



Hamilton

Item No. 6.1
PED16100(a)

Transit Oriented Corridor Zoning Public Meeting

Amendments to the Urban Hamilton Official Plan
and Zoning By-law 05-200

October 4, 2016

Today's Meeting

- Zoning By-law 05-200
- Interim Control By-law
- The Vision for the LRT
- Setting the Stage
- Developing Regulations
- Consultation Strategy
- Transit Oriented Corridor (TOC) Zones



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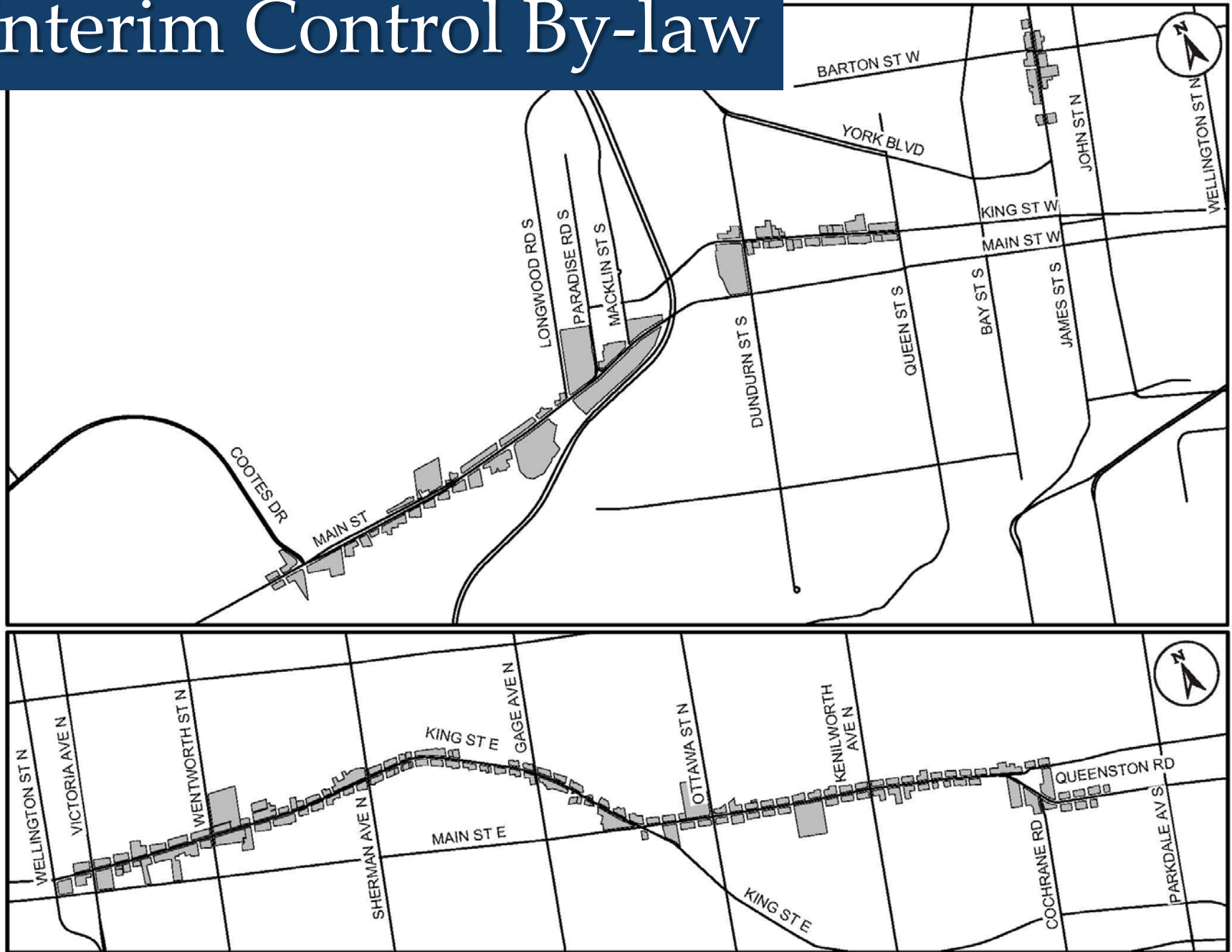
Zoning By-law 05-200

- Came into effect on May 25, 2005
- Being implemented in phases by geographic location or land use
- Completed Phases:
 - Downtown (2005)
 - Parks and Open Space (2006)
 - Institutional (2007)
 - Industrial (2010)
 - Rural (2015)
- Current Phases:
 - **Transit Oriented Corridor (October 2016)**
 - Commercial and Mixed Use (anticipated Planning Committee Q2 2017)
- Future Phases:
 - Residential



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Interim Control By-law



The Vision

LRT Vision:

``It is about providing a catalyst for the development of **high quality, safe, sustainable and affordable transportation** options for our citizens, **connecting key destination points**, stimulating **economic development** and revitalizing Hamilton. Rapid Transit planning strives to improve the quality of life for our community and the surrounding environment, as we move Hamilton forward.``



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PLACES TO GROW

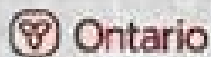
BETTER CHOICES. BRIGHTER FUTURE.

Growth Plan for the Greater Golden Horseshoe

2006



Ministry of Public Infrastructure Renewal



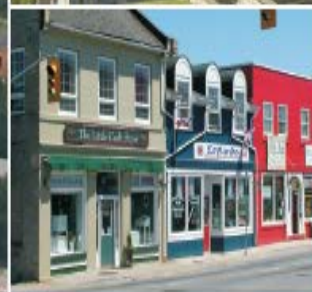
APPEALS



...y and Mud Street (East) in the east,
Upper James Street remains under

WW Land a)

Vibrant, Healthy,
Sustainable Hamilton



Legend Urban Structure Elements

- Neighbourhoods
- Employment Areas
- Major Activity Centres
- Major Open Space

- #### Nodes
- Downtown Urban Growth Centre
 - Sub-Regional Service
 - Community

- #### Corridors
- Primary
 - Secondary
 - Potential Expansion of Secondary Corridor

- #### Other Features
- Rural Area
 - John C. Munro Hamilton International Airport
 - Watership Encampment
 - Urban Boundary
 - Municipal Boundary
 - Land Subject to Non-Decision 113 West Harbour Selling Site

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan Schedule E Urban Structure



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Planning and Economic
Development Department

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Planning and Economic
Development Department

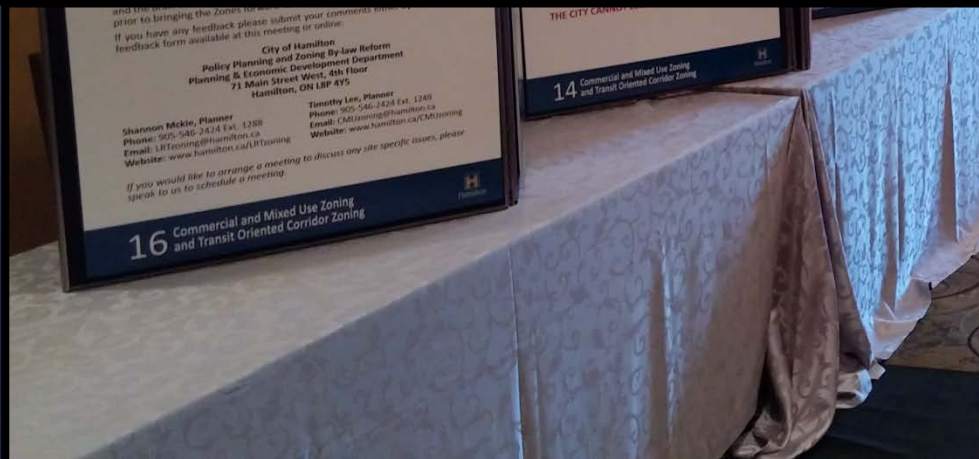
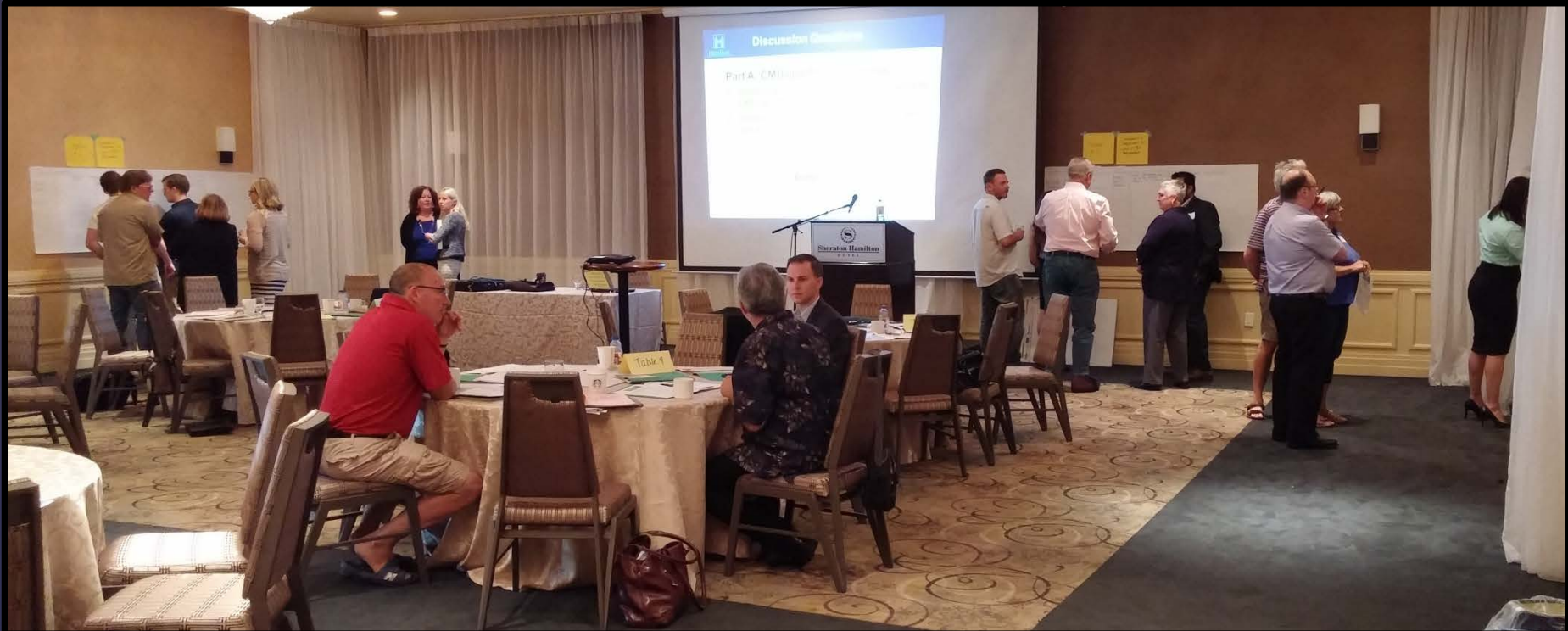
Developing the Regulations

- Planning Study
- Official Plan Review
 - Official Plan Amendments
- Site Visits
- Zoning Regulation Development
- Consultation Strategy
 - Internal Working Groups
 - Public Consultation
 - Stakeholder Consultation

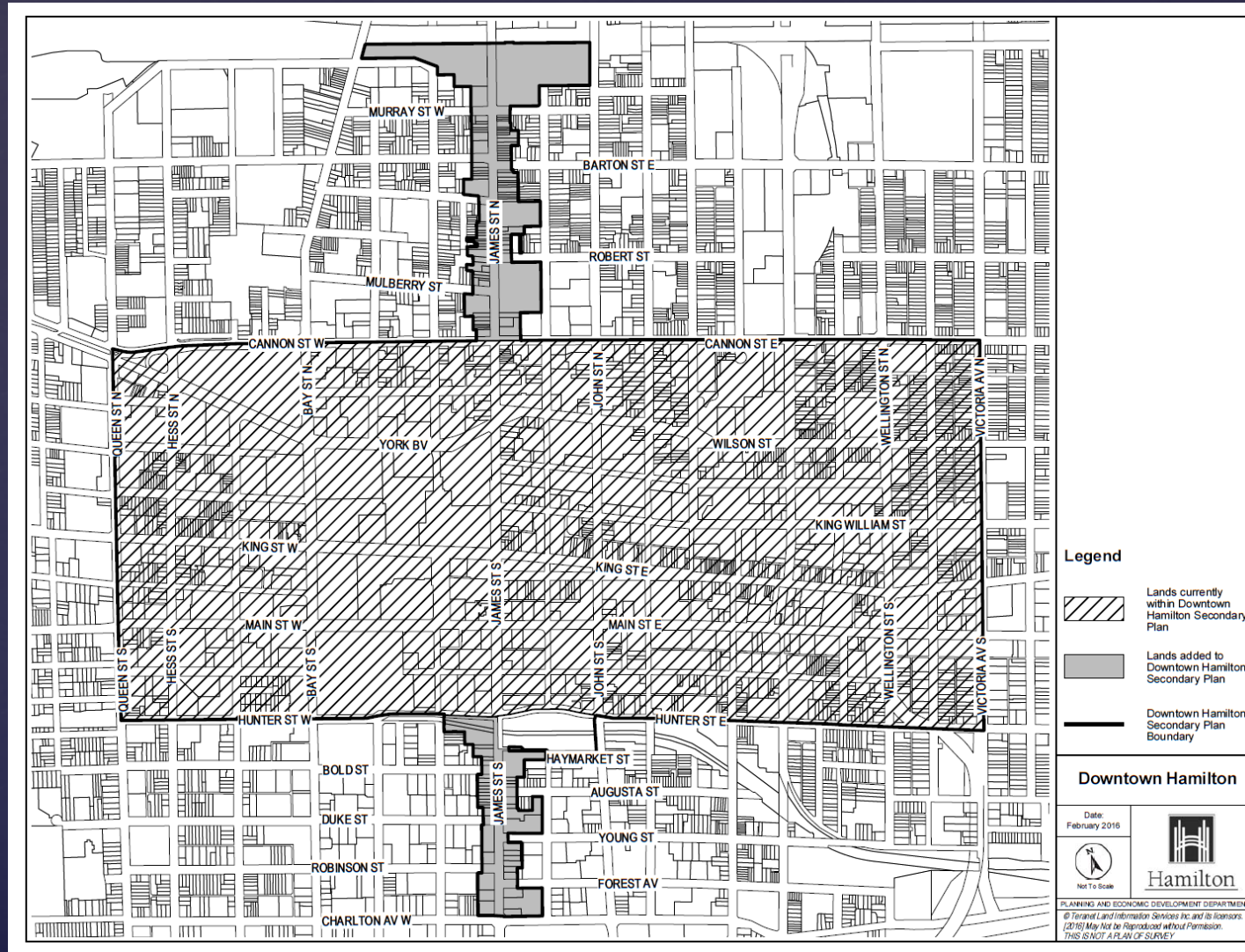


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Consultation Strategy



Transit Oriented Corridor (TOC) Zones



Policies

Proposed Zone	UHOP Designation – Secondary Plan Designation
Mixed Use (TOC1) Zone	Mixed Use – Medium Density Designation
Local Commercial (TOC2) Zone	Neighbourhoods/Local Commercial
Multiple Residential (TOC3) Zone	Neighbourhoods



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Mixed Use (TOC1) Zone

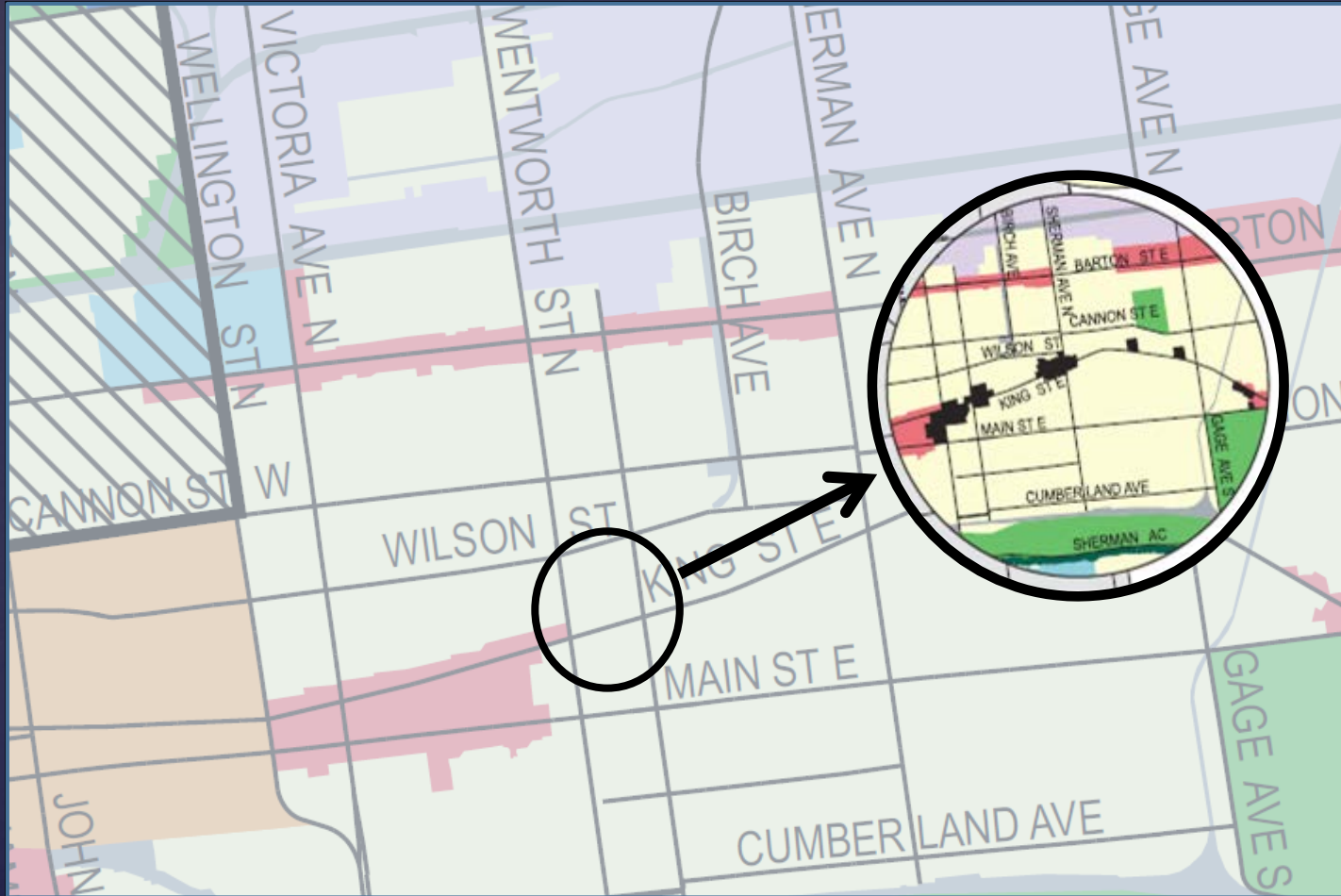
- Permitted Uses
- Prohibited Uses
- Setbacks
- Building Height
- Built Form

DISCLAIMER: The images contained within the presentation are conceptual renderings and are provided for discussion purposes for the TOC Zones. The images do not represent any current or proposed development application.



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King Street East at Wentworth Street



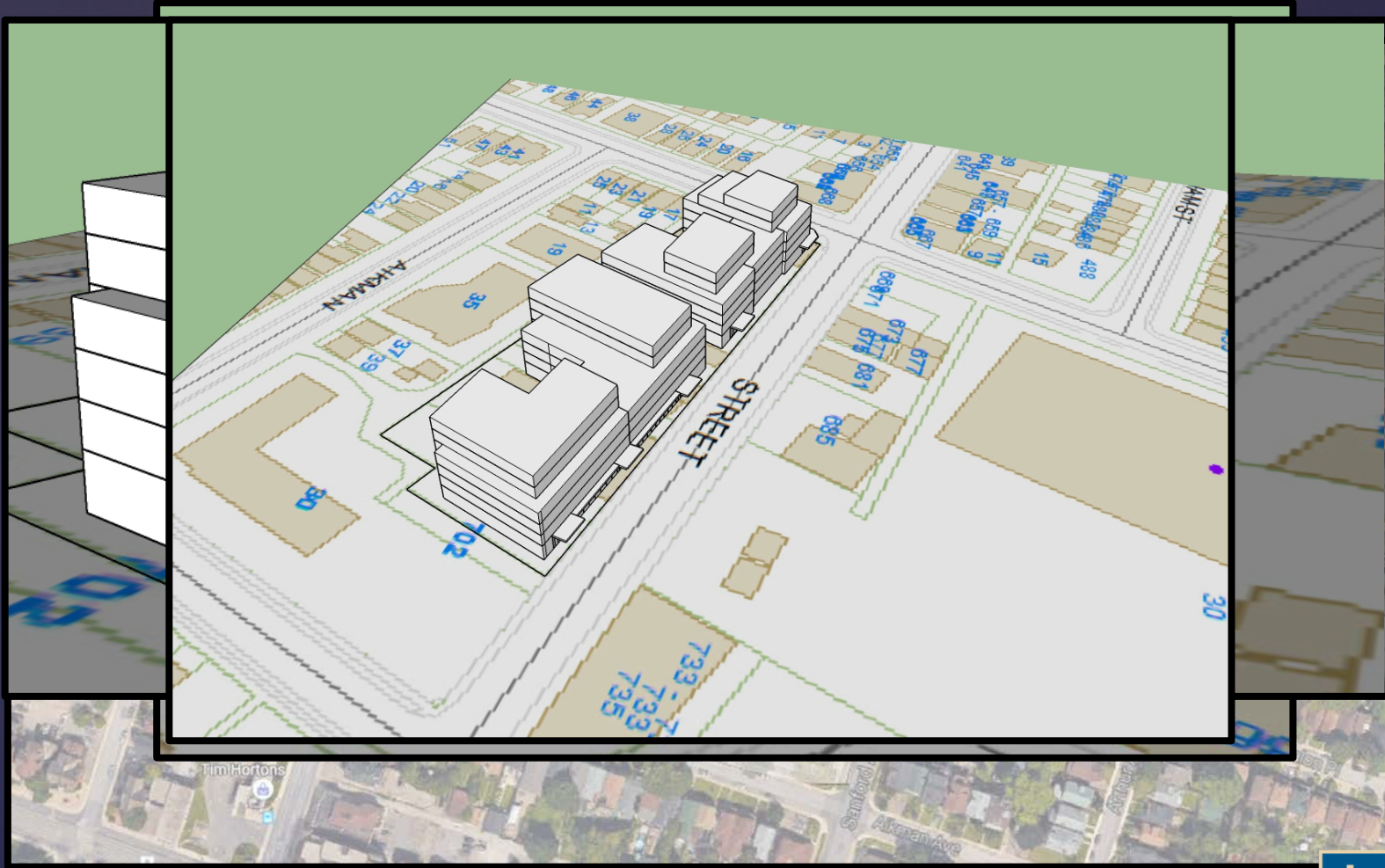
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King Street East at Wentworth Street Looking East



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King Street East at Wentworth Street



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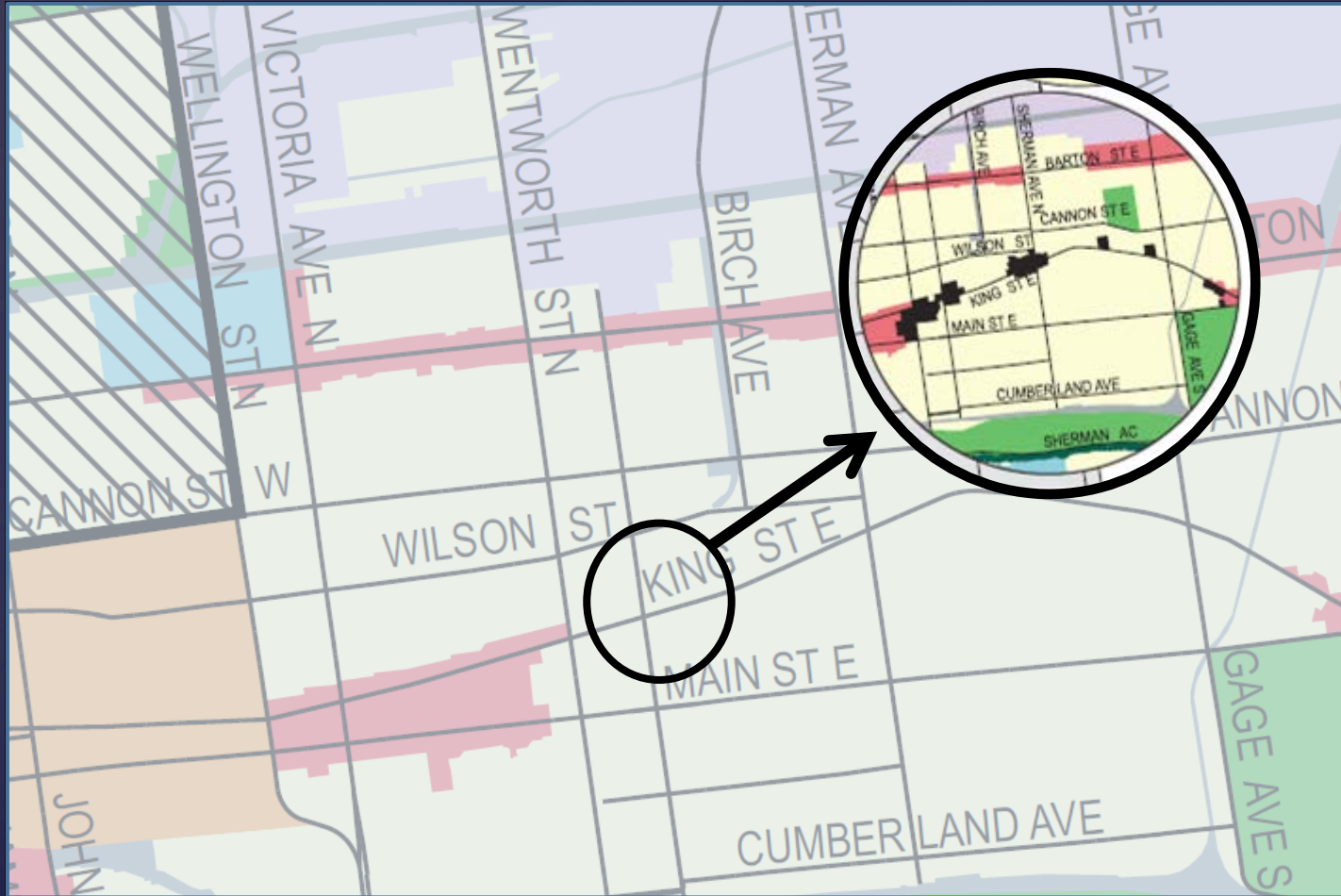
King Street East at Wentworth Street Looking East



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King Street East between Sanford Avenue North and Arthur Avenue North



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Looking West King Street East between Sanford Avenue North and Arthur Avenue North



King Street East between Sanford Avenue North and Arthur Avenue North



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King Street East between Sanford Avenue North and Arthur Avenue North



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Main Street West



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Main Street West



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Main Street West



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Main Street West



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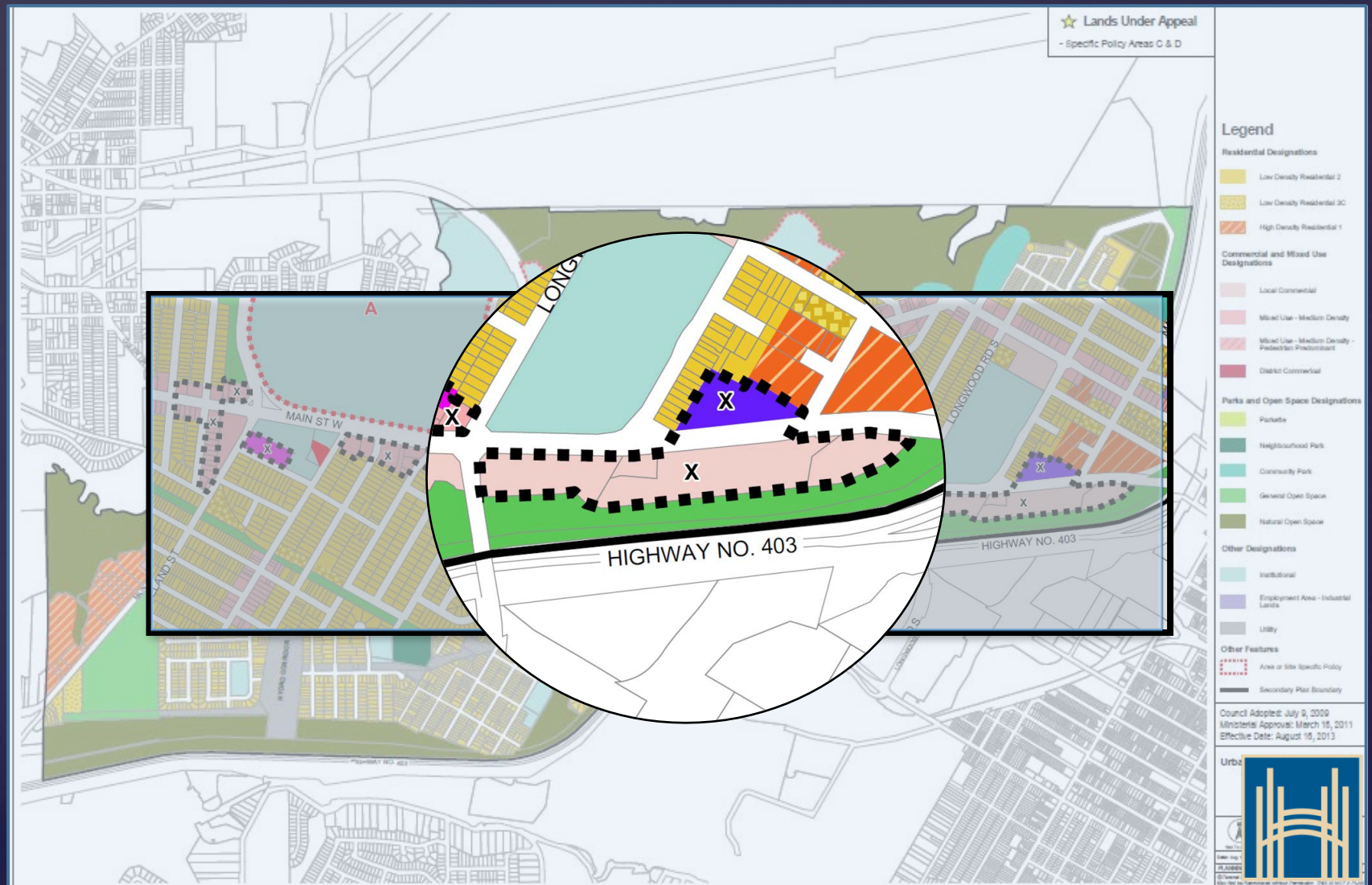
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Local Commercial (TOC2) Zone

- Permitted Uses
- Prohibited Uses
- Regulations



Main Street West at Longwood Road



Main Street West at Longwood Road South Looking East



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Main Street West at Longwood Road South



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Main Street West at Longwood Road South Looking East



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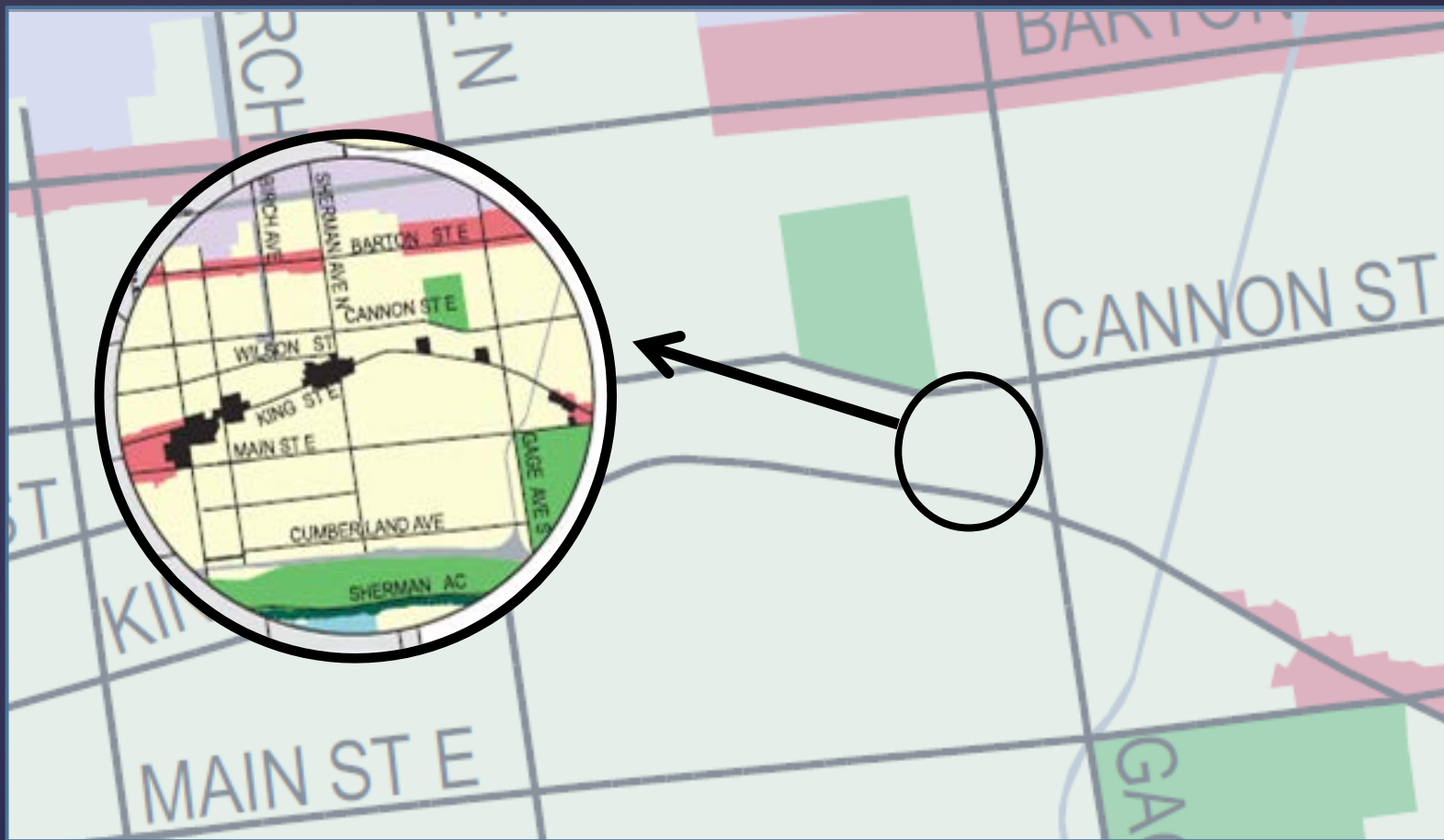
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Multiple Residential (TOC3) Zone

- Permitted Uses
- Setbacks
- Height
- Built Form



King Street East (Scott Park)



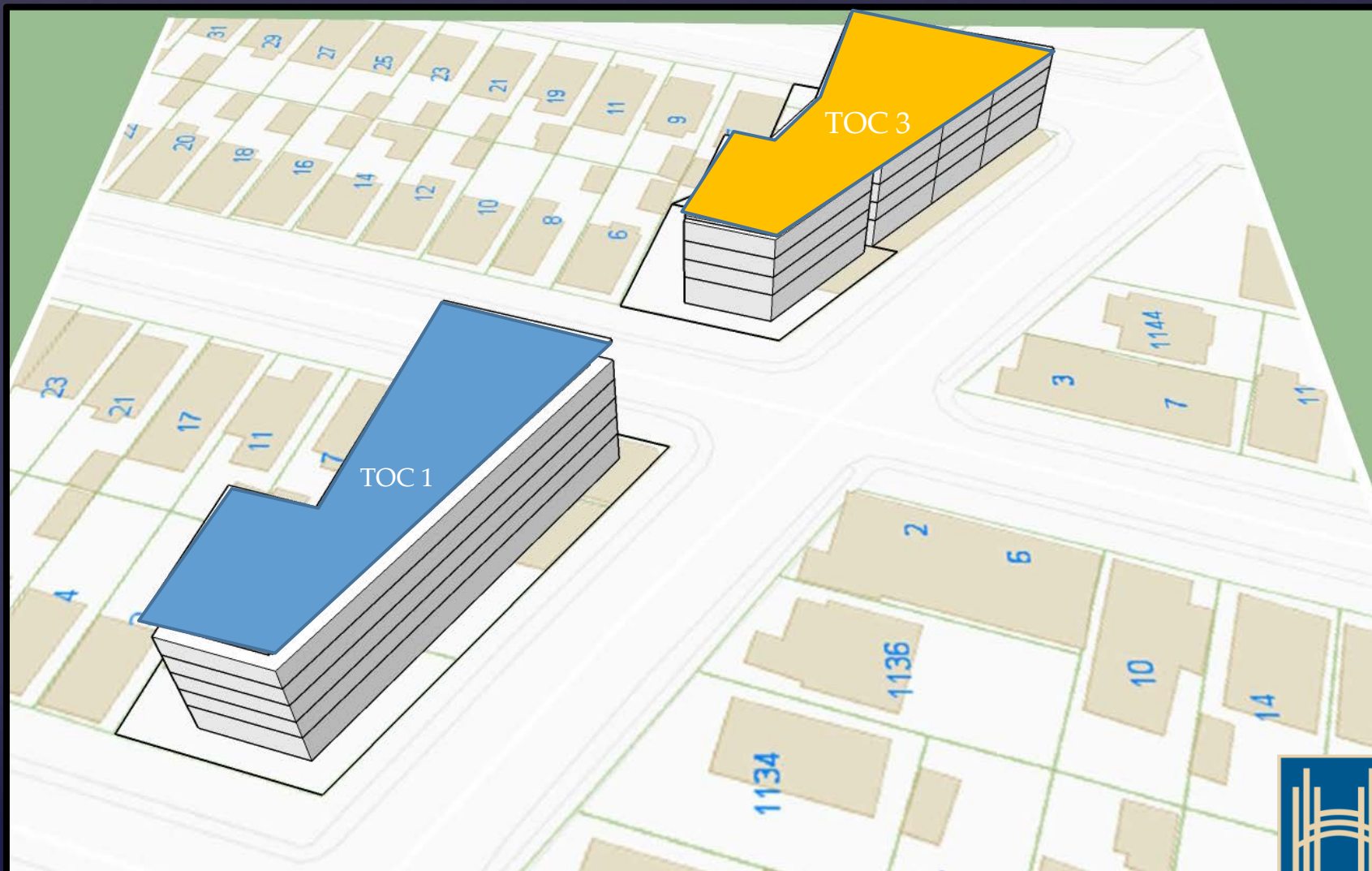
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King Street East (Scott Park)



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King Street East (Scott Park)



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King Street East (Scott Park)



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Official Plan Amendments

- Prohibition of Motor Vehicle Related Uses
- Policies for Drive Through Facilities
- Neighbourhood Designations being Redesignated as Mixed Use – Medium Density Designation
- Minor Text and Numbering Amendments



Administration

- Definitions
- General Provisions
- Parking
- Special Exceptions
- Holding Provisions



Bakery
 Men's Clothing Store
 Book Store
 Pet Shop
 Open Air market
 Second Hand Goods
 Appliance Store
 Fixtures Shop
 Grocery Store
 Florist
 General Merchandise
 Toy, Hobby or Souvenir Store
 Camera and Photographic Supply Store
Retail
 Plumbing Supply
 Appliance Store
 Antique Store
Jewellery Store
 Home Furnishings
 Hardware, Paint, Wallpaper and Glass store
Women's Clothing
 Liquor Dispensary
 Confectionary Goods
Dry Goods Store
Home Improvement
 Pharmacy



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Microbrewery

- Shall mean a facility used for the manufacture and retail sale of beer, cider, wine or spirits, produced exclusively for consumption on or off site and may operate in combination with a restaurant.
- Limited to a maximum gross floor area of 700 square metres in the TOC1 Zone



Parking

- Minimum and Maximum Parking Regulations for Residential
- Maintaining the parking exemptions for changes of use
- Generalized Parking Requirements for most Commercial Uses
- Minimum Bicycle Parking Requirements
 - Short Term
 - Long Term



Summary

- The TOC Zones have been developed to:
- Remove Regulatory Barriers
- Support Appropriate Residential/Commercial Intensification
- Contribute to City Building
- Provide for New Investment and/or Redevelopment Opportunities in accordance with the City's Open for Business Mandate



Questions



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