



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	January 16, 2018
SUBJECT/REPORT NO:	Proposed Transit Oriented Corridor Zones in Zoning By-law No. 05-200 - LRT Extension and Housekeeping Amendments (PED18012) (Wards 1, 3, 4, 5 and 9)
WARD(S) AFFECTED:	Wards 1, 3, 4, 5 and 9
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SUBMITTED BY:	Steve Robichaud Director of Planning and Chief Planner
SIGNATURE:	

RECOMMENDATION

- (a) That approval be given to Official Plan Amendment (OPA) No. ____ to the Urban Hamilton Official Plan (UHOP) to amend policies, schedules and maps, to implement up-to-date mapping and policies for the extension of the Transit Oriented Corridor located along Queenston Road from east of Jefferson Avenue to Reid Avenue, on the following basis:
- (i) That the Proposed Official Plan Amendment, attached as Appendix “A” to Report PED18012, be adopted by Council; and,
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (PPS) 2014, and conforms to Growth Plan for the Greater Golden Horseshoe, 2017 (P2G).
- (b) That approval be given to **City Initiative CI-17-B** to add the Transit Oriented Corridor Mixed Use High Density (TOC4) Zone to Zoning By-law No. 05-200, to zone certain lands located on Queenston Road between Jefferson Avenue and Irene Avenue as Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone, Transit Oriented Corridor Local Commercial (TOC2) Zone, Transit Oriented Corridor Multiple Residential (TOC3) Zone and Transit Oriented Corridor Mixed Use High Density (TOC4) Zone, to amend the existing TOC1, TOC2, and TOC3 Zone to incorporate housekeeping amendments, to add special exceptions to Schedule “C”, to add two new special figures to Schedule “F”, and to amend

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general provisions and other administrative sections of the By-law, on the following basis:

- (i) That the Proposed By-law, attached as Appendix “B” to Report PED18012 which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council; and,
- (ii) That the proposed changes in zoning will be in conformity with the Urban Hamilton Official Plan upon approval of Official Plan Amendment No. ____.
- (c) That Item 1 on the Outstanding Business List related to the range of local commercial uses to serve the immediate neighbourhood of King St E. between Barnesdale Avenue & Fairholt Street be removed.

EXECUTIVE SUMMARY

The purpose of this City Initiative is to amend the Urban Hamilton Official Plan and Zoning By-law No. 05-200. The amendment to the Official Plan is to extend the approved Area Specific Policy UH-6 in Volume 3 to additional lands along the extension of the LRT corridor, and to prohibit certain uses that are not supportive of the LRT system.

The changes to Hamilton Zoning By-law No. 05-200 are to add a new Transit Oriented Corridor Mixed Use High Density (TOC4) Zone and to apply the existing Transit Oriented Corridor Zones (TOC1, TOC2, and TOC3) and the new TOC4 Zone to certain lands located on Queenston Road between Jefferson Avenue and Irene Avenue. These lands are part of the proposed Light Rail Transit (LRT) corridor which was extended from the Queenston Traffic Circle to Eastgate Square.

The proposed zoning will implement:

- The policies of the Urban Hamilton Official Plan (UHOP) Volume 1 for those lands located between Jefferson Avenue and Reid Avenue; and,
- The policies of both the UHOP Volume 1 and the proposed Centennial Neighbourhoods Secondary Plan (Volume 2) for those lands between just east of Pottruff Road and Irene Avenue.

Other administrative changes have also been included in this Report:

- To rename the existing TOC1, TOC2, and TOC3 Zones to differentiate between the CMU Zones;

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- To update the regulations and terminology to be consistent with the Commercial and Mixed Use zoning;
- To permit minor expansions to legal non-conforming single detached, semi-detached and duplex dwellings (TOC1 and TOC3); and,
- To clarify the range of permitted commercial uses and associated regulations within the (TOC3) Zone.

The proposed TOC Zones Extension supports residential and commercial intensification that is beneficial to transit investment, establish regulations that do not impede the operation of the LRT System, that contribute to city building, and remove regulatory barriers for new investment and / or redevelopment opportunities in accordance with the City's Open for Business mandate.

Alternatives for Consideration – See Page 14

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold at least one Public Meeting to consider amendments to the Official Plan and Zoning By-law.

HISTORICAL BACKGROUND

1.0 Transit Oriented Corridor (TOC) Zones

The TOC Zones initiative was considered by Planning Committee on October 4, 2016 (see PED16100(a)) and approved by Council on October 12, 2016. It applied to properties on Main Street from McMaster University to Hwy No. 403, King Street from Hwy No. 403 to the Delta, Main Street East from the Delta to the Queenston Traffic Circle, and Queenston Road from the traffic circle to Jefferson Avenue. The initiative included:

- Site specific (UHOP) policy and zoning by-law regulations to prohibit such auto related uses as drive through facilities, gas bars, car washes and motor vehicle service stations because they conflict with the proposed LRT system; and,

- The addition of three new zone categories into Zoning By-law No. 05-200, including the Mixed Use (TOC1) Zone, the Local Commercial (TOC2) Zone, and the Multiple Residential (TOC3) Zone;

The zones implement the UHOP designations by increasing opportunities for more commercial and residential uses, prohibiting certain uses that would conflict with the operation of the LRT, and establishing a built form that supports a more pedestrian friendly environment. The zoning is in effect, except for three properties that remain under appeal.

2.0 Transit Oriented Corridor (TOC) Zones Extension

Council considered and endorsed the amended Hamilton LRT Environmental Project Report (EPR) Addendum on April 26, 2017. The Council-endorsed EPR Addendum for the B-Line included an extension of the project from the Queenston Traffic Circle to Eastgate Square.

The TOC Zone study area was accordingly extended from Jefferson Avenue to Irene Avenue. This extension is known as the TOC Zones Extension project.

3.0 Council Motion

On October 11, 2017, City Council passed the following Motion:

WHEREAS, the City of Hamilton adopted transit corridor zoning regulations in October, 2016 to support and encourage investment along the Light Rail Transit (LRT) corridor;

WHEREAS, the zoning for the lands on King Street East between Barnesdale Avenue and Fairholt Street, limits the non-residential uses to the uses existing as of October, 2016 but this area has been undergoing a renaissance;

WHEREAS, this area provides local commercial uses such as retail, restaurants, cafés, bars, and personal services that serve the immediate neighbourhood;

THEREFORE BE IT RESOLVED:

That staff be directed to review the current zoning and schedule a public meeting of the Planning Committee to consider changes to the zoning by-law to broaden the range of permitted uses to include new local commercial uses that serve the immediate neighbourhood.

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The purpose of this motion is to consider expanding the list of permitted commercial uses within existing buildings for lands that are currently zoned TOC3.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

1.0 Provincial Policy

The UHOP Amendment and Zoning By-law No. 05-200 amendments are consistent with the Provincial Policy Statement, 2014 and conform to the Growth Plan for the Greater Golden Horseshoe, 2017. A detail Policy review is included in Report PED16100(a).

In summary, the amendments:

- Introduce land use permissions that will accommodate an appropriate range and mix of residential and commercial uses along the planned major transit corridor; and,
- Promote a well-designed, compact built form by restricting auto-related uses, establishing maximum setbacks from the streetline, as well as establishing minimum and maximum building heights with appropriate stepbacks and transitions from adjacent lower density residential uses, among other provisions, to create a pedestrian focus.

2.0 Urban Hamilton Official Plan (UHOP)

Report PED16100(a) provides detailed UHOP evaluation as it relates to the creation of the TOC1, TOC2 and TOC3 Zones.

2.1 Land Use Designations and Policies (Volume 1)

Only the policies of Volume 1 apply to the lands located between Jefferson Avenue and Reid Avenue. The following land use designations are implemented by the specific zones noted below:

Designation (Urban Hamilton Official Plan)	Proposed Zone (Zoning By-law No. 05-200)
<i>Schedule "E-1" of Volume 1 (for lands located outside of the Secondary Plan area – Jefferson Avenue to Reid Avenue)</i>	
Mixed Use – Medium Density Designation	Mixed Use (TOC1) Zone

2.2 Proposed Centennial Neighbourhoods Secondary Plan (Volume 2)

Certain lands within the TOC Zones Extension project area are subject to the proposed Centennial Neighbourhoods Secondary Plan. The policies of the Secondary Plan are described in Report PED18007/PW18005. The following land use designations within the Secondary Plan are implemented by the specific zones noted below:

Designation (Urban Hamilton Official Plan)	Designation (Centennial Neighbourhoods Secondary Plan)	Proposed Zone (Zoning By-law No. 05- 200)
<i>Schedule "E-1" of Volume 1</i>	<i>Map B.6.7-1 of Volume 2 (for lands located just east of Pottruff Road to Irene Avenue)</i>	
Neighbourhoods Designation	Medium Density Residential 2 Designation	Multiple Residential (TOC3) Zone
Neighbourhoods Designation	Local Commercial Designation	Local Commercial (TOC2) Zone
Mixed Use – Medium Density Designation	Mixed Use – Medium Density Designation	Mixed Use (TOC1) Zone
Mixed Use – High Density Designation	Mixed Use – High Density Designation	Transit Oriented Corridor Mixed Use High Density (TOC4) Zone

2.2.1 Medium Density Residential 2 Designation

The TOC Zones Extension project area contains existing residential areas which are included in the TOC Zones instead of the future Residential Zones because **these lands are in** close proximity to the LRT extension **and thereby** result in redevelopment potential. The Multiple Residential (TOC3) Zone implements the Medium Density Residential 2 designation on Map B.6.7-1. These lands include 505-537 Queenston Road; a cluster of single detached dwellings that have existed for a number of years. A number of these properties have been converted to offices on the ground floor and will accordingly contain a Special Exception to recognize the existing uses in accordance with Site Specific Policy Area E on Map B.6.7-4 of the proposed Centennial Neighbourhoods Secondary Plan.

Lands located within the Medium Density Residential 3 and High Density Residential 1 designations on Map B.6.7-1 have not been included within the TOC Zone Phase 2 project and will be zoned through the future Residential Zoning project.

2.2.2 Local Commercial Designation

The Local Commercial (TOC2) Zone applies to lands designated Local Commercial on Map B.6.7-1. The zone allows for a range of commercial uses to provide for the daily and weekly needs of the neighbourhood. Residential permissions are also included in the TOC2 Zone; however, they have been restricted to maintain the planned retail and service commercial function set out in the Neighbourhoods Designation of Volume 1 and the Local Commercial Designation of Volume 2. The TOC2 Zone, which was approved in October, 2016 throughout the LRT Corridor will specifically be applied to 561 and 565 Queenston Road.

2.2.3 Mixed Use – Medium Density Designation

A portion of lands within the TOC Zone Extension project area is designated as Mixed Use – Medium Density on Map B.6.7-1 of the proposed Secondary Plan. The Mixed Use (TOC1) Zone will be applied to these lands to implement the Mixed Use – Medium Density policies.

2.2.4 Mixed Use – High Density Designation

A portion of lands along the LRT extension are designated as Mixed Use – High Density under the Urban Land Use Designations - Schedule E-1 (Volume 1) and under Map B.6.7-1 of the proposed Secondary Plan (Volume 2). Furthermore, these lands are identified as locating within the Eastgate Sub-Regional Service Node. The policies of this designation allow for a diverse development of the City's nodes and corridors. A range of permitted uses, including service commercial, entertainment, retail, restaurants, office, and high density residential uses, and a variety of design standards, provide for a pedestrian oriented, mixed use area. The intent is for Mixed Use – High Density areas to appeal to a broad regional market and serve residents across the City and the surrounding area, as well as to provide day-to-day retail facilities and services to residents in the immediate area.

The proposed Secondary Plan identifies the majority of the lands designated Mixed Use – High Density along Queenston Road as being within a "Pedestrian Focus" Street. Accordingly the "Pedestrian Focus" policies of E.4.3 (Volume 1) and B.6.7.7.5 (Volume 2) have been integrated into the parent regulations of the proposed TOC4 Zone.

A Transit Oriented Corridor Mixed Use High Density (TOC4) Zone will be applied to lands designated Mixed Use – High Density in the UHOP. A full discussion can be found in the Analysis and Rationale for Recommendation Section of this Report.

2.3 Proposed Amendments

An amendment to Volume 3 of the UHOP is required to extend the Area Specific Policy “UH-6” (which was previously approved through the TOC Zones Phase 1) to Reid Avenue to prohibit drive-through facilities, gas bars, car washes and motor vehicle service stations and provide a special policy for drive-through facilities to be permitted if they can meet certain criteria.

The proposed amendments are consistent with the PPS, 2014, conform to the Growth Plan for the Greater Golden Horseshoe, 2017 and align the policies of the UHOP with the implementation of the LRT system. The proposed TOC Zones Extension implements the land use policies for each of the designations in Volumes 1 and 2.

A separate Amendment for the lands within the Centennial Neighbourhoods Secondary Plan is included in Report PED18007.

RELEVANT CONSULTATION

The proposed regulations were circulated for review and comment to the following internal Divisions within the Planning and Economic Development Department:

- Building Engineering and Zoning Section, Building Division;
- Development Planning, Heritage and Design Section, Planning Division;
- Community Planning Section, Planning Division; and,
- Light Rail Transit Section, Light Rail Transit Division.

Individual letters were mailed out to property owners with lands in the TOC Zone Extension project area between September 15 and 27, 2017 advising them of the proposed changes. In addition, a Notice of Public Meeting was included in the December 15, 2017 edition of the Hamilton Spectator.

1.0 Property Owner Concern about Proposed Zoning

A primary concern received from property owners was the desire for applicable zoning to maintain existing permitted uses and existing built form regulations.

Staff are proposing to maintain the majority of existing permitted uses, introduce additional supporting uses, and eliminate certain uses that conflict with the proposed LRT system and the pedestrian focus of the area. Staff are not proposing to maintain the existing built form regulations because they were approved under a policy framework that is no longer applicable, does not achieve a mixture of uses or an appropriate density for a Sub-Regional Service Node, and does not achieve the principles of the Pedestrian Focus area (UHOP Volume 1), Transit Oriented

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Development (TOD) Guidelines, or the Citywide Corridor Planning Principles and Design Guidelines.

Staff recognize the changing retail landscape and are proposing additional regulations to assist in the transition of larger commercial sites from low density single use sites to medium and high density mixed use sites. These proposed measures include permitting:

- Expansions of existing buildings up to 10% of the existing Gross Floor Area without conforming to the applicable regulations;
- New small-scale single use buildings under 650 square metres in GFA to be established without conforming to maximum setback or minimum building height regulations; and,
- Minor redevelopment (including demolitions and rebuilding, additions to existing buildings, and new construction) of the existing sites without triggering the requirement a mixed use component.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1.1 Amendment to the Urban Hamilton Official Plan

An amendment to the Urban Hamilton Official Plan is required to extend Area Specific Policy UH-6 in Chapter B – Urban Area Specific Policies in Volume 3 of the Urban Hamilton Official Plan by extending the lands from Jefferson Avenue to Reid Avenue South.

The purpose of the amendment is to include additional lands along the extension of the LRT into the Area Specific Policy UH-6 to prohibit those commercial uses that are not conducive to creating an attractive, safe, transit supportive and active pedestrian environment. Such prohibited uses include drive-through facilities, gas bars, car washes and vehicular service stations. These prohibited uses cater to motor vehicles that may impact pedestrian and cyclist safety, and do not create an animated and consistent streetscape and built edge. Furthermore, these uses generally do not contribute in a built form that creates an inviting and active pedestrian environment.

1.2 Application of Existing TOC Zones to the Extended Project Area

The three TOC Zones that were approved in October, 2016 will be applied to portions of the Queenston Road Corridor between Jefferson Avenue and Irene Avenue:

- Mixed Use (TOC1) Zone;
- Local Commercial (TOC2) Zone; and,
- Multiple Residential (TOC3) Zone.

The purpose and intent of these zones is discussed fully in Report PED16100(a).

The TOC1 Zone will apply to properties designated Mixed Use – Medium Density on Schedule E-1 in Volume 1 and Map B.6.7-1 of Volume 2. The areas comprise the following:

- Outside the Secondary Plan includes properties located on Queenston Road between Jefferson Avenue and Reid Avenue; and,
- Inside the Secondary Plan area includes 558 Queenston Road, 600, 623-651 Queenston Road, Part of 686 Queenston Road, 711-771 Queenston Road, 816-822 Queenston Road, and 100 Centennial Parkway South.

The TOC2 Zone will only apply to those properties designated Neighbourhoods on Schedule E-1 in Volume 1 and Local Commercial on Map B.6.7-1 of Volume 2. These properties include 561 and 565 Queenston Road.

The TOC3 Zone will only apply to those properties designated Neighbourhoods on Schedule E-1 in Volume 1 and Medium Density Residential 2 on Map B.6.7-1 of Volume 2. These properties include 505-537 Queenston Road.

1.3 Addition of Transit Oriented Corridor Mixed Use High Density (TOC4) Zone

Staff are also proposing an additional TOC zone: the Transit Oriented Corridor Mixed Use High Density (TOC4) Zone.

The purpose of the proposed TOC4 Zone is to implement the Mixed Use – High Density designation on Schedule E-1 of Volume 1 and Map B.6.7-1 of Volume 2. The proposed TOC4 Zone applies to the majority of the lands in proximity to Eastgate Square (including Eastgate Square).

The TOC4 Zone allows for the development of a mixed use area that encourages an active, pedestrian oriented ground floor, and provides the opportunity for additional residential density. This flexibility will allow uses to be established more organically and allow the market to determine the best locations for stand-alone uses and mixed use buildings. To create a consistent street wall and additional density, the proposed TOC4 Zone requires that new development is built at a minimum building height of 11.0 m

(three storeys) and allows for a maximum building height of 40.0 m (12 storeys). All lands proposed to be zoned TOC4 are identified as “Pedestrian Focus” in the UHOP; accordingly, the TOC4 Zone will implement the “Pedestrian Focus” policies. Additional built form regulations and use restrictions in the pedestrian focus area include:

- prohibition of residential uses at grade;
- prohibition of automotive-related uses including drive through facilities, motor vehicle dealerships, gas bars, rental establishments, service stations, and washing establishments;
- maximum building setbacks of 3.0 m from the street;
- Queenston Road orientation of buildings;
- minimum amenity area requirements;
- parking lot restrictions to the rear of properties; and,
- building height stepback requirements when abutting residential or institutional zones.

Additional regulations have also been included to allow for short term incremental change: individual commercial buildings can expand by 10% and are exempt from certain built form requirements, and small-scale infill development under 650 square metres in GFA (pad stores) is not required to conform to minimum height and maximum building setback from a street.

1.4 Special Exceptions

A comprehensive review of all existing and recently approved site specific exceptions within the City of Hamilton Zoning By-law No. 6593 and the City of Stoney Creek Zoning By-law No. 3692-92 was undertaken.

Additional Special Exceptions were established to address the “Pedestrian Focus” policies of the UHOP, and the Site Specific Policy Areas established by the proposed Centennial Neighbourhoods Secondary Plan. Special Exceptions were also developed for large sites over 2.5 hectares in area to address transitional policies in the proposed Secondary Plan; these sites include 670-706 Queenston Road (Canadian Tire site) and 75 Centennial Parkway North (Eastgate Square).

In total, 12 Special Exceptions are proposed and are included in Appendix “B” of Report PED18012.

1.5 Other Changes to the By-law

In addition to the inclusion of the new TOC4 Zone provisions, amendments are required to the General Provisions and Parking Regulations to ensure that the TOC4 Zone nomenclature is properly referenced in all sections of the By-law.

2.0 Amendments and Revisions to the Existing TOC1, TOC2 and TOC3 Zones

Since the approval of the initial TOC Zones, regulations and two additional uses have been included in the Commercial and Mixed Use (CMU) Zoning By-law which should also be included in the existing TOC Zones. These changes do not alter the intent of the TOC Zones but ensure consistency between them. Further, there are some minor amendments to correct errors and to clarify language and structure of the Zones.

2.1 Changes to TOC Zones Title

The Commercial and Mixed Use (CMU) Zones implemented the urban land use designations within the UHOP. As these land use designations are also located along portions of the LRT corridor, staff propose to rename the existing TOC1, TOC2 and TOC3 Zones to differentiate and avoid confusion in the titles between the TOC Zones and the CMU Zones. The proposed housekeeping changes are:

Existing Name	Proposed Name
Mixed Use (TOC1) Zone	Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone
Local Commercial (TOC2) Zone	Transit Oriented Corridor Local Commercial (TOC2) Zone
Multiple Residential (TOC3) Zone	Transit Oriented Corridor Multiple Residential (TOC3) Zone

2.2 Expansion of Single Detached, Semi-Detached and Duplex Dwellings Legally Existing At the Date of the Passing of the By-Law in the TOC 1 and TOC3 Zones

There are several single detached, semi-detached and duplex dwellings that were legally established along the length of the LRT corridor prior to the TOC zoning. These uses are now legal non-conforming. The long term intent is that legal non-conforming uses cease and are replaced by uses that conform to UHOP and the Zoning By-law. However in the interim it is appropriate to permit limited building alterations / expansions to a maximum of 10% of the existing gross floor areas

2.3 Commercial Uses within the TOC3 Zone (Council **Direction)**

The existing Multiple Residential (TOC3) Zone was developed as part of the original TOC Zones project, and currently applies to lands along King Street East between Arthur Avenue South and Proctor Boulevard, between Garfield Avenue and Hilda Avenue (Ward 3), and certain properties in Westdale (Ward 1).

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Subsection 11.3.1 of the existing TOC3 Zone currently states that “existing uses shall also be permitted within the existing building.” This permission is unclear and often interpreted to mean that existing specific uses are permitted to continue, but should they propose to change to a new commercial use, then that new use would not be permitted.

The intent of Subsection 11.3.1 is to allow commercial uses to continue to exist, and to allow new commercial uses to establish only where legally established commercial uses have previously been located. The intent of the zone is to encourage redevelopment of properties into stand-alone multiple residential buildings. Until redevelopment occurs, the existing commercial spaces will be recognized on portions of the corridor that previously had commercial uses.

It should be noted that if an existing building has legally established a residential use within a former commercial space (i.e. the conversion of a storefront to a residential unit), then it has lost its as-of-right commercial permissions and therefore only residential uses are permitted.

Staff propose to amend Subsection 11.3.1 to allow many of the commercial uses permitted within the Local Commercial (TOC2) Zone to be located within the existing legally established commercial buildings. This change will address Council’s motion as described in Section 3.0 of Historical Background Section. Staff note, however, that the Council Motion speaks to lands located between Barnesdale Avenue and Fairholt Road. As the existing TOC3 Zone also exists between Arthur Avenue South and Proctor Boulevard, between Garfield Avenue and Hilda Avenue, and on certain properties located in Westdale, staff propose to include these lands in the amendment as well.

2.4 Updated Permitted Uses and Regulations Resulting from the Commercial and Mixed Use Zones

Minor amendments are required to ensure consistency in the by-law, correct errors and provide clarity. These amendments include:

- Adding Communications Establishment, Dwelling Unit in conjunction with a Commercial Use and Performing Arts Theatre, and renaming “Studio” to “Artist Studio”;
- Adding the requirement for amenity areas for residential uses,
- Removing redundant regulations; and
- Restructuring the TOC Zone to reflect CMU Zones.

ALTERNATIVES FOR CONSIDERATION

That City Council not adopt the OPA and Zoning By-law amendment. The existing UHOP policies will remain in effect and the City of Hamilton Zoning By-law No. 6593 and the City of Stoney Creek Zoning By-law No. 3692-92 will remain in effect for the lands along the LRT Corridor.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A”: Urban Hamilton Official Plan Amendment
Appendix “B”: Zoning By-law Amendment