

Summary of Stakeholder Workshop Comments on CMU Zones

Comments	Response
<ul style="list-style-type: none"> Ensure the By-law is able to address the context within different areas noting the consolidation should still reflect the character of each area. 	<ul style="list-style-type: none"> The character of a particular area is often captured in special policies found within each of the Secondary Plans. Proposed zone includes Special Exceptions which implements policies found within the Secondary Plans, such as maximum height and maximum gross floor area.
<ul style="list-style-type: none"> Question the rationale for having so many different commercial zones. 	<ul style="list-style-type: none"> There are a total of eight Commercial zones to distinguish between commercial areas in different locational context such as small “mom and pop” stores in the middle of a residential community, to large “big box” retail establishments. Fewer zones may not necessary assist in address the context within different areas and reflect the character of each area.
<ul style="list-style-type: none"> Concern that District and Arterial Commercial Zones do not appear to allow redevelopment into different forms, such as retirement, residential, and community uses. 	<ul style="list-style-type: none"> The purpose of the Arterial Commercial (C7) Zone is to permit commercial uses that are more auto-oriented that require land for loading and parking. This zone would not be conducive to residential uses. The purpose of the District Commercial (C6) Zone is to permit predominantly commercial uses catering to the daily and weekly needs of nearby residents. Some residential uses are permitted but limited to maintain the intent of the zone as a predominantly commercial use.
<ul style="list-style-type: none"> The City should anticipate the demand for more retirement homes which needs accessible, walkable, and convenient locations. 	<ul style="list-style-type: none"> Generally most Commercial Zones permit limited residential uses. Mixed Use Medium (C5) Zone is the most permissive, permitting stand-alone residential uses. However, the intent is to maintain the intent of the zone as a predominantly commercial use. A Zoning By-law Amendment

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	application may be required to add additional institutional uses to Commercial Zones.
<ul style="list-style-type: none"> • Would like to see more commercial activity and liveliness west of Cootes (Dundas). 	<ul style="list-style-type: none"> • Existing site specific regulations under the Dundas Zoning By-law with respect to maximum height is carried forward to recognize built form and height of buildings.
<ul style="list-style-type: none"> • A minimum number of 15 stacking spaces for Drive-Through facilities seem excessive. 	<ul style="list-style-type: none"> • The proposed zone regulation to increase in the minimum number of stacking spaces has been removed. Section 4.25a)i) in Zoning By-law 05-200 requires 12 stacking spaces for restaurant use.
<ul style="list-style-type: none"> • Height requirements of 22 metres (or approximately six storeys) are too low. 	<ul style="list-style-type: none"> • This is a requirement under the policies of the UHOP. The maximum height (outside Downtown) is six storeys, but eight with approved sun/shadow studies and other studies to support increase in height.
<ul style="list-style-type: none"> • Why limit commercial uses to 10,000 square metres? 	<ul style="list-style-type: none"> • This is to prevent competition with Downtown Hamilton, especially for office space. Also to maintain the scale and compatibility to the surrounding residential uses.
<ul style="list-style-type: none"> • Why limit the size of microbreweries? Why not located in other zones such as District Commercial? 	<ul style="list-style-type: none"> • Staff conducted research and consulted with existing and future owners of microbreweries • Through further review and consultation the maximum GFA for microbreweries has been increased to 700 square metres • Microbreweries permitted in other zones such as Mixed Use Medium High (C4) Zone and District Commercial (C6) Zone.
<ul style="list-style-type: none"> • Residential ratio should be 1:1 for high density (Parking requirement) 	<ul style="list-style-type: none"> • Draft parking requirement for multiple dwellings in the Mixed Use Medium (C5) Zone and Mixed Use Medium Pedestrian Focus (C5a)

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	Zone includes maximum parking requirements and a reduction in parking requirements compared to the rest of the Commercial Zones.
<ul style="list-style-type: none">• For the definition of Retail, does it include grocery stores, department stores, and big box stores?	<ul style="list-style-type: none">• Yes. It includes any establishment that sells items. Please see Appendix "B" for the definition.