



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

June 6, 2017

PED16100(b)

City of Hamilton Comprehensive By-law: Proposed
Commercial and Mixed Use Zones for Hamilton Zoning By-
law 05-200 and Urban Hamilton Official Plan Amendment
(Wards: 1-13, 15)

Presented by: Joanne Hickey-Evans and Timothy Lee

Context and Background

- Implementing the Urban Hamilton Official Plan for the Commercial and Mixed Use and Neighbourhoods Designations.
- Creating one set of zones that apply to the urban area, except for lands under an OMB appeal or Secondary Planning project:
 - West Harbour Secondary Plan Area
 - Fruitland-Winona Secondary Plan Area (only lands under appeal)
 - Centennial Neighbourhoods Area
 - Downtown Hamilton Secondary Plan Area
- Individual properties which were subject of a rezoning, OPA deemed complete by Feb 24, 2017.

Benefits

- Provide for new investment and/or redevelopment opportunities in accordance with the City's Open for Business Mandate
- Remove Regulatory Barriers
- Support Appropriate Residential/Commercial Intensification
- Contribute to City Building

How are these zones different than the former municipal Zoning By-laws ?

- Focus is on future built form
- Define uses so that specific activities are clearer and broader
- Create consistency in zoning for the Urban Area
- Acknowledge emerging trends



Vision of Zones

Established by the Urban Hamilton Official Plan through goals and policies

- *Strengthen* - existing commercial nodes and mixed use areas that function as central places for the city, a community, a group of neighbourhoods, or within an individual neighbourhood and are served by various modes of transportation including foot, bicycle, transit and automobile;

Vision of Zones (cont'd)

- *Vibrancy* - Create streets/streetscapes that are comfortable, walkable and stimulating pedestrian environments;
- *Maintain* - an appropriate retail and commercial distribution between neighbourhoods and across the City to meet day to day, weekly, discretionary and occasional shopping needs;
- *Evolution* – providing opportunity for some predominantly commercial areas to mixture of uses – individual buildings and along the street.

Vision of Zones (cont'd)

- CMU Zones are grouped into 3 families:

1. Local Commercial Zones

- Residential Character Commercial (C1) Zone
- Neighbourhood Commercial (C2) Zone; and
- Community Commercial (C3) Zone

2. Mixed Use Zones

- Mixed Use High Density (C4) Zone;
- Mixed Use Medium Density (C5) Zone
- Mixed Use Medium Density- Pedestrian Focus (C5a) Zone

3. Commercial Zones

- District Commercial (C6) Zone; and,
- Arterial Commercial (C7) Zone.

Implementation of UHOP



Clip from Urban Hamilton Official Plan - Schedule E-1 - Urban Land Use Designations

Local Commercial Zone Family

- *UHOP Designation - Neighbourhoods*
- Located within or near residential areas
- Small scale commercial buildings



Local Commercial Zones

Residential Character Commercial (C1) Zone

- Recognize small businesses serves neighbourhoods.
- Small scale commercial buildings in the interior of residential areas.
 - “Mom and Pop Shops”, café, barber shop
- Certain residential uses permitted.
- Locals can walk or cycle to buy milk or get a hair cut.



Local Commercial Zones

Neighbourhood Commercial (C2) Zone

- Building types vary:
 - “Main Street” buildings close to the street with commercial on ground floor, residential on upper floors.
 - Single-storey buildings with a few commercial tenants.
- Within and abutting residential neighbourhoods, along collector or arterial roads.
- Provide for daily and weekly needs of residents.



Local Commercial Zones

Community Commercial (C3) Zone

- Uses cater to daily and weekly needs of broader residential areas.
- Permit limited residential uses
- Strip mall with smaller commercial buildings.
- Located along arterial road and intersections.



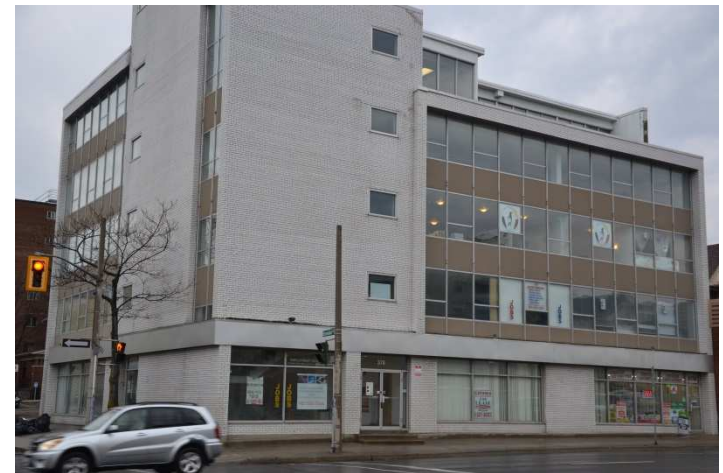
Local Commercial Zones

Community Commercial (C3) Zone



Mixed Use Zone Family

- *UHOP Designation – Mixed Use Medium and Mixed Use High*
- Pedestrian Focus streets
- Located along corridors and arterial roads
- Broad range of land uses catering to broader market with permissions for mixed use building or stand alone uses (e.g. commercial or residential)



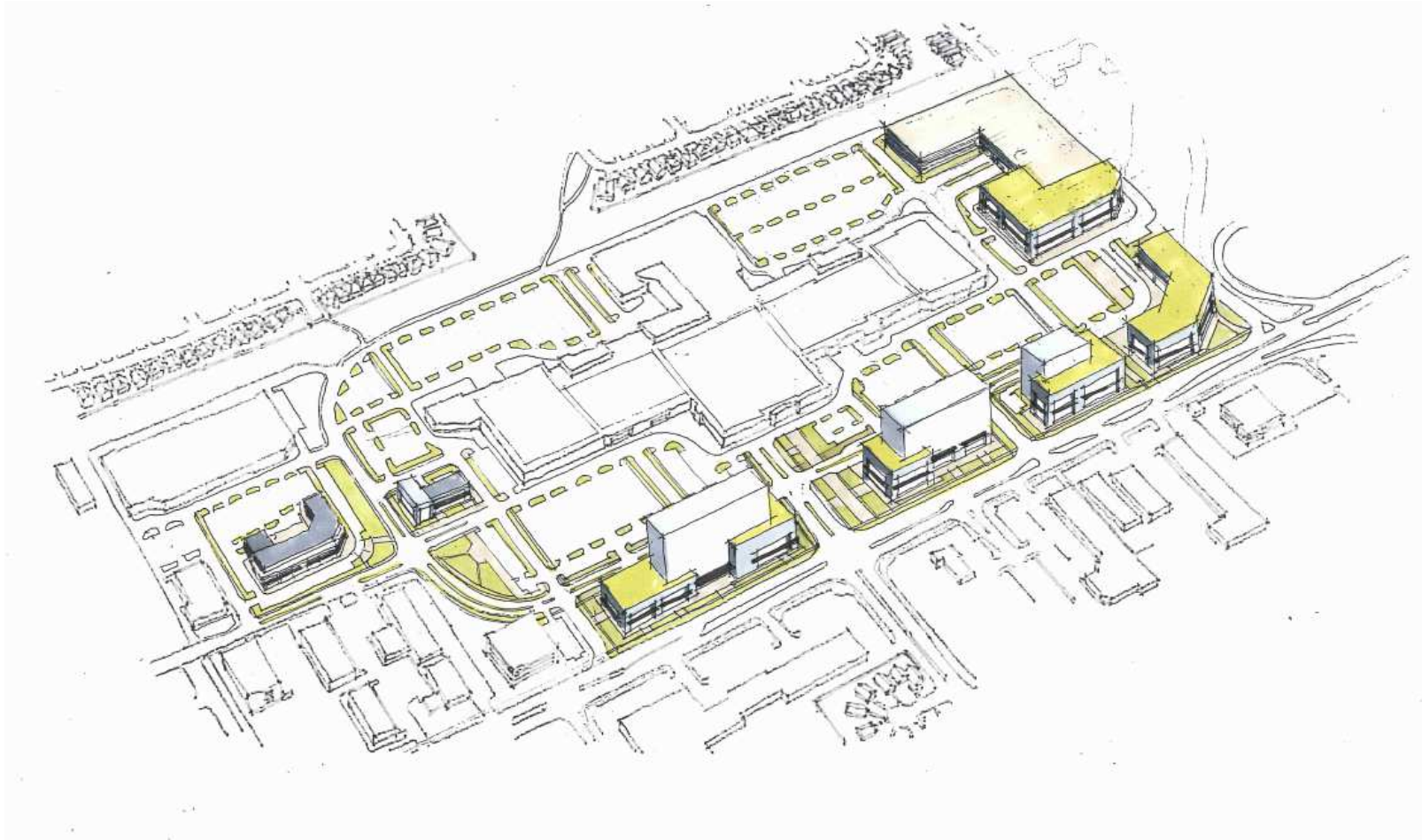
Mixed Use Zones

Mixed Use High Density (C4) Zone

- Regional Nodes such as Limeridge Mall and Centre on Barton
- Provide a range of commercial and service uses for the regional market
- Vision for vibrant and intensive mixed use community
- Flexibility in permitting either single-use or mixed-use building
- Development that is pedestrian oriented

Mixed Use Zones

Mixed Use High Density (C4) Zone



Mixed Use Zones

Mixed Use Medium Density (C5) Zone

- Located at:
 - Arterial roads and corridors
 - Nodes (i.e. Ancaster Meadowlands, Heritage Green)
- Uses cater to daily and weekly needs of local and broader market
- Envision for both commercial and residential uses
- Flexibility in permitting either single-use or mixed-use building
- Create a vibrant and active pedestrian environment

Mixed Use Zones

Mixed Use Medium Density (C5) Zone



Mixed Use Zones

Mixed Use Medium Density – Pedestrian Focus (C5a) Zone

- Located at former municipal downtown locations and Business Improvement Areas
- Maintain and improve an active and vibrant pedestrian environment through:
 - Zone regulations; and,
 - Prohibit motor vehicle related uses.
- Acknowledge existing built form limitations such as height in some commercial streets.

Mixed Use Zones

Mixed Use Medium Density – Pedestrian Focus (C5a) Zone



Commercial Zone Family

- *UHOP Designation – District Commercial and Arterial Commercial*
- Located along corridors and arterial roads
- Broad range of land uses catering to both local and broader market
- Larger land parcels to accommodate more intensive commercial retail and service uses



Commercial Zones

District Commercial (C6) Zone

- Located along corridors and arterial roads at intersections of major corridors
- Uses cater to daily and weekly needs of the local market
- Limited residential uses are permitted, but the intent of the zone is predominantly commercial in nature
- Vision is for development to create an active pedestrian environment

Commercial Zones

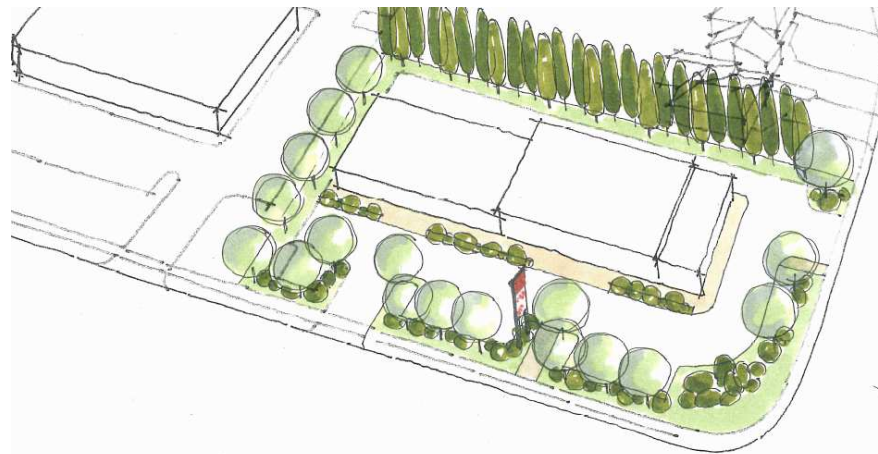
District Commercial (C6) Zone



Commercial Zones

Arterial Commercial (C7) Zone

- Uses cater primarily to the broader market and the travelling public
- Predominantly auto-oriented and land intensive uses that require land for parking and loading
- Focus on landscaping to improve pedestrian environment and overall streetscape



Other Zones

Parking (U3) Zone

- Existing Zoning By-laws restrict properties to permit only parking.
 - i.e. Public Parking Lot “G-3” District in Hamilton Zoning By-law 6593
- **Location of Zone** - Existing city-owned municipal parking lots located in Business Improvement Areas and former municipal downtown locations
- **Purpose** - Preserve existing parking lots as they serve a vital need for commercial street

Other Matters – Conformity to Growth Plan for the Greater Golden Horseshoe 2017

- Supports the complete communities by providing a mix of land uses, including residential which are close to commercial areas, services and public service facilities (Policy 2.2.1.4 a);
- Contributes to transit supportive densities as well as a mix and range of land uses in close proximity to higher order transit (Policy 2.4.10);and,
- New development in the designated greenfield area contributes to complete communities by ensuring development of compact built form.

Other Matters - Parking stall Sizes

- May 16, 2017 - Planning Committee approved recommendations to increase stall sizes, introduce aisle widths and requirements for obstructions in parking spaces and recognition of existing legally established parking stalls.
- May 24, 2017 - Council passed the following specific recommendations:
 1. the parking stall size for low density residential parking stall size, including townhouses and for surface parking be 3.0m x 5.8 m
 2. ***Commercial and Mixed Use Zoning that staff recommend appropriate parking stall size to reflect best practice standards and trends for structured parking based on the size and type of private vehicles;***

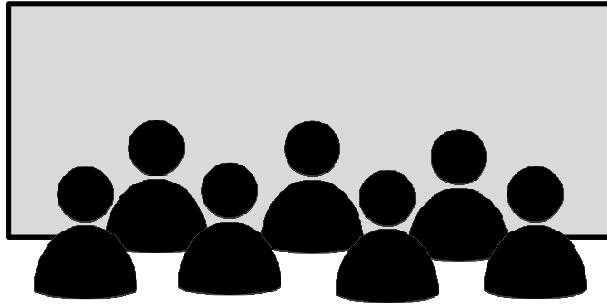
Other Matters - Parking stall Sizes

- As part of this initiative,
 - 3.0 m x 5.8 m has been incorporated for all surface parking and garages.
 - Structured parking facilities would allow for parking stall sizes that are smaller - 2.8 m x 5.8 m.
 - An additional 0.3 m width for parking stalls abutting walls or pillars.

Individual Meetings with
Property & Business Owners



Open Houses



12

PED16100(b)
Stakeholder & Advisory
Committee Meetings



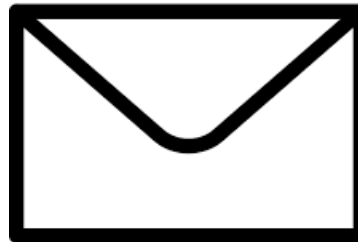
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Public Consultation

CMU Zones Website

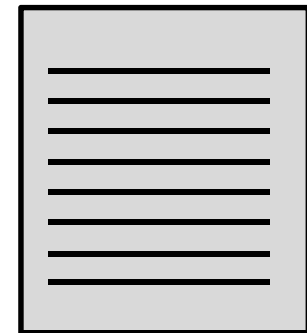


Mail-Outs



2,000

Written Submissions



51

Timelines for Consultation

May/June and October/November 2016 – Public Information Centres and Stakeholder Work Shop

June to December 2016 – Comments received from the Public and Property owners

December - March 2017 - Draft Zoning and Mapping revised

June 2017 - Public meeting

Recommendations

Recommendations

- Official Plan Amendment
 - Modifications to existing commercial policies to better reflect the trends in commercial activity in the city.
 - Amend various land use designations to better reflect the existing uses and OPA approvals between 2009 and 2013 that were not captured when the UHOP was before the Ministry for approval; and,
 - Ensure consistency in designations between the parent land use plan (Schedule “E-1”) and other mapping in the UHOP.

Recommendations (cont'd)

- Zoning By-law Amendment
 - New and revised Definitions
 - Commercial use definitions
 - General Provisions
 - Parking
 - Parking stall size and obstructions
 - Minimum Aisle Widths
 - Landscape requirements within parking lots
 - Minimum parking requirements
 - Bicycle parking

Recommendations (cont'd)

- **Temporary Use By-law** for entertainment on outdoor commercial patios
 - Lands in Downtown Dundas and Upper James Street between Stone Church Road and Rymal Road.
- **Special Exceptions and Holding Provisions**
 - Recent Site Specific exceptions and Holding Provisions approved by Council included as a Special Exception.
 - Secondary Plan policies and Special Policy Areas.

Additional Recommendations

- Omissions – Property specific
 - 1 Old Dundas Road, Dundas – additional use (motor vehicle rental establishment) through 2015 C of A application.
- Corrections/Omissions – Regulations
 - SE 518 – Arterial C7 Zone regulations to apply to the permitted Arterial Commercial Uses listed within the SE
 - Under Section 4.6 of the By-law in Appendix “B”, Section 5.6e) is deleted and replaced with Section 5.6c).
- Holding Provisions to be Removed
 - 99-103 Locke Street South (Ward 1) – Holding Provision removed by Council on May 24, 2017.

Additional Recommendations

- Omissions – Regulations
 - Under Section of the By-law in Appendix “B”, should be “Bicycle Parking”.
- Omissions – Pedestrian Focus Policy
 - Pedestrian Focus on Barton Street, “From” Wentworth Street North.
- Modifications – Special Exception
 - Modify list of permitted uses as per the OMB Settlement for 212 Glover Road and 0 Rymal Road.
- Properties to be Removed
 - 1 Old Ancaster Road (Ward 13) - OMB Decision for Residential.

Implementation and Next Steps

- In the event of an appeal, the existing zoning will continue.
- After the By-law is passed, any future zoning application will be brought forward with amendment to both the existing Zoning and Zoning By-law 05-200.
- After input today, determine if there is a need for an additional report prior to by-law being passed by Council.