- March 2012 - Main, King, Queenston (B-Line) Corridor Strategy Study, Phase 1 – Corridor Options
  - City Council directed staff to use Option 2 Focused Reurbanization for further work along the corridor
  - No additional planning work has been undertaken since this time and the UHOP designations and zoning have not been updated to reflect Council’s chosen land use option

- Spring 2015 - Major funding announcement by Provincial Government for LRT corridor
August 2015 - General Issues Committee Staff Report – Fostering the Light Rail Transit (LRT) Project

- Report included:
  - Explanation of some of the zoning/land use issues that exist along the corridor
  - Comprehensive Zoning By-law work of the Commercial Mixed Use Zones
  - Use of Interim Control By-law to ensure development aligns with the Vision of the LRT Corridor
WHAT IS AN INTERIM CONTROL BY-LAW

• A By-law passed under the *Planning Act* which allows the City to temporarily freeze development in a certain area until specific land use studies are completed.

• Two By-laws apply along LRT Corridor:
  – Zoning By-law No. 6593 (Hamilton)
  – Zoning By-law 05-200

• The By-law will be in place for 1 year (October 2015 to October 2016) with a potential for extending it for another year.
Why enact an Interim Control By-law?

- Province has committed a billion dollars to design and build a Light Rapid Transit (LRT) system between McMaster University and the Queenston traffic circle.

- Funding result in a significant investment in transportation, the City is planning to review the types of uses permitted, as well as the building form and design.
Why enact an Interim Control By-law? (Cont’d)

• Future uses and buildings will:
  – Allow more people to live and work in this area which has a more positive effect on transit ridership, strengthens the immediate and surrounding communities and the long term prosperity of the City
  – Not negatively affect the operation of the Light Rapid Transit (LRT) system
What Properties are Included?

• Lands generally fronting on:
  – Main Street West between Thorndale Street and the 403 Interchange
  – King Street West between the 403 Interchange and the west side of Queen Street North
  – King Street East/Queenston Road between Wellington Street North to west of Parkdale Avenue
  – James Street North between Cannon Street and the new GO station
What Properties are Excluded?

- Sites that have received recent planning approvals
- City owned sites, sites that city partners with (e.g. Scott park precinct), large institutional sites
- Parks and open spaces
What does the by-law allow/not allow?

• **Allow:**
  – To change the use within the building as long as that use is allowed by the zoning
  - Build a minor extension onto your building up to 10%
  - Undertake for interior renovations and some exterior renovations (e.g. replacing windows, siding, fixing brick)

• **Not Allow:**
  – Replacing buildings on a site
  - Constructing buildings on vacant sites (unless a planning approval has been given during the interim)
Thank you