



WELCOME TO THE CITY OF HAMILTON

Building Community Capacity in the Planning Process  
Development Applications Policy Evaluation Framework  
(PED19177)

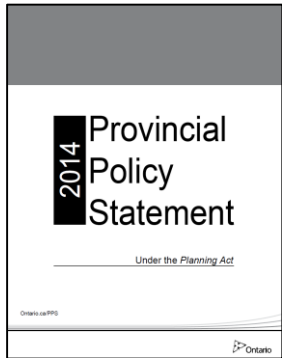
November 19, 2019 – Planning Committee Meeting

# Purpose

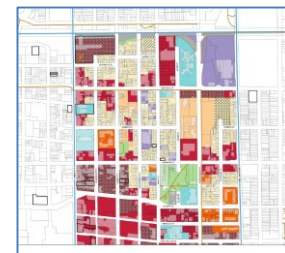
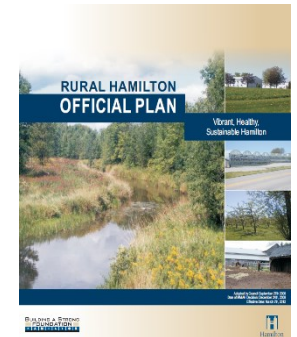
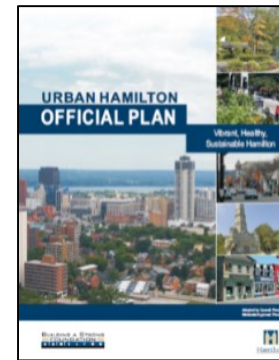
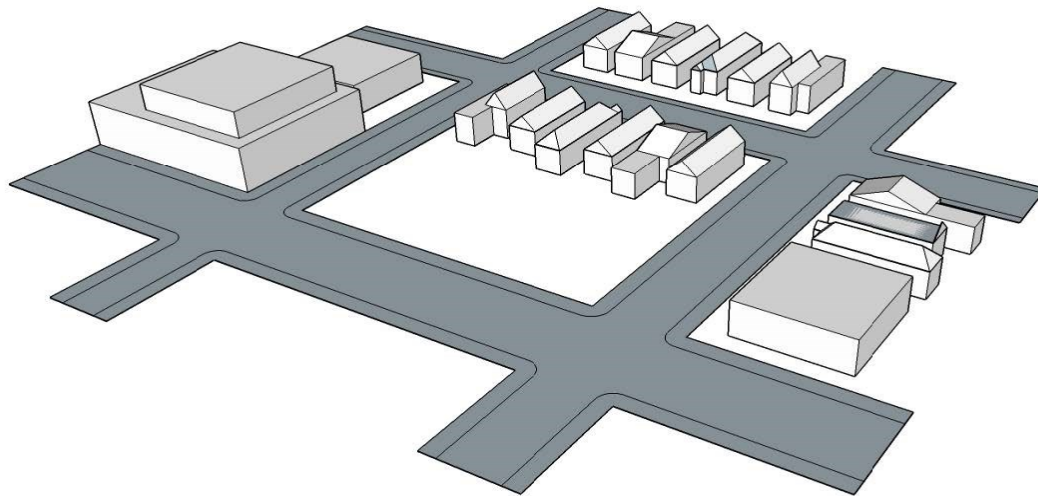
To provide an overview of how development planning applications are considered in the context of the Urban Hamilton Official Plan

- Urban Hamilton Official Plan – **Joanne Hickey-Evans**
- Secondary Plans/Neighbourhood Plans – **Christine Newbold**
- Development Applications - **Anita Fabac**

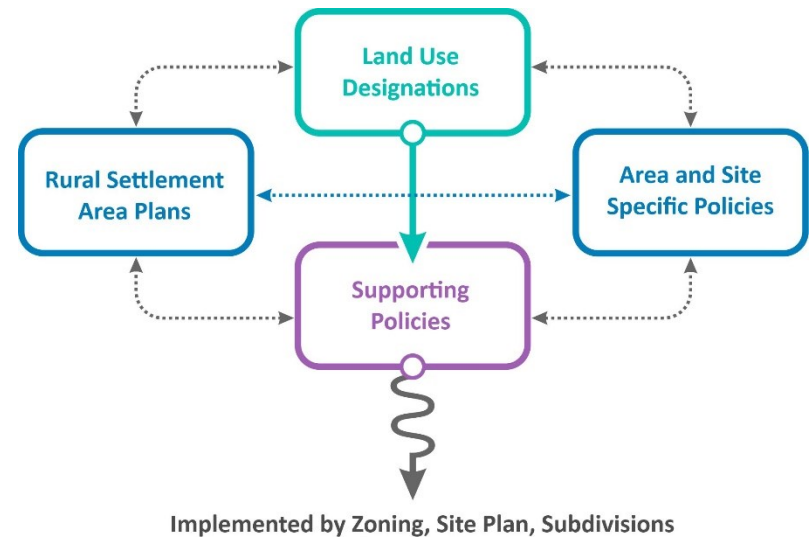
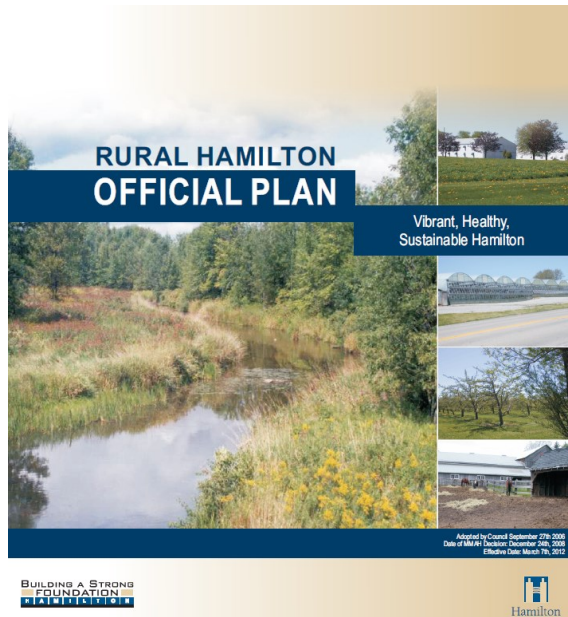
# Getting to a Recommendation



- Policy Review
- Location
- Designation and Height/Density Permissions



# Rural Hamilton Official Plan



# Urban Hamilton Official Plan

## *Strong Communities Are:*

- *Complete*
- *Healthy/safe*
- *Vibrant/liveable*

(Section B – Communities)



# Urban Hamilton Official Plan

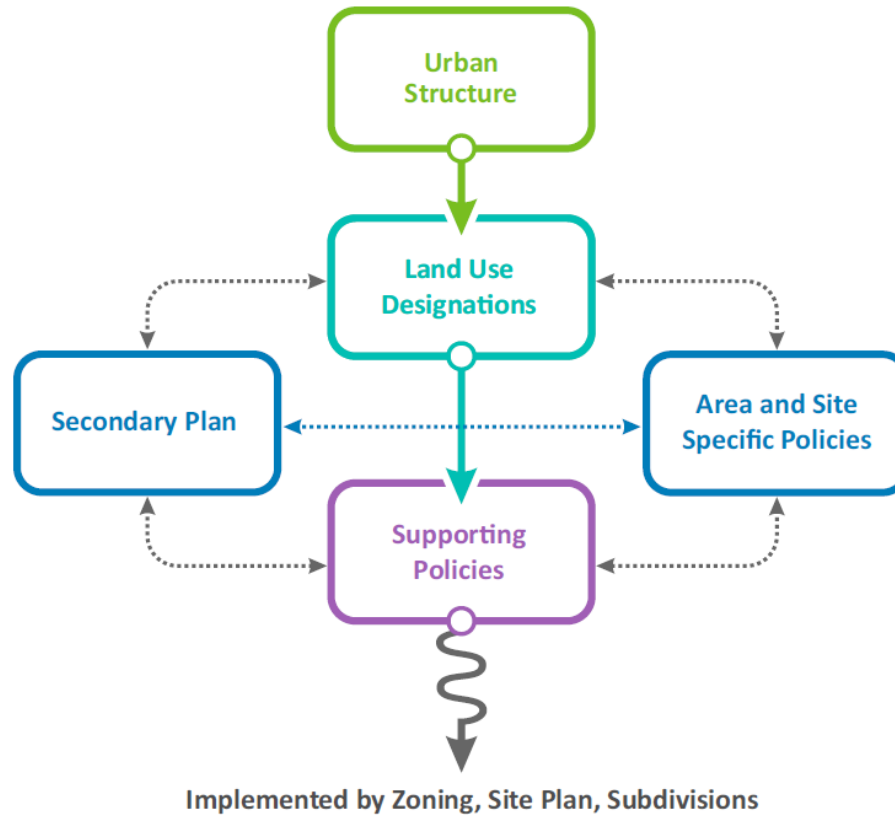
How do we do implement the Vision.....

- Require a variety of housing types and tenure for the City's residents
- Promote residential intensification in appropriate locations to support public transit, community facilities and shopping areas but is sensitive to our existing neighbourhoods
- Achieve a healthy ecosystem through the protection and enhancement of natural areas

# Urban Hamilton Official Plan

- Conserve cultural heritage resources
- Support and promote investment that contributes towards the growth of the City's economy and prosperity
- Establish and implement design principles to make our neighbourhoods and business areas more attractive, lively and safe
- Establish an integrated transportation network (transit, walking, cycling, cars, rail, trucks, air, marine) that connects and supports various uses of land

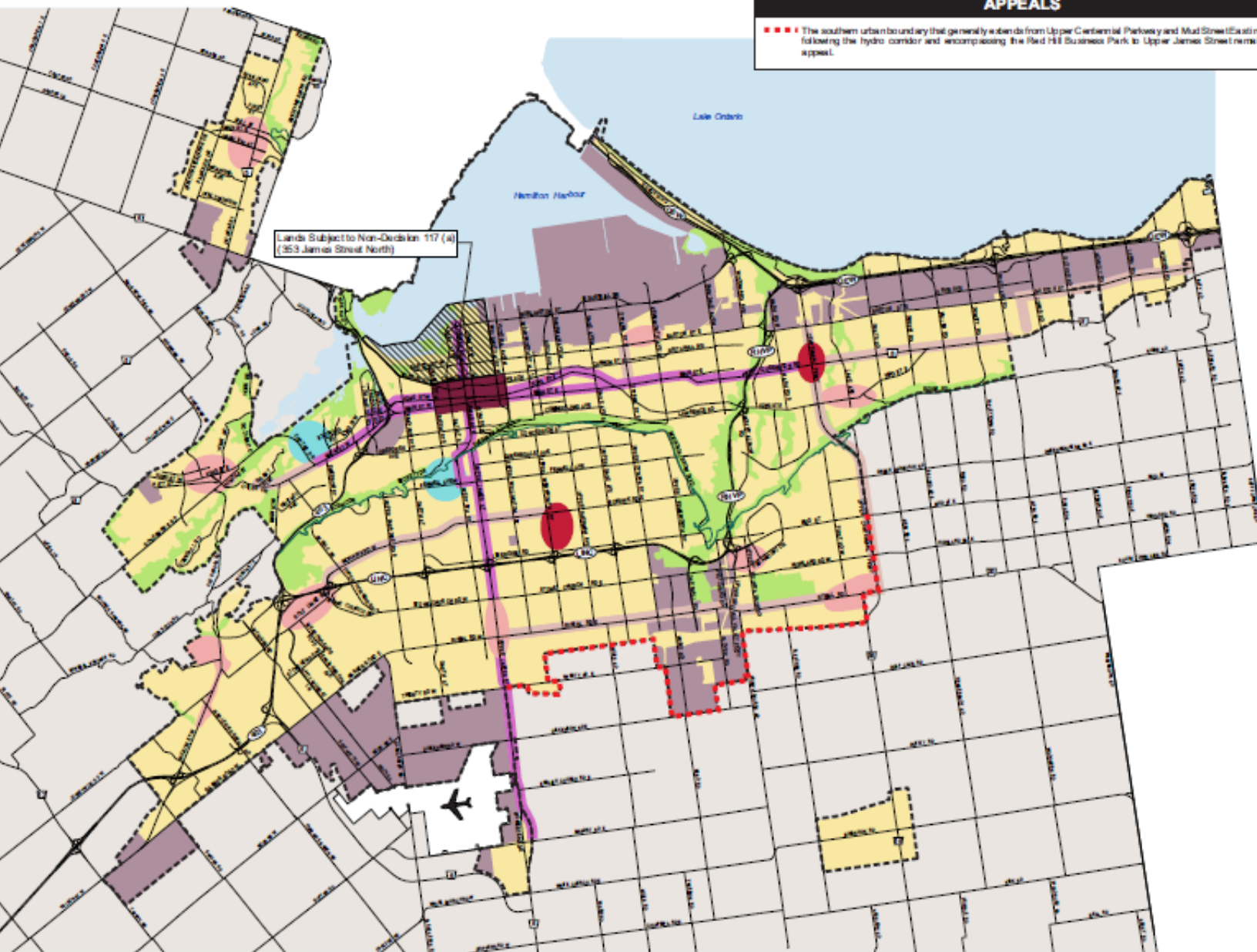
# Urban Hamilton Official Plan





## APPEALS

■ ■ ■ The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street (East) in the west, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.



### Legend

#### Urban Structure Elements

- Neighbourhoods
- Employment Areas
- Major Activity Centres
- Major Open Space

- #### Nodes
- Downtown Urban Growth Centre
  - Sub Regional Service
  - Community

- #### Corridors
- Primary
  - Secondary
  - Potential Expansion of Secondary Corridor

- #### Other Features
- Rural Area
  - John G. Munro Hamilton International Airport
  - Niagara Escarpment
  - Urban Boundary
  - Municipal Boundary
  - Lands Subject to Non-Decision 113 West Harbour Selling Site

Council Adoption: July 9, 2009  
Ministerial Approval: March 16, 2011  
Effective Date: August 16, 2013

Urban Hamilton Official Plan  
Schedule E  
Urban Structure



PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
Official map information for planning and development purposes only. Not for use in construction without verification. Consultation of all parties.

# Urban Hamilton Official Plan

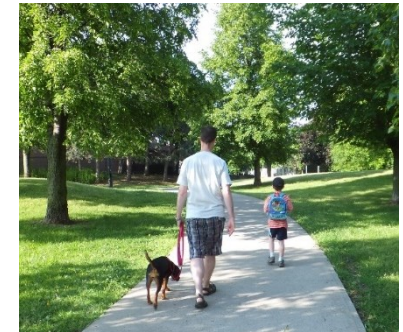






# Urban Hamilton Official Plan

**Neighbourhoods are not just residential**



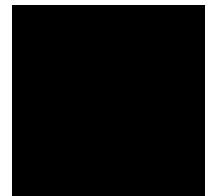
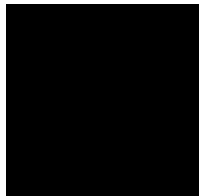
# Urban Hamilton Official Plan

## Three Categories of Residential Use:

- Low Density
  - Medium Density
  - High Density
- } characterized by built form, function, scale and design criteria



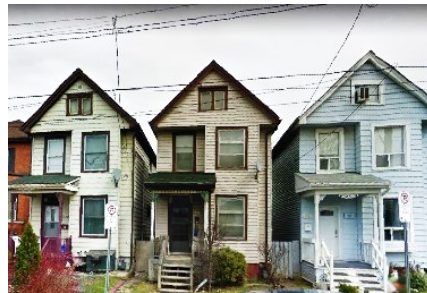
Evaluation and Compatibility criteria apply to uses within Neighbourhoods designation



# Urban Hamilton Official Plan

## Low Density Policies

- Low profile/grade oriented (single/semi-detached, duplexes, triplexes, street townhouses)
- 60 units per hectare (max), 3 storeys
- Mix and range of lot sizes and areas
- Preferred location: interior of neighbourhoods





# Urban Hamilton Official Plan

## Medium Density Policies

- Block/stacked townhouses, low rise multiple dwellings/apartments)
- 100 units per hectare, 6 storeys max.
- 8 storeys may be permitted through a rezoning application if criteria (i.e. wind, sun/shadow impacts, etc.) are met
- Preferred location: arterial and collector roads, close to public transit



# Urban Hamilton Official Plan

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## High Density Policies

- Multiple dwellings
- 101- 500 uph net within “Central Hamilton” (area surrounding Downtown)
- 101-200 uph (outside of “Central Hamilton”)
- Preferred location: arterial roads, close to public transit, services, nodes, employment



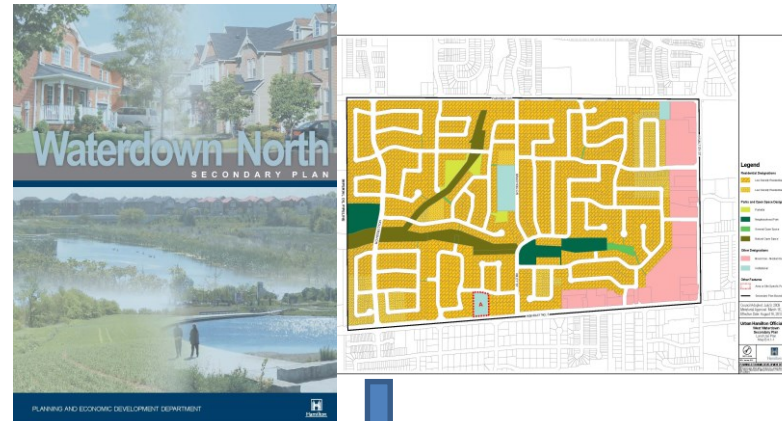




# Secondary Plans

PED19177

- Land use plan focused on a smaller geographic area of the City
- Implements the City's Official Plan at a local scale
- **NOT** a stand alone document – policies must be read in conjunction with the policies of the Official Plan



**Adopted into the  
Official Plan**



# Secondary Plans

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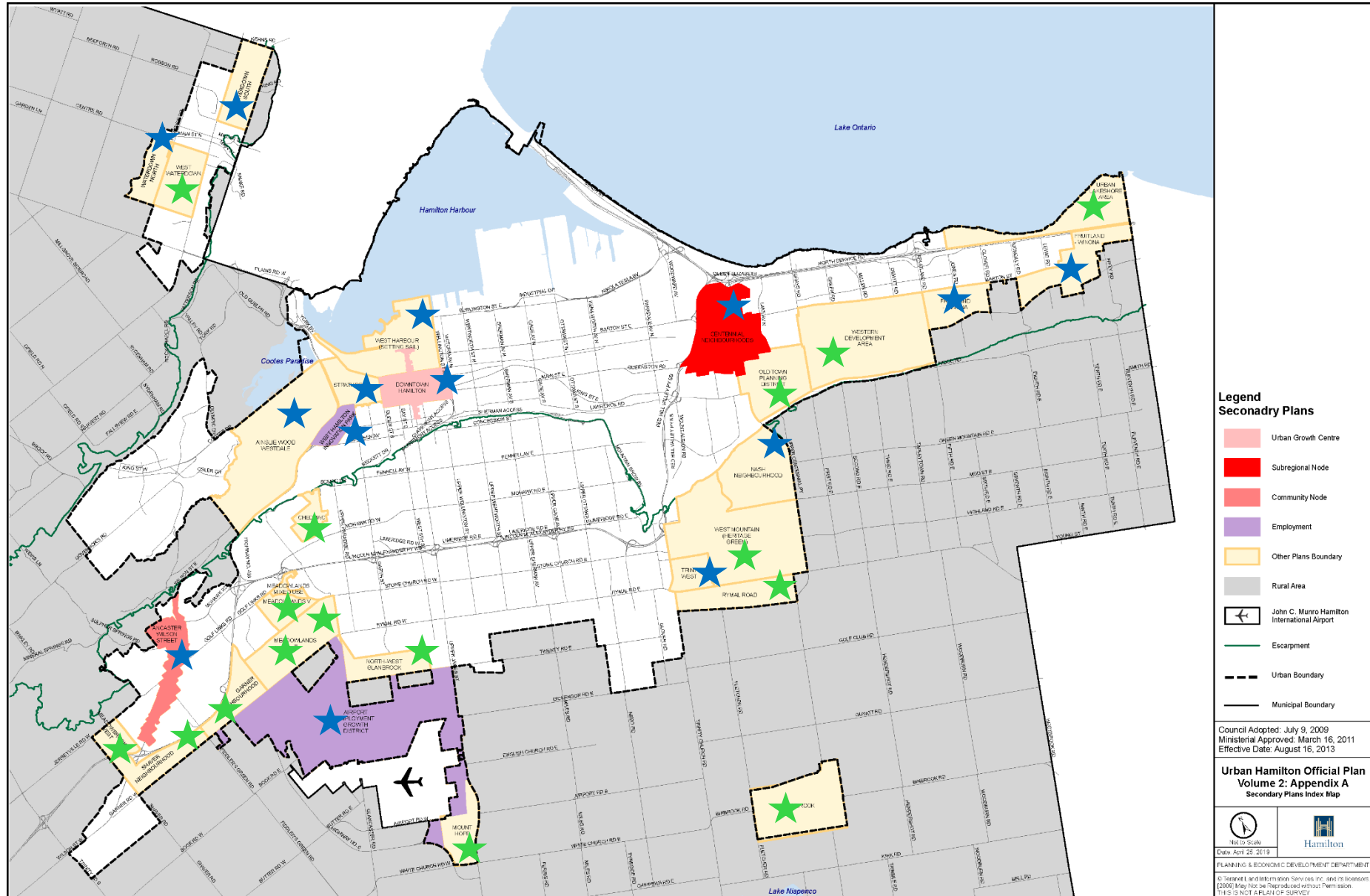


## Secondary Plans

**PED19177**

## ★ Pre-Amalgamation

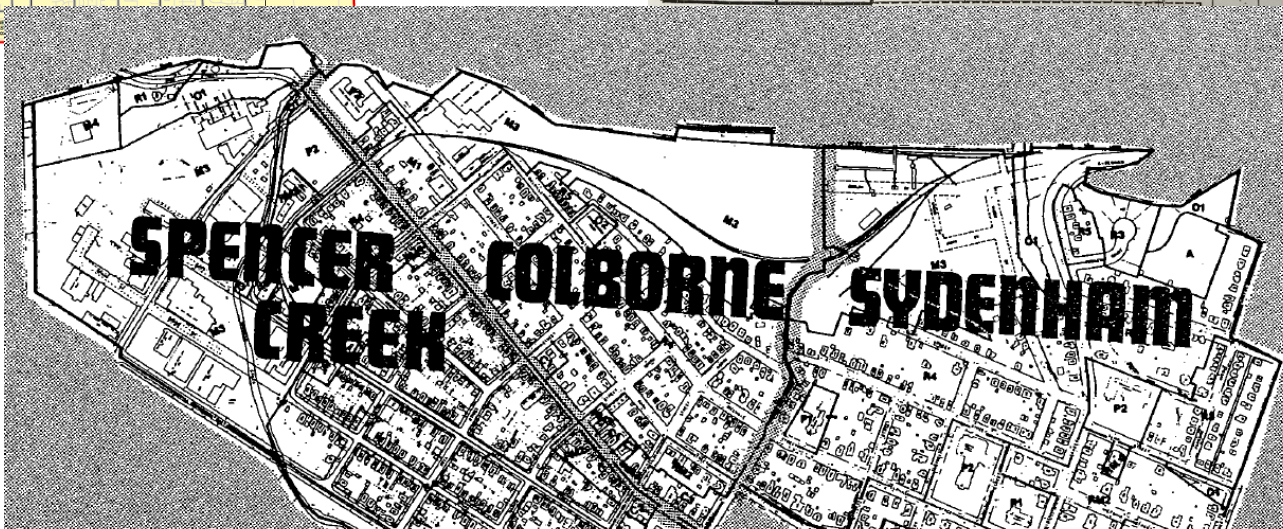
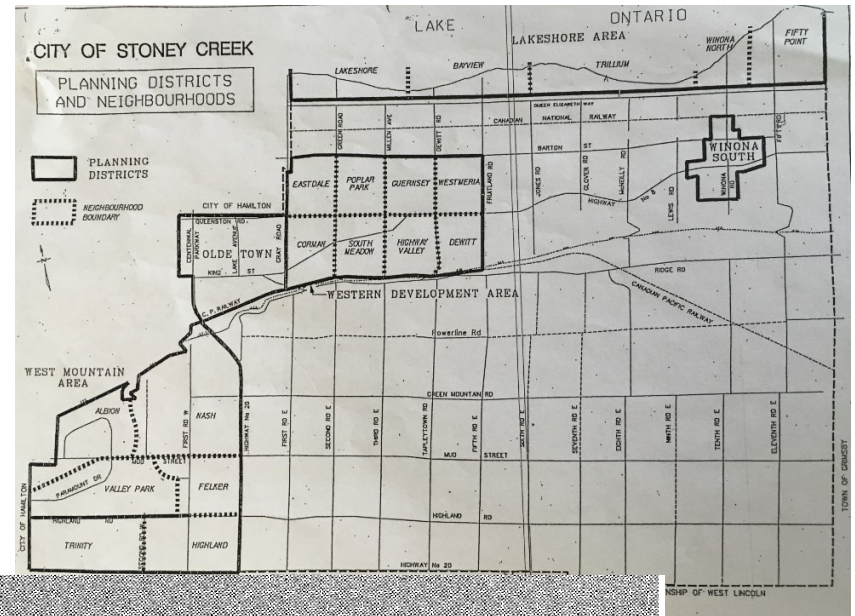
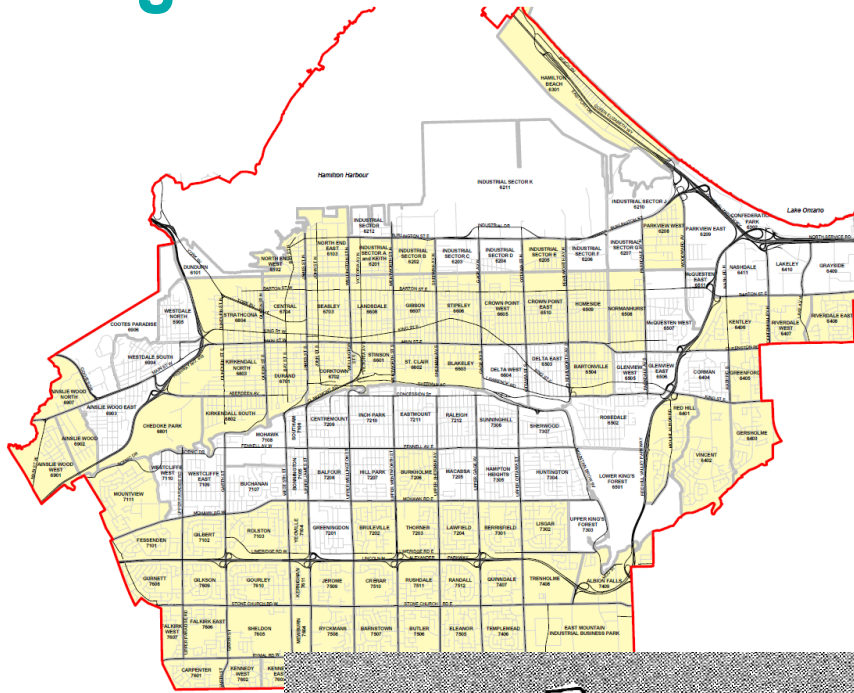
## ★ Post Amalgamation





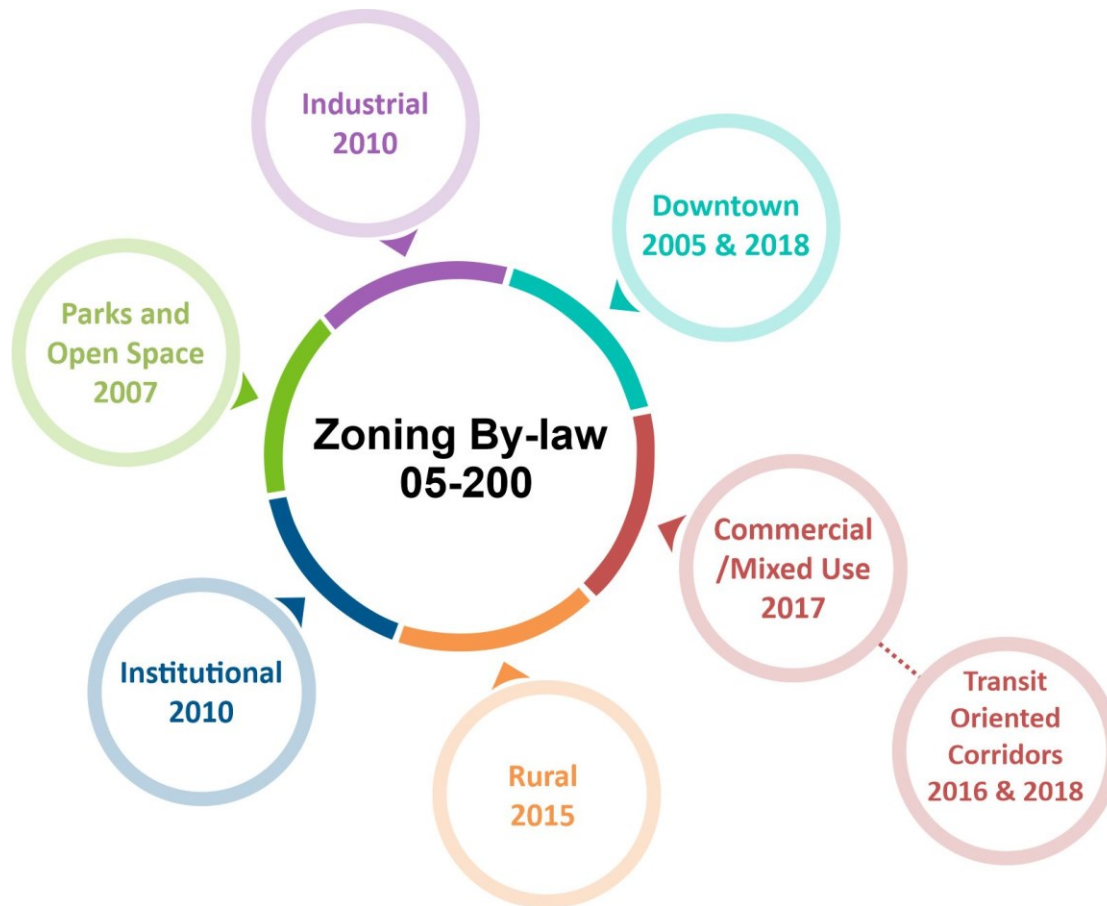
# Neighbourhood Plans

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# Zoning By-law No. 05-200

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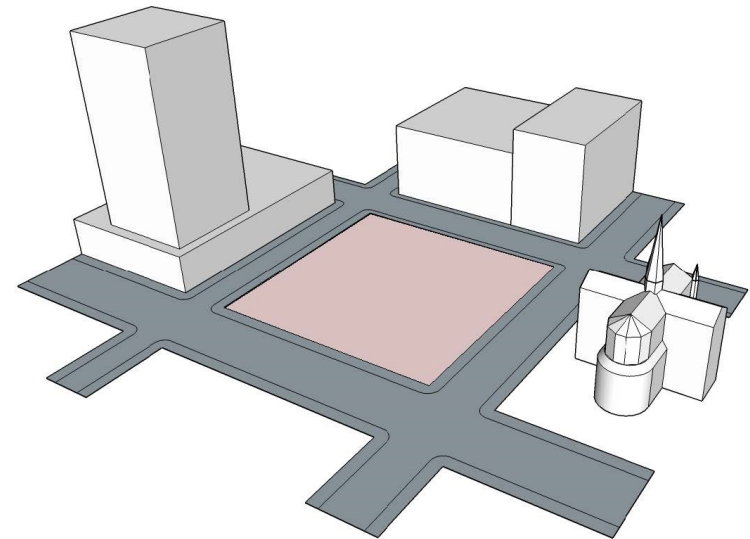
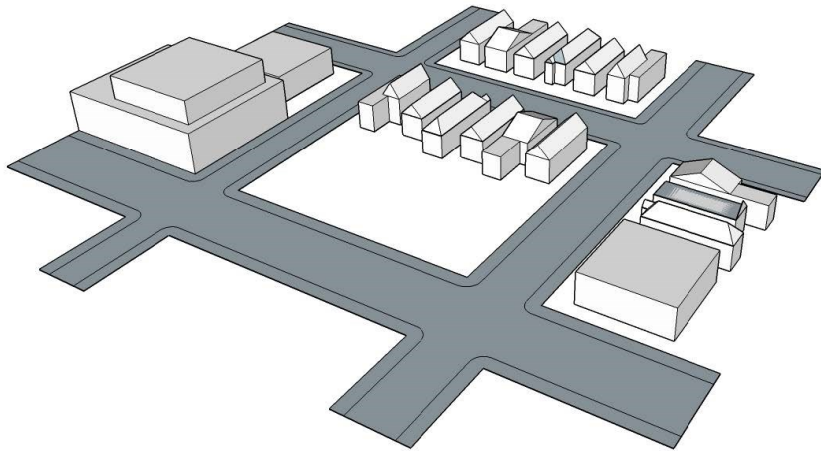
85% of total land area zoned in Zoning By-law 05-200

39% of urban area covered by Zoning By-law 05-200

# Getting to a Recommendation

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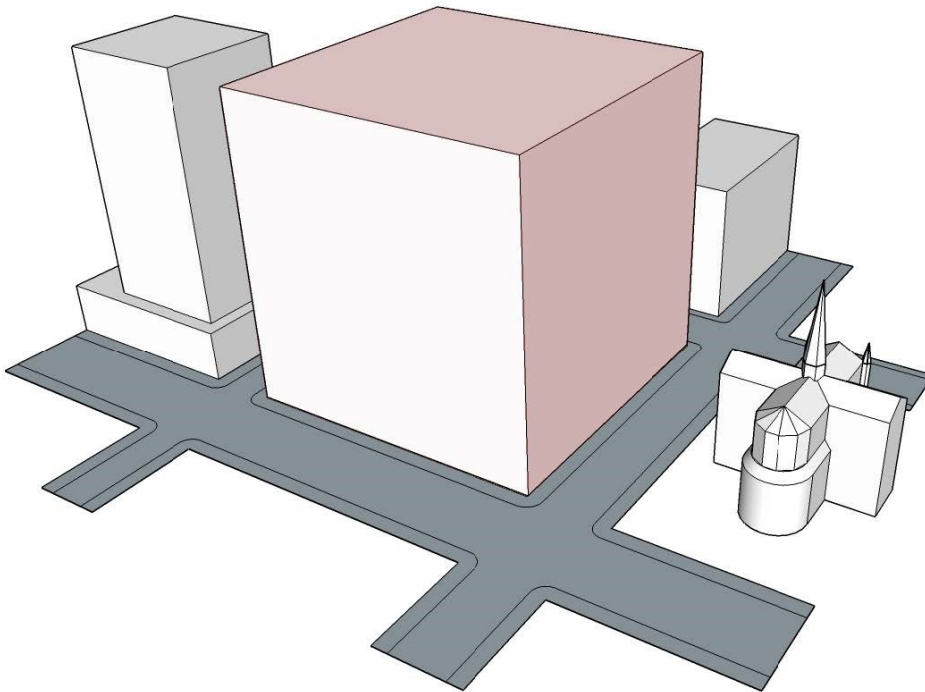
Policy/Technical Review



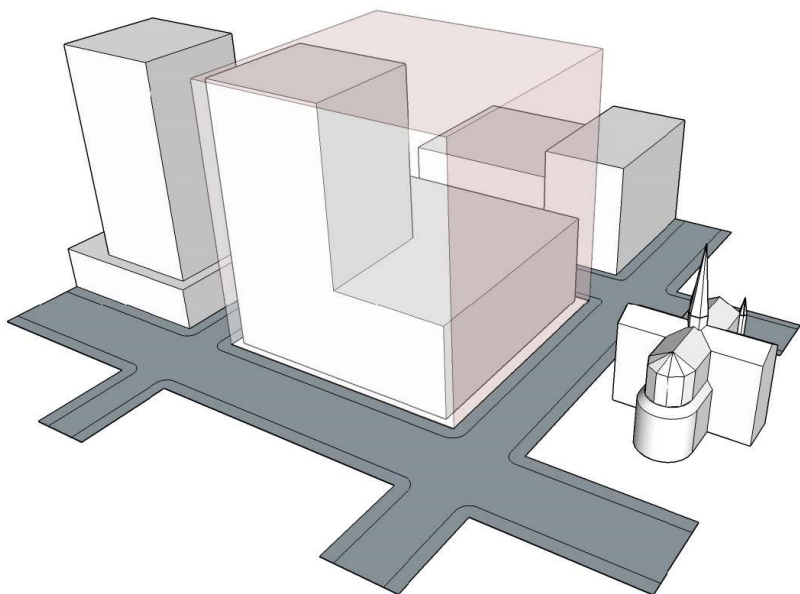
The shape and form of buildings should respond to and respect the neighbourhood character

Policy/Technical Review

Consultation

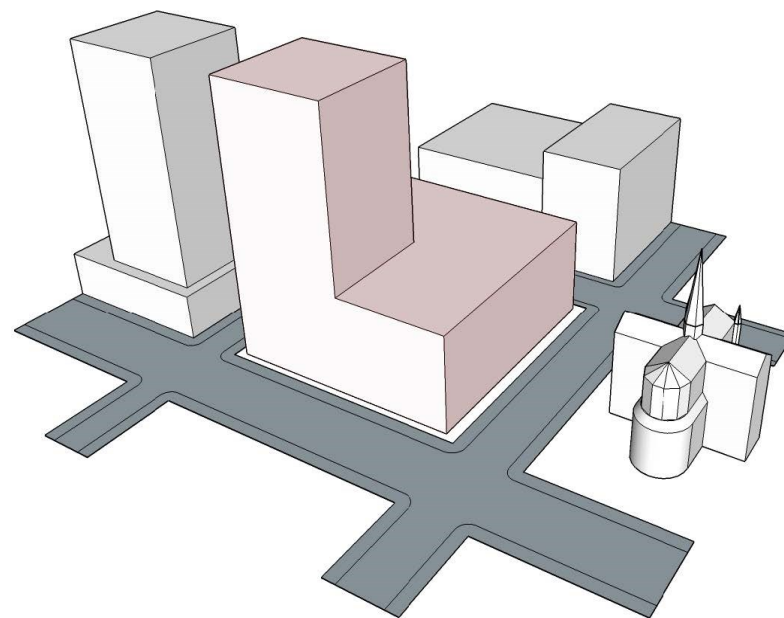






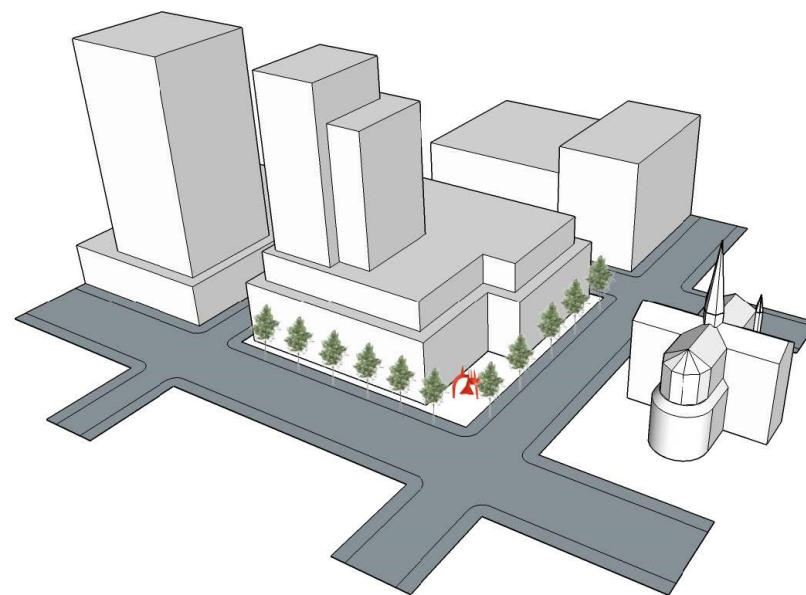
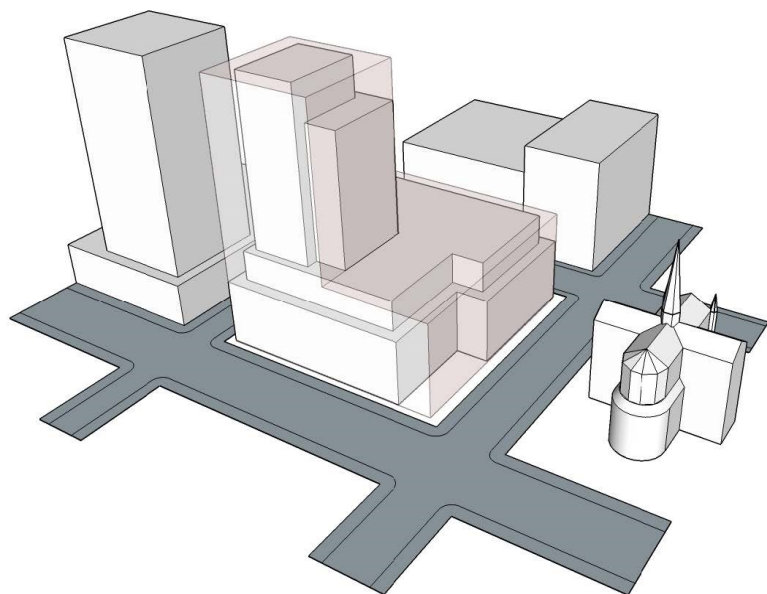
Policy/Technical Review

Consultation



Policy/Technical Review

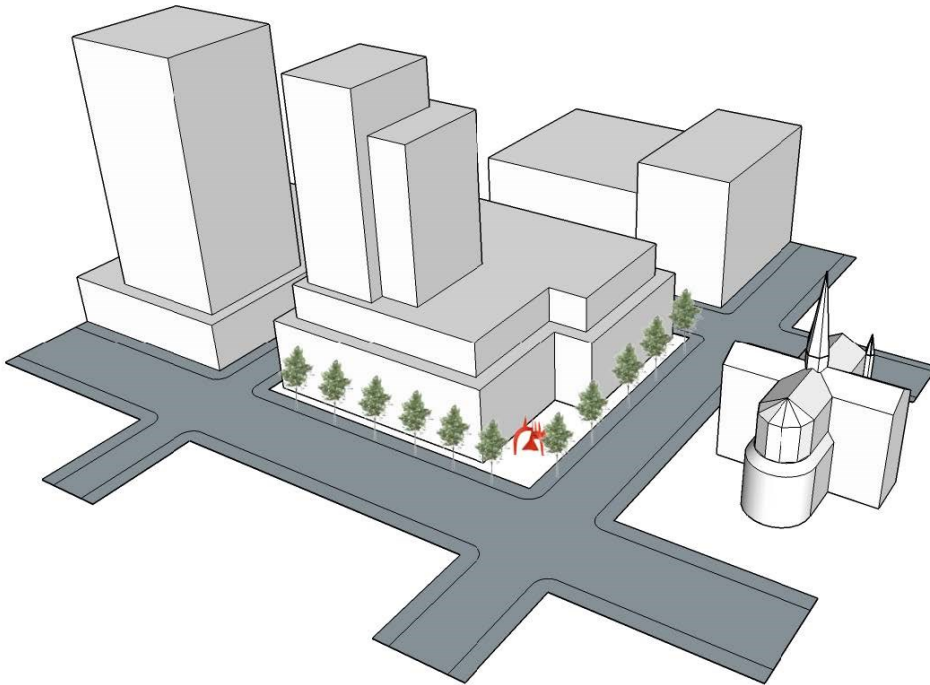
Consultation



Policy/Technical Review

Consultation

Professional Opinion and  
Good Planning



# Staff Report – Fact Sheet

PED19177

Application Details	Applicant/Owner:	
	File Number:	
	Type of Application:	
	Proposed Use:	
Property Details	Municipal Address:	
	Lot Area:	
	Servicing:	
	Existing Use	
Documents	Provincial Policy Statement (PPS)	
	A Place to Grow:	
	Official Plan Existing:	
	Official Plan Proposed:	
	Zoning Existing:	
	Zoning Proposed:	
	Modifications Proposed:	
Processing Details	Received:	
	Deemed Complete:	
	Notice of Complete Application:	
	Public Notice Sign:	
	Notice of Public Meeting:	
	Public Consultation:	
	Public Comments Received:	
	Processing Time:	

# Staff Report – Summary of Consultation

PED19177

Departments and Agencies		
	Comment	Staff Response
•	No Comment	
	Summary of comments received	
Public Consultation		
	Comment	Staff Response
	Summary of comments received	



# Thank you