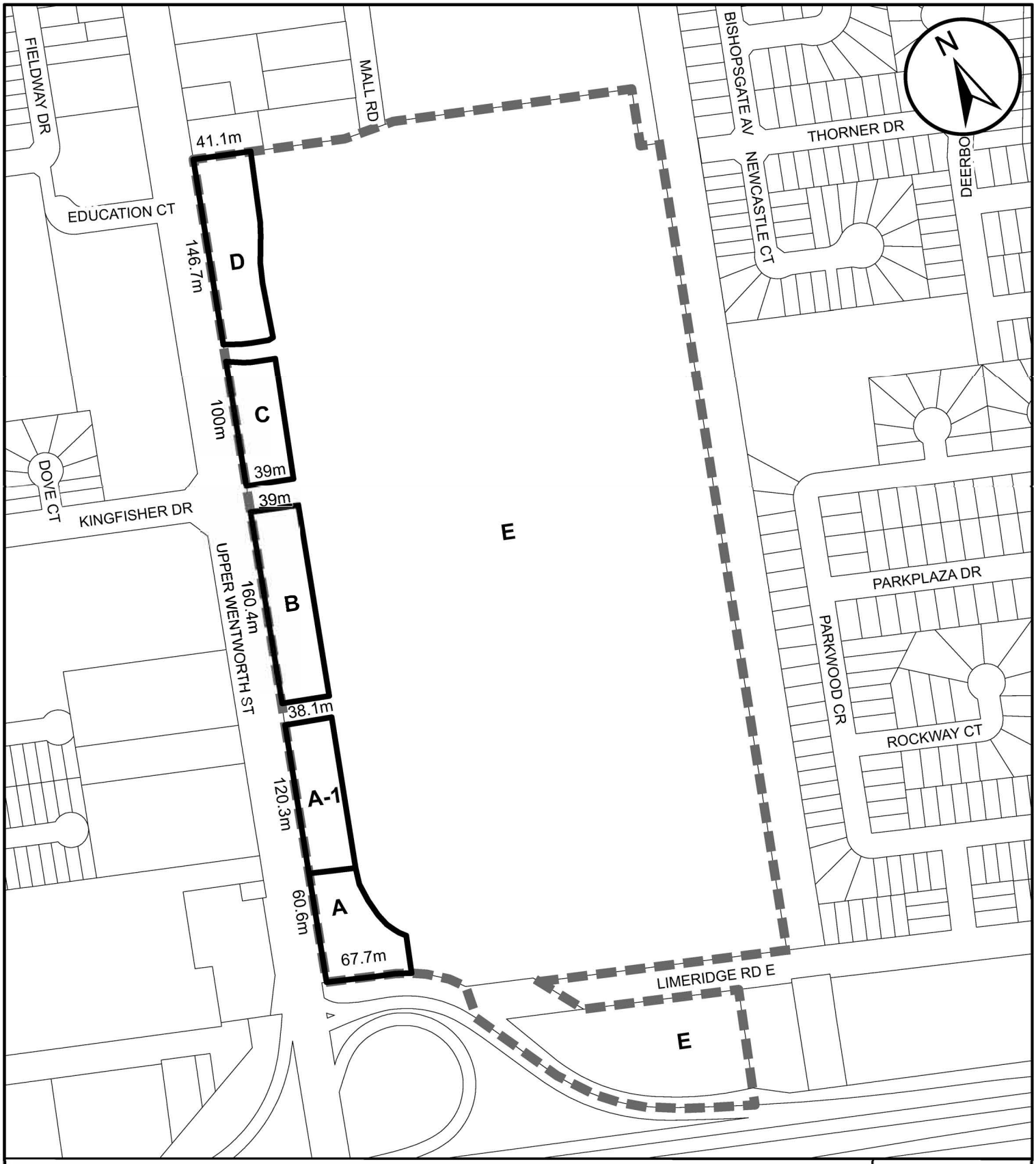
Special Figure 24.5: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Carlisle Rural Settlement Area

Date: September 6, 2022

Legend

Carlisle Rural Settlement Area

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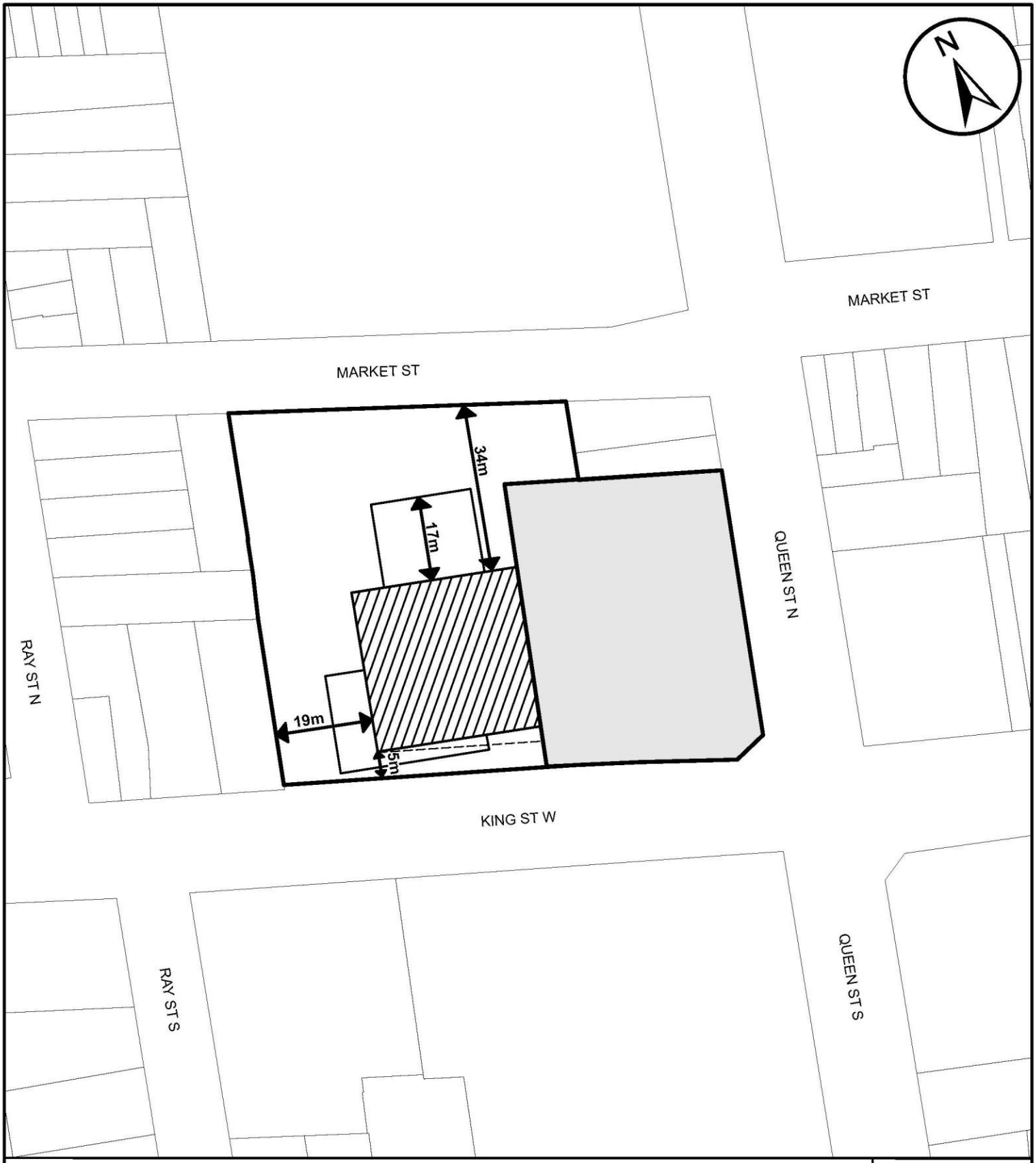
Special Figure 25: Lime Ridge Mall

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:
August 2, 2022

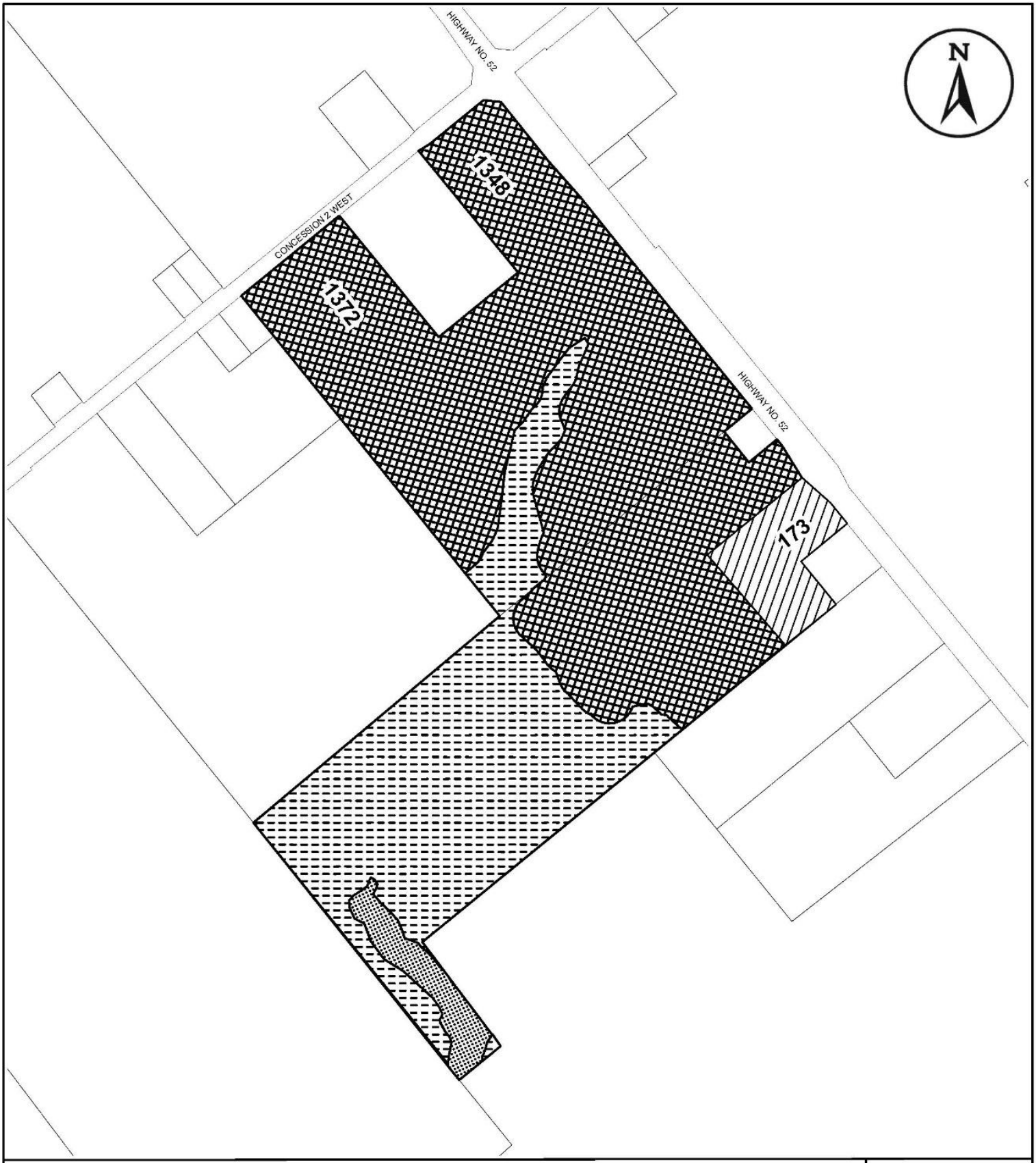
Legend

Maximum Building Height of 42.0m

Maximum Building Height of 84.0m

Schedule F By-law 05-200

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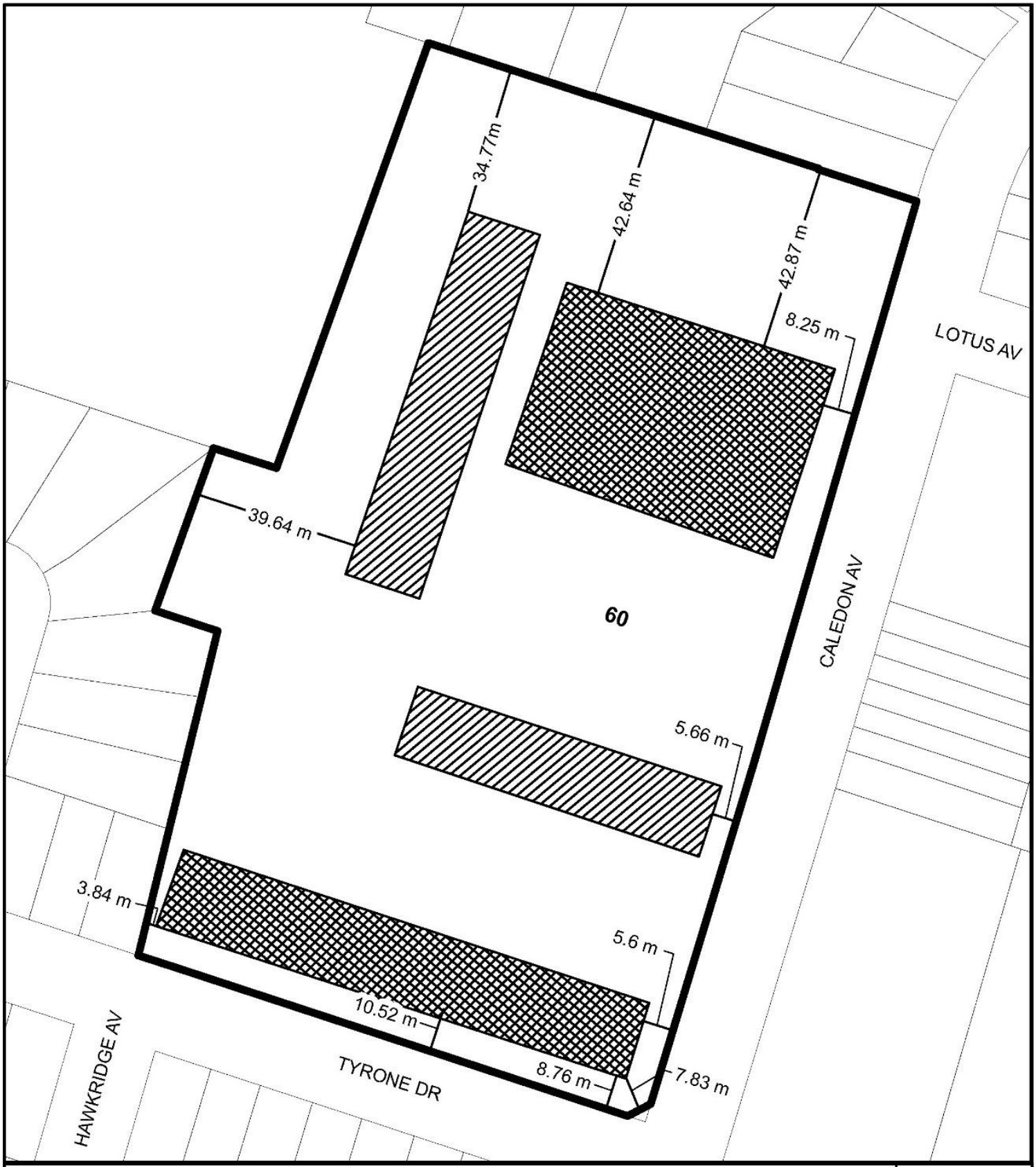


Special Figure 27: 173 Highway No. 52 and 1348 and 1372 Concession 2 Road West

Date:
May 2, 2023

Block 1
Block 2
Block 3
Block 4

Hamilton
Planning & Economic Development Department



Special Figure 28: Maximum Build Heights for 60 Caledon Avenue

Date:
March 29, 2023

Legend

Area A - 22 metres

Area B - 11.5 metres

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Special Figure 29: 405 James Street North

Date:
June 29, 2022

Legend

- Block 1
- Block 2

Hamilton

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

Date:
June 16, 2022

Legend

Block 1

Block 2

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Special Figure 31: Maximum Building Setbacks for 1842 King Street East

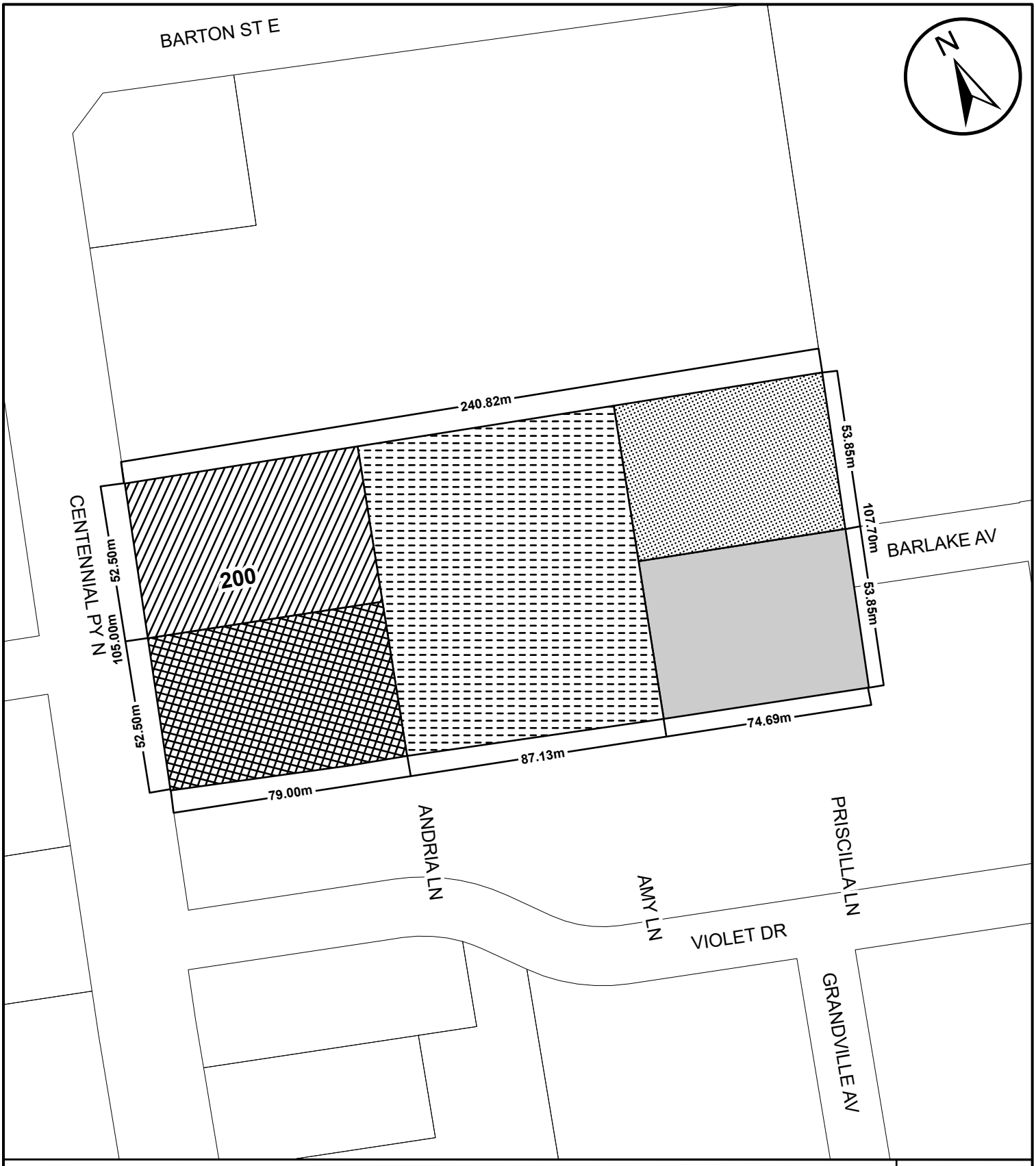
Date:
July 11, 2022

Legend

Block 1 - Maximum 9.5m setback from King Street East and no maximum setback from Lawrence Road

Block 2 - Maximum 4.5m setback from Lawrence Road and no maximum setbacks from King Street East

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Planning & Economic Development Department



Special Figure 32: 200 Centennial Parkway North

Date:
July 27, 2023

Legend

200 Centennial Parkway North

- Block 1
- Block 2
- Block 3
- Block 4
- Block 5

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Planning & Economic Development Department



Special Figure 33: Maximum Building Heights for 442, 450, 454 and 462 Wilson Street East

Date:
September 1, 2023

Legend

442, 450, 454 and 462 Wilson Street East

Block 1 - Maximum Building Height 15m (237.00 masl)

Block 2 - Maximum Building Height 22m (244.00 masl)

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Special Figure 34: 311 Rymal Road East

Date:
July 12, 2023

Legend

- Block 1 - Change in zoning from the "B" (Suburban Agriculture and Residential, Etc.) District to the Low Density Residential (R1, 859) Zone
- Block 2 - Change in zoning from the "B" (Suburban Agriculture and Residential, Etc.) District to the Low Density Residential – Small Lot (R1a, 865) Zone
- Block 3 - Change in zoning from the "B" (Suburban Agriculture and Residential, Etc.) District to the Low Density Residential – Small Lot (R1a, 865) Zone

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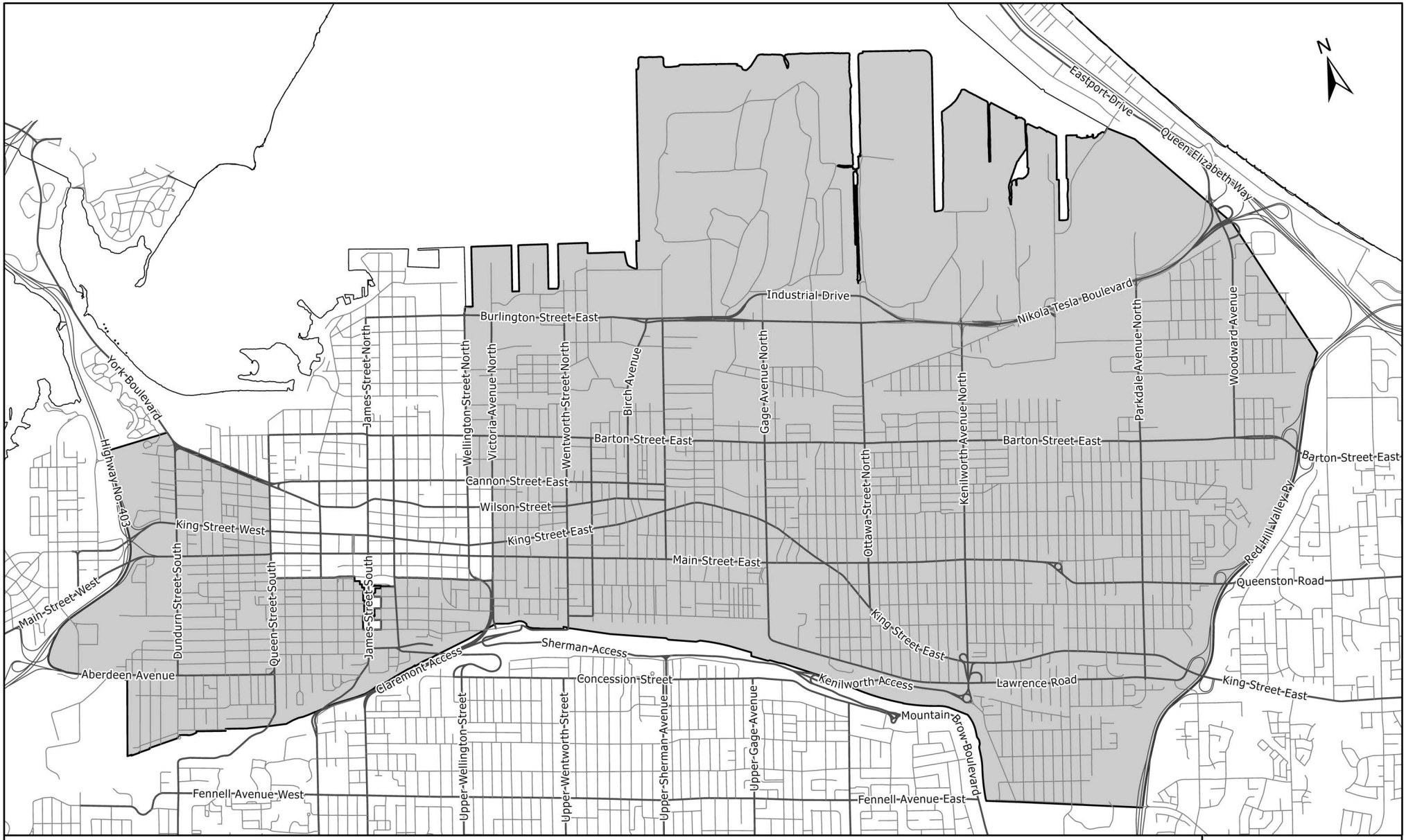
Special Figure 35: Maximum Building Heights for 1310 South Service Road

Date: August 9, 2023

Legend

- Maximum Building Height 14m
- Maximum Building Height 33m
- Maximum Building Height 38m
- Maximum Building Height 45m

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Special Figure 36: Average Setback from the Front Lot Line

Date:
February 05, 2024

Legend

Lands subject to Figure 36

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Special Figure 37: Maximum Building Heights for 851 Lawrence Road

Date: September 20, 2023

Legend

- 0 metre Building Height
- Maximum Building Height 10.9 metres
- Maximum Building Height 16.9 metres
- Maximum Building Height 22.9 metres
- Maximum Building Height 29.2 metres
- Maximum Building Height 32.2 metres
- Maximum Building Height 35.2 metres
- Maximum Building Height 38.5 metres
- Maximum Building Height 42.0 metres, inclusive of mechanical penthouse and amenity area
- Lands to be rezoned as Mixed Use High Density (C4, 877, H163) Zone

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Special Figure 38: 164 - 176 Rymal Road East

Date:
January 11, 2024

Legend

Block 1

Block 2

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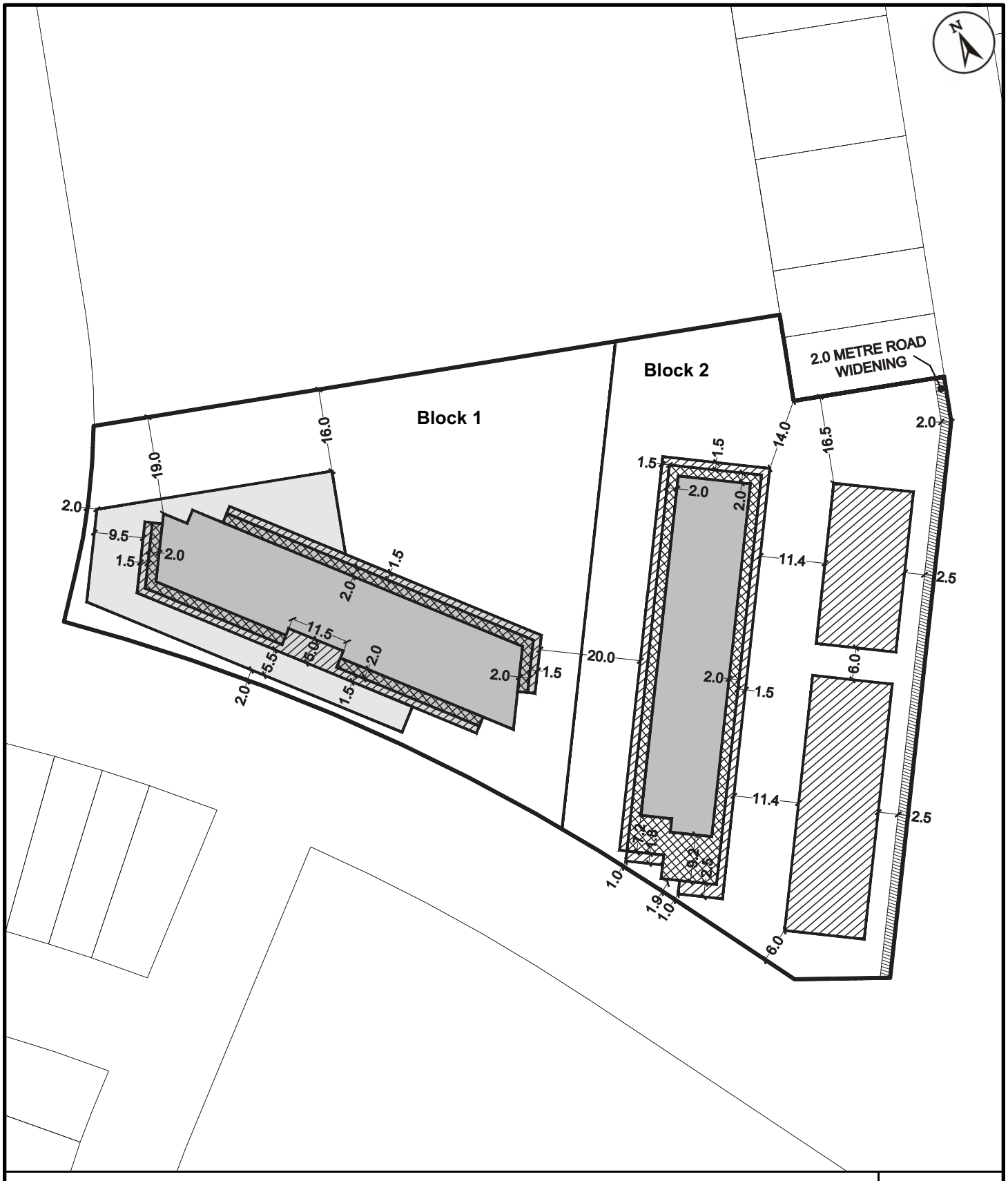
Special Figure 39: Building Heights and Setbacks for 651 Queenston Road, Hamilton

Date:
February 7, 2024

Legend

- Maximum Building Height 55.0m
- Maximum Building Height 38.0m
- Maximum Building Height 35.0m
- Maximum Building Height 22.0m
- Maximum Building Height 16.0m
- Maximum Building Height 8.0m
- Maximum Building Height 6.4m
- No Building

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Special Figure 40: 399 Greenhill Avenue, Hamilton

Date:
April 2, 2024

Legend

- Maximum Building Height 6.5 m
- Maximum Building Height 13.5 m
- Maximum Building Height 30.0 m
- Maximum Building Height 39.0 m

Hamilton



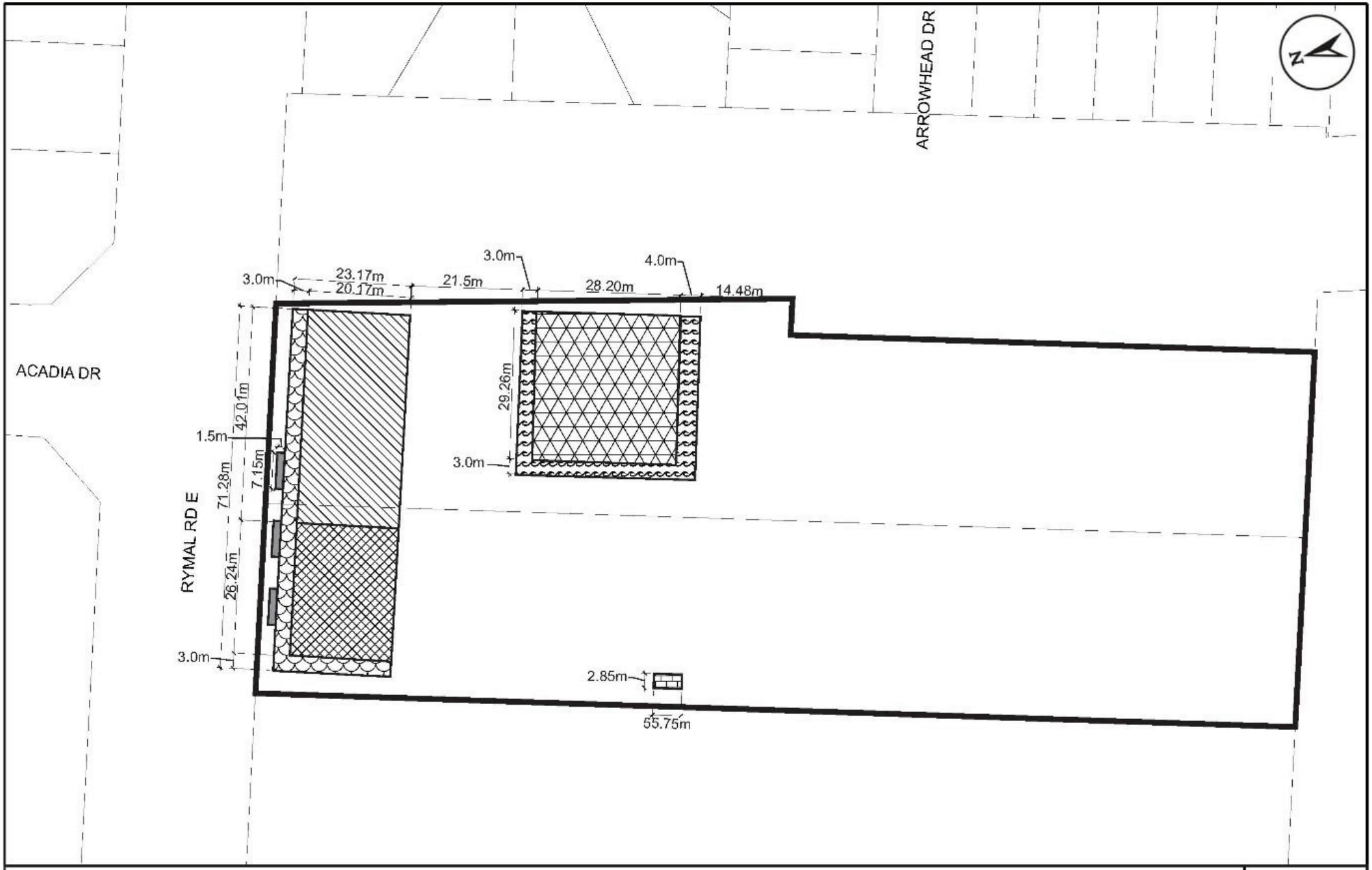
Special Figure 41: Maximum Building Heights for and Minimum Setbacks for 1284 Main St E, Hamilton

Date: September 4, 2024

Legend

- Maximum Building Height 44.0m
- Maximum Building Height 22.0m
- Maximum Building Height 11.0m
- Maximum Building Height 28.0m
- Maximum Building Height 40.0m
- Maximum Building Height 14.0m
- Existing on Date of Passing
- No Building

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Special Figure 42: 544 and 550 Rymal Road East

Date: June 3, 2024

Legend

- Maximum Building Height 57m
- Maximum Building Height 32.5m
- Maximum Building Height 20m
- Maximum Building Height 16.5m
- Maximum Building Height 44m
- Maximum Building Height 13.6m
- Maximum Building Height 4.3m

Hamilton



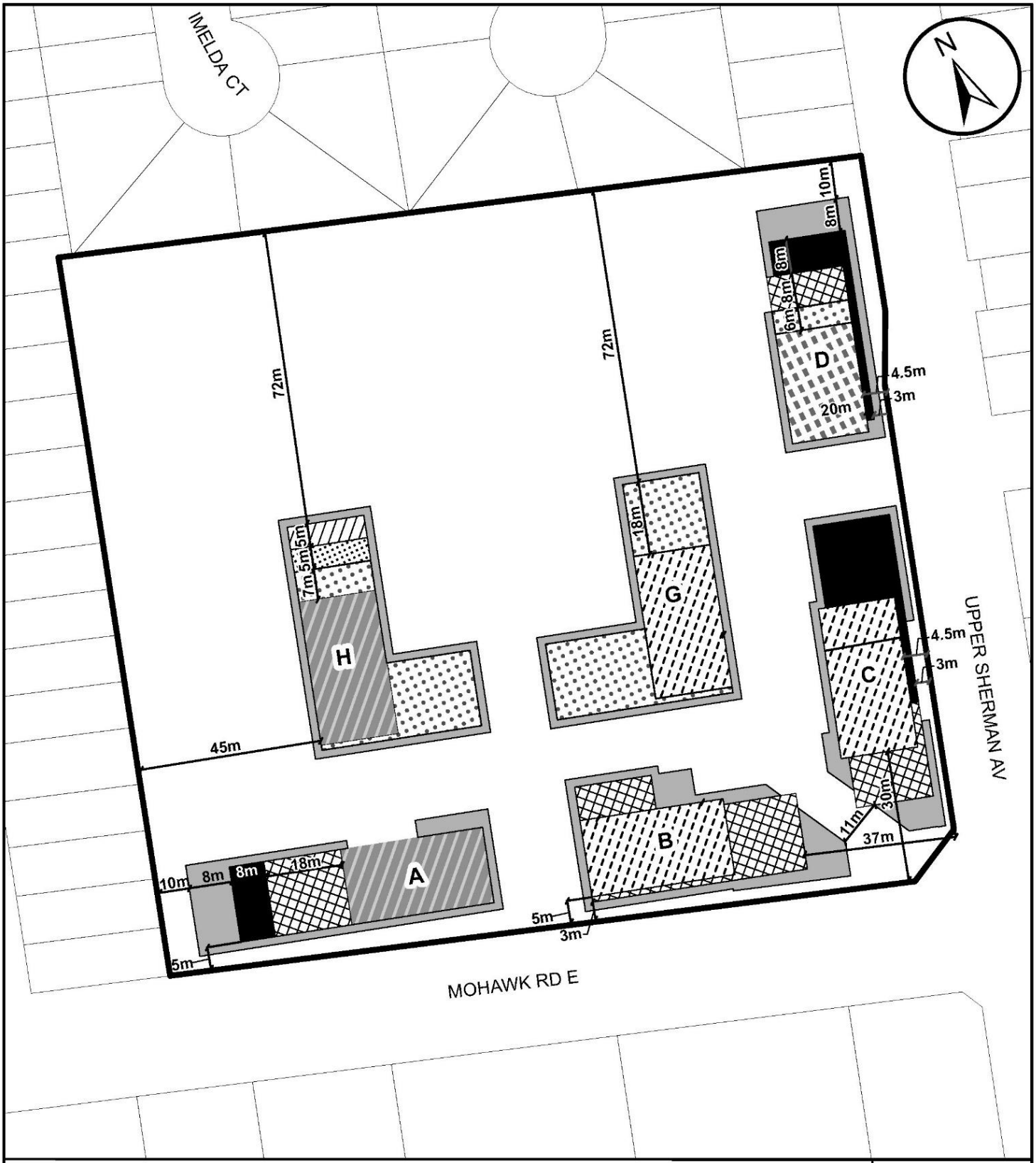
Special Figure 43: 200 Market Street, 55 Queen Street North and 125 Napier Street

Date: November 15, 2024

Legend

- A maximum of 22 metres shall be permitted
- A maximum height of 11 metres shall be permitted
- A maximum building height of 89 metres shall be permitted

Hamilton
Planning & Economic Development Department

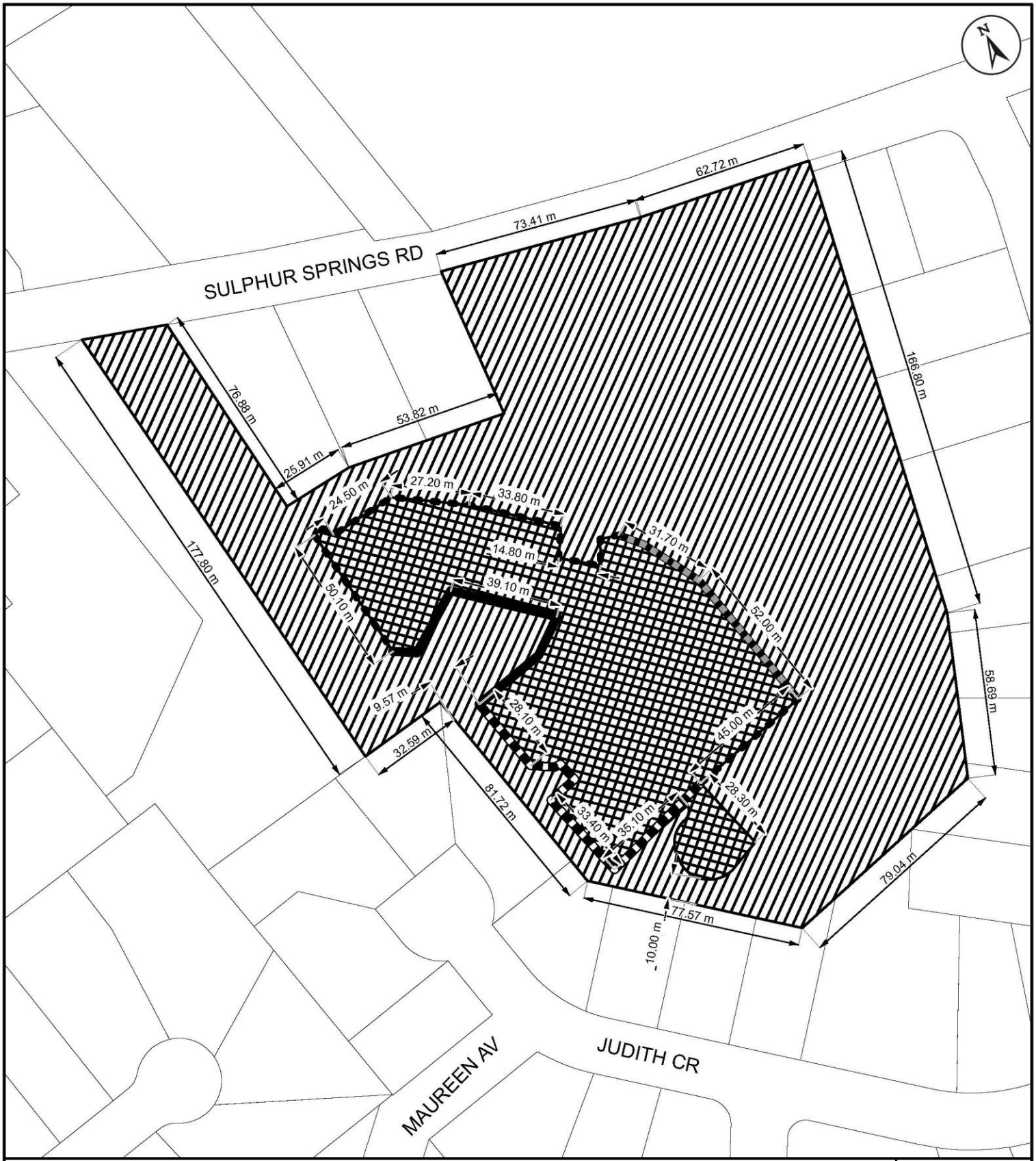


Special Figure 44: 499 Mohawk Road East, Hamilton

Date:
February 7, 2025

- 499 Mohawk Road East
- 3 Storey (Maximum height of 11 metres)
- 6 Storey (Maximum height of 20 metres)
- 8 Storey (Maximum height of 26 metres)
- 9 Storey (Maximum height of 29 metres)
- 10 Storey (Maximum height of 32 metres)
- 12 Storey (Maximum height of 40 metres)
- 14 Storey (Maximum height of 44 metres)
- 16 Storey (Maximum height of 50 metres)
- 20 Storey (Maximum height of 63 metres)

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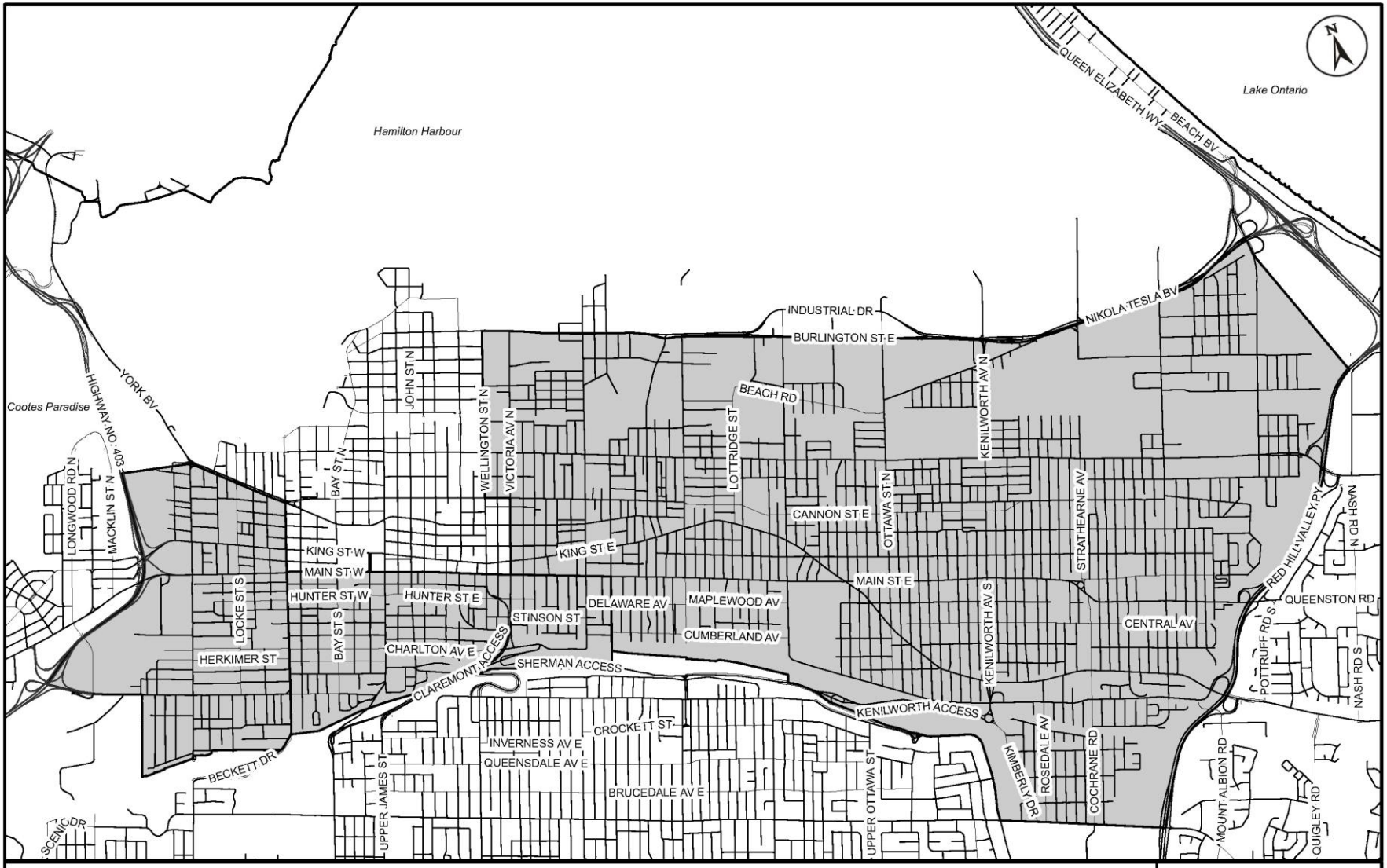
Special Figure 45: 140 and 164 Sulphur Springs Setbacks to Conservation/Hazard Land (P5) Zone

Date:
September 15, 2025

Legend

- Block 1 - Lands to be added to Zoning By-law No. 05-200 as Conservation/Hazard Land (P5) Zone
- Block 2 - Lands to be added to Zoning By-law No. 05-200 as Low Density Residential – Large Lots (R2, 941) Zone
- Setback to the Single Detached Dwelling existing on the date of passing of this by-law shall be deemed to comply with Section 4.23 d) of Hamilton Zoning By-law 05-200
- Two metre setback to the Conservation/Hazard Land (P5) Zone
- Four metres setback to the Conservation/Hazard Land (P5) Zone
- 7.5 metres setback to the Conservation/Hazard Land (P5) Zone

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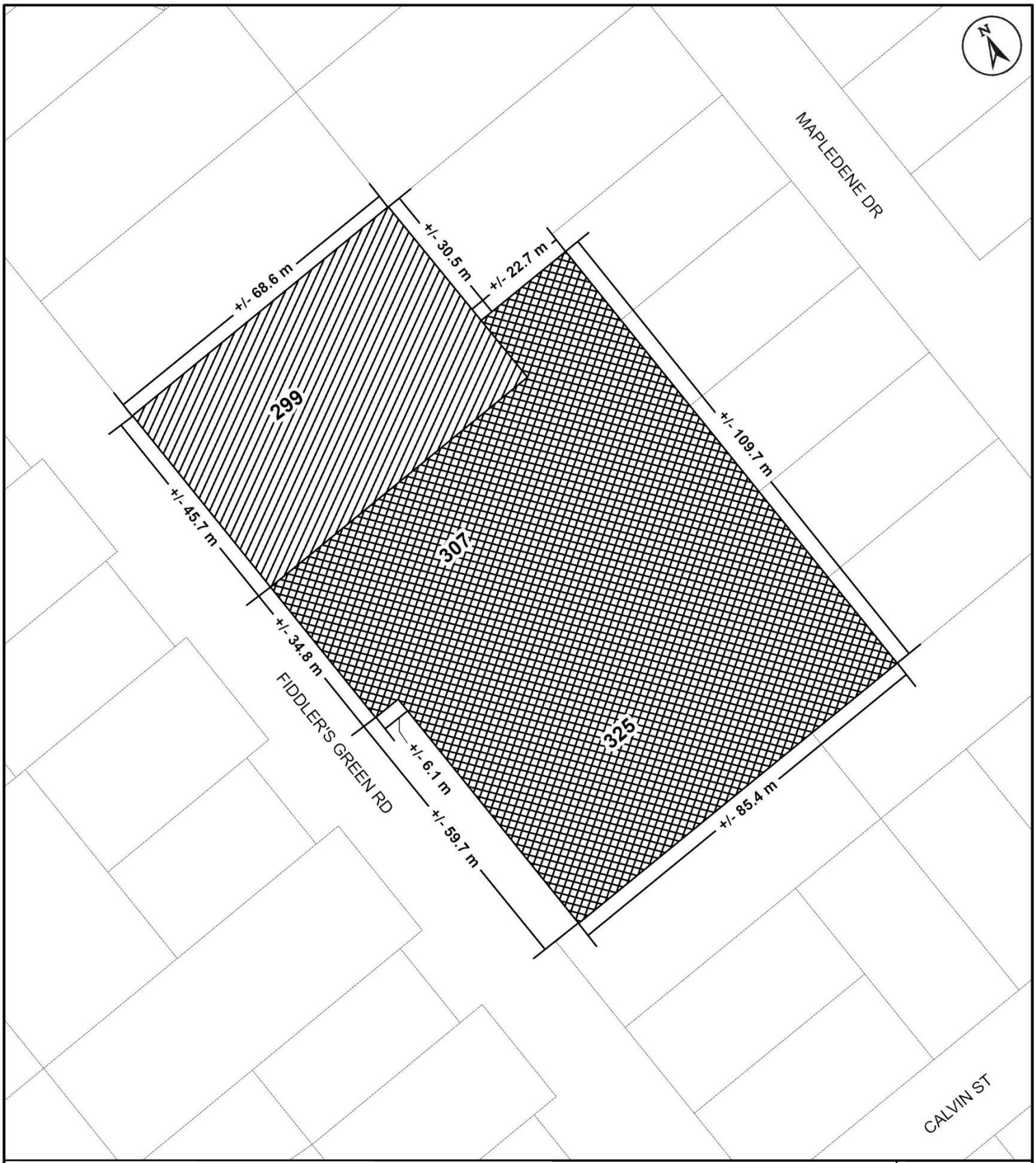


Special Figure 46: Mid Rise Residential Zones Lower City Regulations

Date:
August 19, 2025

Mid Rise Residential Zones Lower City Regulations

Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



Special Figure 47: 299, 307, and 325 Fiddler's Green Road, Ancaster

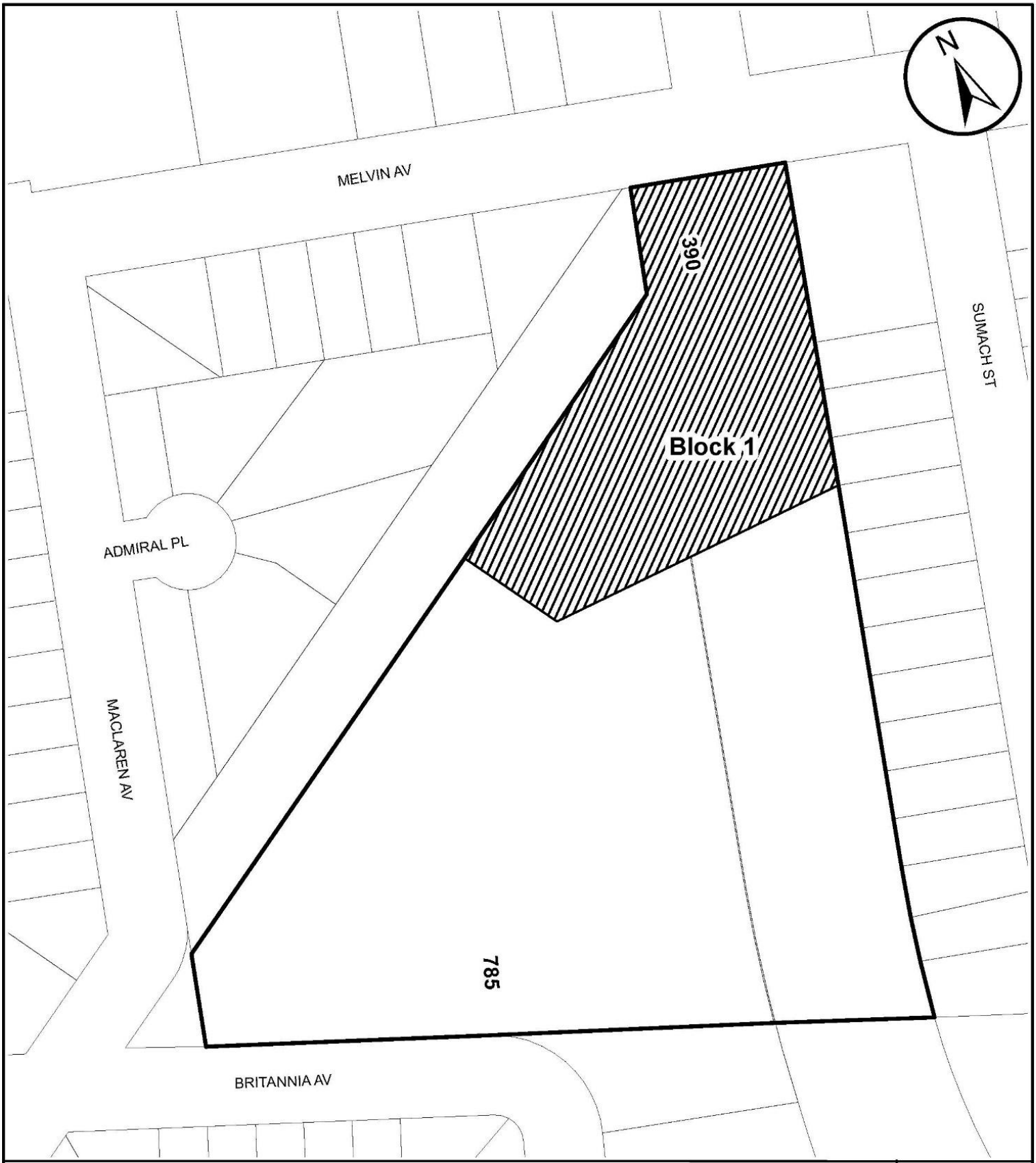
Date:
June 13, 2025

Legend

Block 1

Block 2

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Special Figure 48: 785 Britannia Avenue, 384 & 390 Melvin Avenue, Hamilton

Date:
July 7, 2025

Legend

- Subject Lands - 785 Britannia Avenue, 384 & 390 Melvin Avenue
- Block 1

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Special Figure 49: 1630 Main Street West and 69 Sanders Boulevard

Date:
August 11, 2025

Legend

- Subject Lands
- Block 1 (Max Height: 30m)
- Block 2 (Max Height: 11m)

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Planning & Economic Development Department



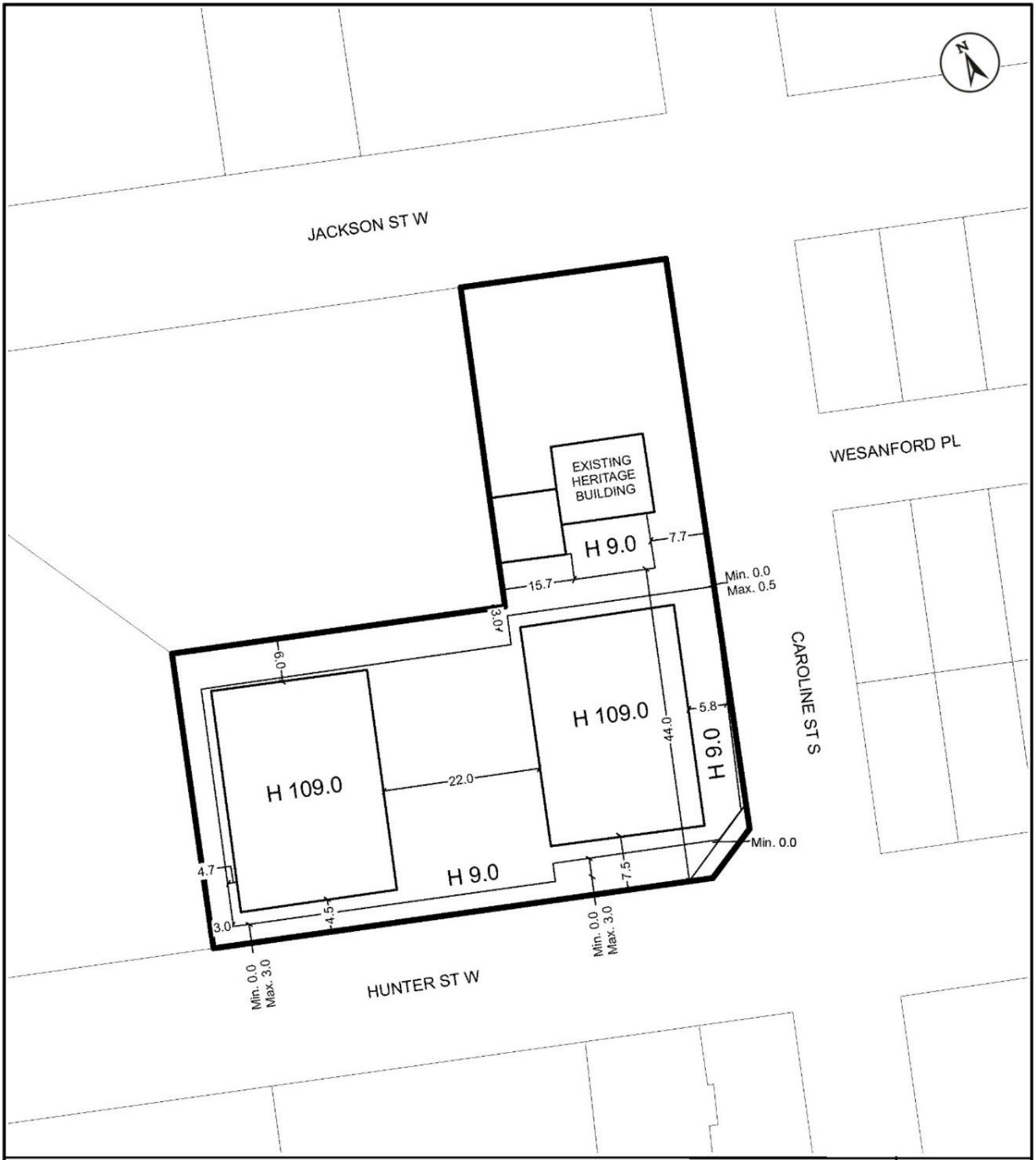
Special Figure 50: Location of existing drive-through facilities on Upper James Street between Christopher Drive and the Lincoln Alexander Parkway.

Date:
August 25, 2025

Legend

Area 1 | Area 3 | Area 5
Area 2 | Area 4 | Area 6

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Special Figure 51: 163 Jackson Street West

Date: December 8, 2025

Legend

Subject Lands

Hamilton
Planning & Economic Development Department