

Item No.  
PED15157



Hamilton

**Planning Committee  
Interim Control By-law – LRT Corridor  
October 20, 2015**



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# BACKGROUND

- **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**



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# BACKGROUND (Cont'd)

- **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



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# 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



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# 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



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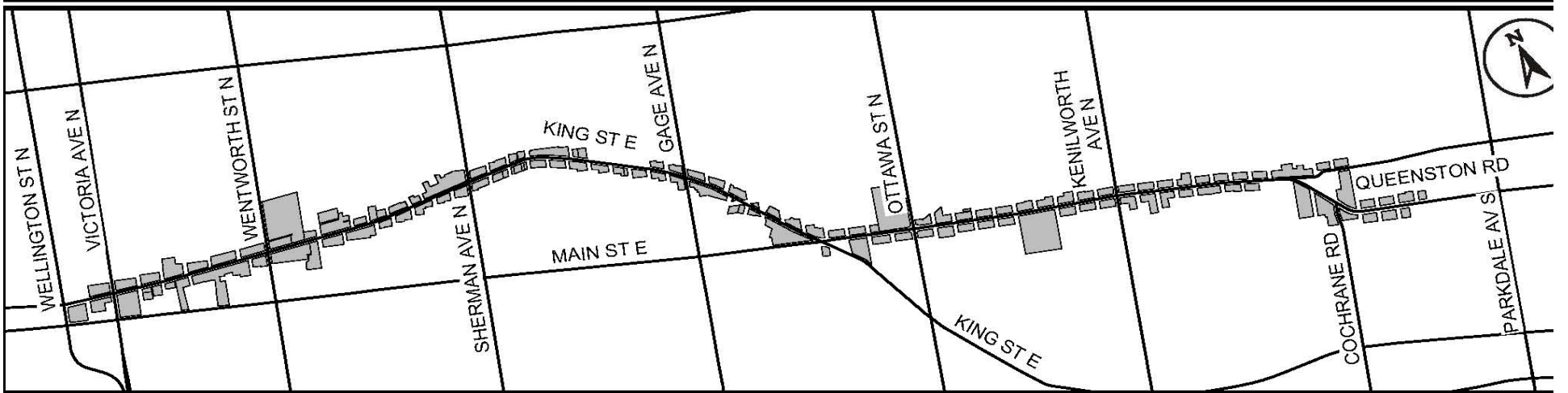
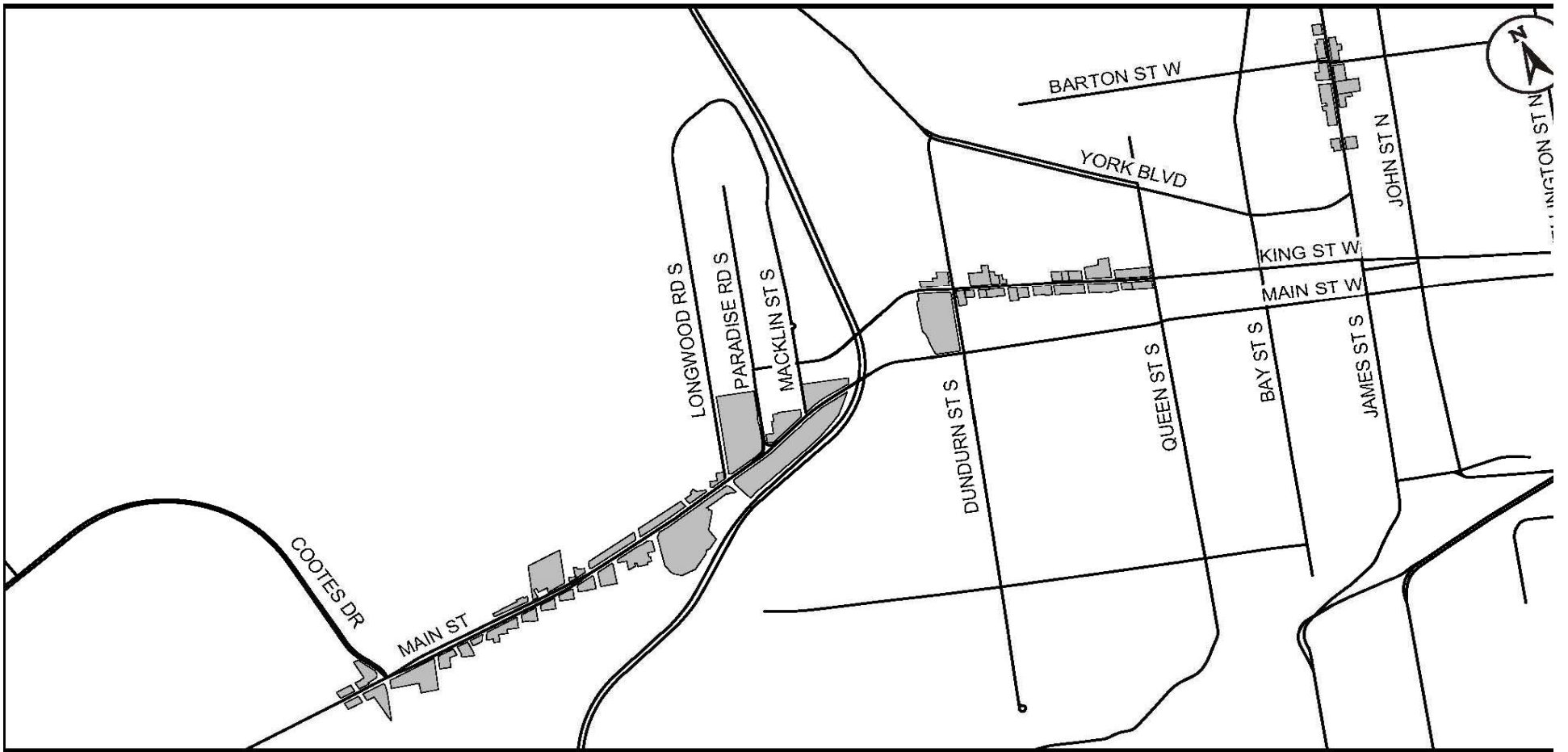
# Why enact an Interim Control By-law? (Cont'd)

- 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



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# 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)



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# QUESTIONS & COMMENTS

**Thank you**