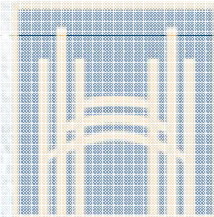
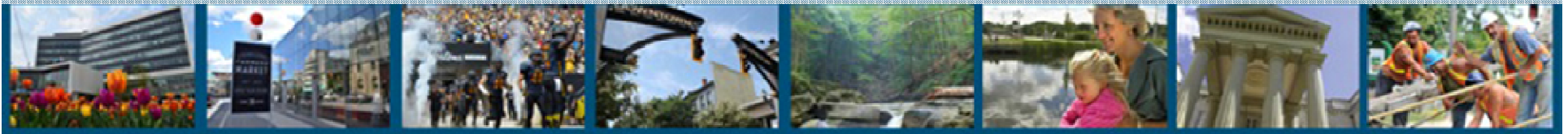


To be the best place in Canada to raise a child, promote innovation,
engage citizens and provide diverse economic opportunities.

City of Hamilton Comprehensive Development Guidelines and Financial Policies Manual 2016



Hamilton



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Background

- Direction from Open for Business Subcommittee
- Significant Opportunity to Effect Public Realm
- Powerful Lever for Economic Prosperity
- Major Influence on Community Image / Livability

Review Process

- Retained Consultant
- Formulated Multi-Departmental Technical Advisory Committee
- Surveyed Other Municipalities for Best Practices
- Revised and Updated Technical Standards
- Obtained Input from the Development Industry Stakeholders Including Line by Line Review

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Highlights

- Current, Customer Focused, User Friendly
- Minimum 20 m ROW Existing Since June 2006
- Sidewalks on Both Sides, Minimum Clear Width of 1.5 m
- Clarity and Certainty, Saving Time and Expense
- Defined Consistent Construction Materials (Superpave)

Bike Rack

- Perfect Engineering Submission
- Link to Park and Community Trail Design
- Link to New Site Plan Guidelines
- Link to Horizon Utilities Construction Guidelines
- Lot Grading Policy for Site Plan / Multi-Residential

Bike Rack cont'd

- Develop Menu of Stormwater Techniques for Low Impact Development
- Amend Zoning By-Law to Address Street Parking Req's for SDUs
- Review All Financial Policies Prior to DC By-Law
- Annual Review Workshop

Development Industry - Consensus

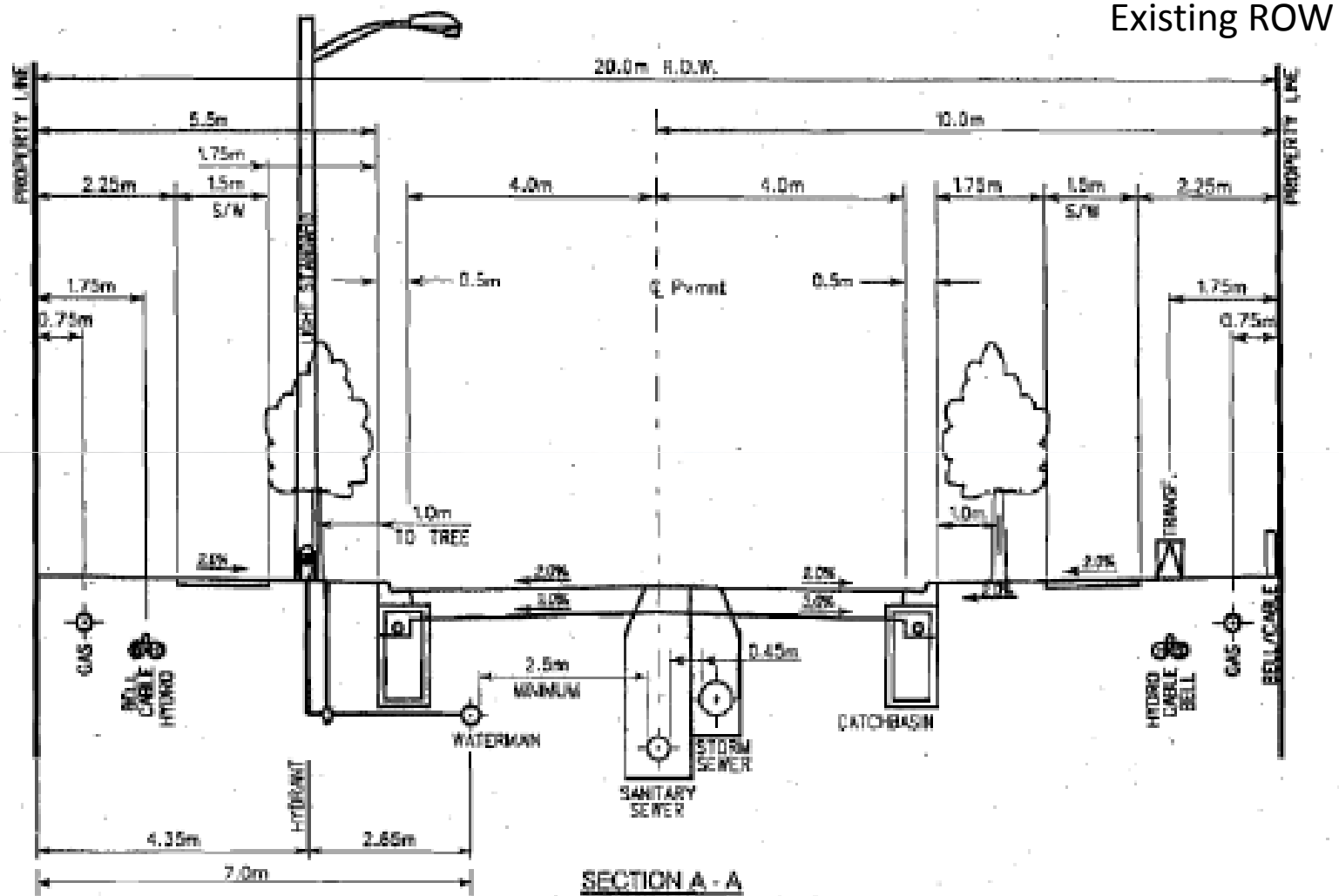
- Line by Line Review
- Consensus on Vast Majority Content
- Acceptance of Sidewalks on Both Sides
- Regularly Scheduled Meetings to Address “Bike Rack” Items
- Annual Review Workshop
- Customer Friendly Features (Electronic Access, Hyperlinked Transitions)

Development Industry - Difference of Opinion

ROW widths – 20 m vs 18 m

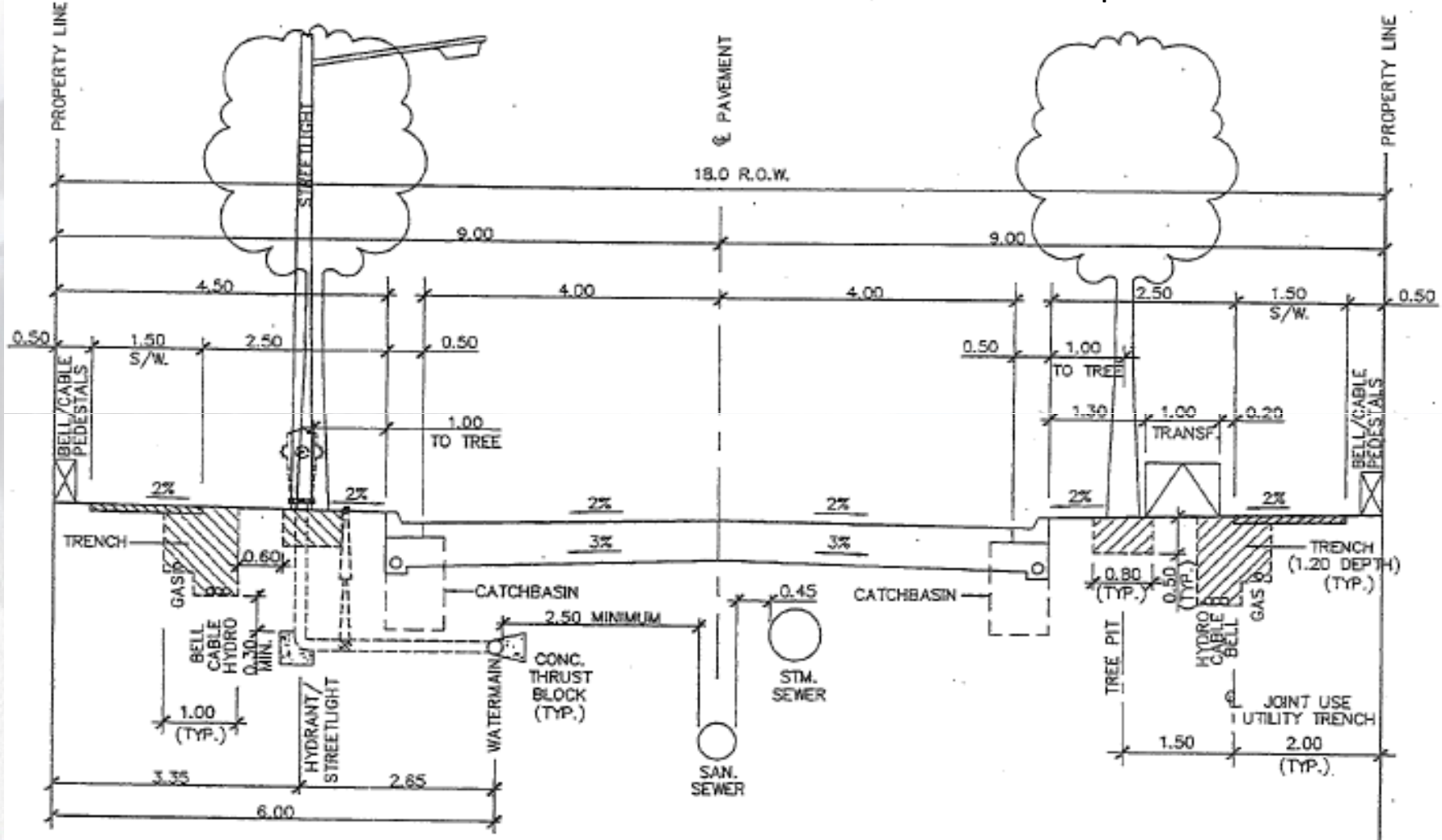
- To Accommodate Sidewalks on Both Sides
- Supports the Pedestrian Mobility Master Plan
- Additional Space for Necessary Municipal Infrastructure (Trees, Hydrants, Streetlights)
- Additional space for Various Utilities (Natural Gas, Telephone, Cable, Fibre Wire)
- Not Under Driving Surface or Sidewalk
- More Costly to Taxpayer for Repairs, Maintenance and Future Replacement

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Sample 18 m ROW



What's Next?

- Adoption of the CDGFP Manual
- Transition – Draft Approved and Second Submissions + Grandfathered
- The CDG and FP Manual Shall Apply as of June 1, 2016 to:
 - All New Development Applications
 - Major Amendments to Previous Approvals
 - Any First Engineering Submissions
- Conduct Annual Workshop
- Ongoing Updates as Required Including Bike Rack Items
- Approve Exceptions where Appropriate