

Item No.
PED16100



Hamilton

Planning Committee

Wards 1-4

Draft Commercial and Mixed Use Zoning

Draft Transit Oriented Corridor Zoning

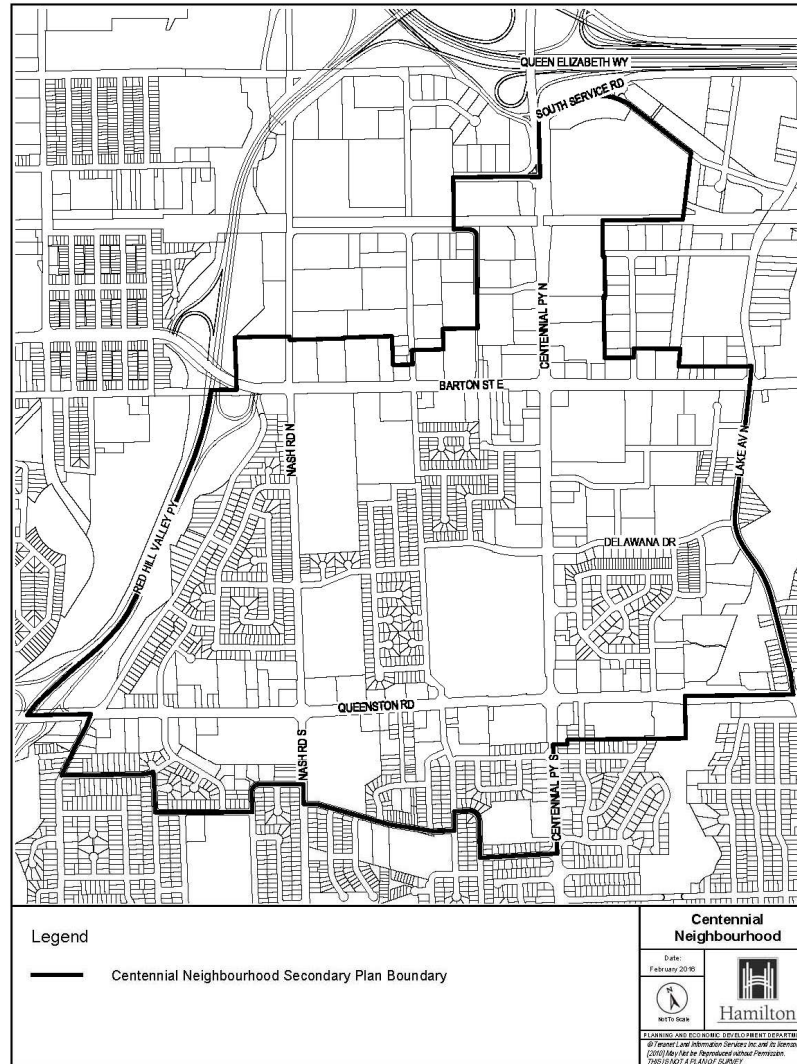
May 3, 2016



Comprehensive Zoning By-law 05-200

- The City's new Comprehensive Zoning By-law came into effect on May 25, 2005
- The comprehensive Zoning By-law Project has introduced new zones in phases by geographic location or land use
 - Downtown (2005)
 - Parks and Open Space (2006)
 - Institutional (2007)
 - Industrial (2010)
 - Rural (2015)
- The current phases of the Zoning By-law being initiated are the Commercial and Mixed Use (CMU) Zones and Transit Oriented Corridor (TOC) Zones

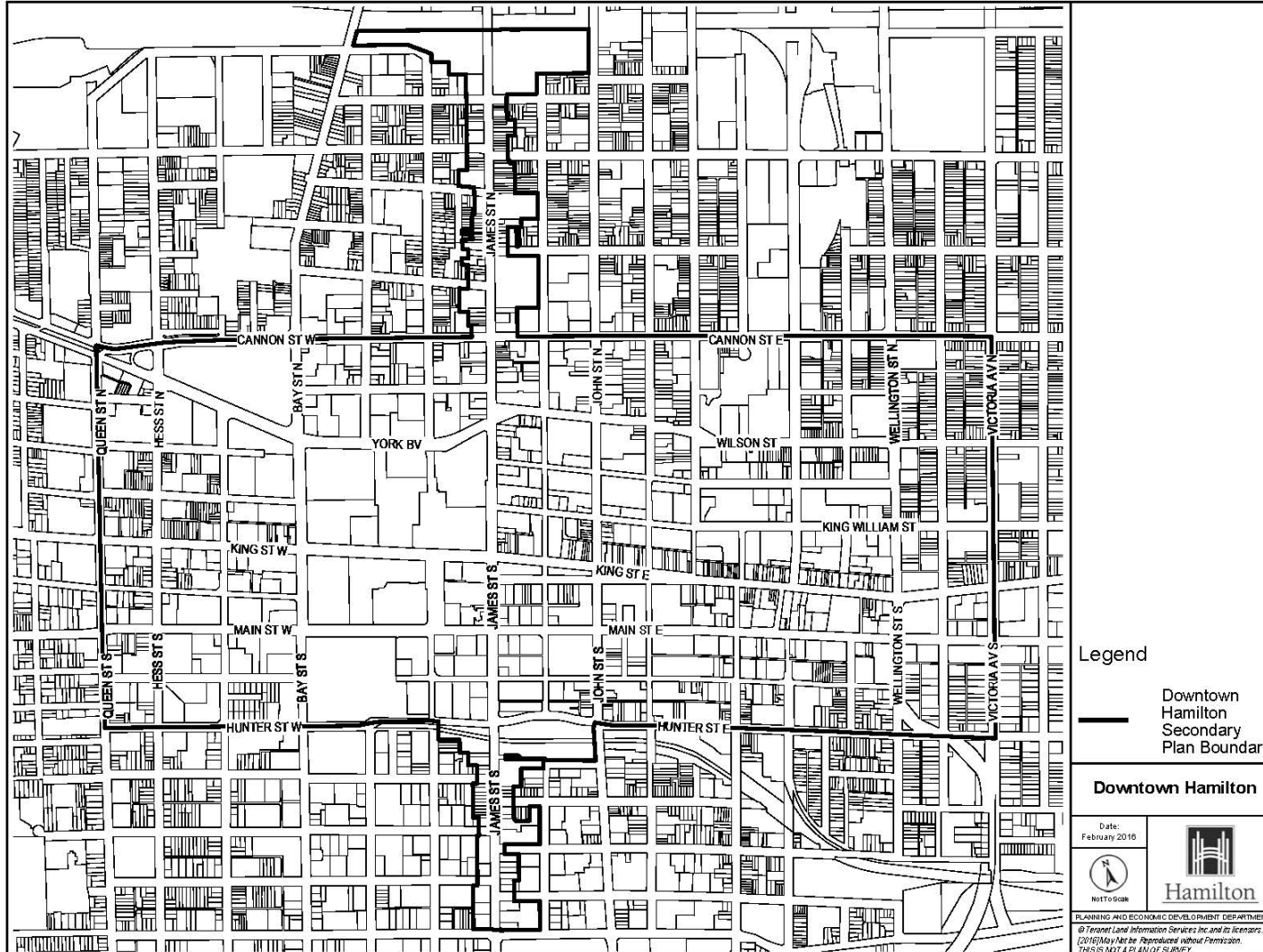
Lands Left Out From the CMU and TOC Zones





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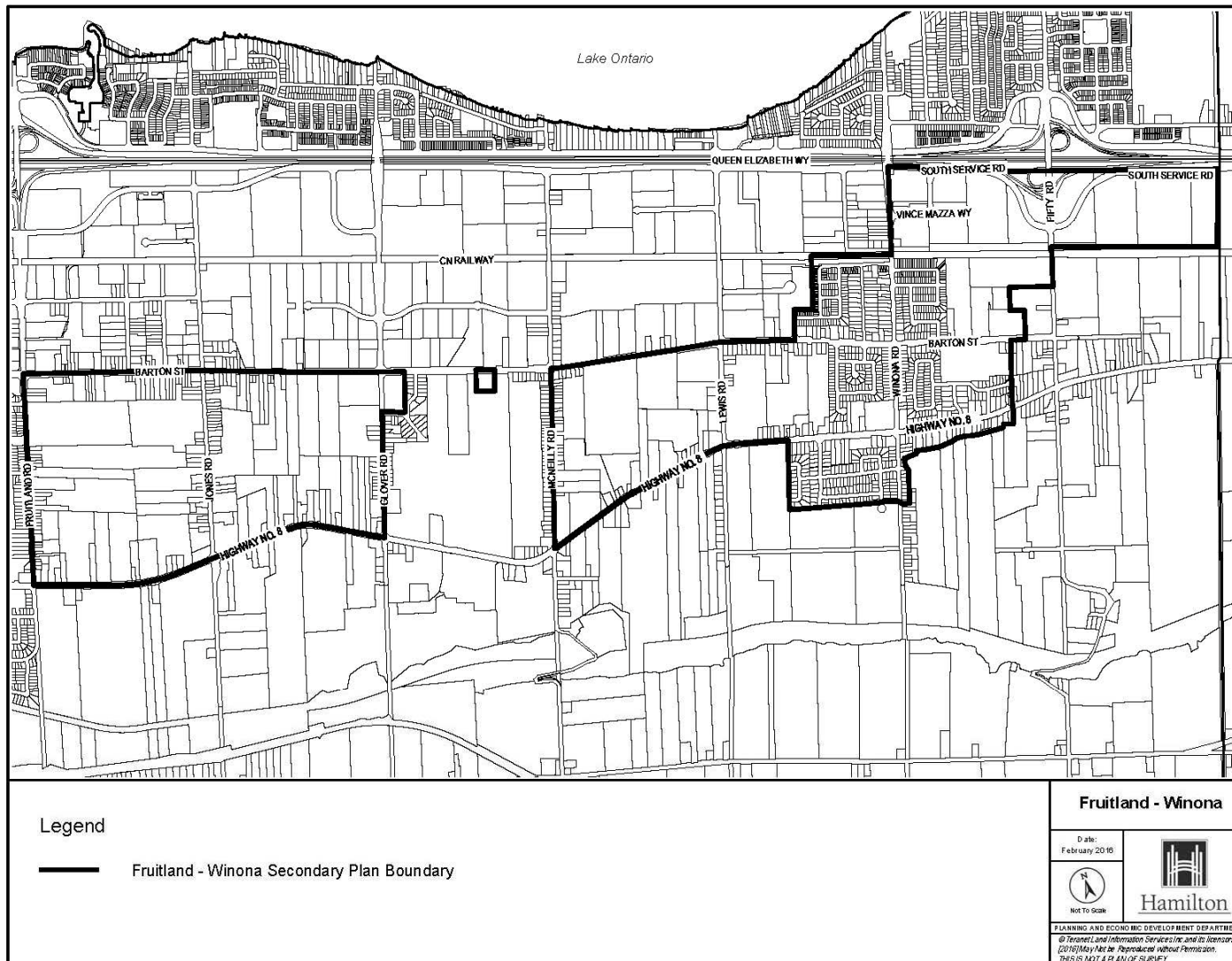
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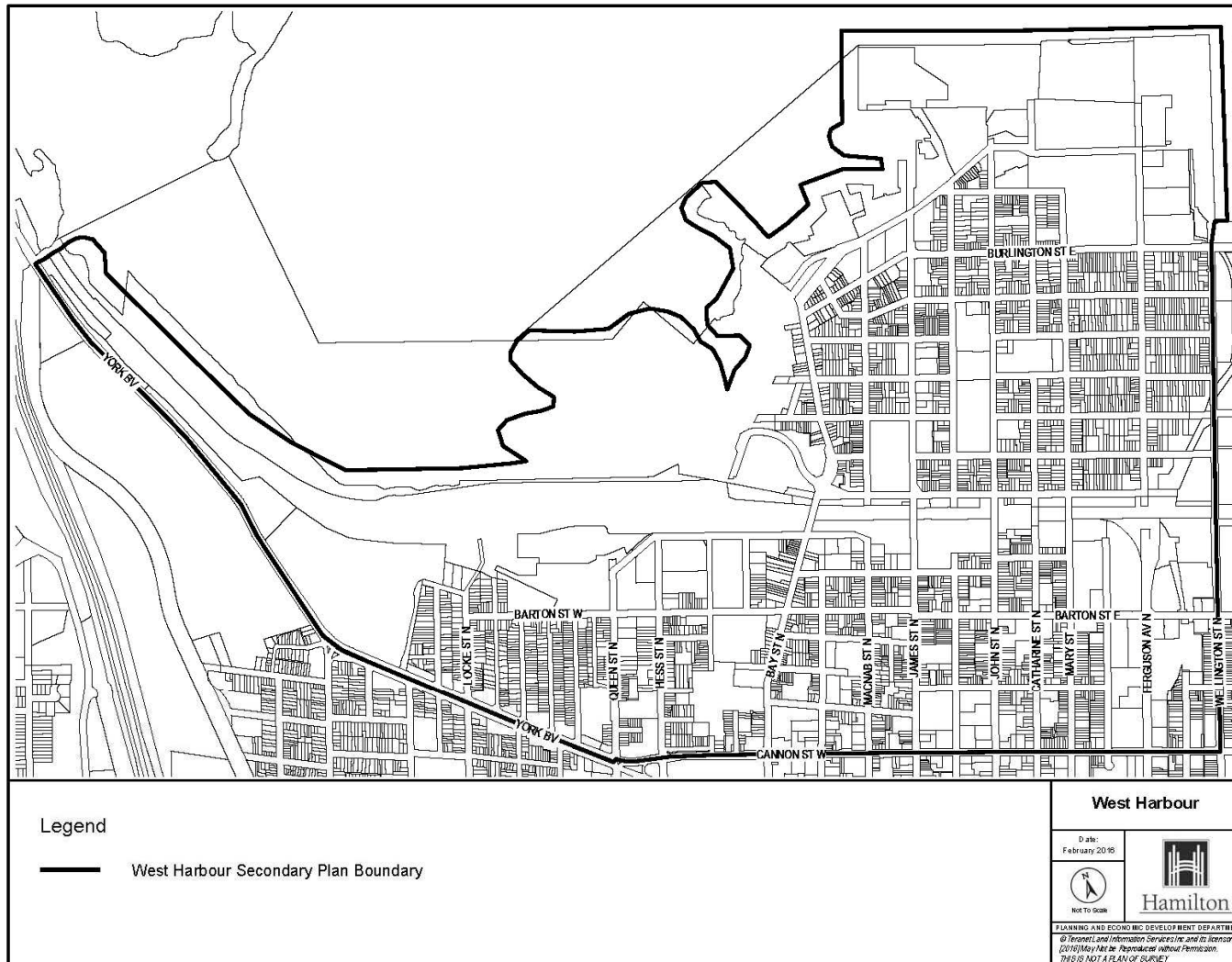
Lands Left Out From the CMU and TOC Zones





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Lands Left Out From the CMU and TOC Zones





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Why Have We Prepared New Zones?

- Implement the policies of the Urban Hamilton Official Plan (UHOP)
- Define uses so the specific activities are clearer and broader
- Create consistency in zoning for all commercial areas
- Remove regulatory barriers for new investment and/or redevelopment opportunities
- Prepare for development of the LRT Corridor



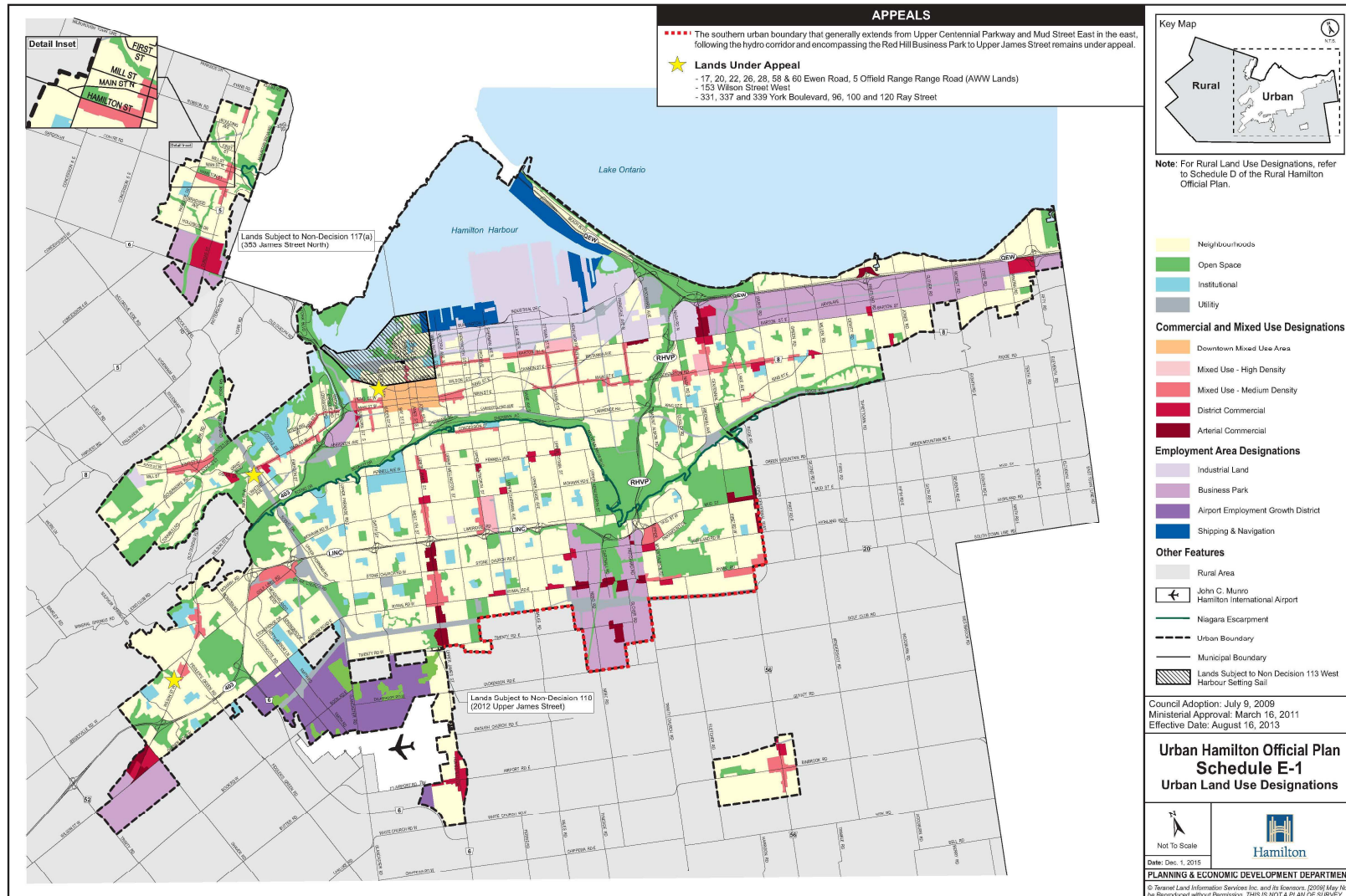
Proposed Zones

- **8 new Commercial and Mixed Use Zones**
 - Local Commercial (C1) (C2) and (C3) Zones
 - District Commercial (C4) Zone
 - Mixed Use Medium Density (C5) Zone
 - Mixed Use Medium Density – Pedestrian Predominant (C5a) Zone
 - Mixed Use High Density (C6) Zone
 - Arterial Commercial (C7) Zone
- **3 new Transit Oriented Corridor Zones**
 - Mixed Use (TOC1) Zone
 - Local Commercial (TOC2) Zone
 - Multiple Residential (TOC3) Zone



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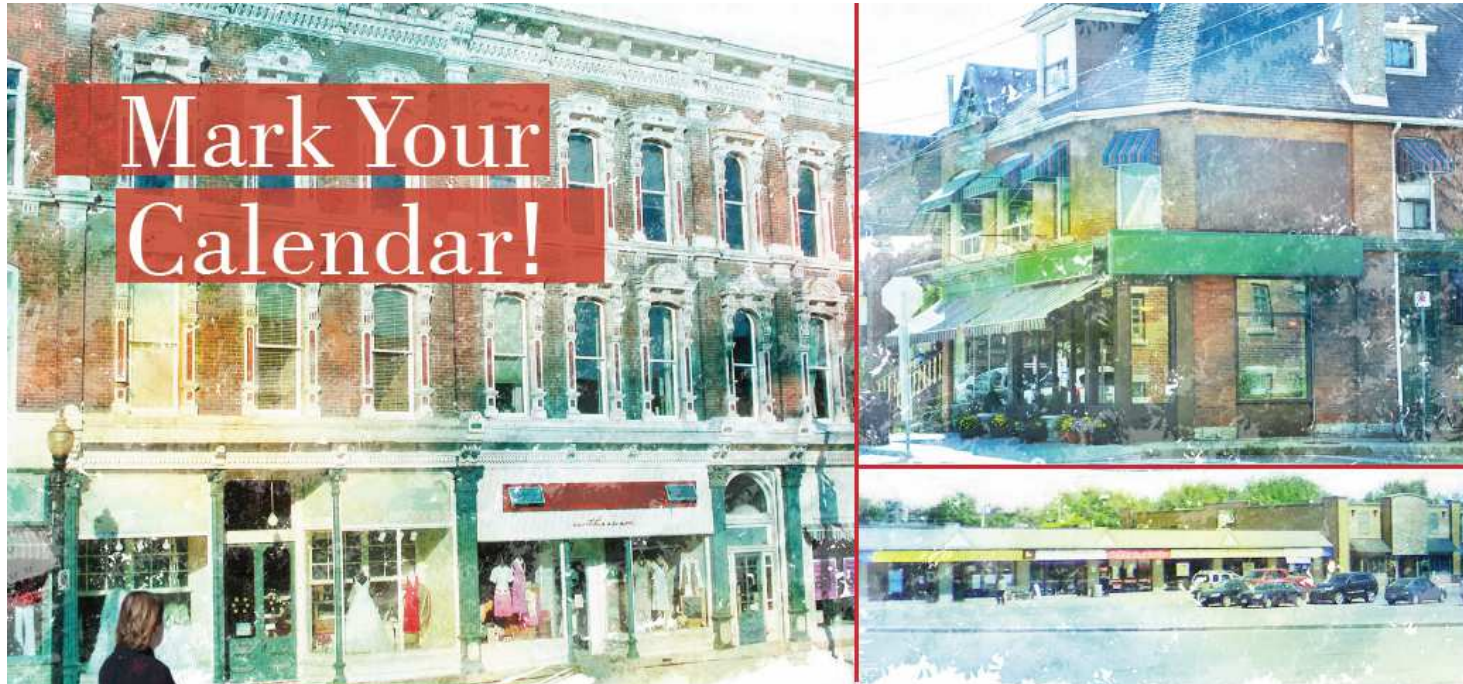
Schedule "E-1" of Urban Hamilton Official Plan





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Public Consultation



Mark Your
Calendar!

ZONING for Commercial/Mixed Use and
Light Rail Transit (LRT) Areas (Wards 1 to 4)
Statutory Open Houses



www.hamilton.ca/CMUzoning

www.hamilton.ca/LRTzoning



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Consultation Methods

- **The public will be able to participate in the CMU and TOC Zoning process by:**
 - Attending Statutory Public Open Houses
 - Voting on the Names for Local Commercial Zones C1, C2 and C3
 - Completing an on-line survey
 - Meeting with staff on a one-on-one basis
 - Making presentation at the Statutory Public Meeting



Consultation Plan

- **CMU Zones Phase 1 and TOC Zones Consultation**
 - Statutory Public Open Houses for Wards 1-4
 - May 30
 - June 1
 - June 2
 - June 6
 - Stakeholder Consultation
 - June 2016

- **CMU Zones Phase 2**
 - Statutory Public Open Houses for Wards 5-13 and 15
 - Fall 2016



Reporting Back to Committee

- **September 2016:**
 - Staff will report back to Planning Committee following the Public Consultation planned for end of May and June
- **October 2016:**
 - Presentation of the Final Draft TOC Zones
- **Q1 2017:**
 - Presentation of the Final Draft CMU Zones



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Questions & Comments

**Thank you, staff would be pleased
to answer any questions.**