

WELCOME TO THE CITY OF HAMILTON

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

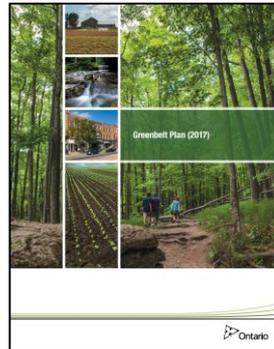
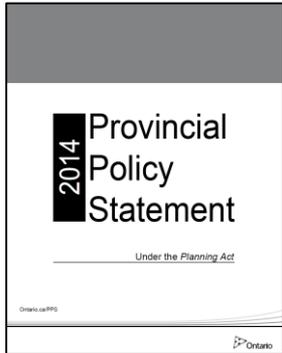
November 19, 2019 – Planning Committee Meeting

Purpose

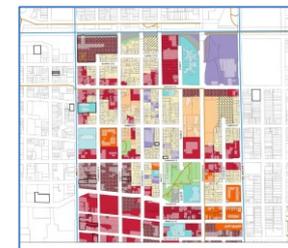
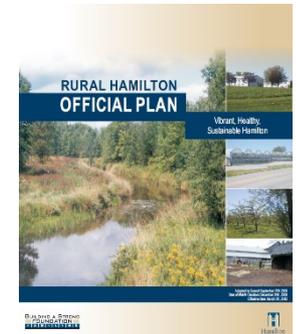
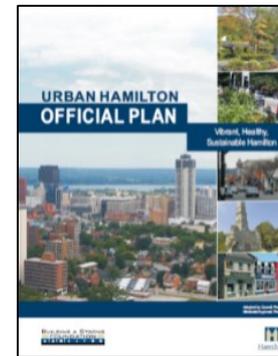
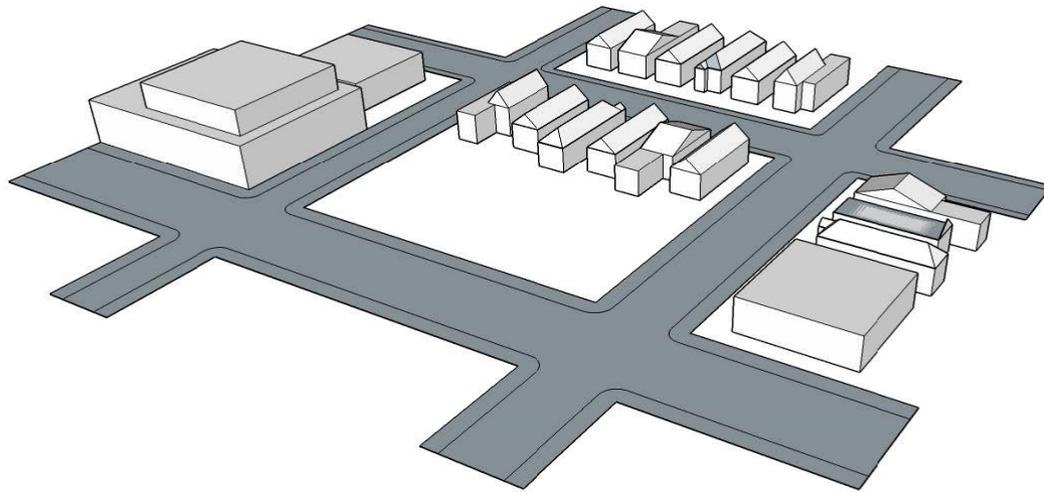
To provide an overview of how development planning applications are considered in the context of the Urban Hamilton Official Plan

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

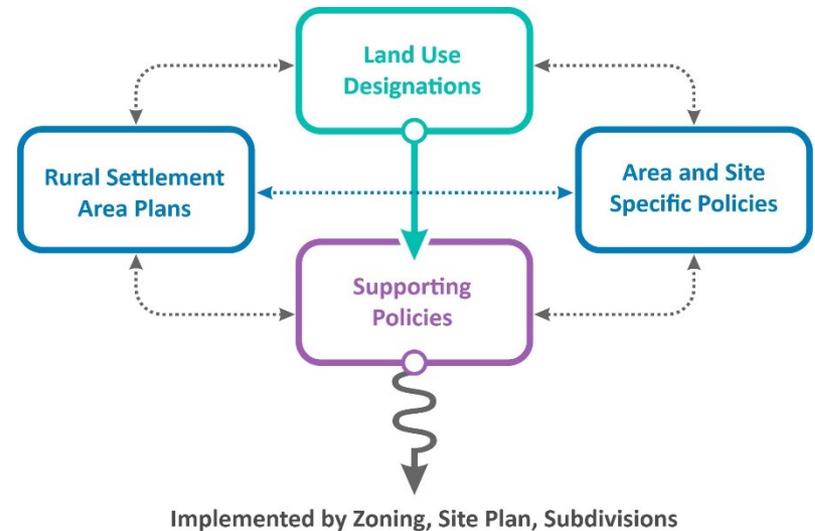
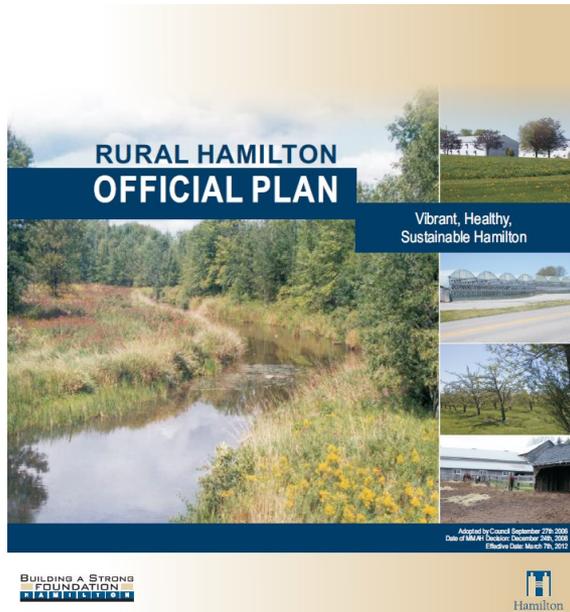
Getting to a Recommendation



- 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

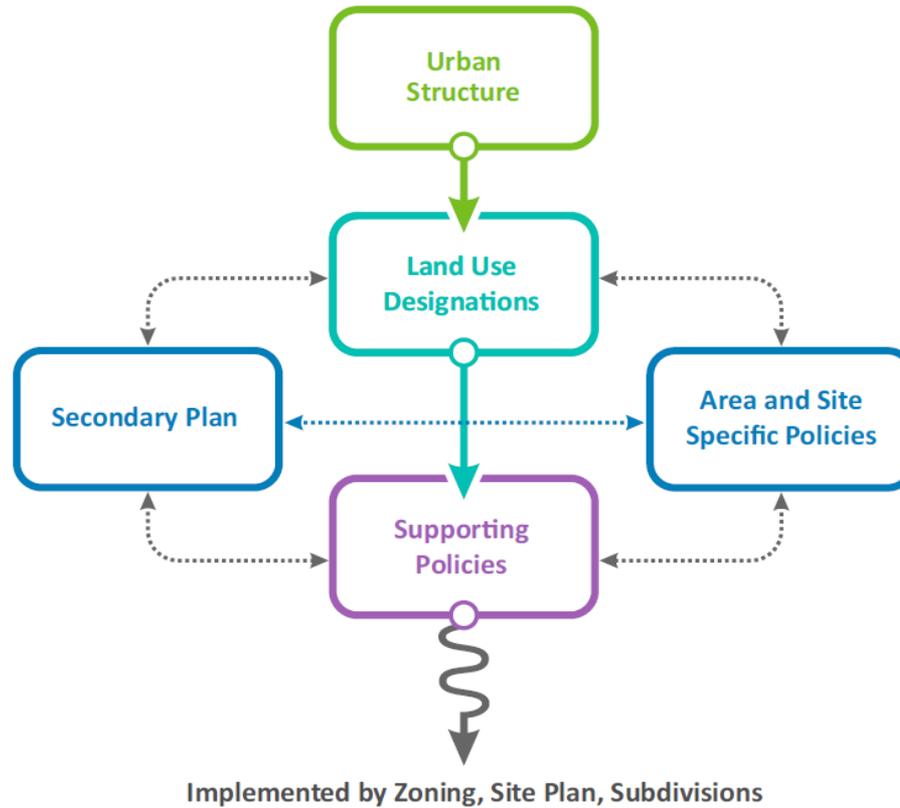
How do we do implement the Vision.....

- 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

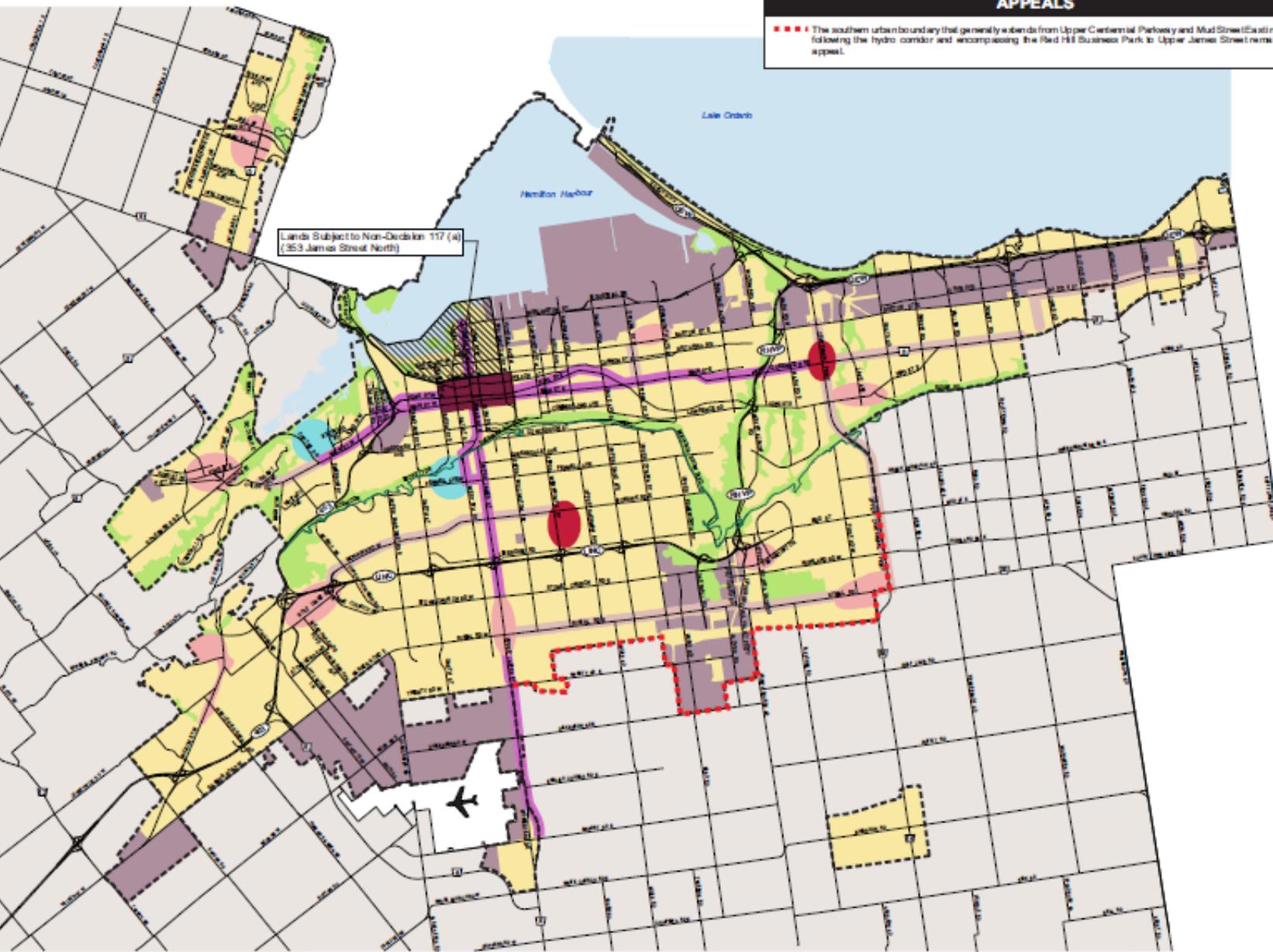
- Conserve cultural heritage resources
- Support and promote investment that contributes towards the growth of the City's economy and prosperity
- Establish and implement design principles to make our neighbourhoods and business areas more attractive, lively and safe
- Establish an integrated transportation 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

- Parkway
- Secondary
- Potential Expansion of Secondary Corridor

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Lands Subject to Non-Decision 113 West Harbour Sealing Wall

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

**Urban Hamilton Official Plan
 Schedule E
 Urban Structure**

Hamilton
 PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
 Planning Division

Urban Hamilton Official Plan

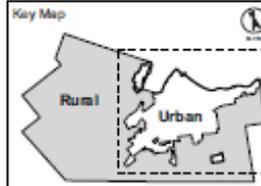


APPEALS

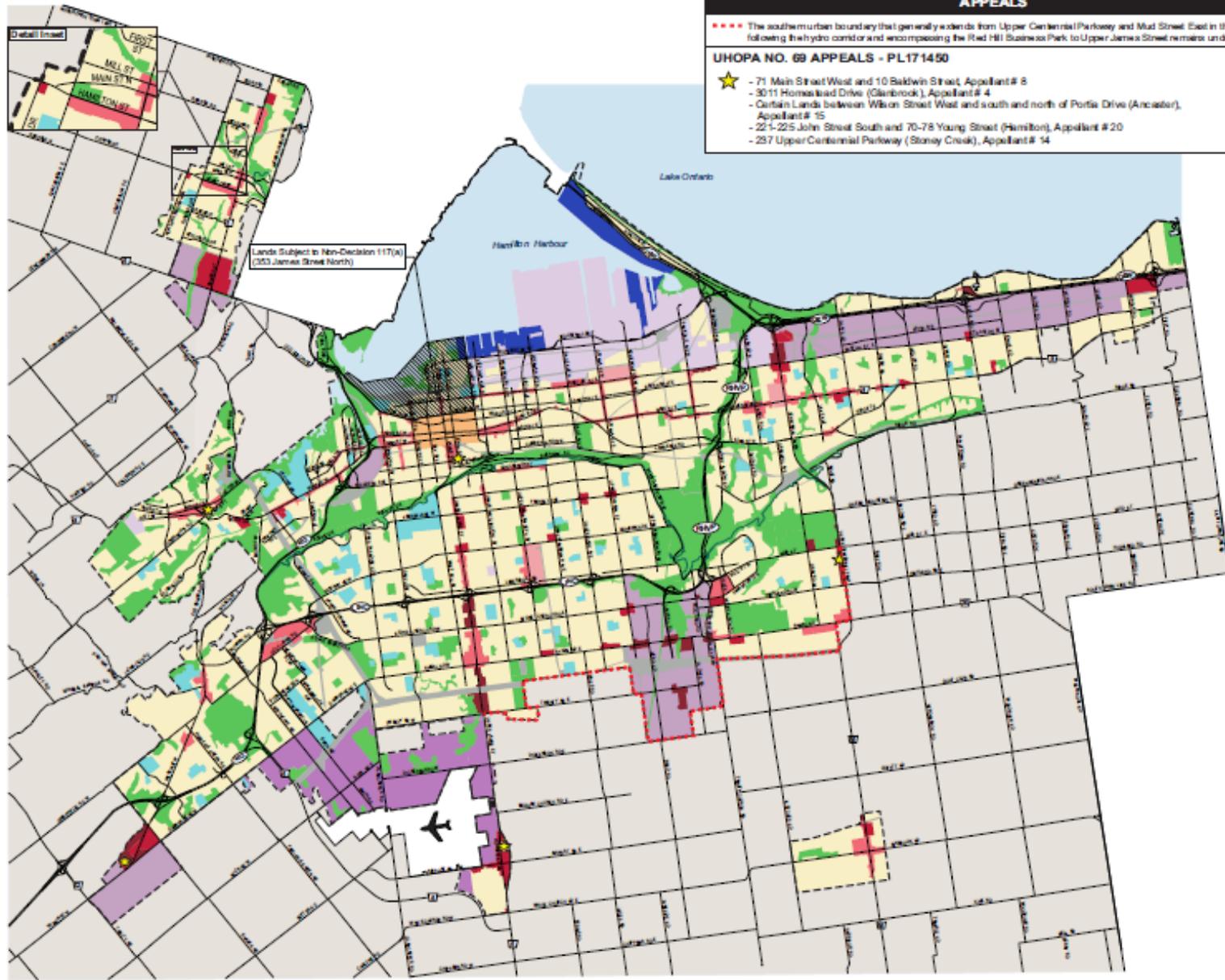
•••• The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the west, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.

UHOA NO. 69 APPEALS - PL171450

- ★ - 71 Main Street West and 10 Baldwin Street, Appellant # 8
- 3011 Homestead Drive (Glenbrook), Appellant # 4
- Certain Lands between Wilson Street West and south and north of Portia Drive (Ancaster), Appellant # 15
- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
- 257 Upper Centennial Parkway (Stoney Creek), Appellant # 14



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.



Lands Subject to Non-Decision 117(x) (353 James Street North)

- Neighbourhoods
- Open Space
- Institutional
- Utility
- Commercial and Mixed Use Designations**
- Downtown Mixed Use Area
- Mixed Use - High Density
- Mixed Use - Medium Density
- District Commercial
- Aerial Commercial
- Employment Area Designations**
- Industrial Land
- Business Park
- Airport Employment Growth District
- Shipping & Navigation
- Other Features**
- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Lands Subject to Non Decision 113 West Harbour Setting Sid

Council Adoption: July 9, 2009
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**Urban Hamilton Official Plan
 Schedule E-1
 Urban Land Use Designations**



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Urban Hamilton Official Plan

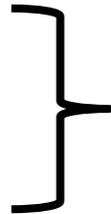
Neighbourhoods are not just residential



Urban Hamilton Official Plan

Three Categories of Residential Use:

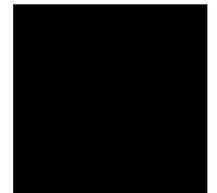
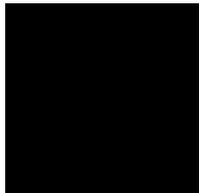
- Low Density
- Medium Density
- High Density



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

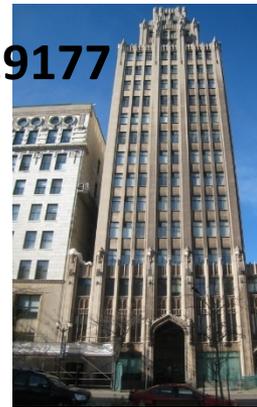


Urban Hamilton Official Plan

PED19177

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



Urban Hamilton Official Plan

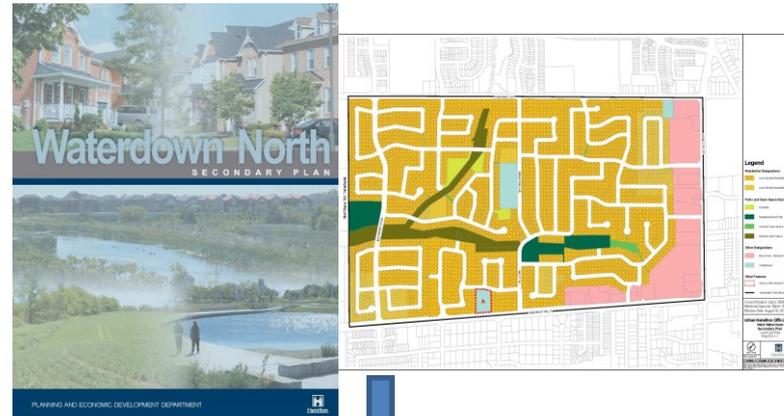
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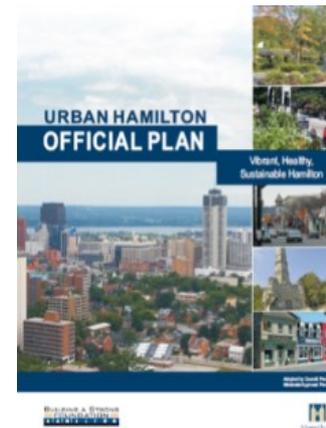
Secondary Plans

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

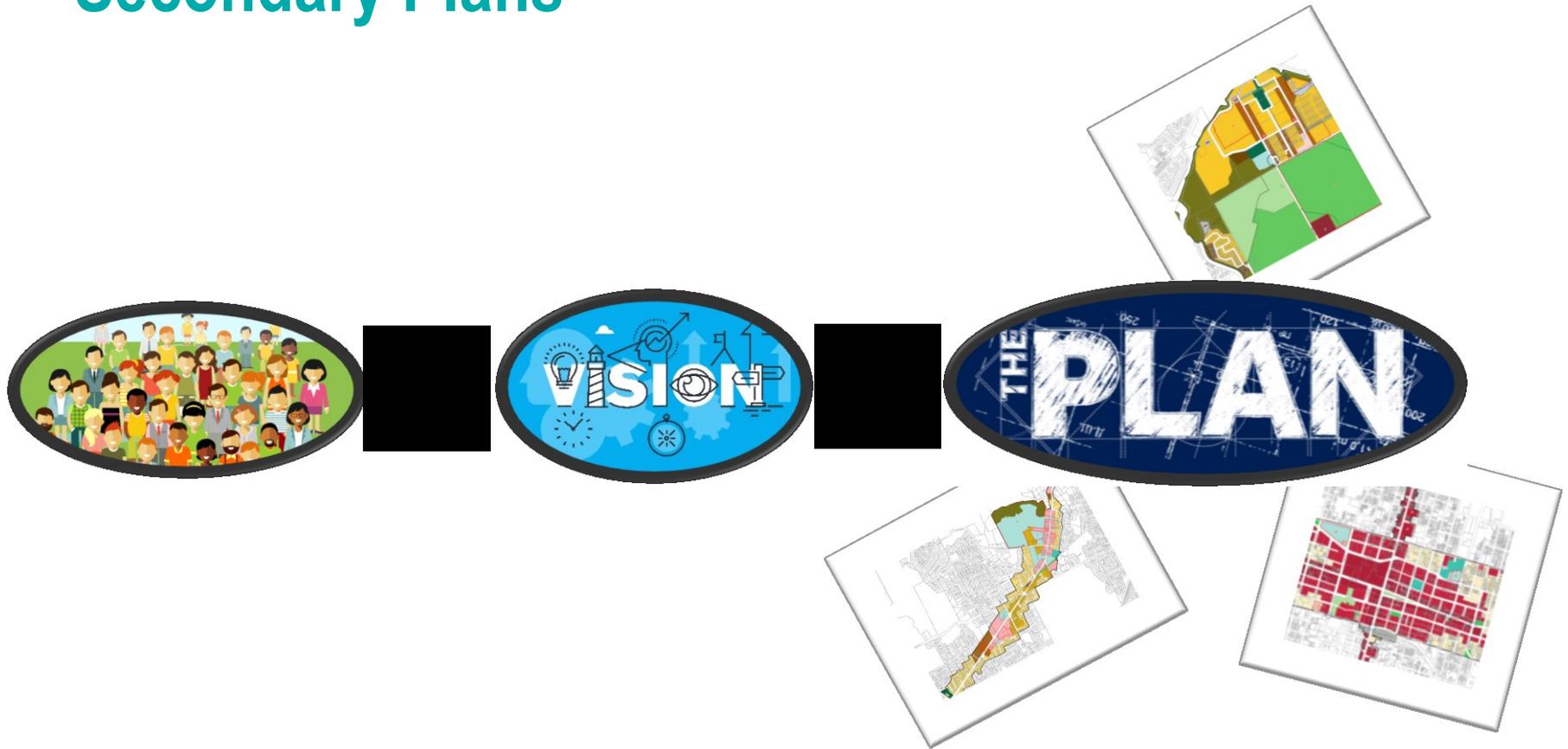


**Adopted into the
Official Plan**



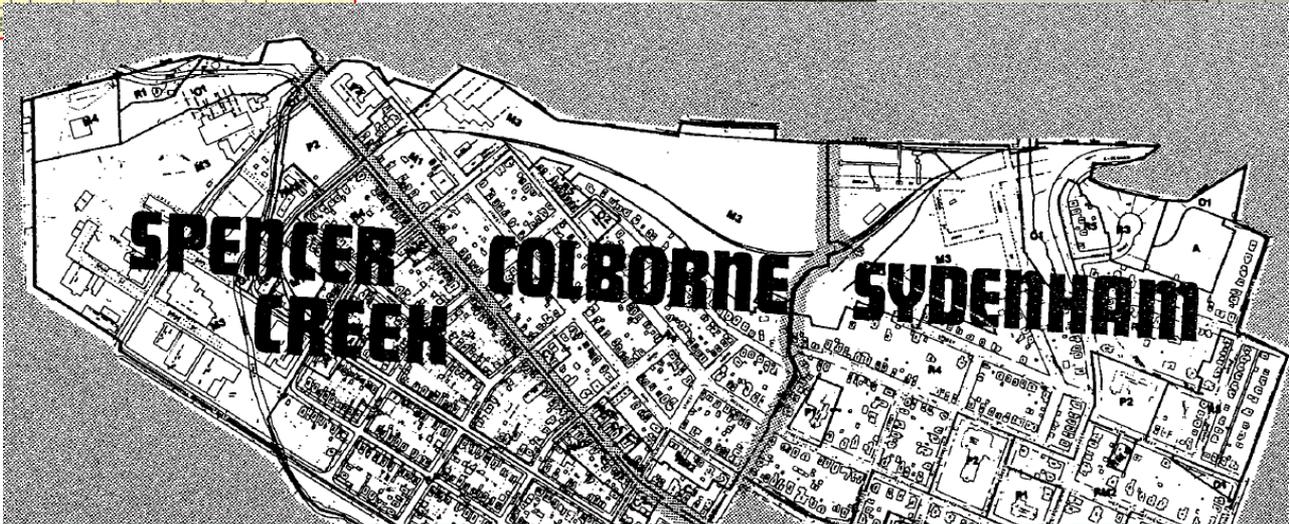
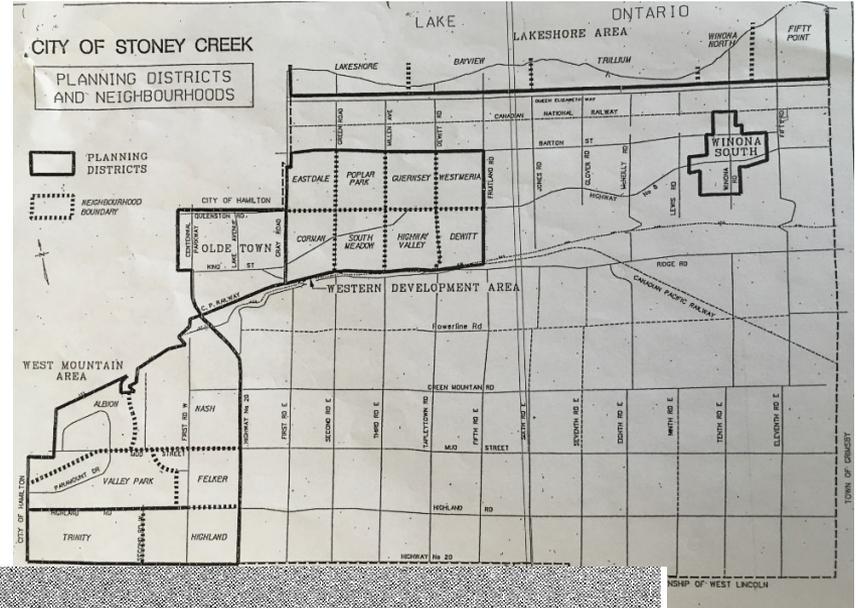
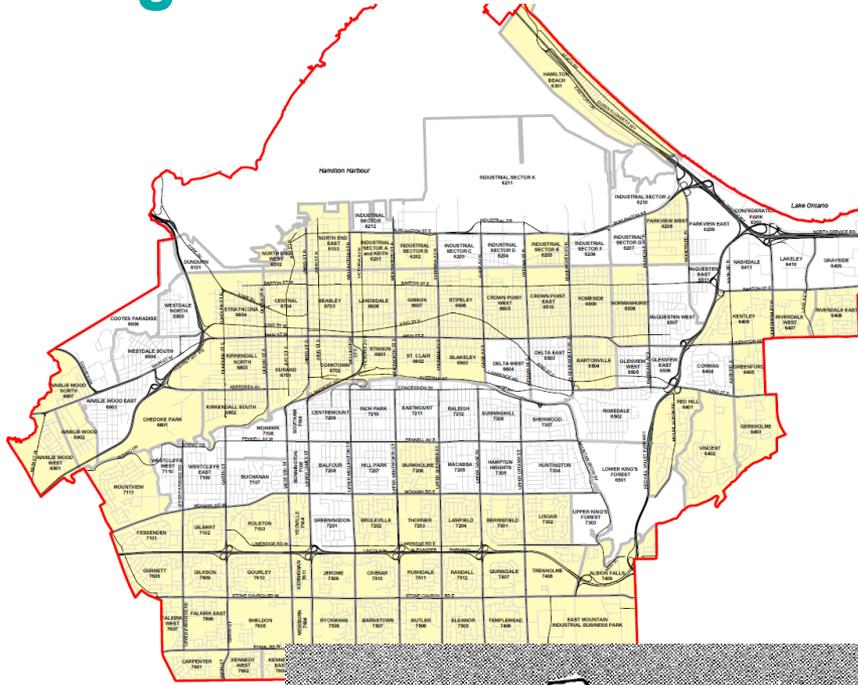
Secondary Plans

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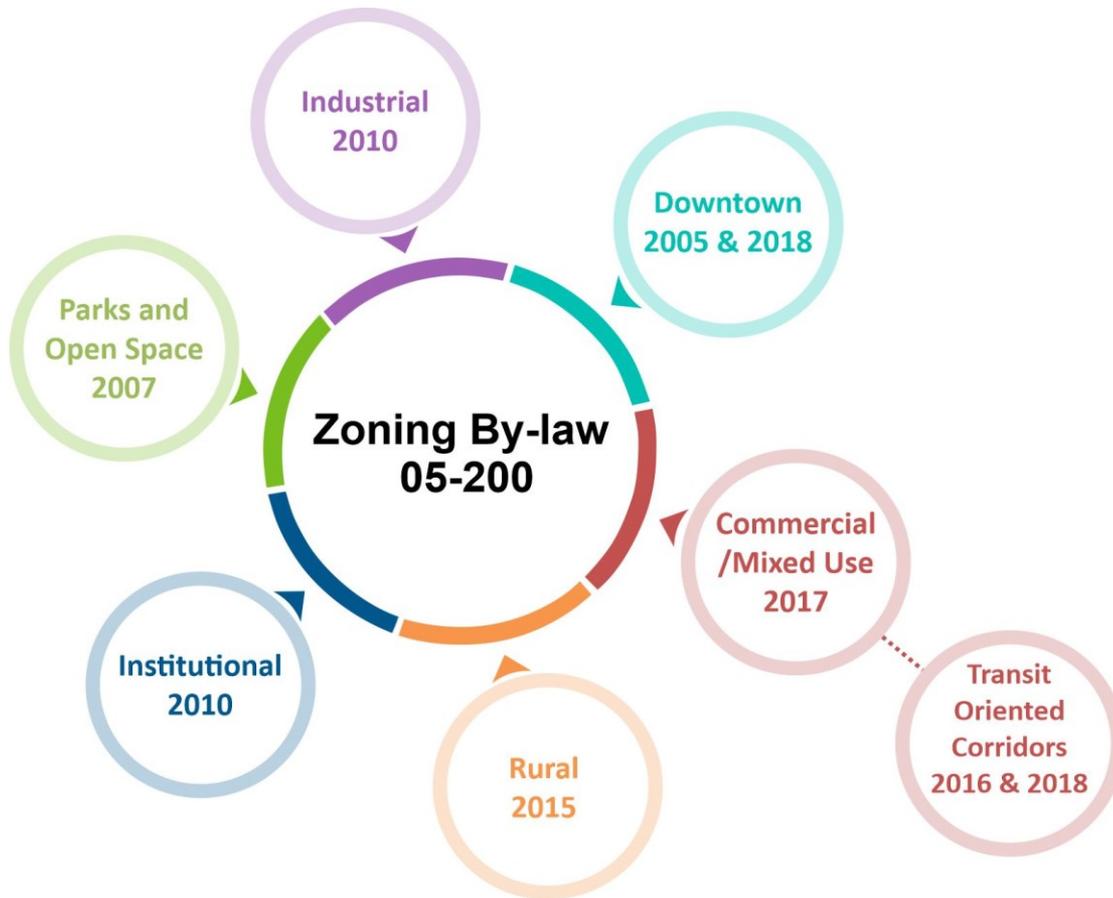
Neighbourhood Plans

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Zoning By-law No. 05-200

PED19177

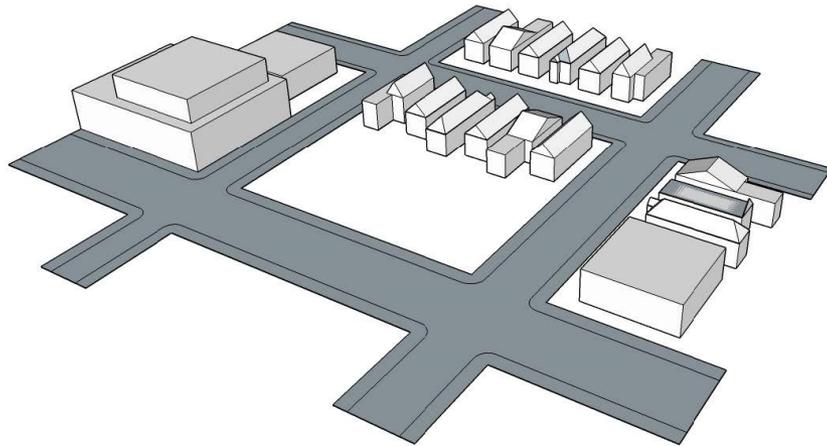


85% of total land area zoned in Zoning By-law 05-200

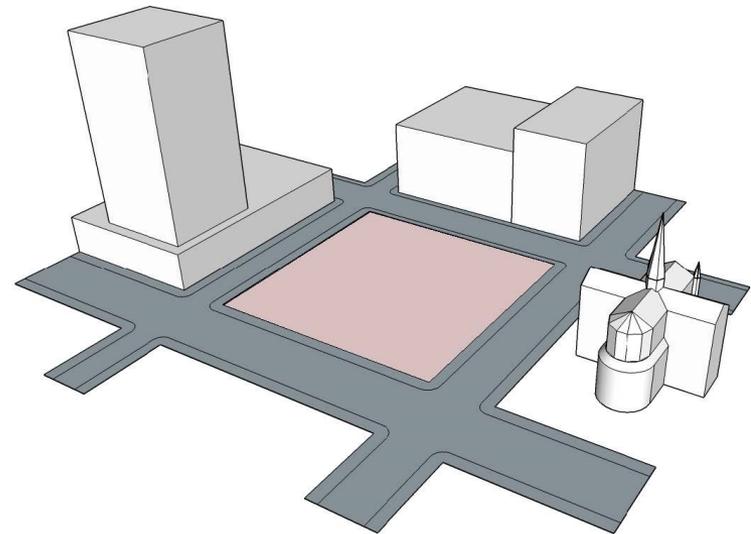
39% of urban area covered by Zoning By-law 05-200

Getting to a Recommendation

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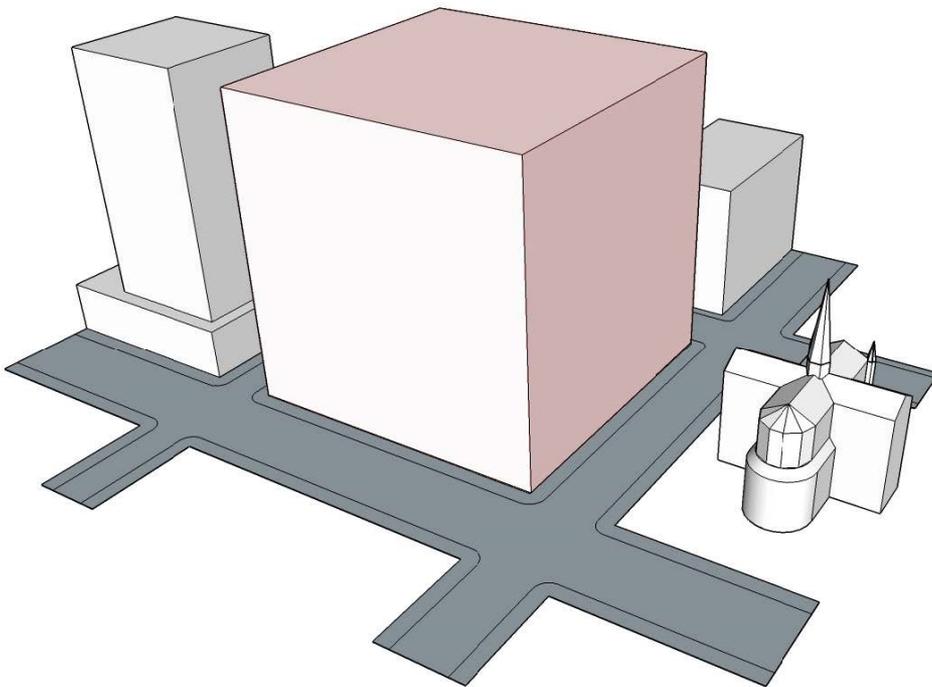
Policy/Technical Review



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

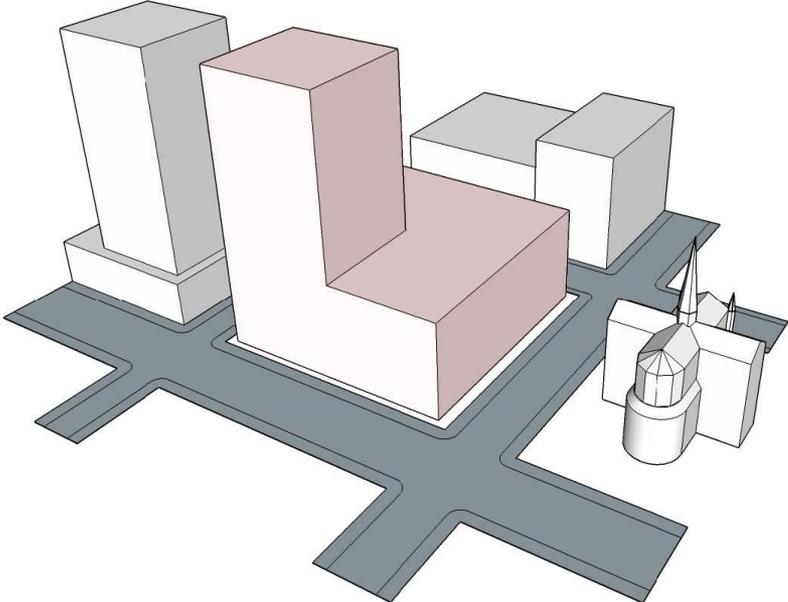
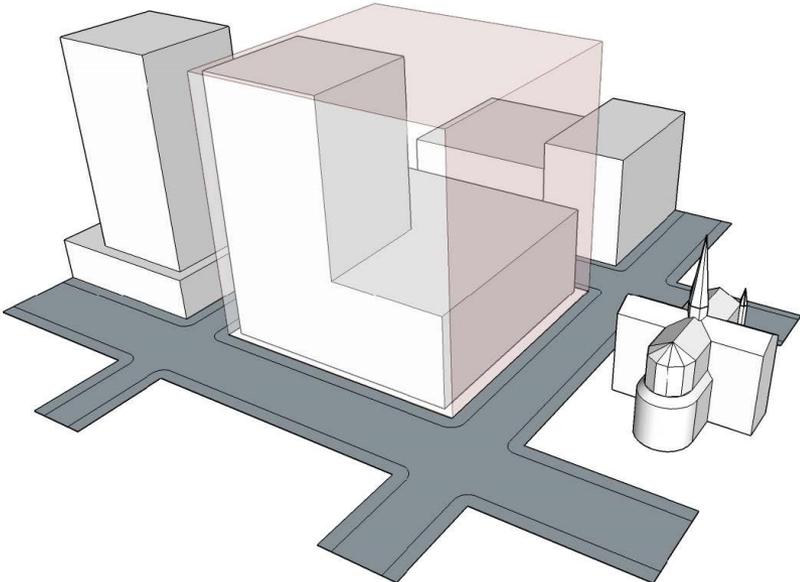
Policy/Technical Review

Consultation



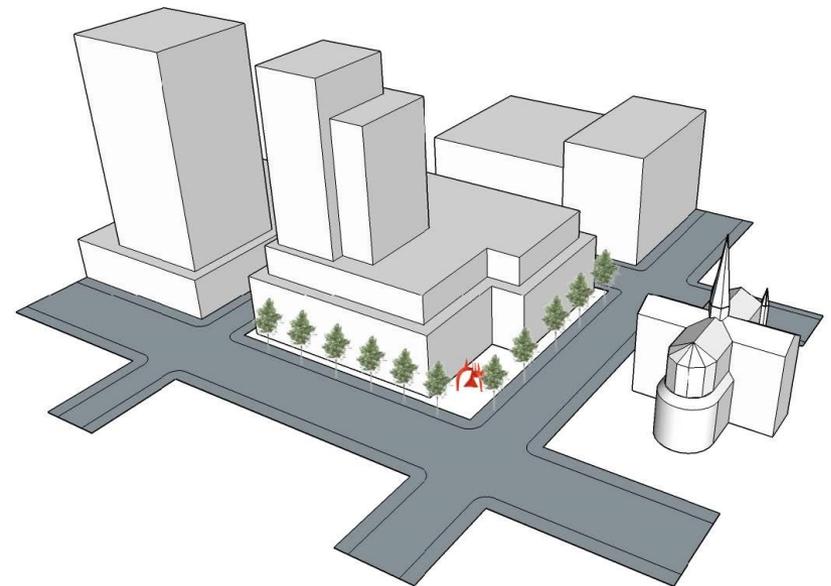
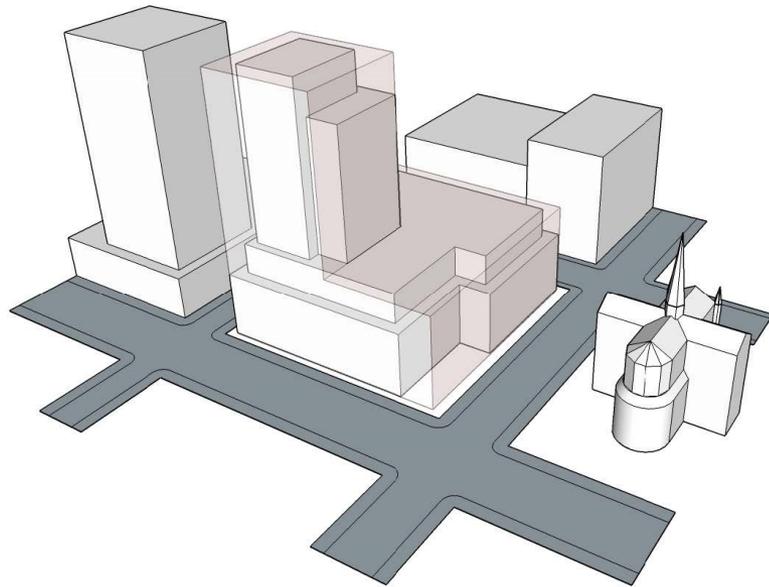
Policy/Technical Review

Consultation



Policy/Technical Review

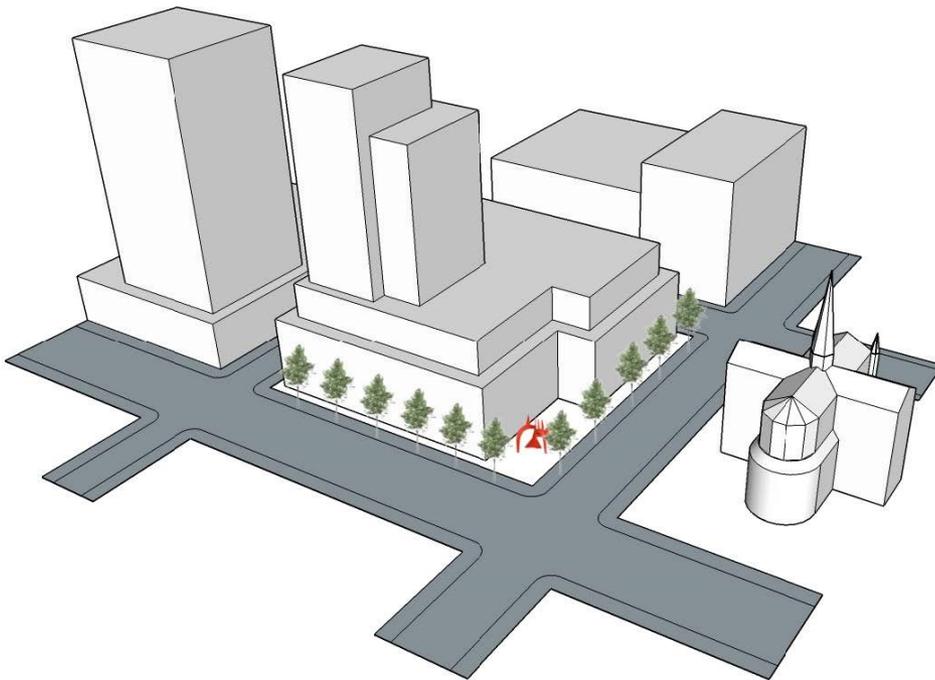
Consultation



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