

WELCOME

An aerial photograph of a city, likely Hamilton, with a teal overlay. The text "IMAGINING NEW COMMUNITIES" is overlaid in white.

IMAGINING NEW COMMUNITIES

Open House

IMAGINING NEW COMMUNITIES

WHY ARE WE HERE?

The City of Hamilton is working on several projects related to residential growth. The City is here to present an overview of the concepts behind these projects, share information, and obtain your feedback.

GRIDS 2 and the MCR

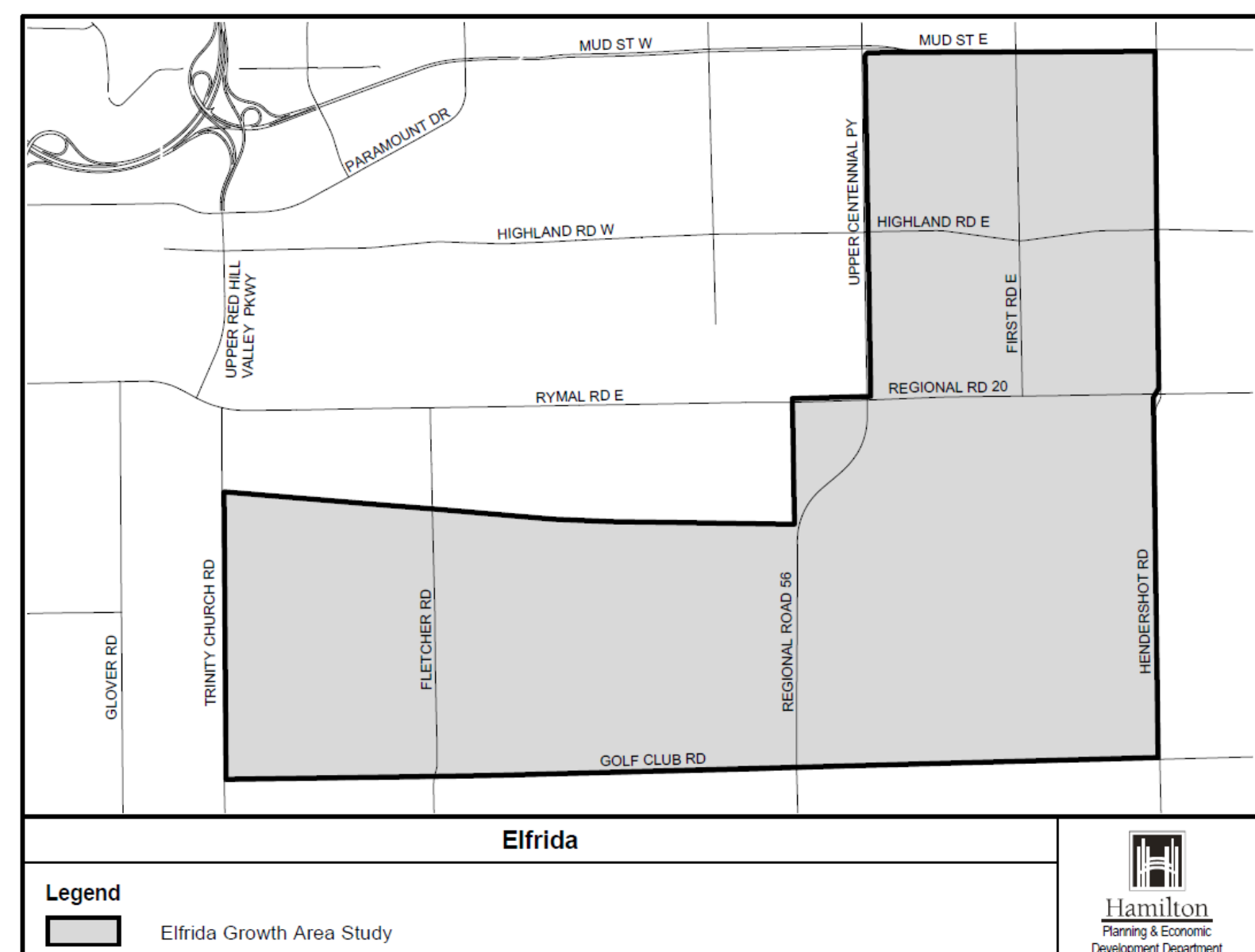
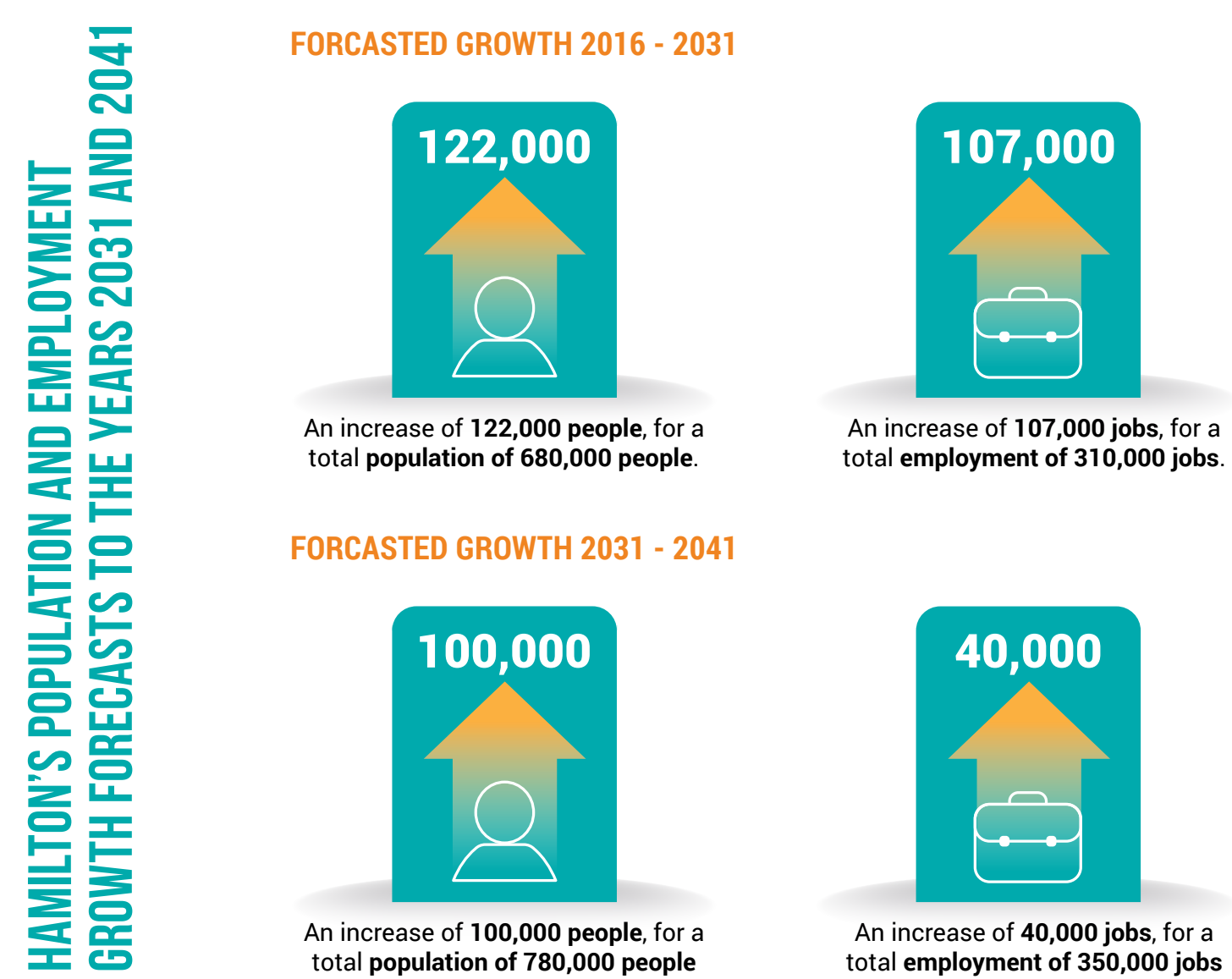
- GRIDS 2 is an update to the original Growth Related Integrated Development Strategy ("GRIDS"), 2006, the City's long term growth strategy.
- The Municipal Comprehensive Review ("MCR") is the process the City undertakes to ensure the City is meeting various requirements of the Provincial Growth Plan for the Greater Golden Horseshoe, 2017, including planning where and how we will grow to the year 2041, and planning to meet various density targets.

Secondary Planning

- A secondary plan is a tool that guides land use planning in a particular geographic area. It's a plan for a specific community within Hamilton.
- The Elfrida area was identified through GRIDS (2006) as the next preferred area to accommodate residential growth. The secondary planning process is currently underway for the area.

Residential Zoning Project

- The City is replacing former municipal zoning by-laws with one updated zoning by-law that applies across the entire city.
- The residential zones are the last phase of the zoning update, establishing new low, medium, and high density residential zones across the city, including new communities like Elfrida.



Big Picture Thinking

Land use planning involves big picture thinking. In addition to policies and zoning, planners consider things like transportation plans, heritage studies, and environmental studies which can all help to paint the picture of an existing area and what's possible in the future, ensuring we are planning great communities.

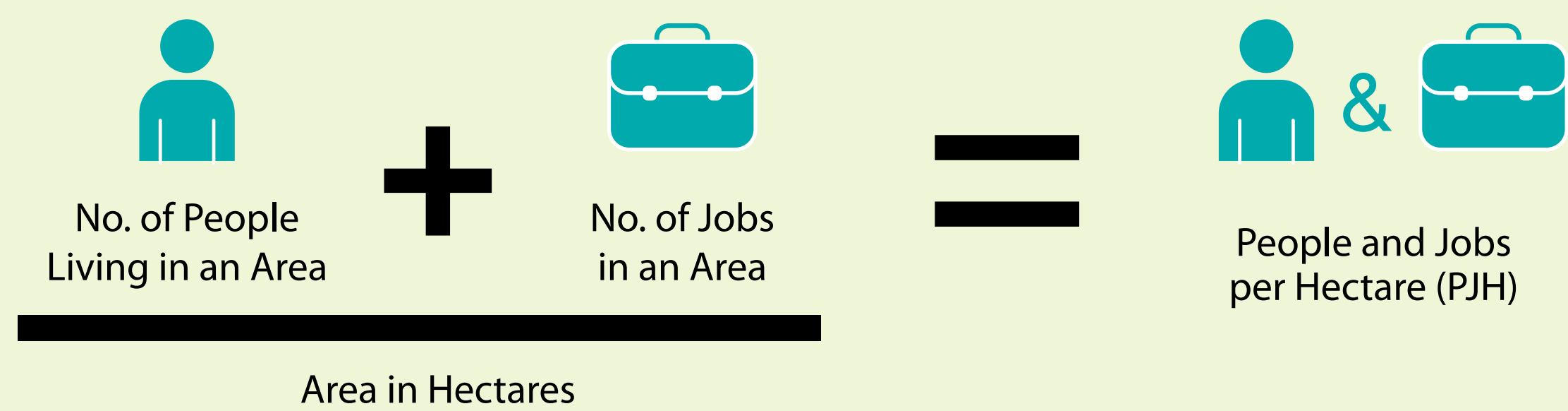
IMAGINING NEW COMMUNITIES

MEASURING DENSITY

Achieving higher density in our City is important because it encourages efficient use of land and the development of complete communities. While density is generally thought of as a measurement of the intensity of a land use in a given area, there are different ways to measure density.

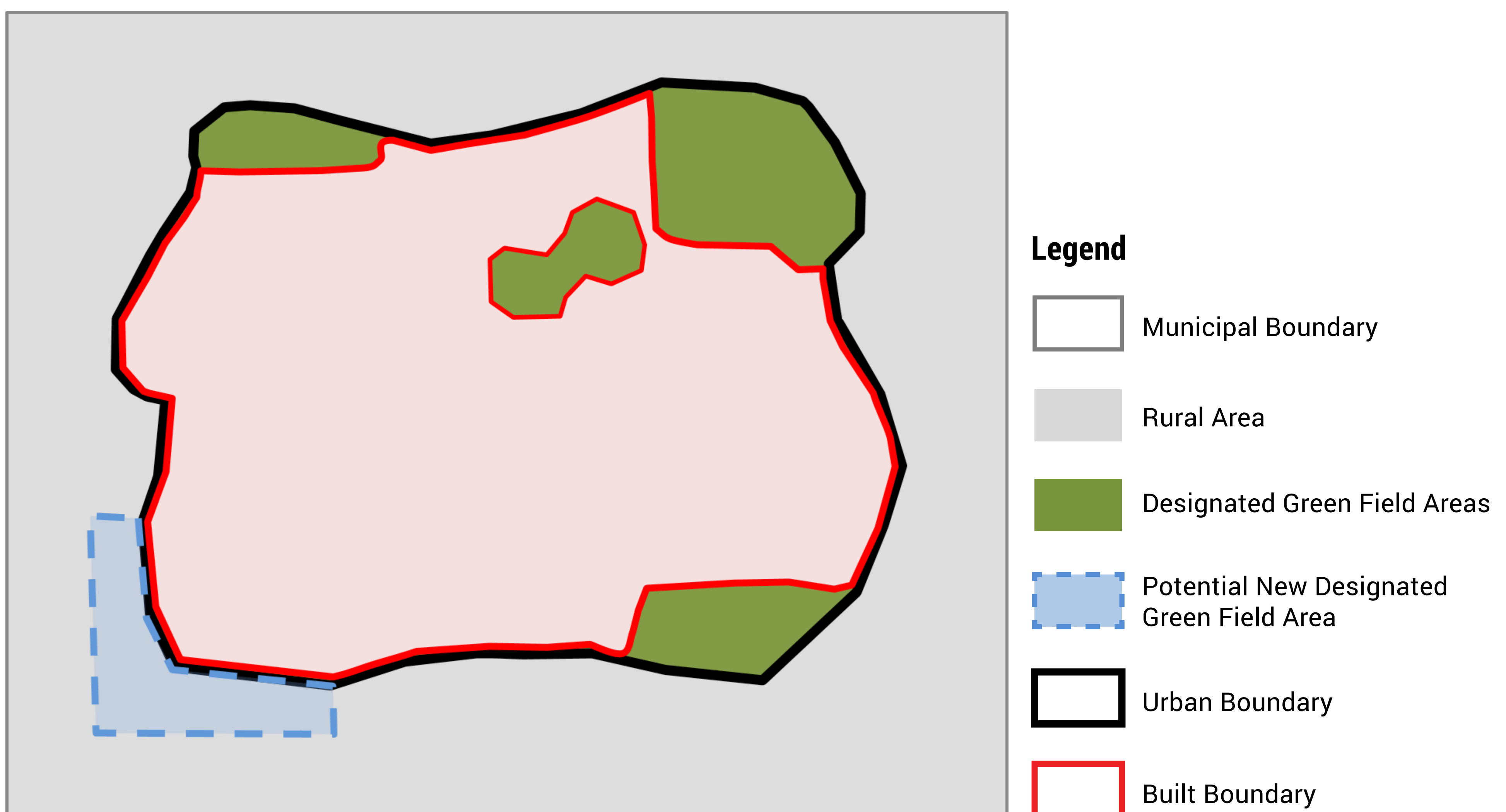
PROVINCIAL REQUIREMENTS FOR DENSITY

The City of Hamilton needs to plan to achieve Provincial density targets that are measured in persons and jobs per hectare. The Province measures density as follows:



This measurement of density is calculated as an average across the entire land area and **not** on a site by site basis.

Within the urban area, the **built boundary** separates the **built-up area** from the **designated greenfield area**. The designated greenfield area is the area that is designated for development to accommodate a portion of the City’s forecasted growth. It is possible that new greenfield areas will be identified, and they will be required to meet Provincial density targets.



IMAGINING NEW COMMUNITIES

MEASURING DENSITY

HOW DOES THE CITY PLAN TO MEET PROVINCIAL DENSITY TARGETS?

Let's focus on new communities. New communities need to be planned to meet a minimum density target measured in persons and jobs per hectare. The "persons" component of this calculation is the number of residents in a given area. The City measures the density of people in an area in **residential dwelling units per hectare**.

Persons per hectare **does not** equal dwelling units per hectare.

4 people / hectare \neq 1 house / hectare

The City calculates residential dwelling units per hectare, using a factor to determine how many people, on average, live in a dwelling unit.

1 = 3.39 persons on average *

Single Detached Dwelling

1 = 1.76 persons on average *

Apartment Unit

* From 2014 Development Charges Background Study

THEREFORE

25 = 85 Persons per Hectare

Single Detached Houses (Units) on 1 Hectare

AND

45 = 80 Persons per Hectare

Apartment Units on 1 Hectare

IMAGINING NEW COMMUNITIES

MEASURING DENSITY

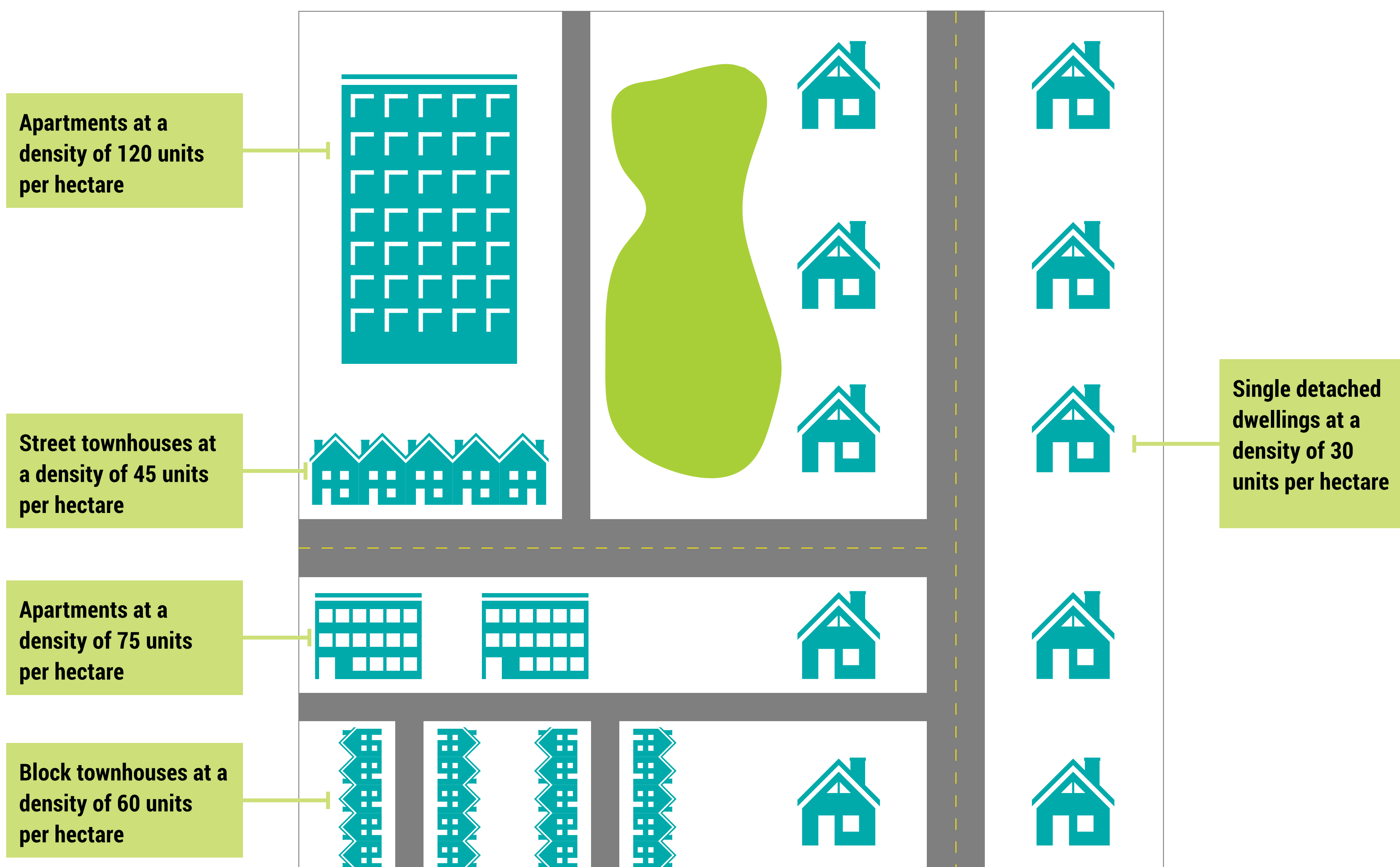
PULLING IT ALL TOGETHER

The City's Official Plan policies guide how many dwelling units should be located in an area and what heights and types are appropriate. These policies help the City to plan to meet the density targets by designating certain lands for low, medium, or high density residential uses.

- **Low Density: Up to 60 units per hectare**
E.g. Single-detached houses, street townhouses
- **Medium Density: Between 60 and 100 units per hectare**
E.g. Stacked townhouses, back-to-back townhouses, small apartment buildings
- **High Density: Between 100 and 200 units per hectare (higher in key areas)**
E.g. Large apartment buildings

Unlike some of our existing neighbourhoods, new communities will have a mix of lower and higher density housing forms. In the example community below, the **overall density is 80 persons and jobs per hectare**, made up of different building types.

While our new Zoning By-Law does not have density requirements on a site-by-site basis, it does implement the direction of Official Plan policies, with height limits and regulations relating to the buildable area on a lot.

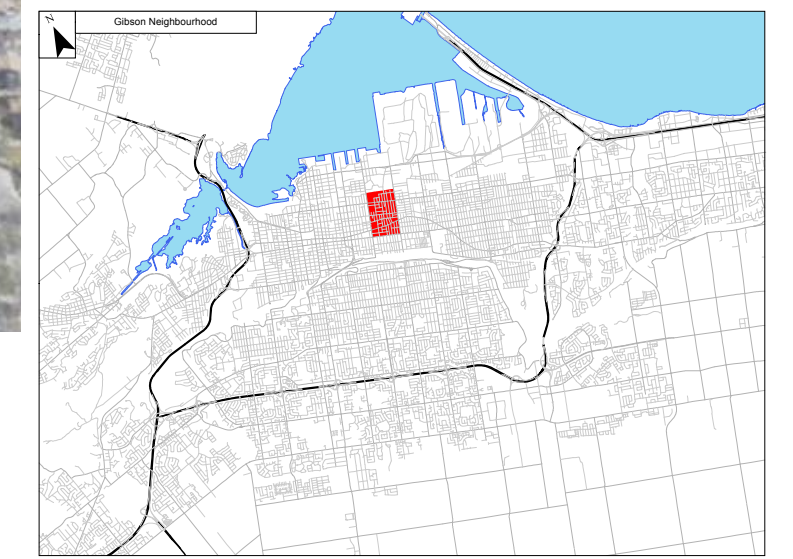
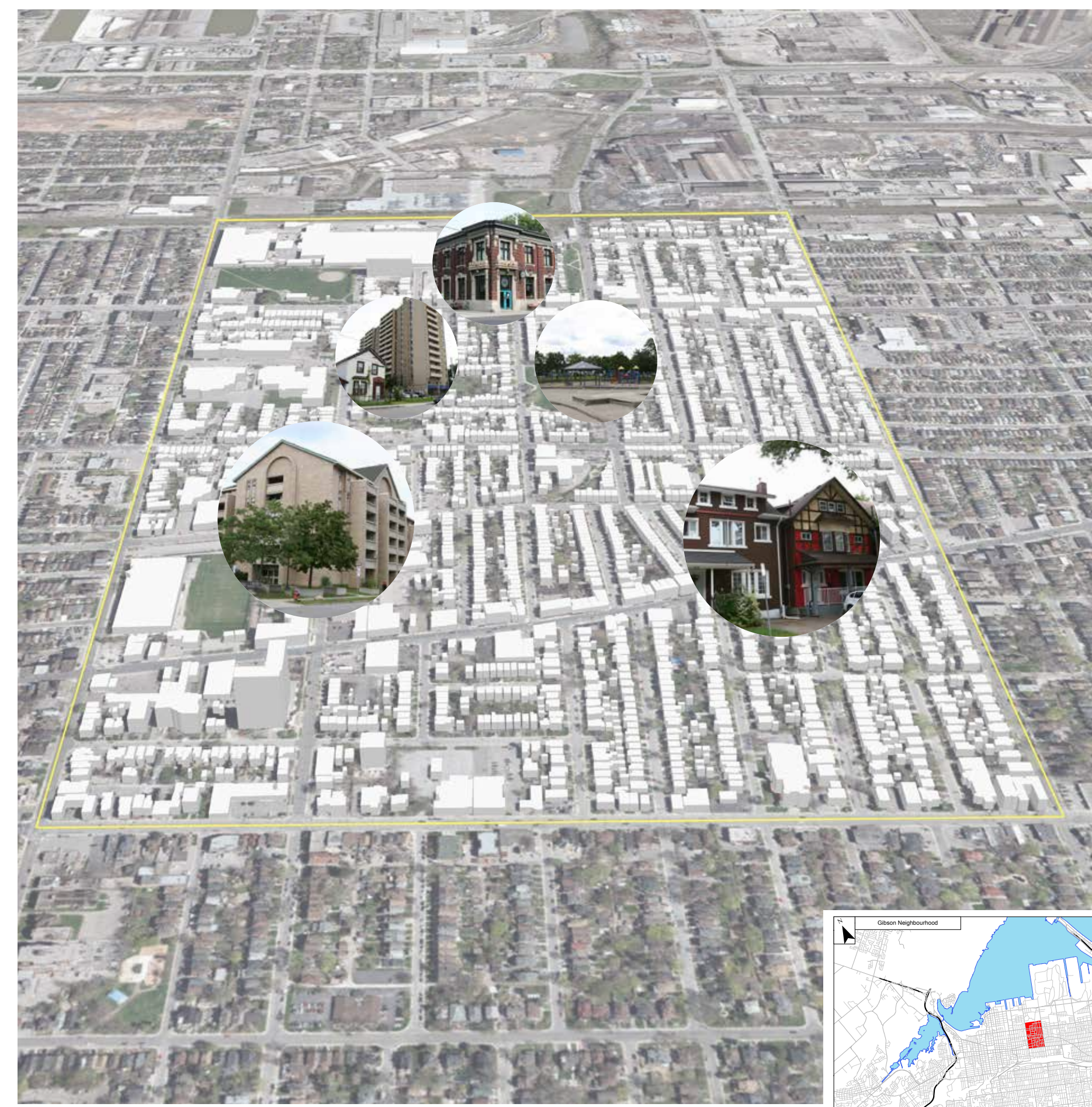
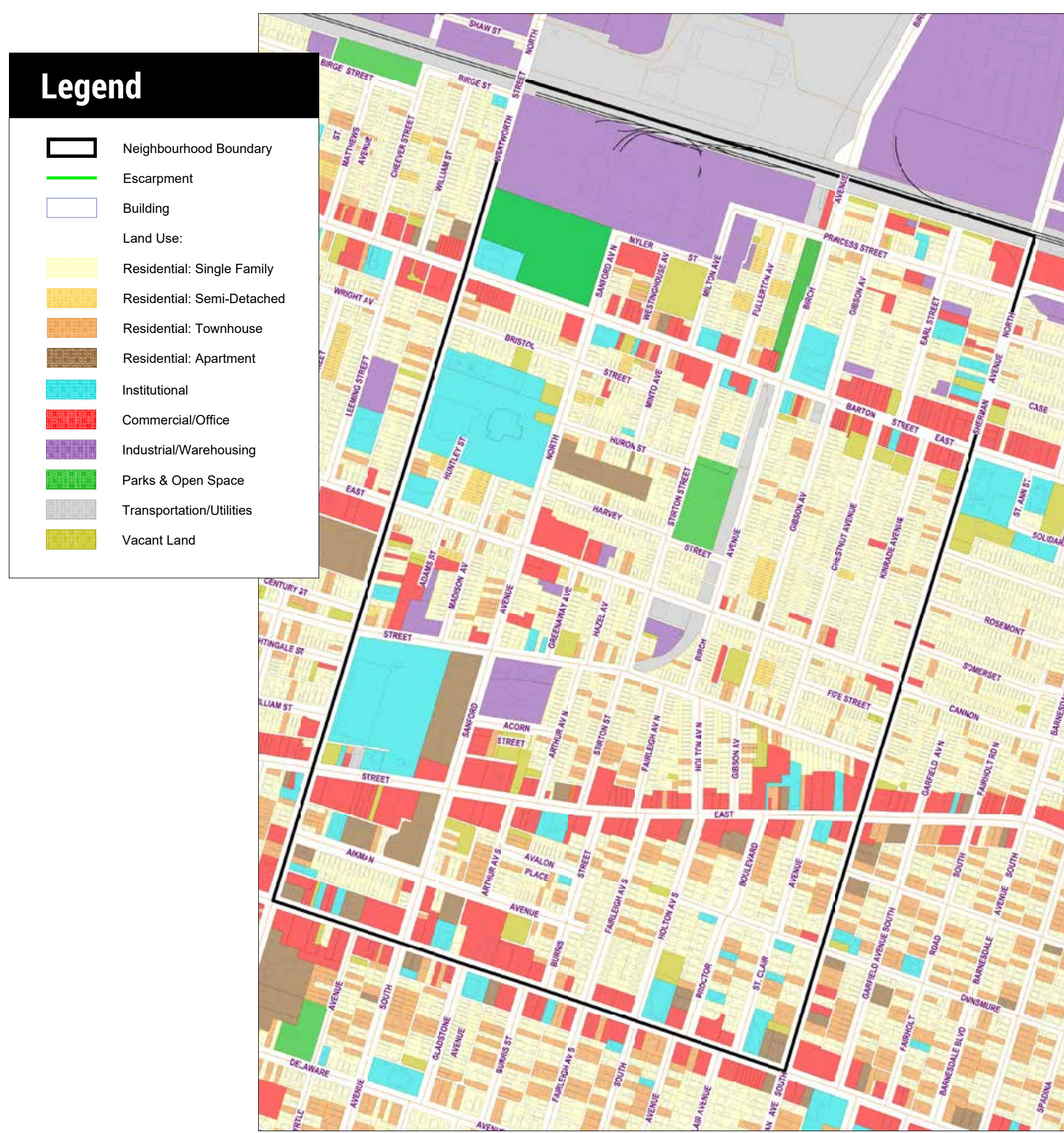


IMAGINING NEW COMMUNITIES

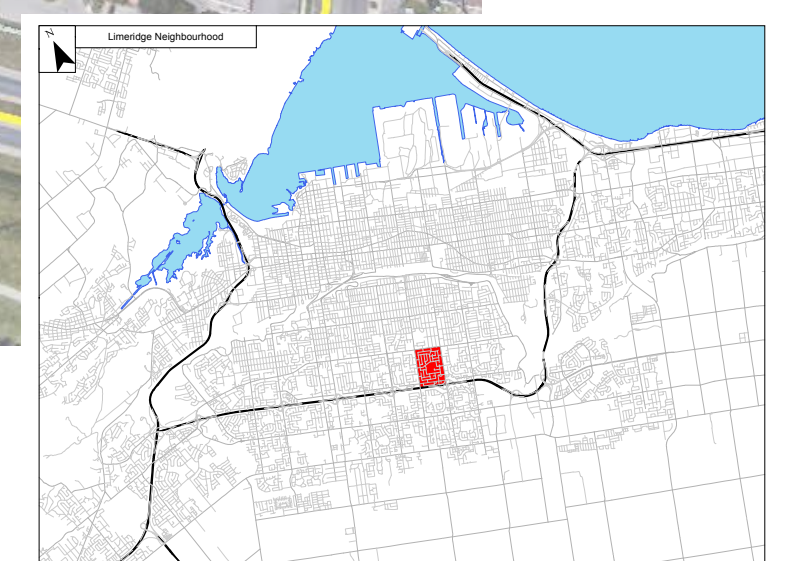
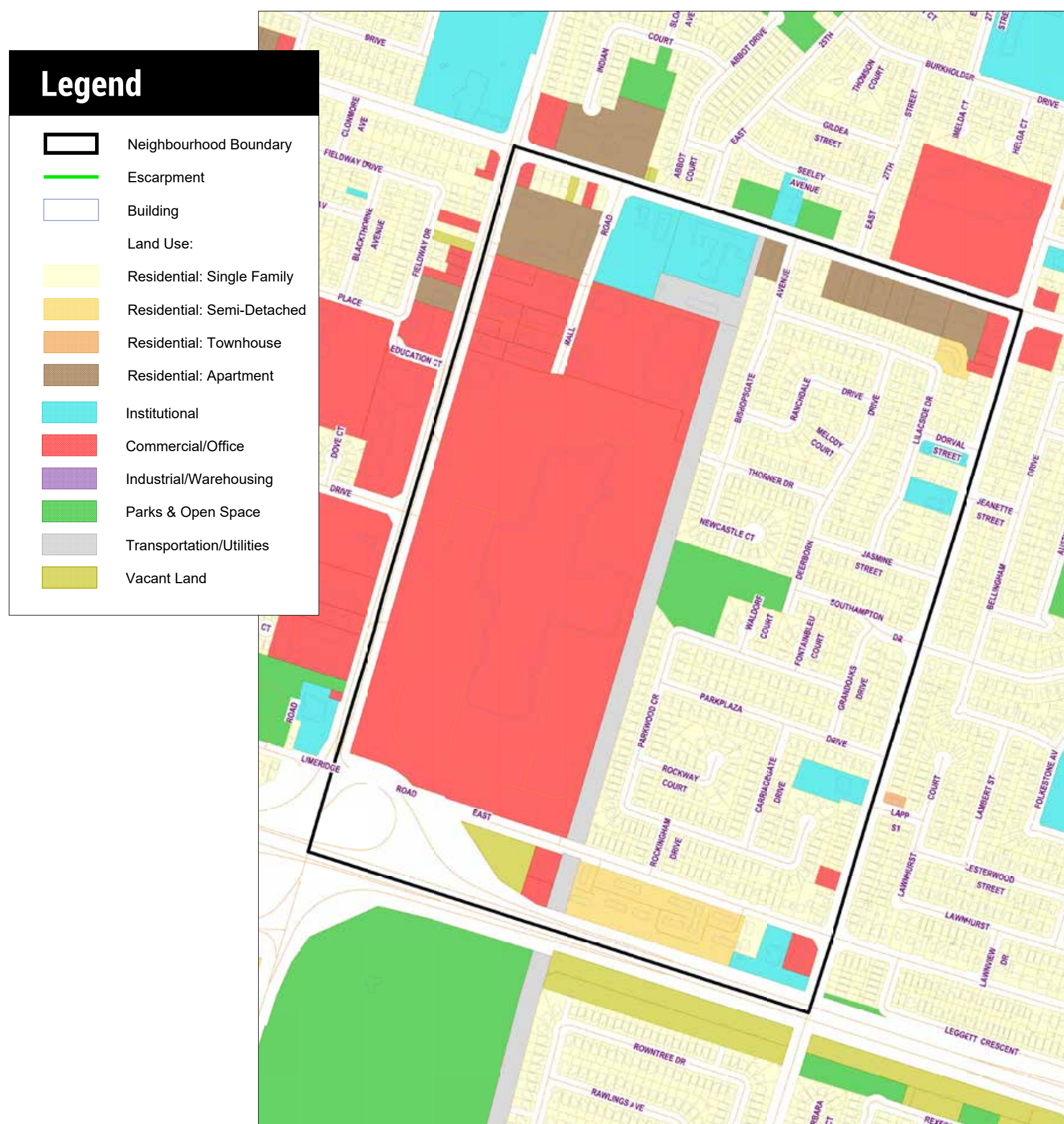
WHAT DOES NEIGHBOURHOOD DENSITY LOOK LIKE?

The City of Hamilton has a wide range of densities in existing neighbourhoods.

GIBSON NEIGHBOURHOOD - 82 PERSONS AND JOBS PER HECTARE



THORNER NEIGHBOURHOOD - 65 PERSONS AND JOBS PER HECTARE



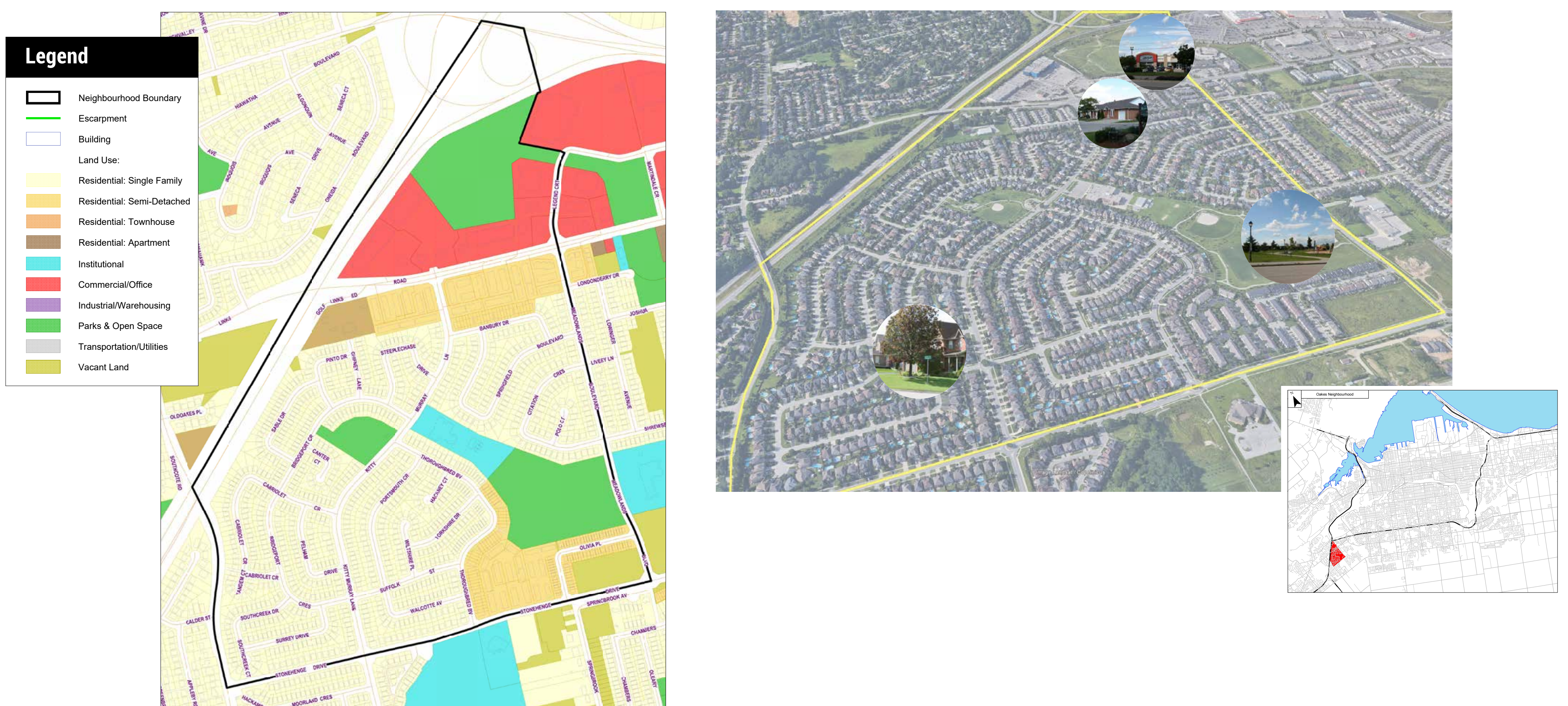
IMAGINING NEW COMMUNITIES

WHAT DOES NEIGHBOURHOOD DENSITY LOOK LIKE?

HIGHLAND HILLS EAST - 62 PERSONS AND JOBS PER HECTARE



OAKES NEIGHBOURHOOD - 30 PERSONS AND JOBS PER HECTARE



IMAGINING NEW COMMUNITIES

CAN YOU GUESS THE DENSITY?

As described earlier, the City is required to plan new communities (such as Elfrida) to meet a minimum density target set by the Province. The City measures density by dwelling units per hectare. Try to guess the number of **dwelling units per hectare** for each of these residential developments.



- Two 24–storey buildings containing 437 units
- Site Area: 1.13 hectares

A 458 **B** 386 **C** 685



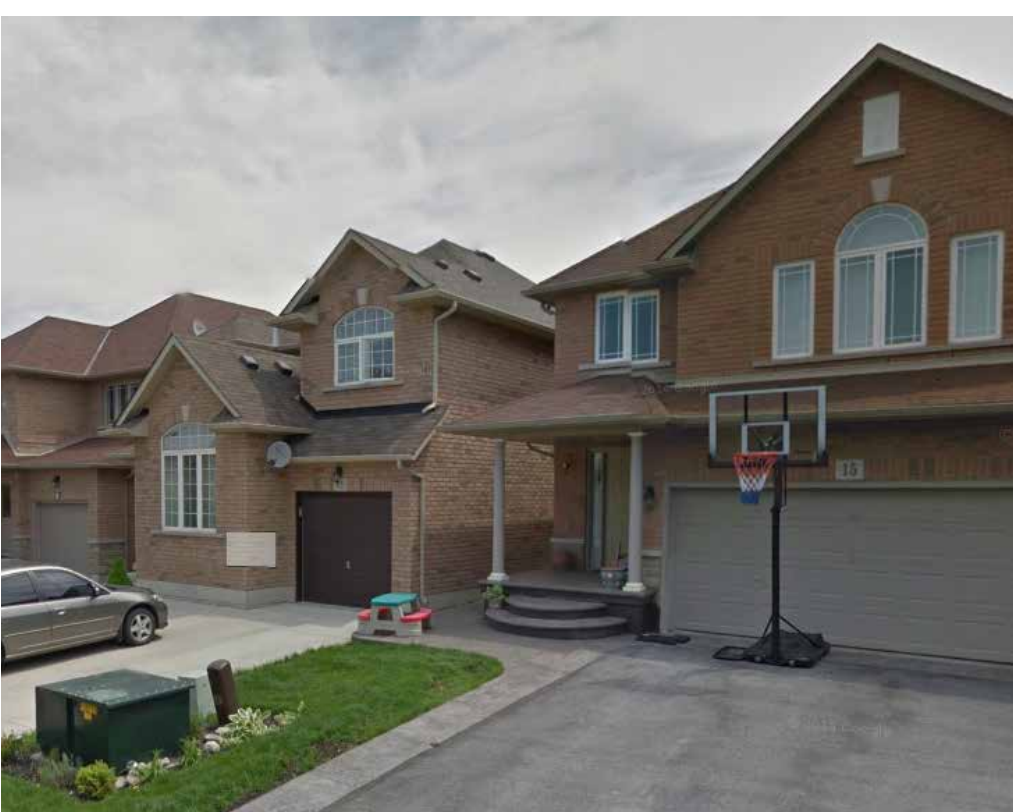
- 7-storey building containing 54 units.
- Site Area: 0.35 hectares

A 154 **B** 112 **C** 260



- 136 back-to-back and stacked townhouses
- Site area: 2.79 hectares

A 77 **B** 38 **C** 49



- 31 single detached homes
- Site area: 1.07 hectares

A 41 **B** 29 **C** 58

It can be helpful to understand the density of different forms of residential development which contribute to complete communities. A community that provides a range of housing types with varying densities offers choice for residents and contributes to meeting Provincial density targets.

IMAGINING NEW COMMUNITIES

WHAT KIND OF HOUSING MAY BE BUILT IN NEW COMMUNITIES?

APARTMENTS



Multi-storey buildings with multiple units which may be rental or condominium ownership. Buildings may also have commercial or office uses on the ground floor.

MIXED USE TOWNHOUSES



Blocks of attached units designed to allow for a mix of residential and non-residential uses. The ground floor is typically designed to accommodate retail, commercial or office uses, while the upper floors are designed as dwelling units.

BACK-TO-BACK TOWNHOUSES/ MAISONNETTES



Blocks of attached units that share a common rear wall in addition to a common side wall.

STACKED TOWNHOUSES



Blocks of attached units with individual entrances that share a common side wall with two or three units stacked vertically.

QUADS OR FOURPLEXES



Four attached units that share a common side and rear wall (square shape).

LANE-BASED TOWNHOUSES



Blocks of attached units that are oriented to the street and provide access to an attached or detached garage located at the rear of the units, from a lane or private drive.

STREET TOWNHOUSES



Blocks of attached units that share a common side wall and are oriented to the street. These units are located on a conventional lot and typically have a back yard.

SEMI DETACHED HOUSES



A dwelling attached to one other dwelling by a common side wall.

SINGLE DETACHED HOUSES



A single dwelling not attached to any other dwelling.

IMAGINING NEW COMMUNITIES

TRENDS IN COMMUNITY PLANNING

ACTIVE TRANSPORTATION AND WALKABILITY

Active transportation helps maintain a healthy lifestyle and reduces road congestion and greenhouse gas emissions. Mixed-use, higher density development helps to facilitate active transportation and walkability.



Safety

COMMUNITY SAFETY, OR PERCEPTIONS OF SAFETY, IMPACT THE WAY PEOPLE FEEL AND INTERACT IN THEIR COMMUNITY.



Aging-in-place

AGING-IN-PLACE IS THE ABILITY TO LIVE IN ONE'S HOME AND COMMUNITY SAFELY, INDEPENDENTLY, AND COMFORTABLY, REGARDLESS OF AGE, INCOME OR ABILITY LEVEL.

MIXED-USE

Mixed-use development is characterized as pedestrian friendly development that combines two or more residential, commercial, cultural, or institutional uses. Mixed-use helps to foster social activity, serve the economy, and create a walkable community.

WHAT MAKES A GREAT COMMUNITY?



Open Space & Parks

PRESERVING OPEN SPACE IN A COMMUNITY HELPS TO IMPROVE THE HEALTH AND WELL-BEING OF ITS RESIDENTS, IMPROVE ITS ENVIRONMENTAL SUSTAINABILITY, AND CONTRIBUTE TO A COMMUNITY'S BEAUTY AND CHARACTER.

HIGHER DENSITY

Higher density development allows for more efficient use of infrastructure and land, greater access to public service facilities, public transit, and local services, shorter commute times and preservation of agricultural lands and the natural environment.

AFFORDABILITY

Affordability in a community provides citizens with a higher quality of life due to access to affordable housing, transportation, and social activities.

Inclusive

AN INCLUSIVE COMMUNITY PROMOTES EQUAL TREATMENT AND OPPORTUNITY TO ALL ITS RESIDENTS AND ENGAGES EVERYONE IN THE DECISION-MAKING PROCESS.



RESILIENCY

Resiliency is a community's ability to be sustainable, even in adverse situations, and to be able to adapt to change, due to a strong foundation of the elements that make a great community.

IMAGINING NEW COMMUNITIES

ZONING AND NEW COMMUNITIES

A zoning by-law can guide future development based around the elements that make a great community, and corresponding land use and built form objectives, including:

PERMITTING VARIOUS LAND USES FOR PEOPLE TO LIVE, WORK, AND PLAY



PARKS AND OPEN SPACE AREAS FOR RECREATION AND ENVIRONMENTAL PROTECTION



PERMITTING VARIOUS HOUSING TYPES



PARKING REQUIREMENTS FOR VEHICLES AND BICYCLES



BUILDING HEIGHTS, SETBACKS, AND YARD REQUIREMENTS



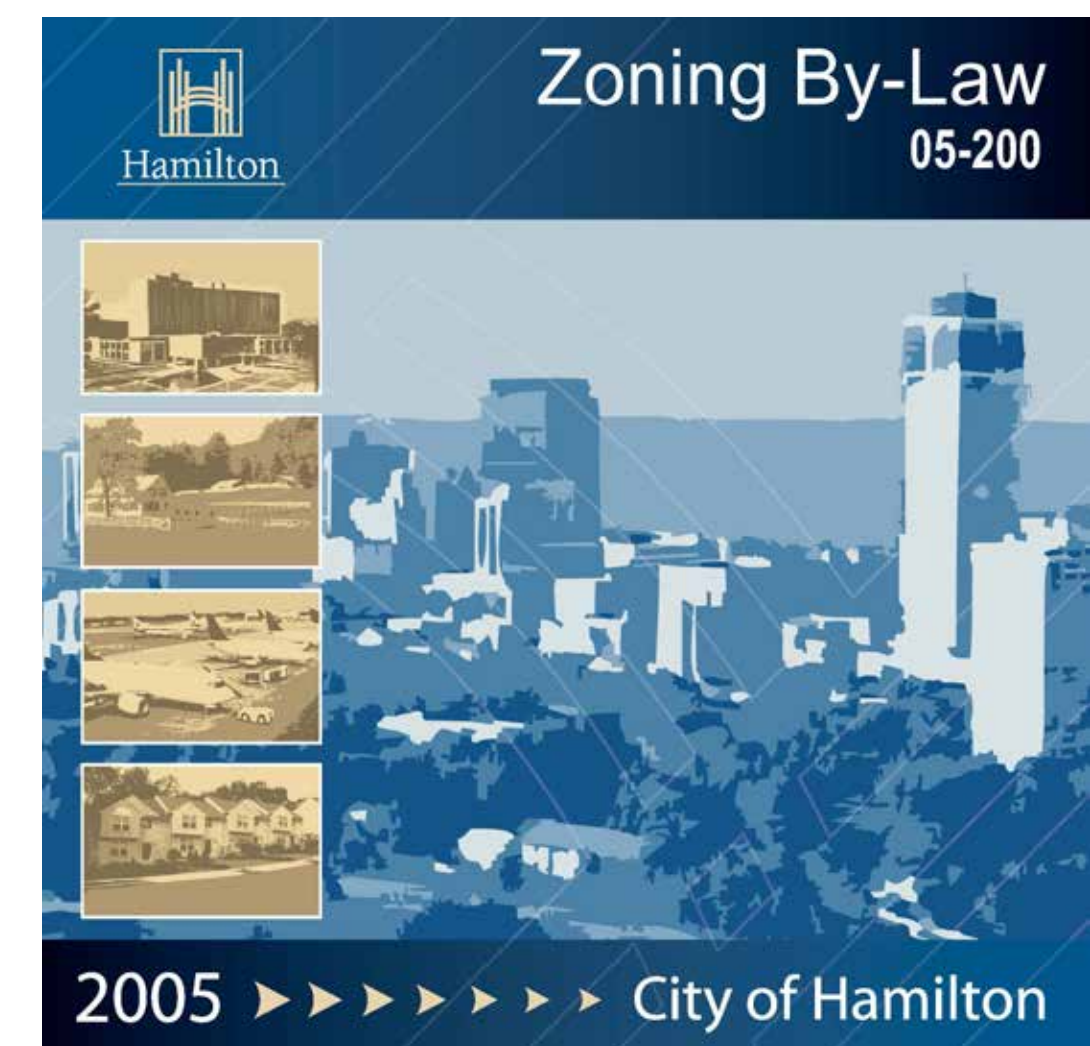
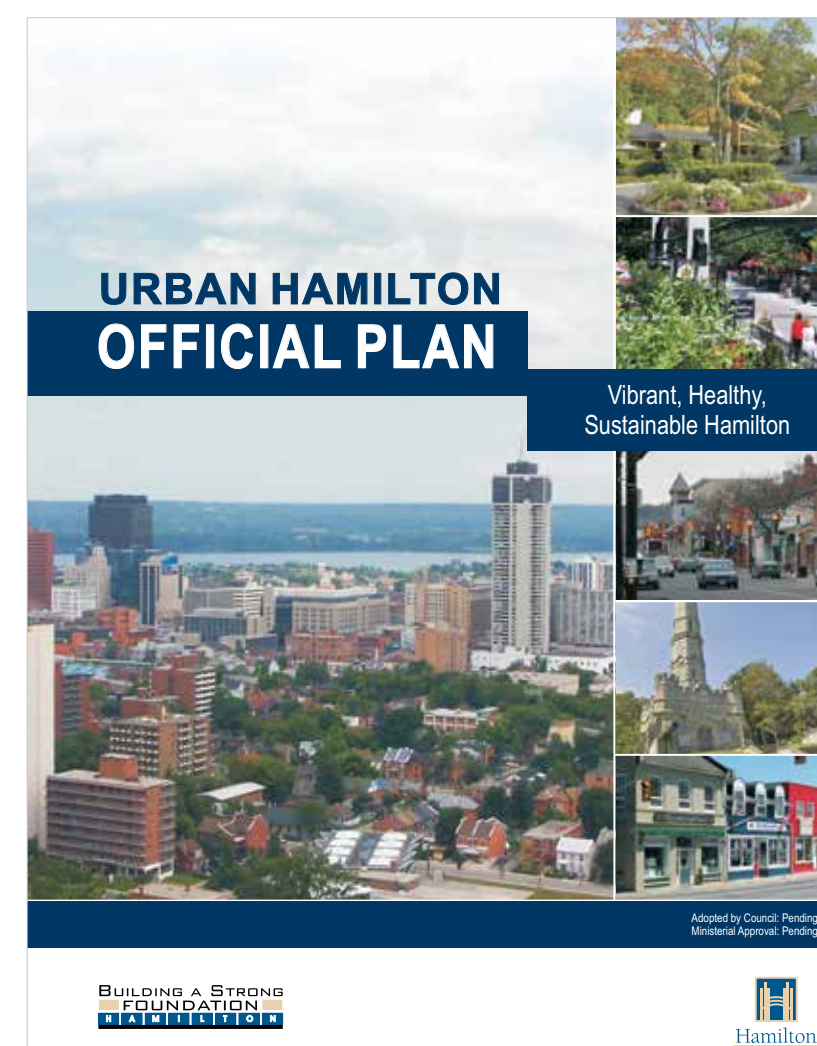
IMAGINING NEW COMMUNITIES

WHAT IS ZONING? WHAT DOES IT CONTROL?

A zoning by-law controls the use of land in a community by establishing rules for:

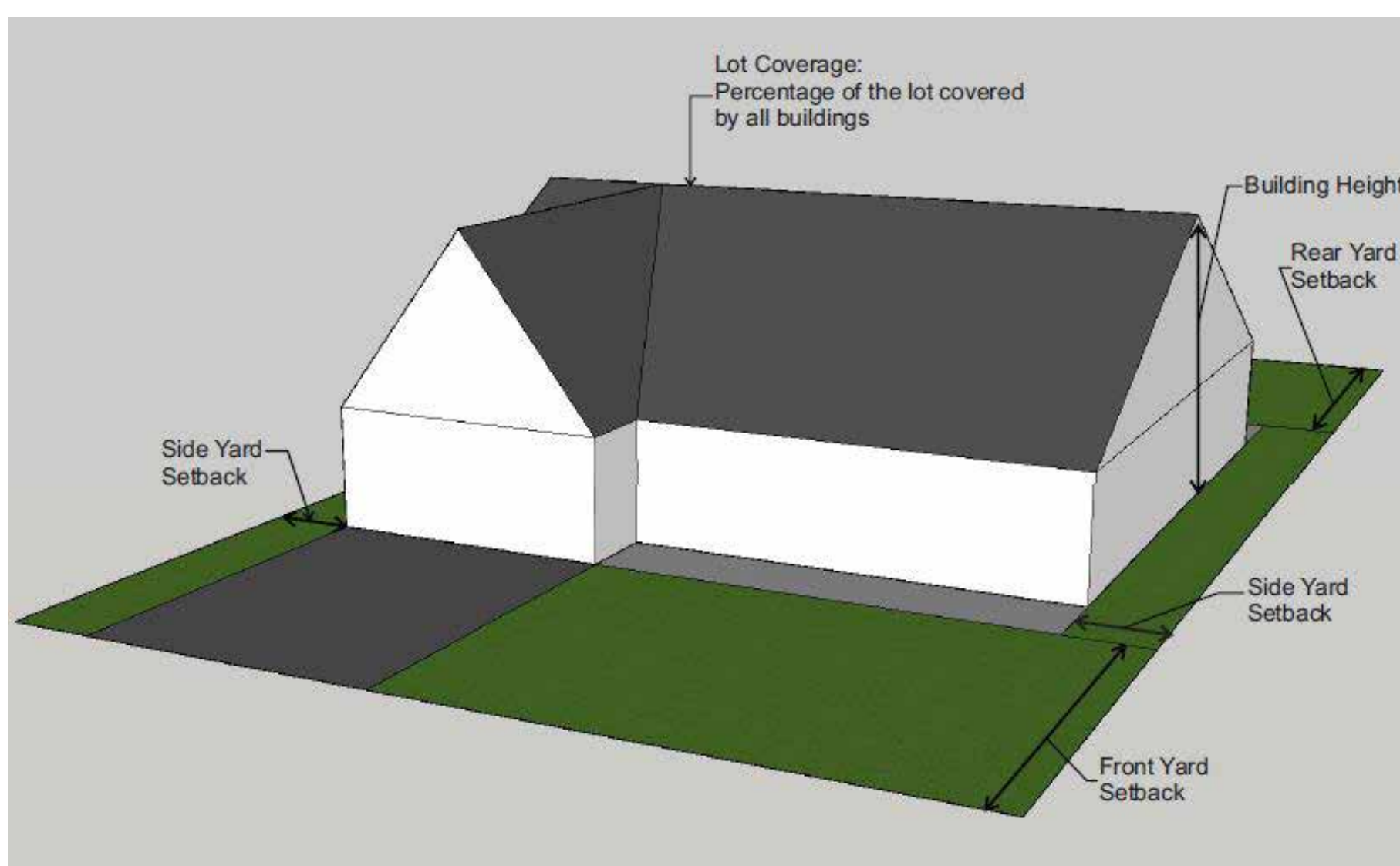
- Uses that are permitted on a property
- The height, size and location of buildings and other structures on a property
- Requirements such as parking and the amount of landscaping

Whereas an Official Plan sets out a municipality's general policies for future land use, the zoning by-law implements the Official Plan and is applied on a property/area specific basis.



“ WE SHAPE OUR BUILDINGS; THEREAFTER THEY SHAPE US. - WINSTON CHURCHILL

The regulations in a zoning by-law establish an as-of-right buildable area that guides where you can build on a property. Below is an example of a residential property and some of the regulations of the zoning by-law.



WHAT ABOUT DENSITY ?

The City's new Zoning By-law does not include density targets. Instead, lot sizes, along with the combination of regulations for setbacks and building height, guide the built form and the density that can be achieved on a property and within an area.

A zoning by-law does not regulate things like:

- Who lives or works in a building
- Architectural style
- Colour of building materials
- Quality of building materials
- Type of landscaping
- Tree retention

The City can guide some of these elements e.g. architectural style, through other tools such as Urban Design Guidelines.

IMAGINING NEW COMMUNITIES

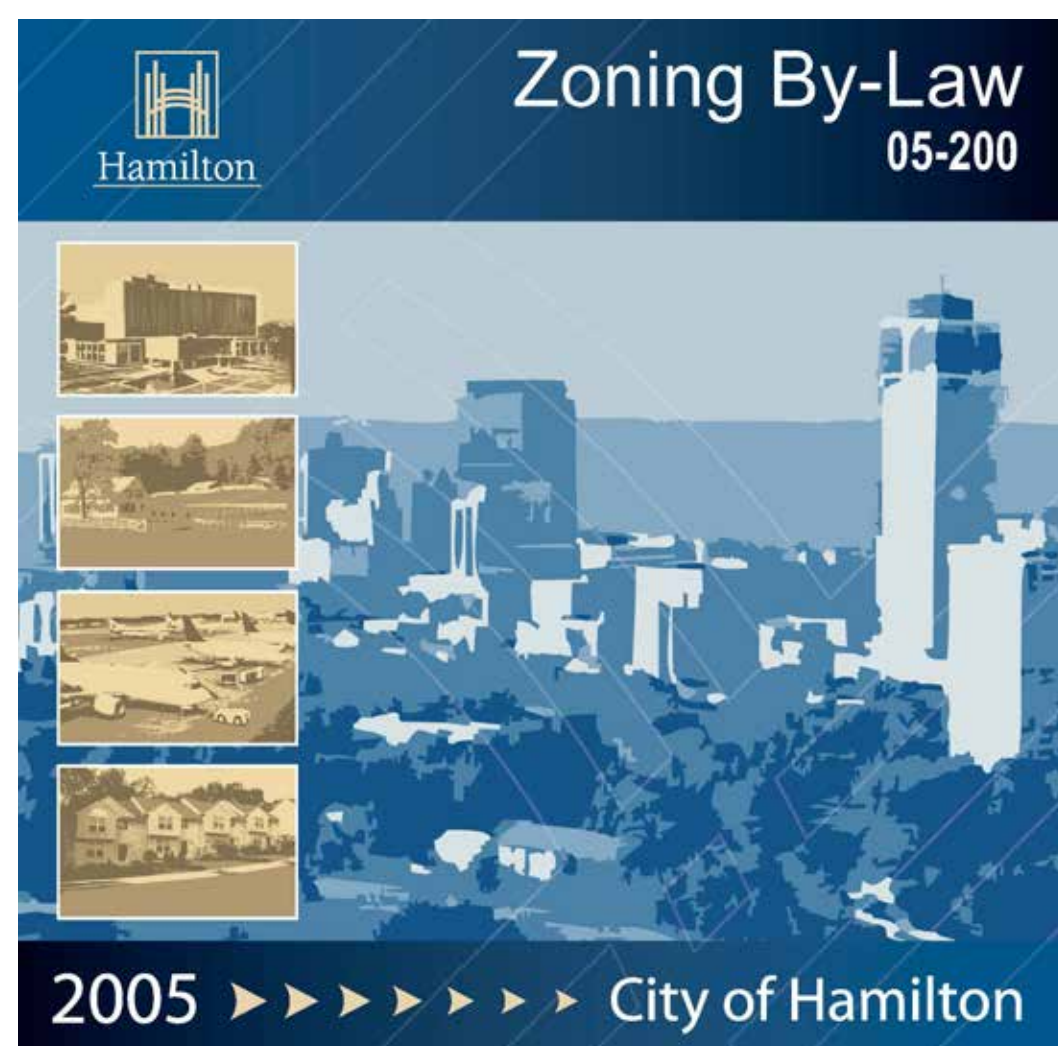
ZONING IN THE CITY OF HAMILTON

Why does the City of Hamilton have so many Zoning By-laws?

- Prior to Amalgamation in 2001, the six former Municipalities each had their own Zoning By-law.
- Each Zoning By-law had its own set of zones, and its own regulations.
- These Zoning By-laws do not reflect contemporary planning practice and may not be consistent with Provincial legislation and Official Plan policies.

In that case, is the City of Hamilton updating the Zoning By-law?

- Yes. Hamilton Zoning By-law No.05-200 was approved in 2005. New zones are being introduced in phases, with residential zones representing the final phase.



ZONES	YEAR APPROVED
Downtown	2005/2018
Parks and Open Space	2006
Institutional	2007
Industrial	2010
Rural	2015
Transit Oriented Corridor	2016/2018
Waterfront	2017
Commercial and Mixed Use	2017
Residential	Initiated

What does Zoning By-law No. 05-200 represent?

- This new Zoning By-law is a living document that will evolve over time as new zones are being introduced.
- It is flexible, up-to-date, and reflects current planning trends and priorities.

“ IN OTHER WORDS, THIS ZONING BY-LAW IS:

Progressive MODERN **CONTEMPORARY** user friendly UNIFORM

Current **ILLUSTRATIVE**

FUTURE FOCUSED **FLEXIBLE**

e v o l v i n g **ADAPTABLE** resilient **consistent**

IMAGINING NEW COMMUNITIES

VISUAL PREFERENCE SURVEY

“
DENSITY WITHOUT DESIGN
EQUALS DISASTER
- AUTHOR UNKNOWN

PREFERENCES FOR RESIDENTIAL DEVELOPMENTS

Please help the City as we consider what regulations to include in the new Residential Zones. The next series of panels highlight different elements of various residential developments. Tell us what you like best by ranking each photo based on your preference. Use the coloured dots provided and place one dot per photo.

 = most preferred

 = somewhat preferred

 = least preferred

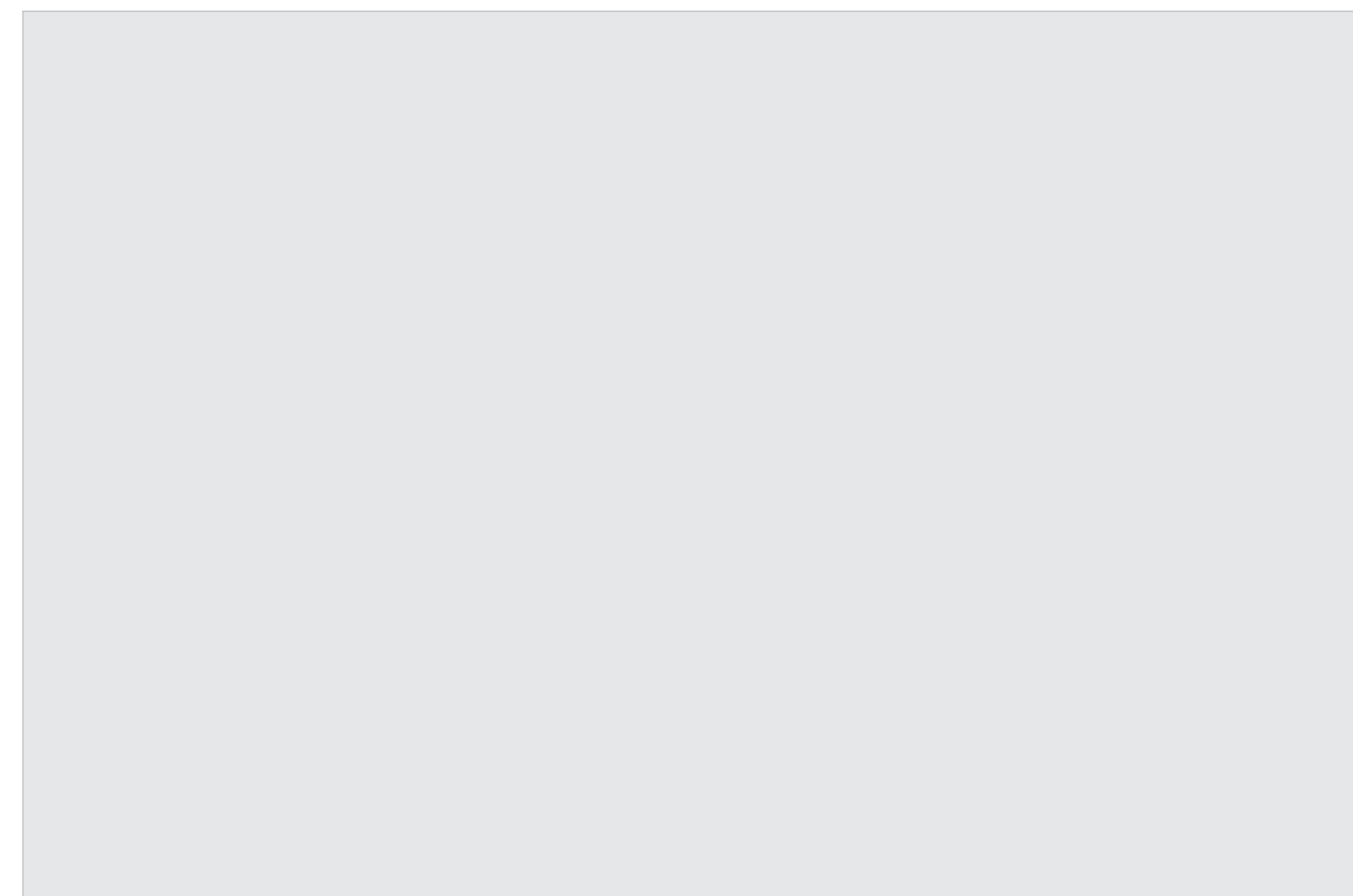
WHAT ELEMENTS DO YOU PREFER?

Let's focus on parking:

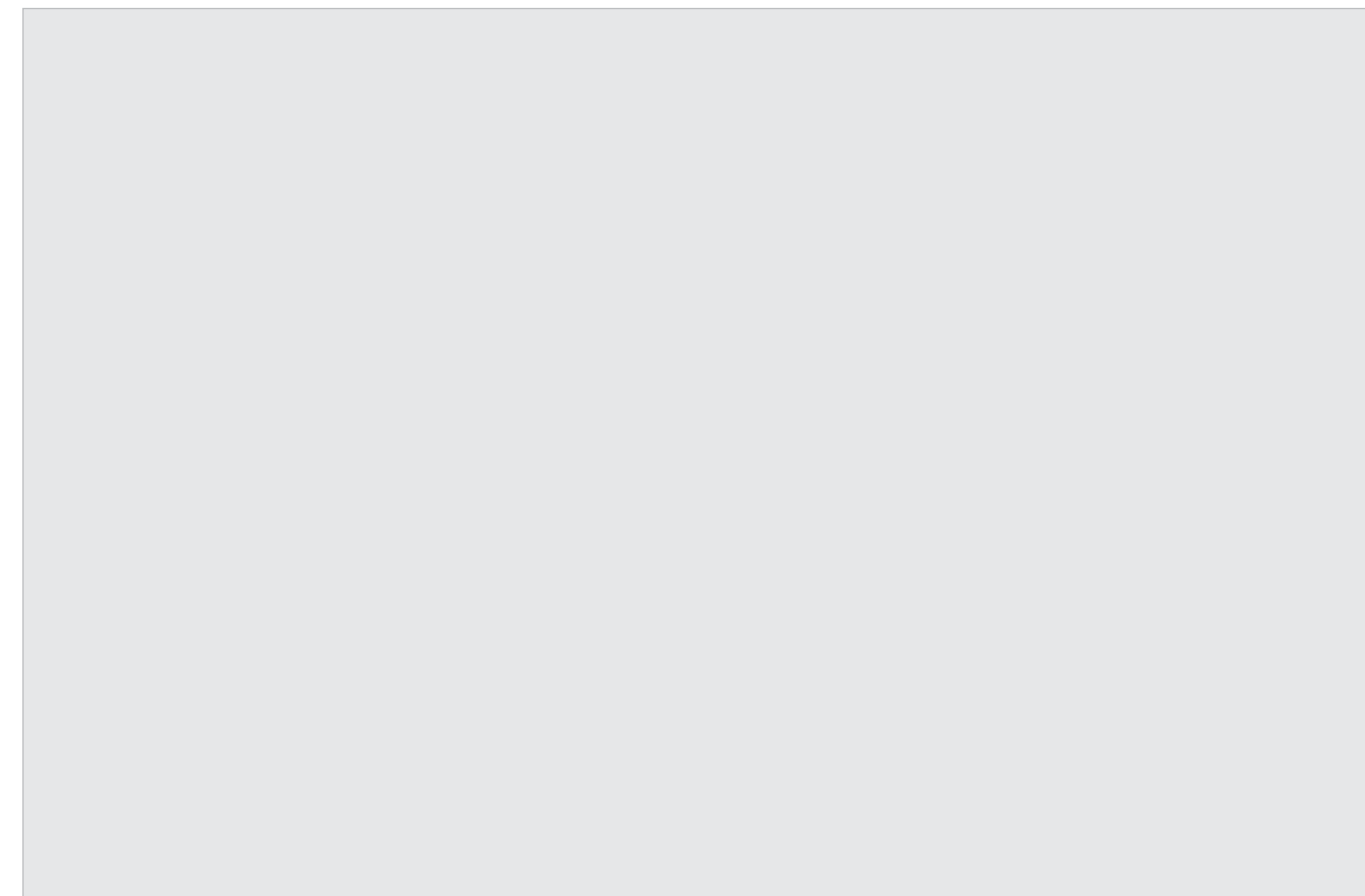
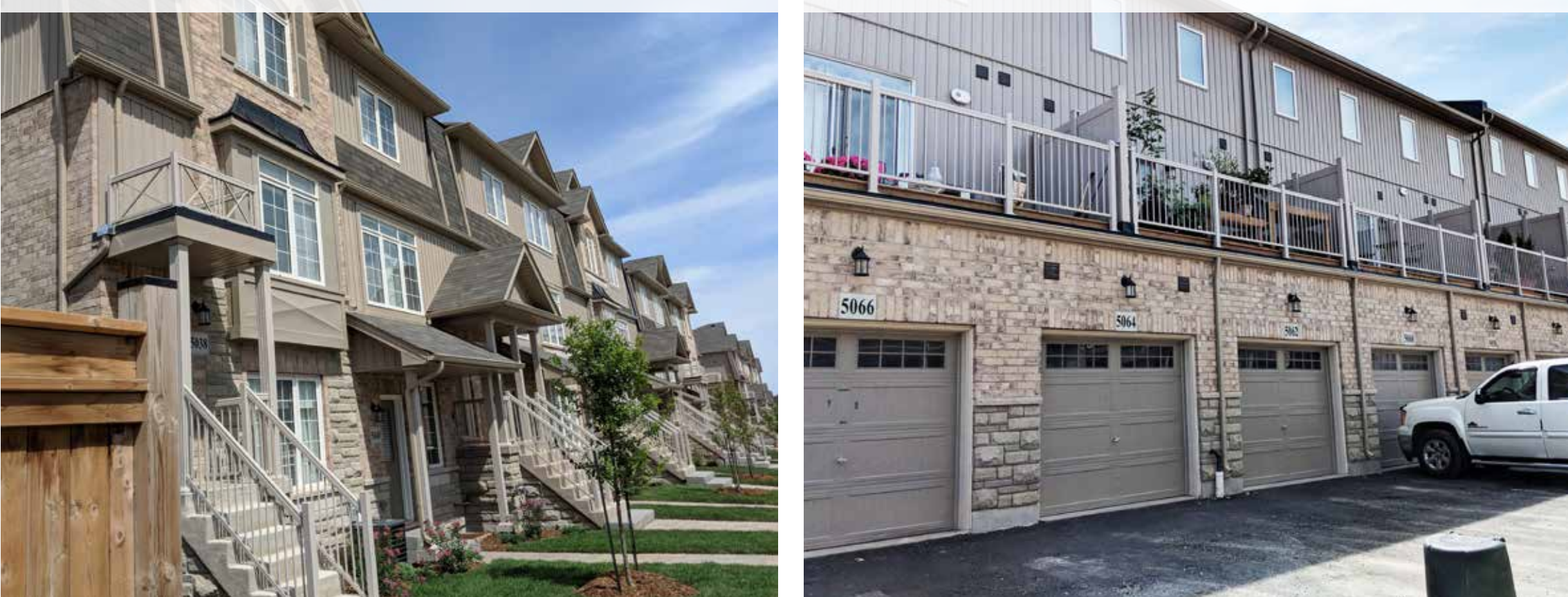
Remember the Zoning By-law **CANNOT** regulate:

- Architecture Style
- Building Design
- Building Material
- Type of Vegetation

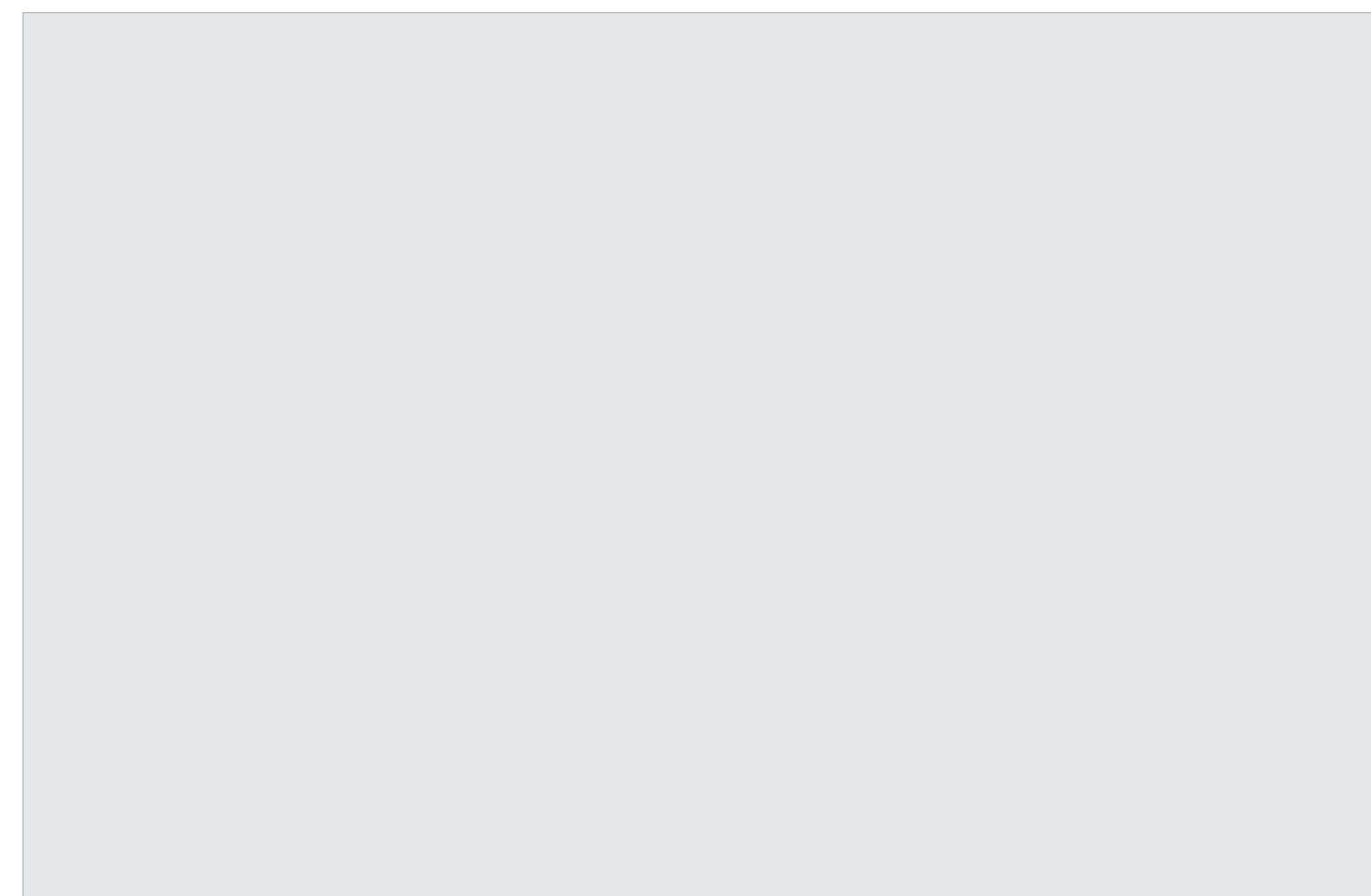
Townhouses with some on-street parking and common parking areas in the rear for residents.



Townhouses with garages located at the rear.



Townhouses with garages located at the front.



IMAGINING NEW COMMUNITIES

VISUAL PREFERENCE SURVEY

Please help the City as we consider what regulations to include in the new Residential Zones. The next series of panels highlight different elements of various residential developments. Tell us what you like best by ranking each photo based on your preference. Use the coloured dots provided and place one dot per photo.

 = most preferred

 = somewhat preferred

 = least preferred

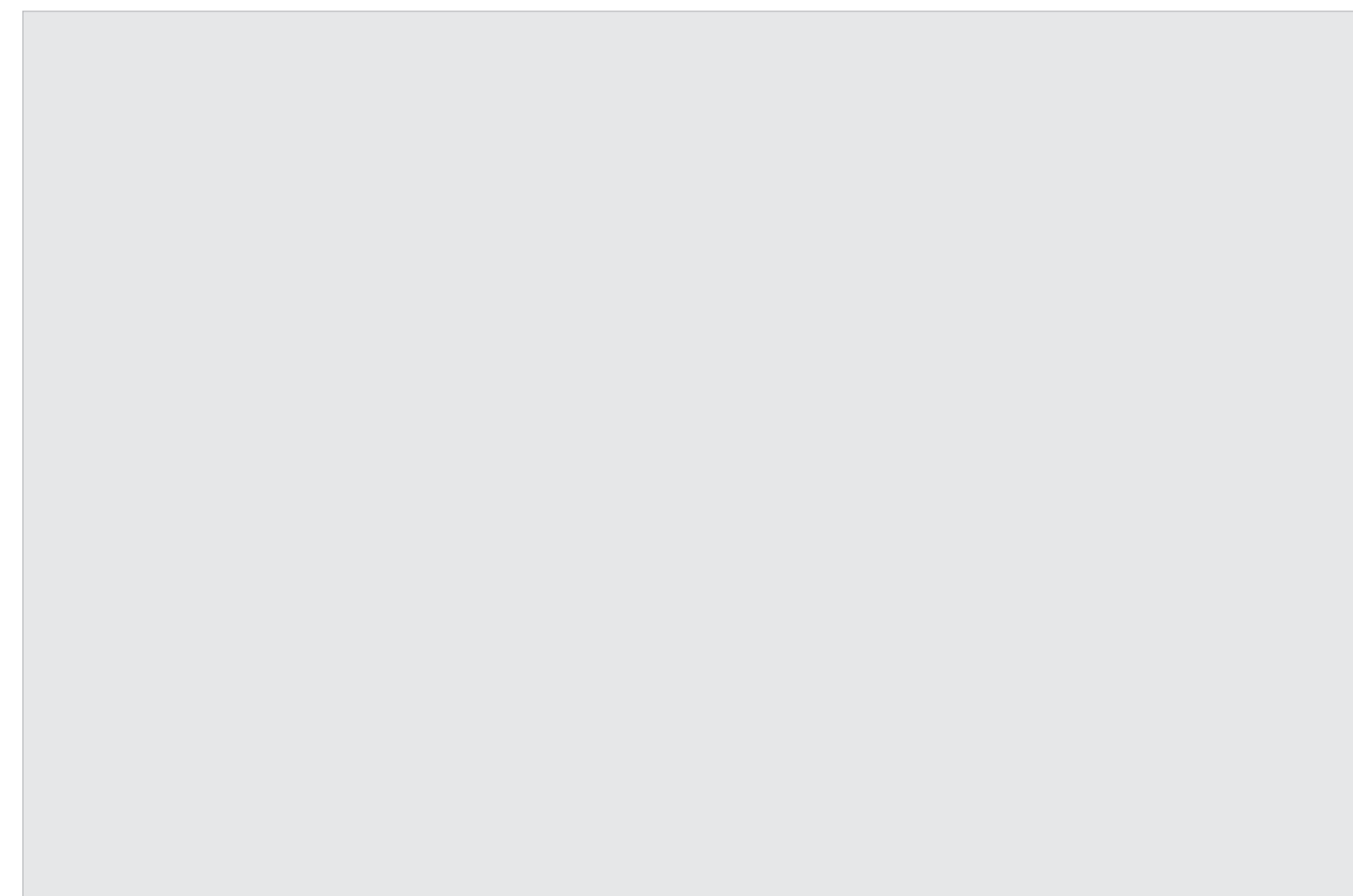
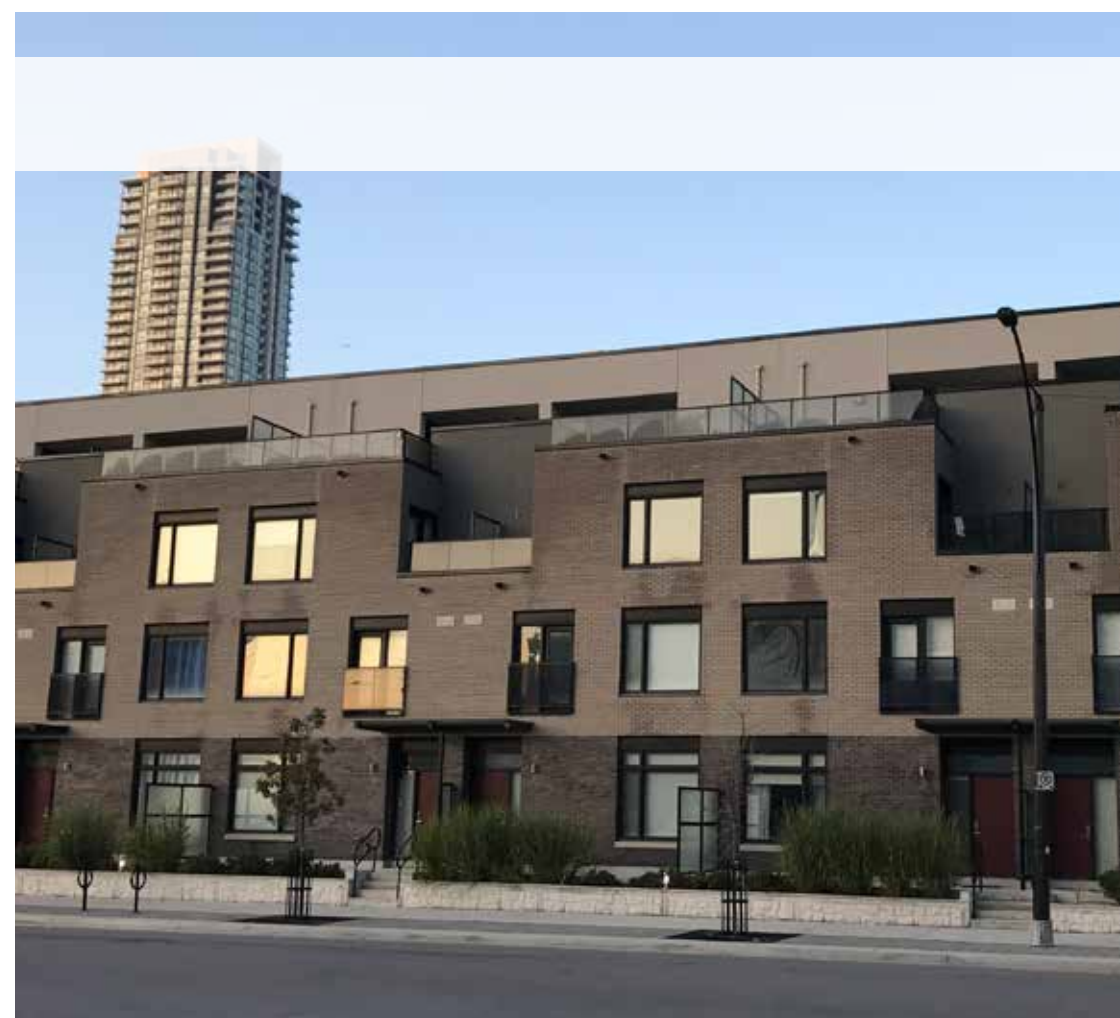
WHAT ELEMENTS DO YOU PREFER?

Let's focus on how a townhouse development interacts with the street:

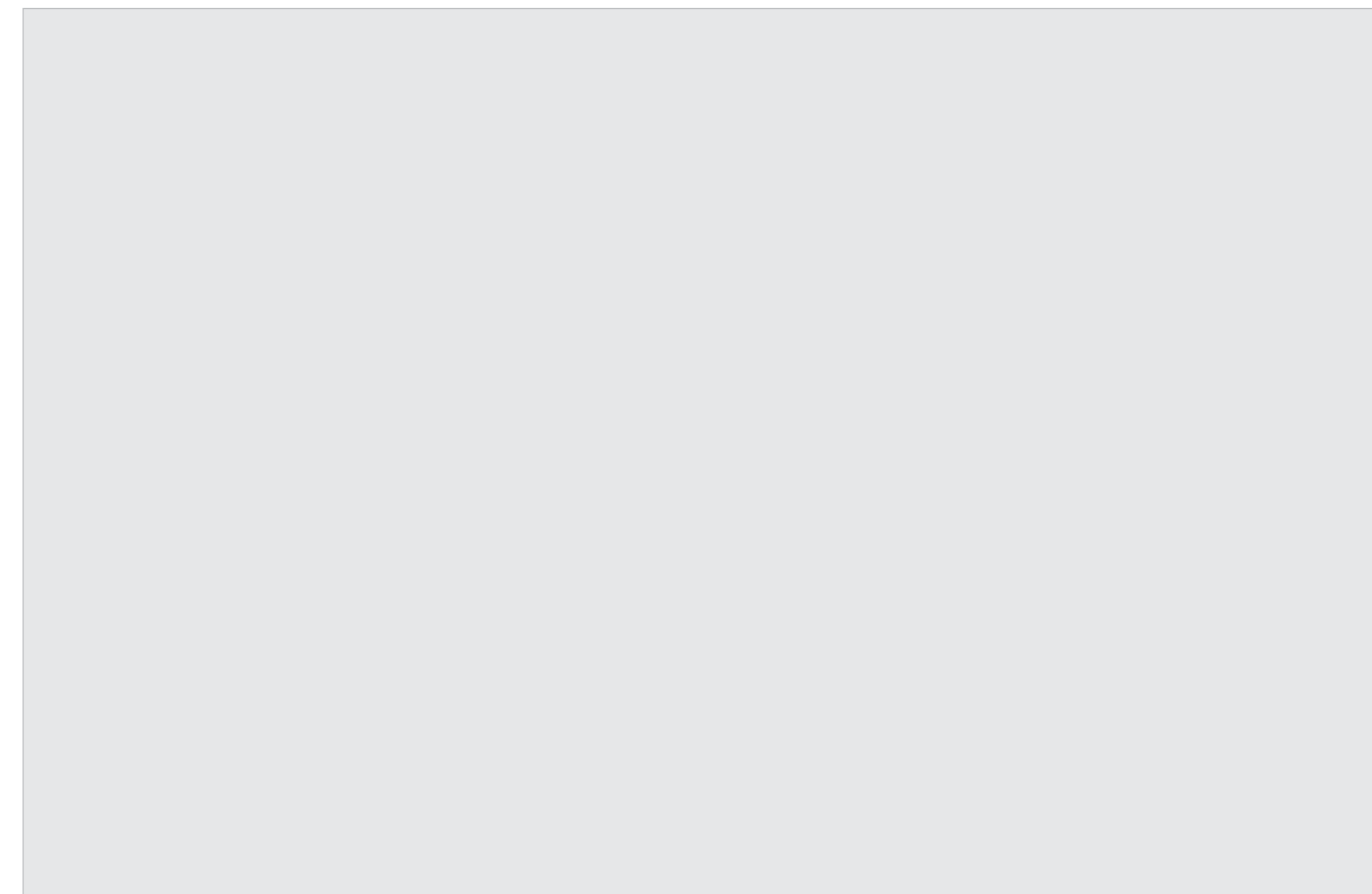
Remember the Zoning By-law **CANNOT** regulate:

- Architecture Style
- Building Design
- Building Material
- Type of Vegetation

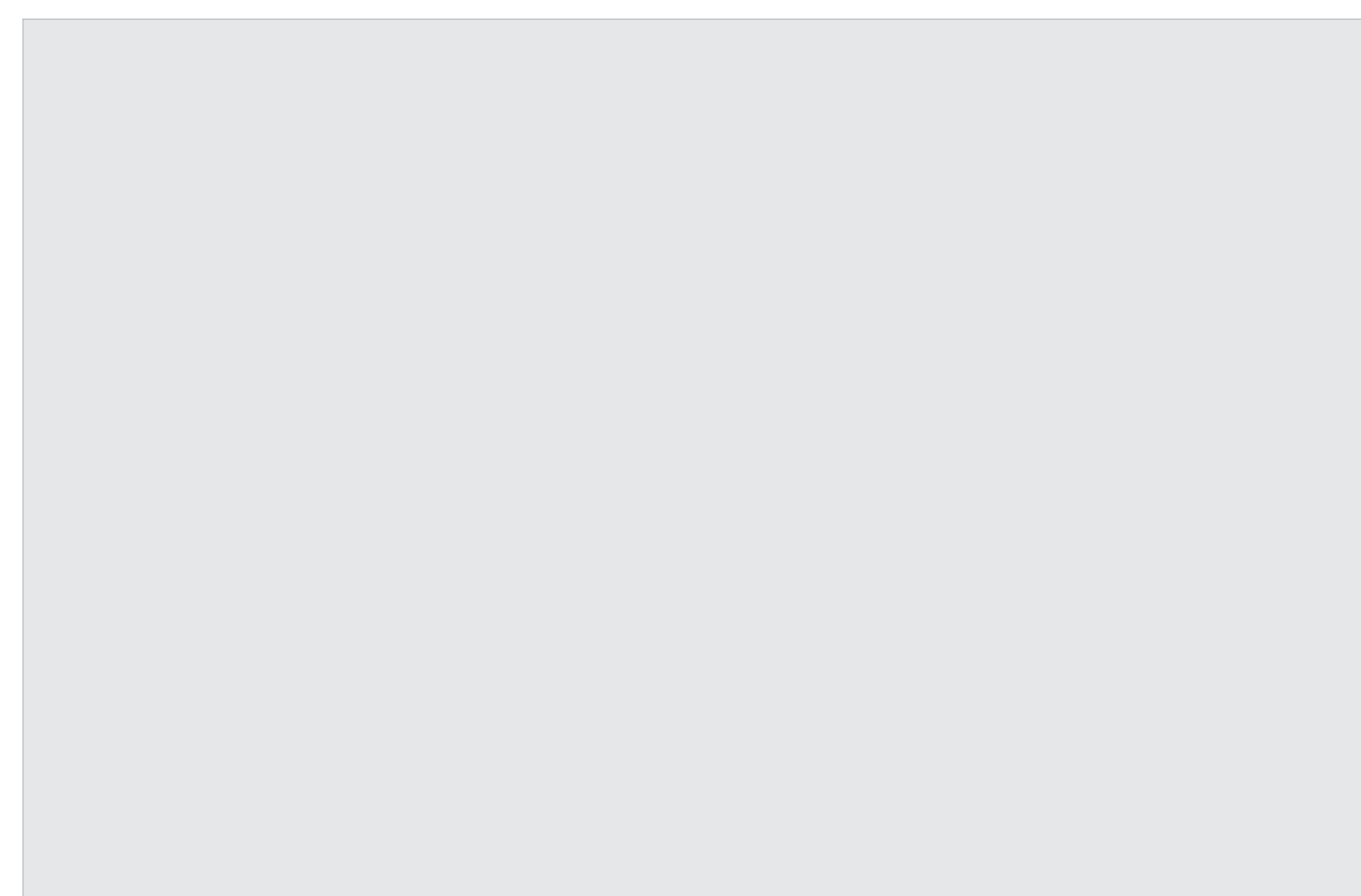
Direct access to the street.



Internal street parallel to an arterial road.



Backyard facing the street.



IMAGINING NEW COMMUNITIES

VISUAL PREFERENCE SURVEY

Please help the City as we consider what regulations to include in the new Residential Zones. The next series of panels highlight different elements of various residential developments. Tell us what you like best by ranking each photo based on your preference. Use the coloured dots provided and place one dot per photo.

 = most preferred

 = somewhat preferred

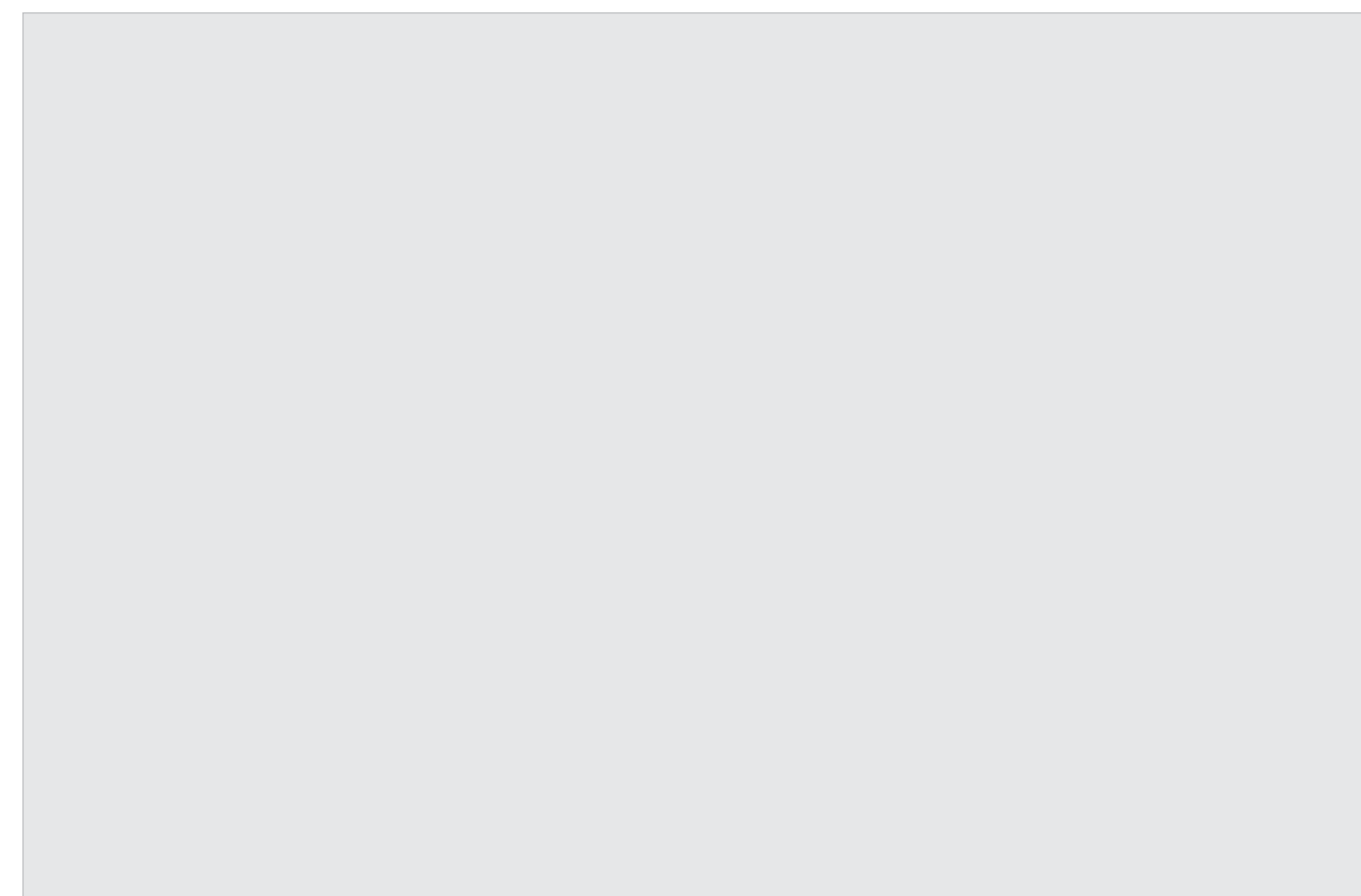
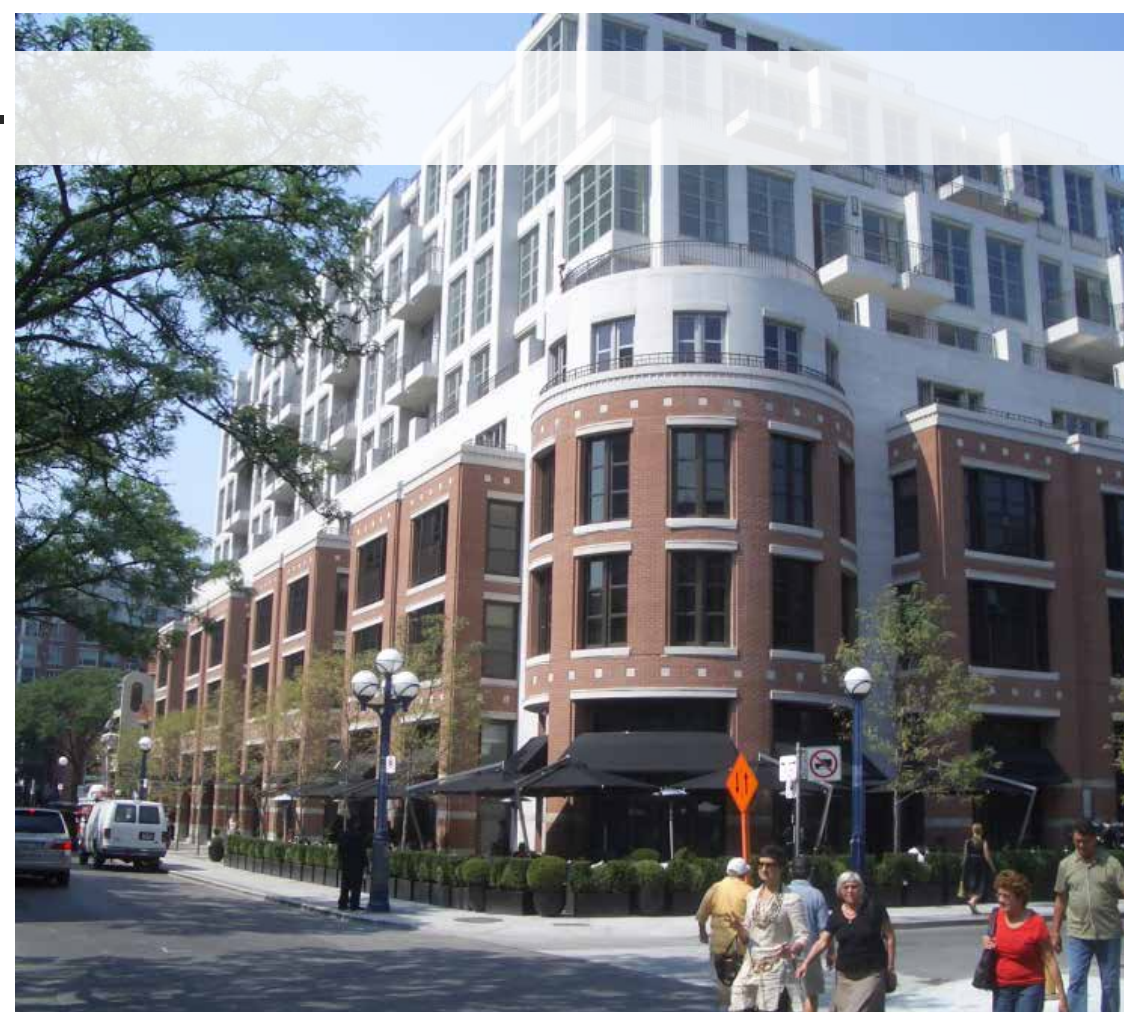
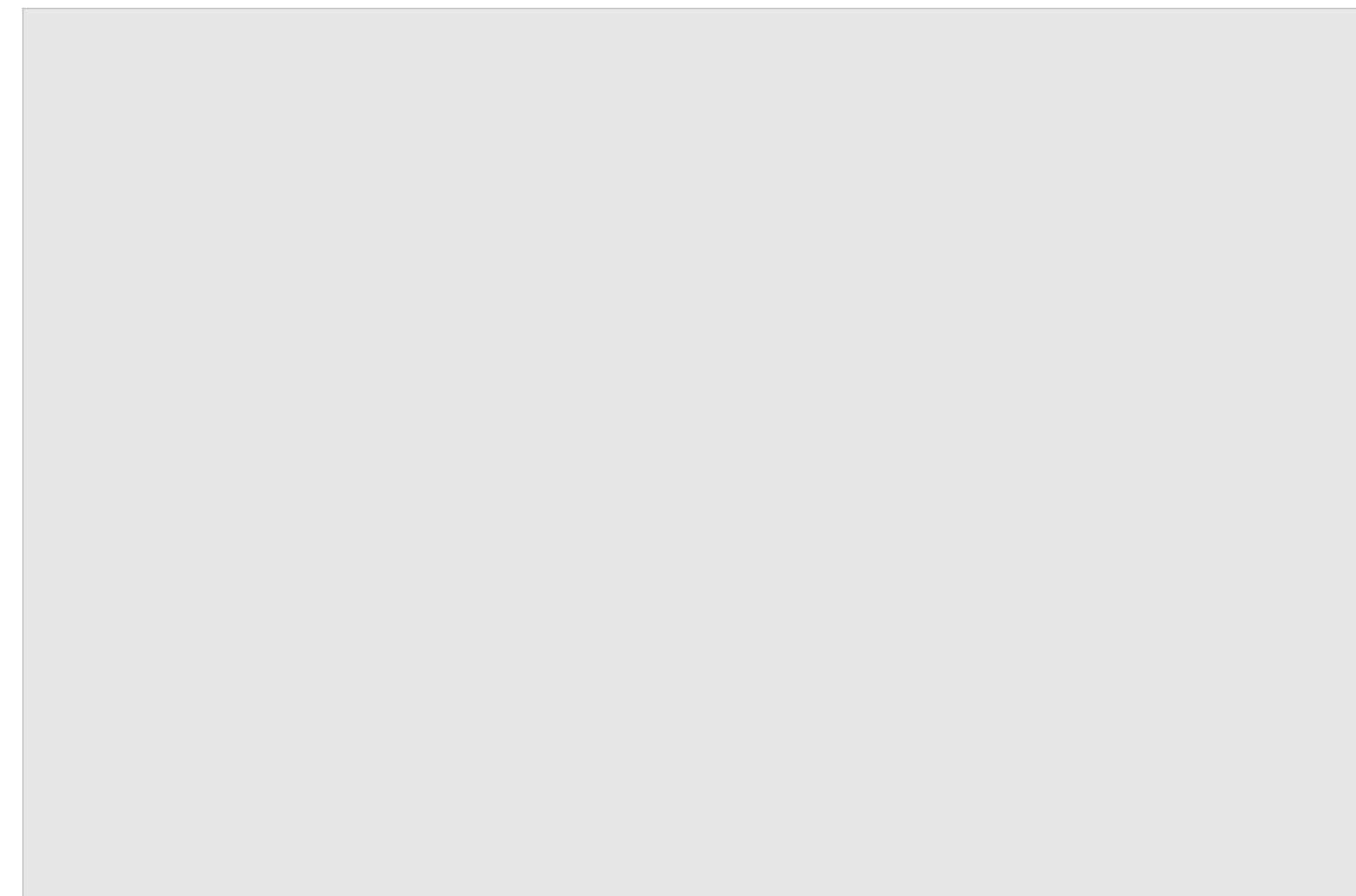
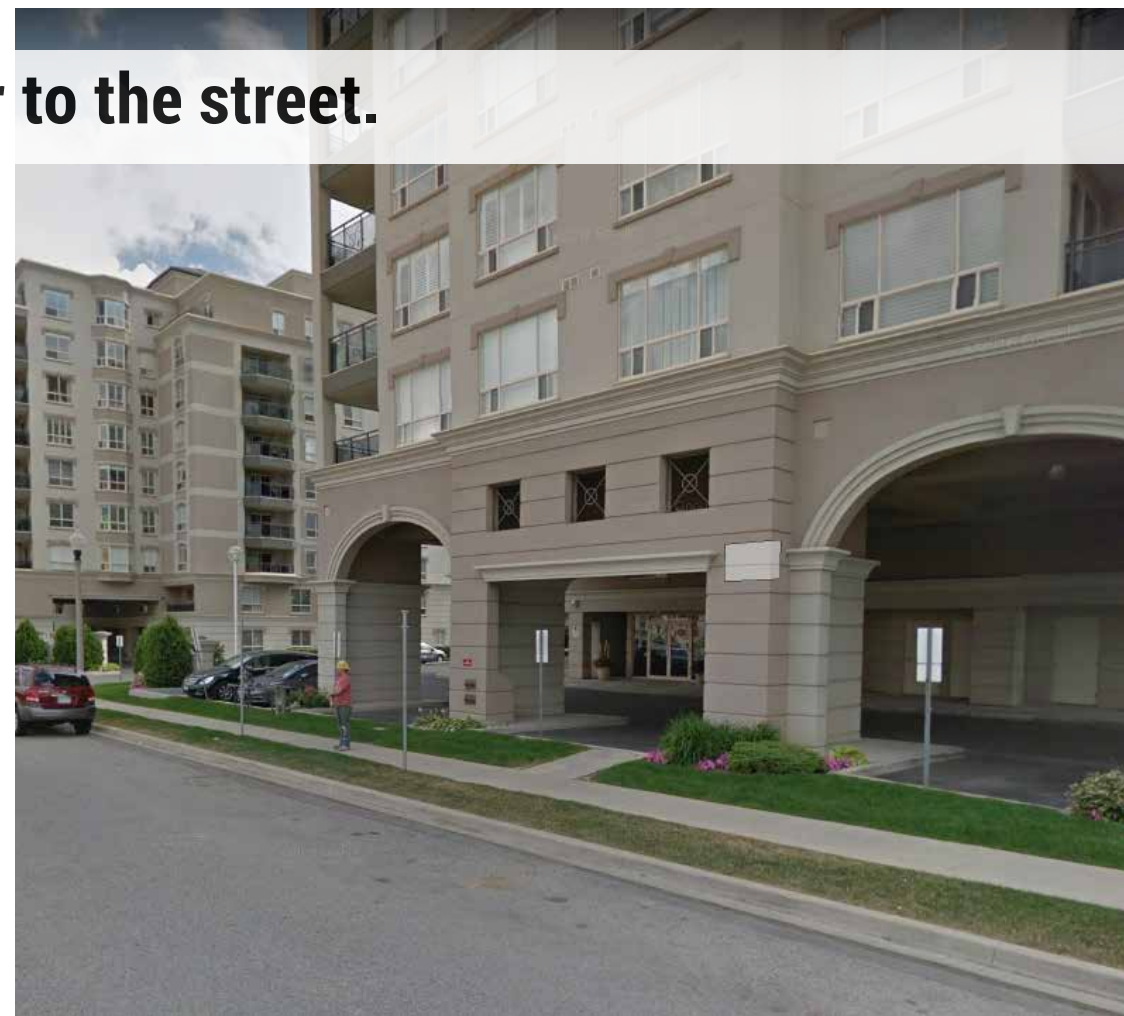
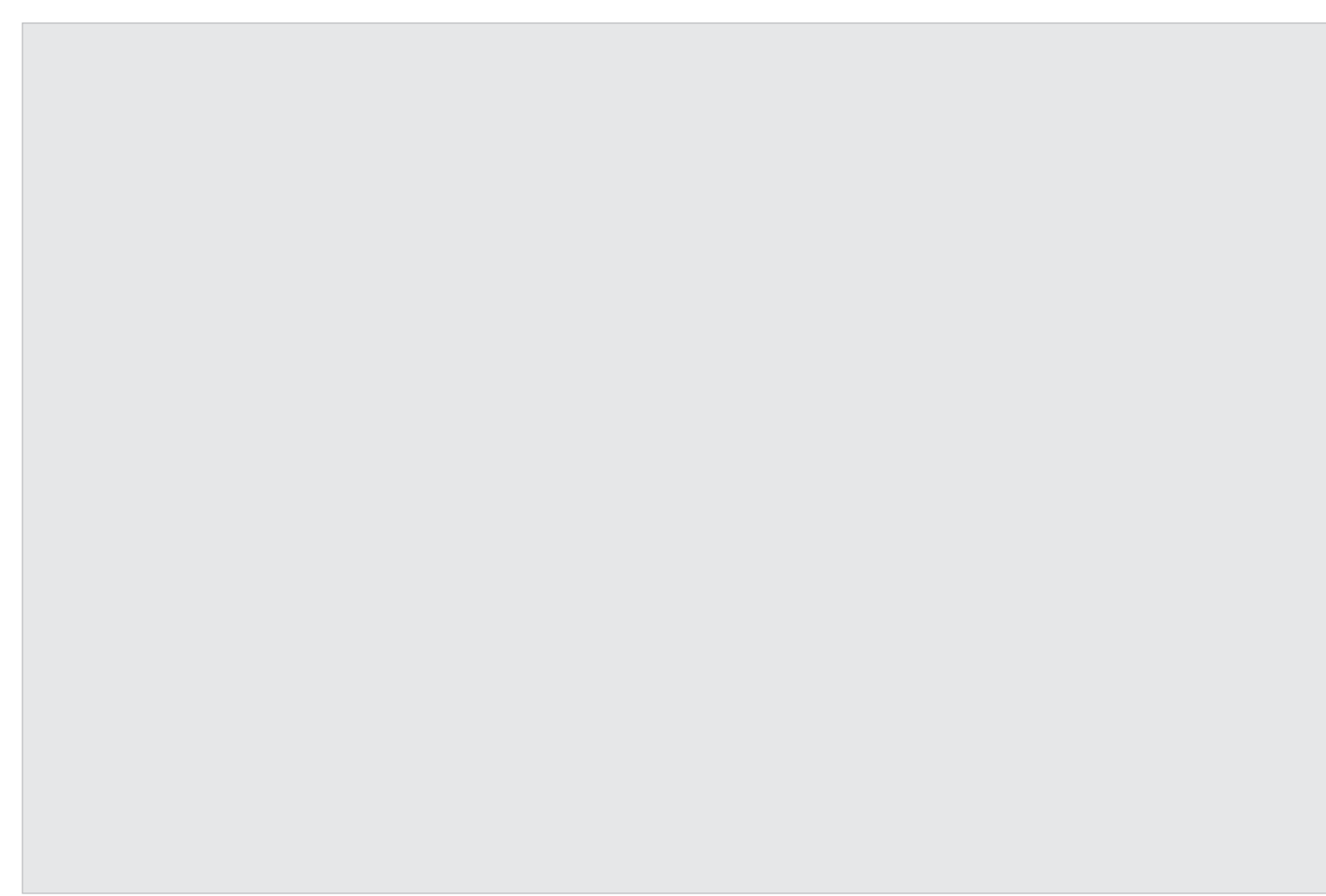
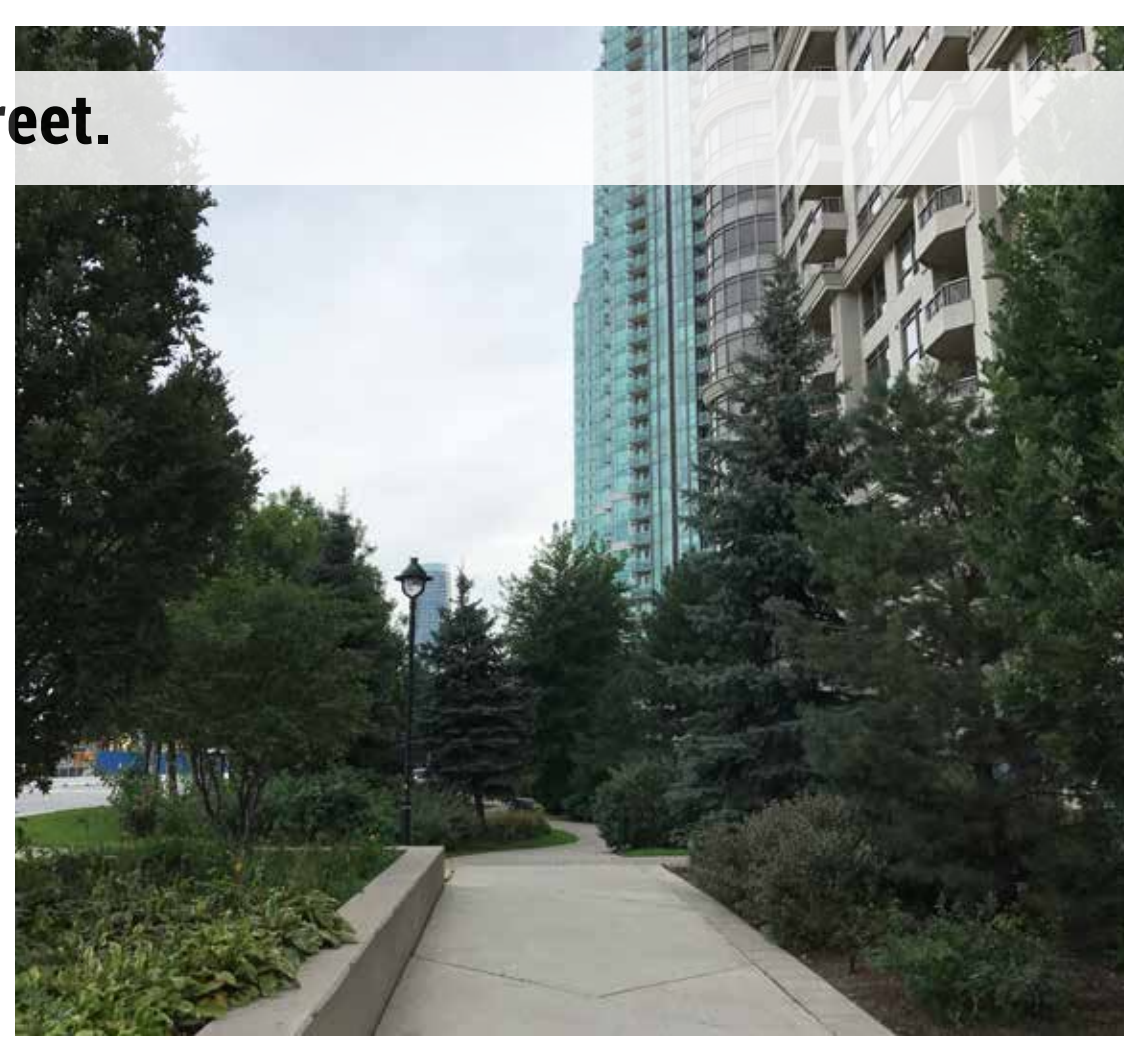
 = least preferred

WHAT ELEMENTS DO YOU PREFER?

Let's focus on how an apartment interacts with the street:

Remember the Zoning By-law **CANNOT** regulate:

- Architecture Style
- Building Design
- Building Material
- Type of Vegetation



IMAGINING NEW COMMUNITIES

WE'D LIKE TO HEAR YOUR THOUGHTS!

Neighbourhoods and the streets we live on are important. There is pride in a sense of community, and the look and feel of a neighbourhood and street. Things that influence how we feel about our street can include:

- The types and overall look of the houses and other buildings
- Landscaping
- Outdoor spaces – yards, balconies, porches, patios.
- Meeting places, parks, trails
- Streets and parking
- Sidewalks, bike lanes, public transit

PLEASE TAKE A MOMENT TO TELL US A BIT ABOUT WHERE YOU LIVE, AND YOUR LIKES AND DISLIKES ABOUT THE STREET YOU LIVE ON, SO THAT WE CAN GET IT RIGHT IN THE FUTURE!

- Where do you live in the City? (neighbourhood, nearest main intersection, or street name)
- What are 1 or 2 things about the street you live on that you like?
- What 1 or 2 things about the street you live on that you don't like?

FILL OUT A LABEL

IMAGINING NEW COMMUNITIES

PLANNING FOR A CHANGING FUTURE...

New technologies are emerging which will have an impact on how people live, work and play, and therefore on how our communities are planned. Innovative thinkers are challenging the status quo and pushing the limits of science to create technologies which would have seemed unimaginable not too long ago:

- Autonomous (self-driving) vehicles
- Flying cars
- Drones
- 3D Printed Buildings
- Robotics



THE DREAM OF CARS DRIVING THEMSELVES IS BECOMING A REALITY. BEFORE THE QUESTION WAS WHETHER IT WAS POSSIBLE. NOW WE KNOW IT IS.

- SEBASTIAN THRUN

It is important to consider these new technologies and more to come in the future, to ensure that our communities will be adaptable and resilient to the ever-changing technological landscape.

HOW CAN NEW TECHNOLOGIES IMPACT THE PLANNING OF NEW COMMUNITIES?

- **Parking requirements** – may be impacted as shared autonomous vehicles replace the private automobile. Parking lots could be repurposed for other uses.
- **Street design** – reduced right-of-way widths could allow more opportunity to accommodate other modes of travel. Areas for drop off and pick up will be needed.
- **Employment** – automation of all types has an impact on job creation and availability. Planning for employment will need to consider where and how people will be working in the future.
- **Social Equity** – there is a need to ensure that all members of the community will have equal access to new technologies.



DID YOU KNOW ?

- Several companies, including Rolls Royce, Uber, Audi/Airbus and Kittyhawk are designing prototypes for 'flying taxis'
- 3D printed buildings have already been constructed in France, Dubai and China, including a 5 storey apartment building
- A self-driving shuttle bus has been launched in Calgary as a pilot project to carry passengers between two local attractions
- Amazon is experimenting with drone delivery of packages

As these new technologies are still in the emerging stages, the full impacts on community life and design are not yet known. But including these considerations in our planning now will help to ensure that new technologies contribute to making great and livable communities.