

# CITY OF HAMILTON

## MOTION

Planning Committee Meeting: October 1, 2019

**MOVED BY COUNCILLOR FARR.....**

**SECONDED BY.....**

### **Use of Surplus Parking Spaces by Third Parties in Downtown Hamilton**

WHEREAS, in 1999 in response to the demolition of commercial buildings and associated loss of economic activity and erosion of the tax base, the City of Hamilton amended the Zoning By-law No. 6593 for the Downtown to prohibit any parking lots;

WHEREAS, the 2001 Downtown Secondary Plan and implementing Zoning By-law prohibited any new surface parking lots in the Downtown;

WHEREAS, in 2017, Planning staff were directed to investigate and report back on changes to the Institutional Zones to ensure that the planning permissions reflect the general intent of the Institutional zones with respect to land use permissions;

WHEREAS, in 2017 at the request of the Chief Planner the University of Waterloo Planning programme undertook a “best practises” review of intuitional zoning by-law regulations in the Greater Golden Horseshoe to reflect the changing role of places of worship, including issues relating to financial sustainability;

WHEREAS, the 2018 Downtown Secondary Plan and associated Zoning By-law retained the prohibition on new surface parking lots in the Downtown but revised the zoning regulations for multiple dwellings to permit surplus structured parking for existing multiple dwelling sites to be used for “commercial parking” purposes;

WHEREAS, there are existing places of worship in the downtown with legally established parking areas that provide parking in an amount that exceed the day to day needs of the place of worship;

WHEREAS, surface parking lots in the Downtown are being redeveloped for residential, commercial and park purposes thereby decreasing the overall supply of parking; and, And Whereas the use of surplus parking spaces by third parties would assist in the meeting the need for parking in the downtown;

THEREFORE BE IT RESOLVED:

- (a) As part of the Institutional Zoning By-law review that Planning staff report back on options and opportunities to allow for places of worship to utilize surplus parking by third parties;
- (b) That staff be authorized to schedule a public meeting of the Planning Committee to consider the proposed zoning by-law changes; and,
- (c) That staff report back no later than Q1, 2020.