



Hamilton

WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

August 3, 2022

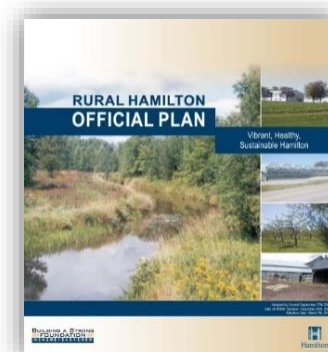
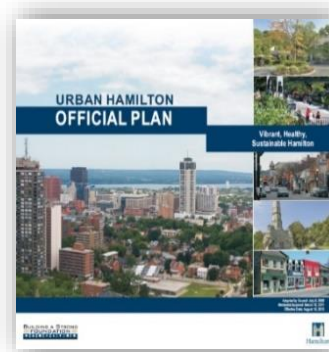
# PED22154 –

Amendments to Expand the Permitted Uses in the Low Density Residential Zones of the Former Community Zoning By-laws of the Town of Ancaster, Town of Dundas, Town of Flamborough, Township of Glanbrook, City of Hamilton, and City of Stoney Creek and Create Two New Low Density Residential Zones in Zoning By-law No. 05-200

Presented by: Alana Fulford

# Background

- On June 8th, 2022, a significant milestone was reached when Council approved amendments to the Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP)
- As guided by the Council endorsed 10 Directions to Guide Development, Council adopted a **No Urban Boundary Expansion Growth Option** – forecasted growth to 2051 to be accommodated within the current urban boundary.



## GROWTH FORECAST: 2051



An increase of 236,000 people, for a total population of 820,000 people



An increase of 122,000 jobs, for a total employment of 360,000 jobs

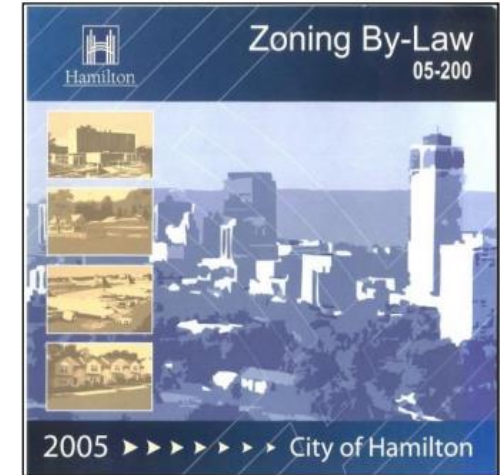
# Updates to the City's Zoning By-laws

PED22154

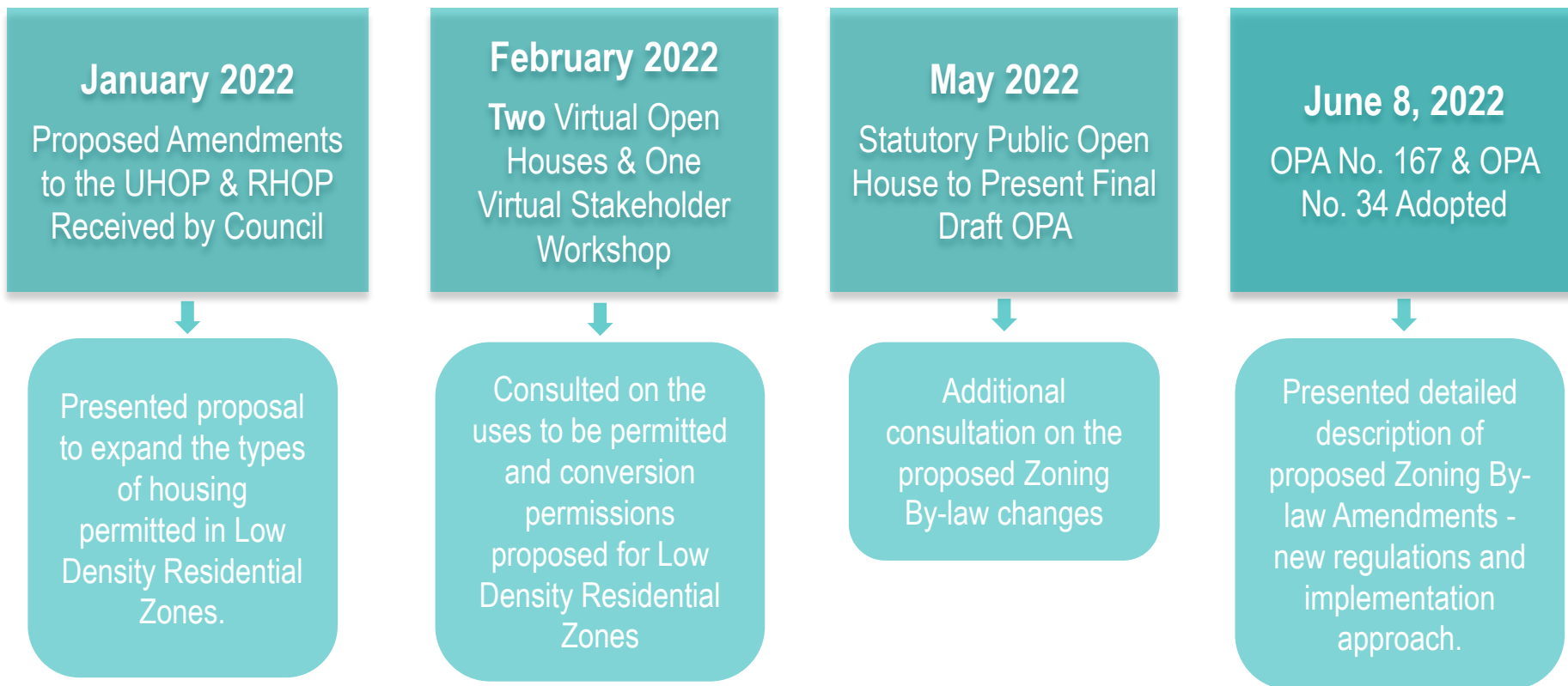
- Providing additional housing opportunities within low density residential areas by:
  - **Expanding the uses permitted** within Low Density Residential (LDR) Zones.
  - Permitting the **conversion** of existing Single Detached and Duplex Dwellings to contain up to **four dwelling units**.
- The changes proposed intend to remove the barriers of exclusionary zoning in order to:
  - Provide flexibility for residents by improving **housing choice** and **affordable housing options**.
  - Provide opportunities for **small-scale intensification** by allowing a broader range of housing types in neighbourhoods across the City.
  - Make use of **existing infrastructure and services** by accommodating growth within existing neighbourhoods.
  - Implement more **sustainable growth** by providing greater infill opportunities.

# Updates to Zoning By-law No. 05-200

- Since its introduction, zones have been systemically introduced to Zoning By-law No. 05-200 with Residential Zones in the Urban Area representing the final phase of this process.
- The amendments proposed today include establishing the first urban residential zones outside of the Downtown to Zoning By-law No. 05-200, an important step towards the full integration of zones in Zoning By-law No. 05-200.
- Establishing residential zones in Zoning By-law No. 05-200 means:
  - **Consistent implementation** of OPA No. 167 across the City's Zoning By-laws.
  - New zoning permissions in a zoning by-law with **updated terminology and definitions**.
  - An opportunity to monitor the implementation of Low-Density Residential Zones which will **inform the next phases of the Residential Zoning Project** as additional lands are brought into 05-200.

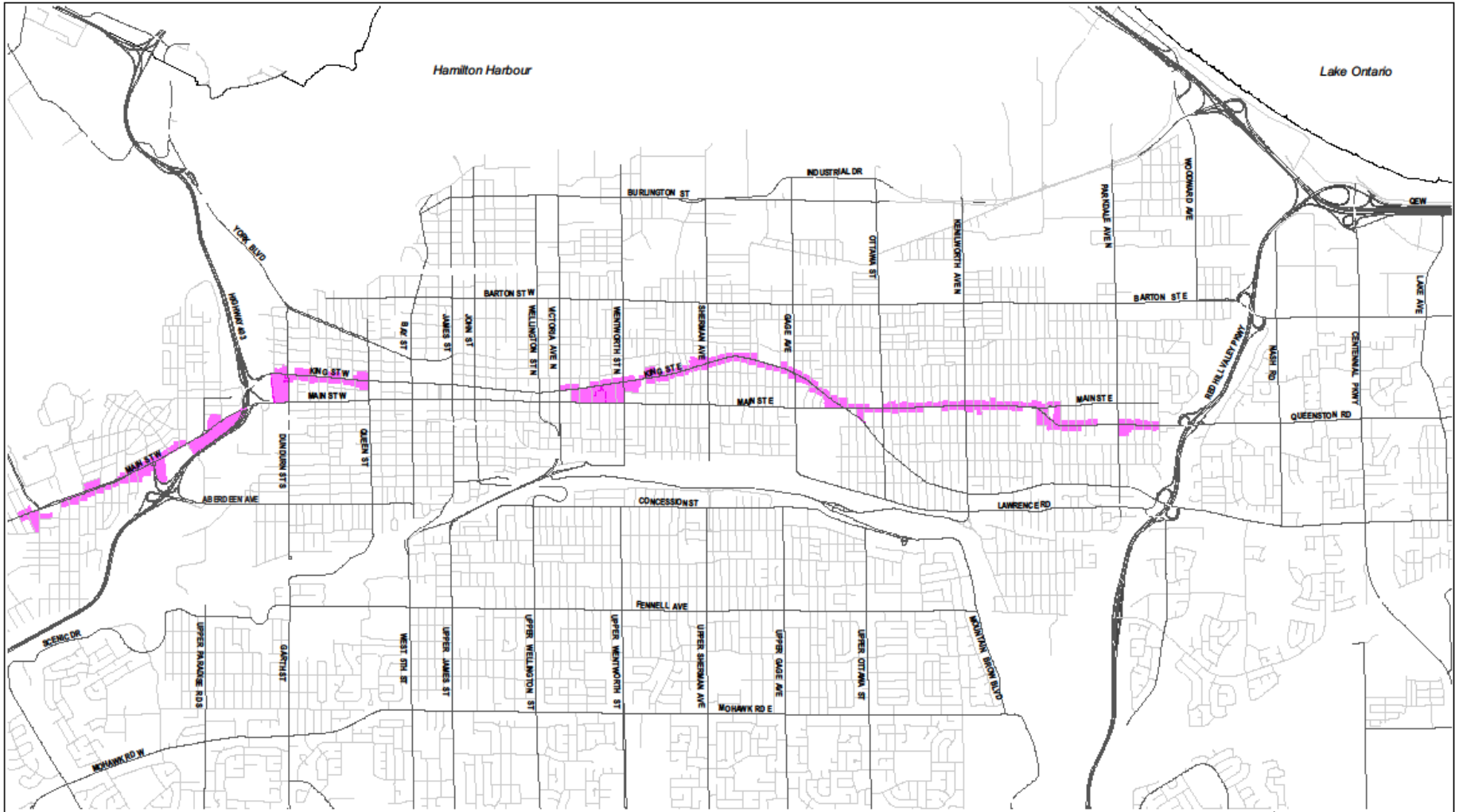


# Public Engagement



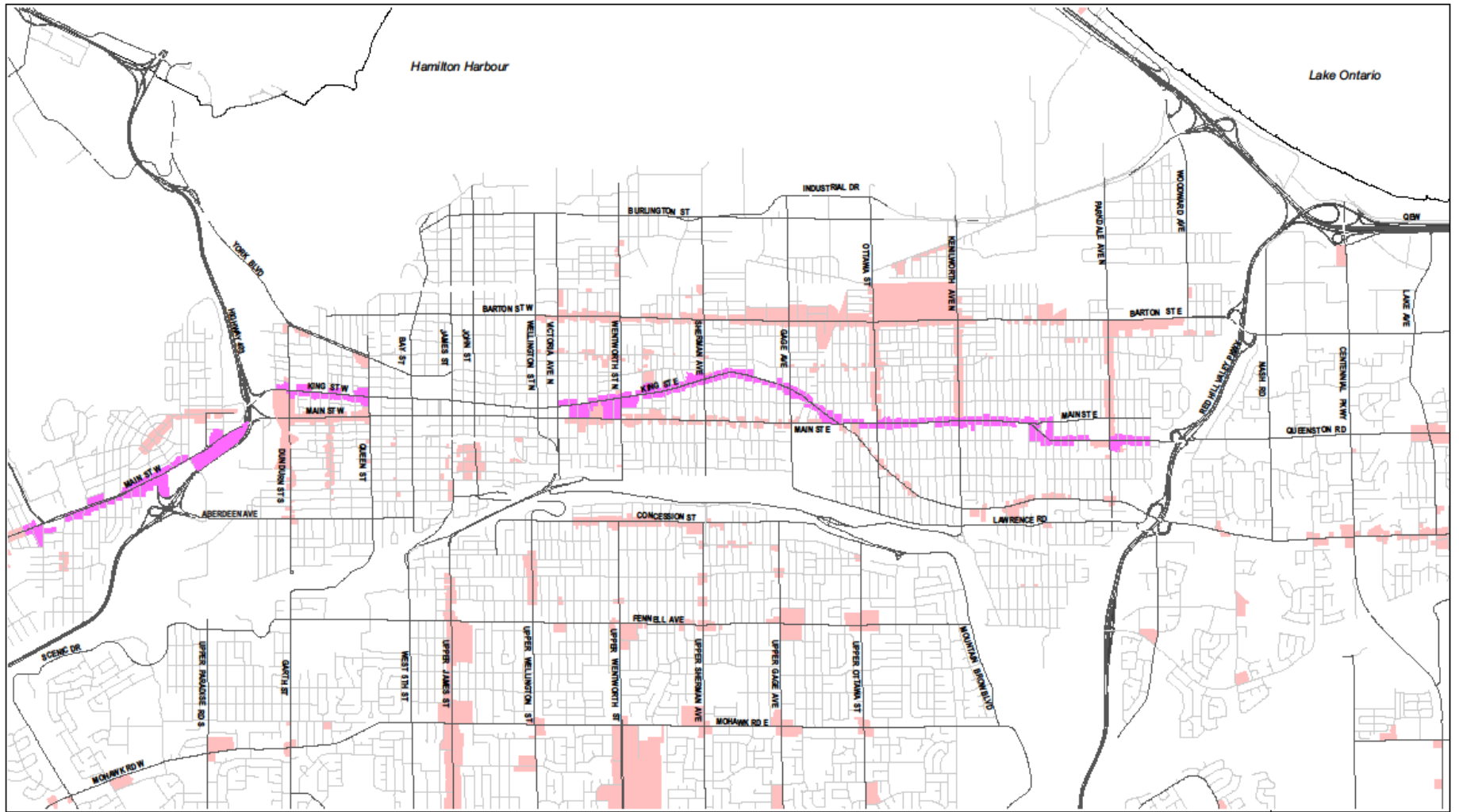
# Distribution of Residential Intensification







<b>Legend</b>  Transit Oriented Corridor Zones	Date: July 2018	 Hamilton
	 N 47° 15' 00"	

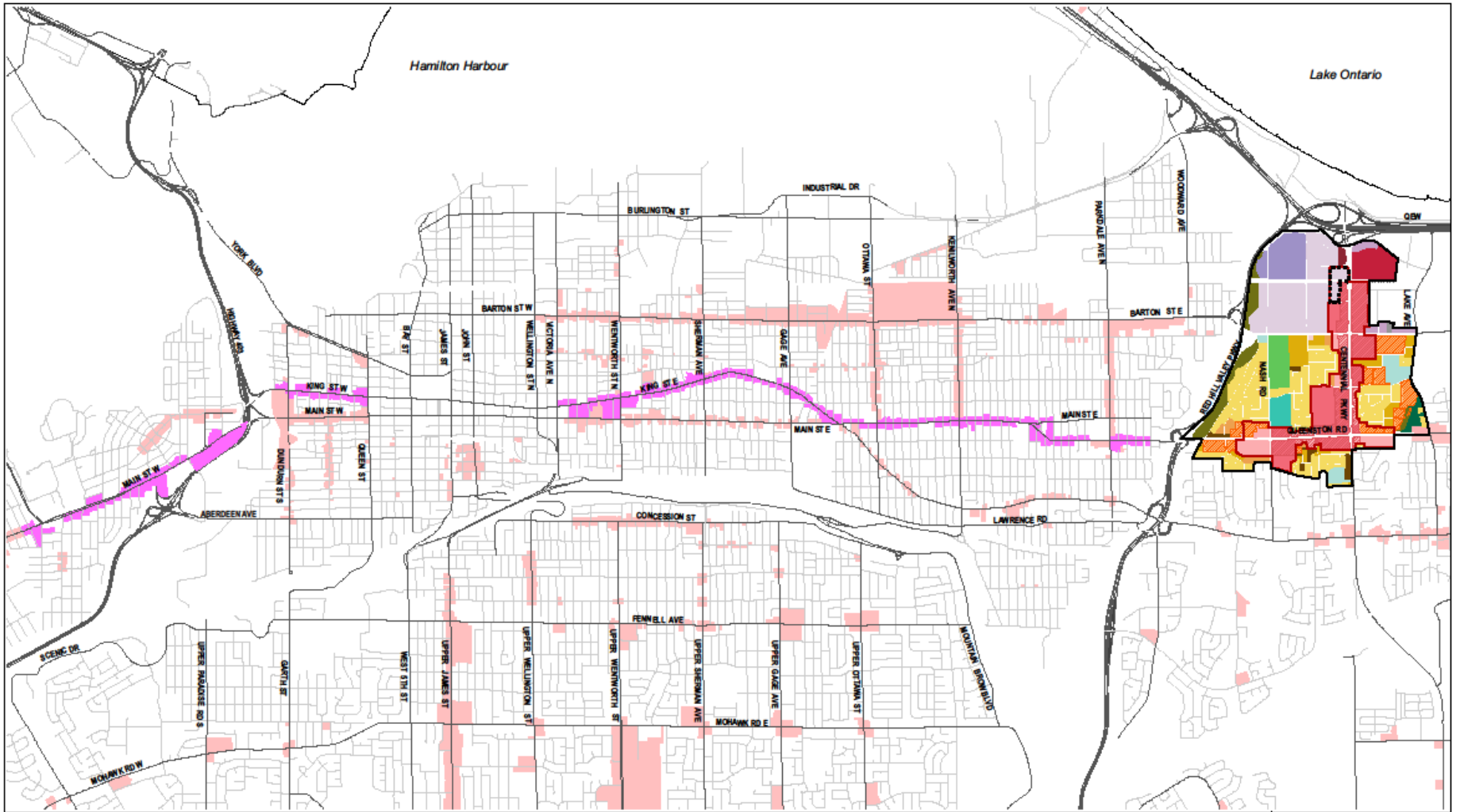




**Legend**

- Transit Oriented Corridor Zones
- Commercial and Mixed Use Zones

<p>Date: July 2016</p>	 <p>Hamilton</p>
 <p>N North</p>	<p><small>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT © Terwill and Information Services Inc. and its licensors. ©2016 May not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.</small></p>



**Legend**

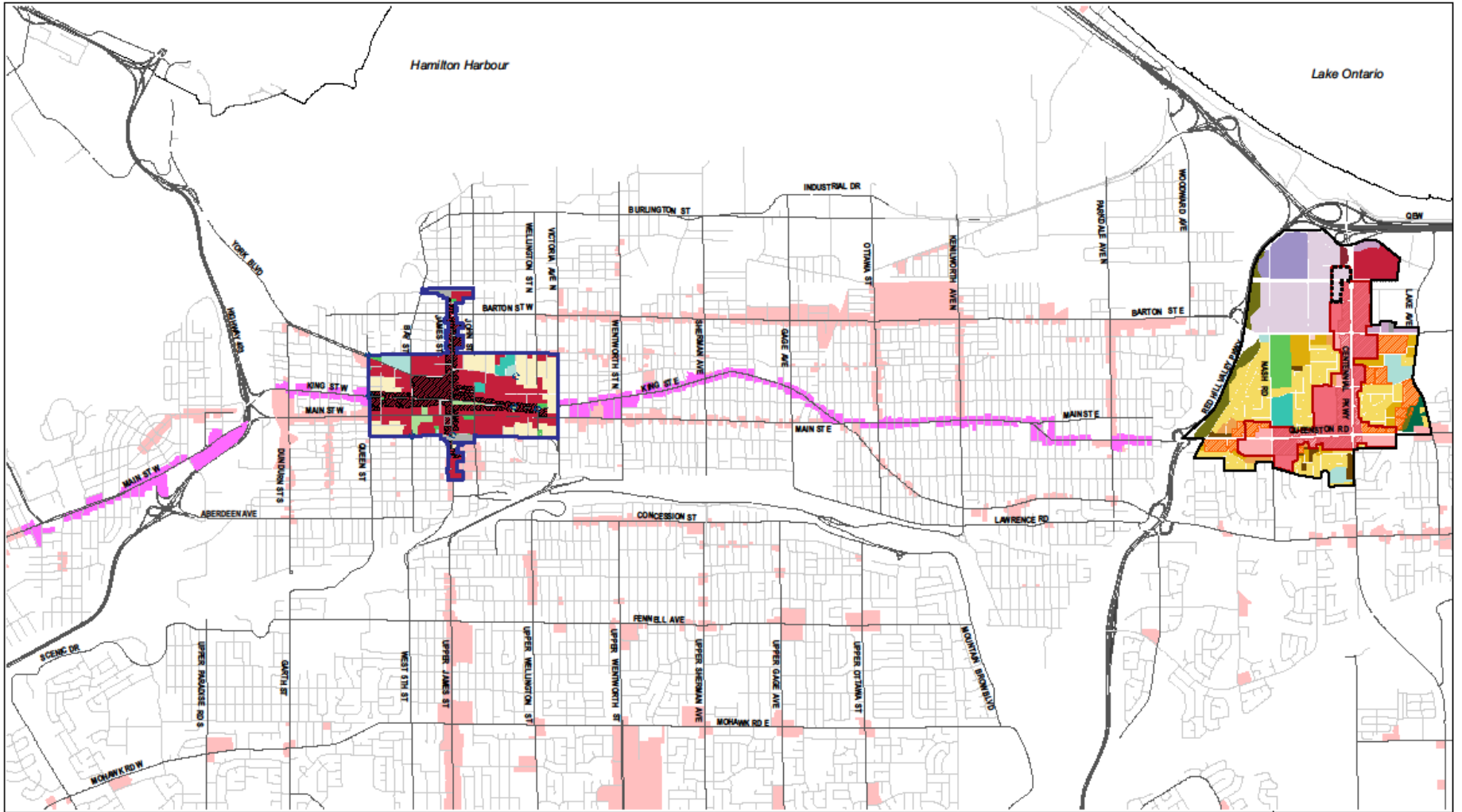
- Transit Oriented Corridor Zones
- Commercial and Mixed Use Zones
- Centennial Neighbourhoods Secondary Plan Boundary

Date:

July 2018



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**Legend**

- Transit Oriented Corridor Zones
- Commercial and Mixed Use Zones
- Centennial Neighbourhoods Secondary Plan Boundary
- Downtown Hamilton Secondary Plan Boundary

Date: July 2018




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# Residential Intensification in Neighbourhoods

- Updates to the Zoning By-laws will implement OPA No. 167 in a manner that more **equitably distributes** growth across the City.
- A more equitable distribution can be achieved by **removing barriers** to small-scale intensification in residential areas.
- Eliminating **exclusionary zoning** means removing the regulatory barriers that often limit the built form to single detached dwellings in neighbourhoods.
- Reduces barriers to achieving **sustainability** and **affordability** objectives.



# Residential Intensification

- To accommodate Hamilton’s forecasted growth over the next 30 years, a significant amount of intensification will need to occur across the built-up area.
- Both the “Ambitious Density Option” and approved “No Urban Boundary Expansion Option” targeted a high rate of residential intensification to the built-up area.

## NO URBAN BOUNDARY EXPANSION 2051



Total Units:  
94,450

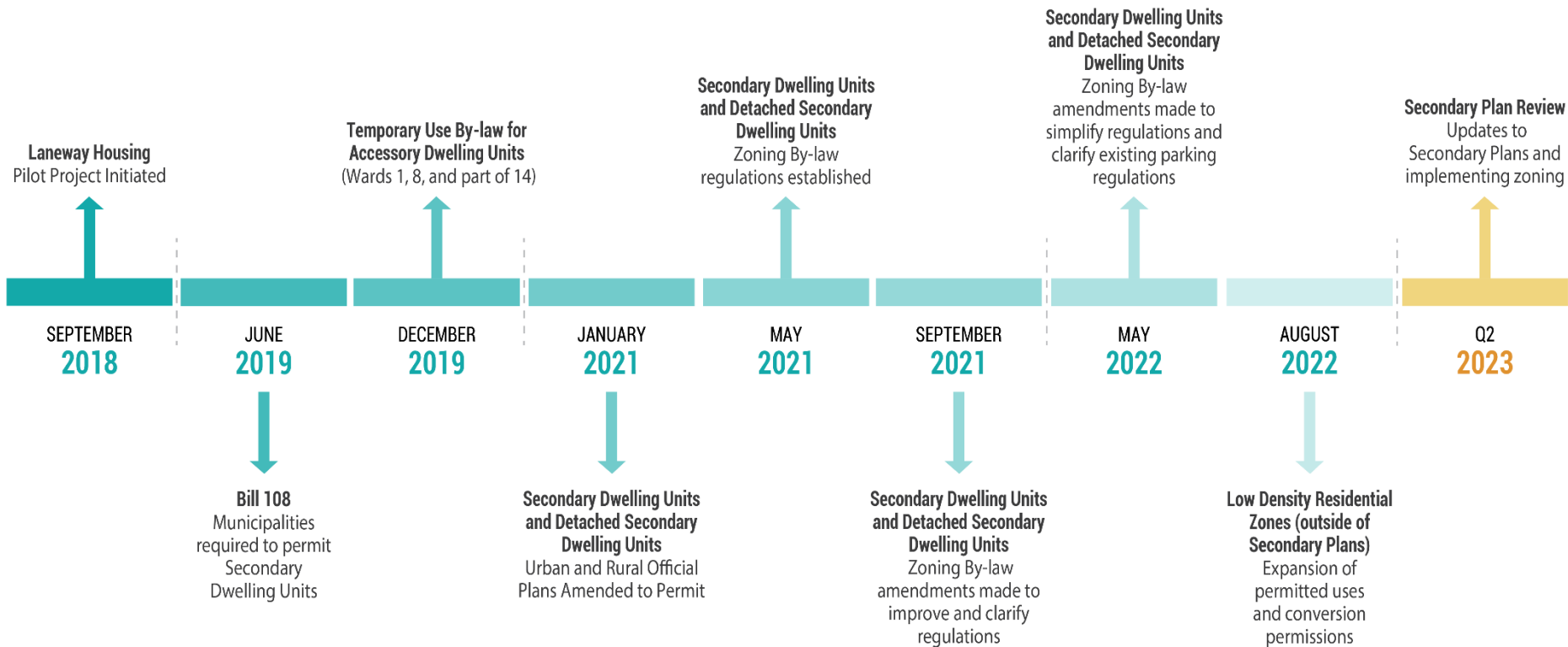
## AMBITIOUS DENSITY 2051



Total Units:  
66,190

50% to 2031  
60% 2031 to 2041  
70% 2041 to 2051

# Small Scale Intensification – An Incremental Approach

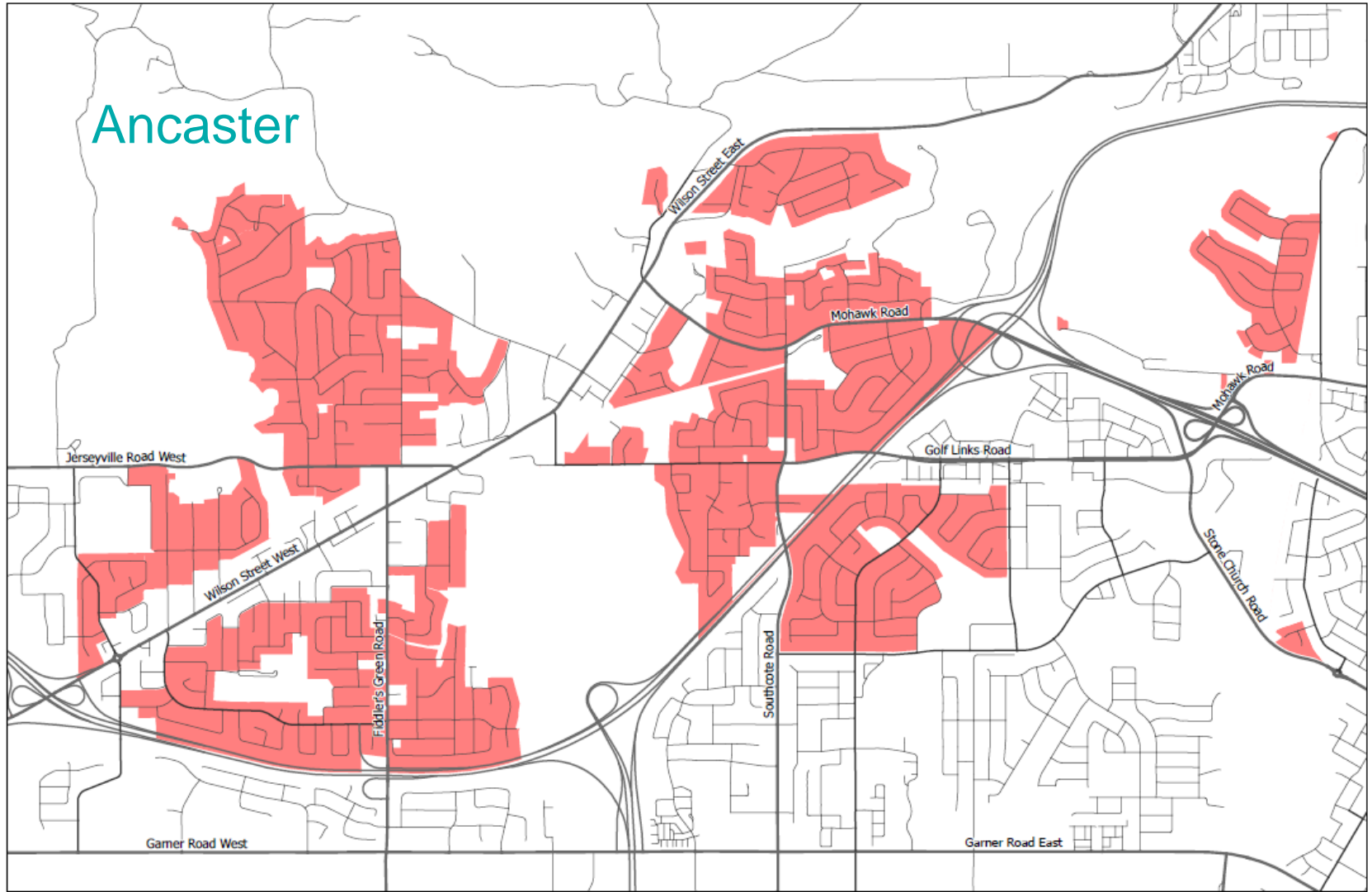


# Amendments to the Former Community Zoning By-laws


- Low Density Residential Zones in the former Community Zoning By-law total over **40 individual zones**, many of which only permit Single Detached Dwellings.
- Providing additional housing opportunities means expanding the range of housing types in low density residential areas to include:
  - Semi-detached Dwellings, Duplex Dwellings, and Street Townhouse Dwellings.
  - Conversion permissions for existing Single Detached and Duplex Dwellings to convert to contain up to four dwelling units.



# Ancaster



## Legend

 Low Density Residential Zones



Date: 7/27/2022

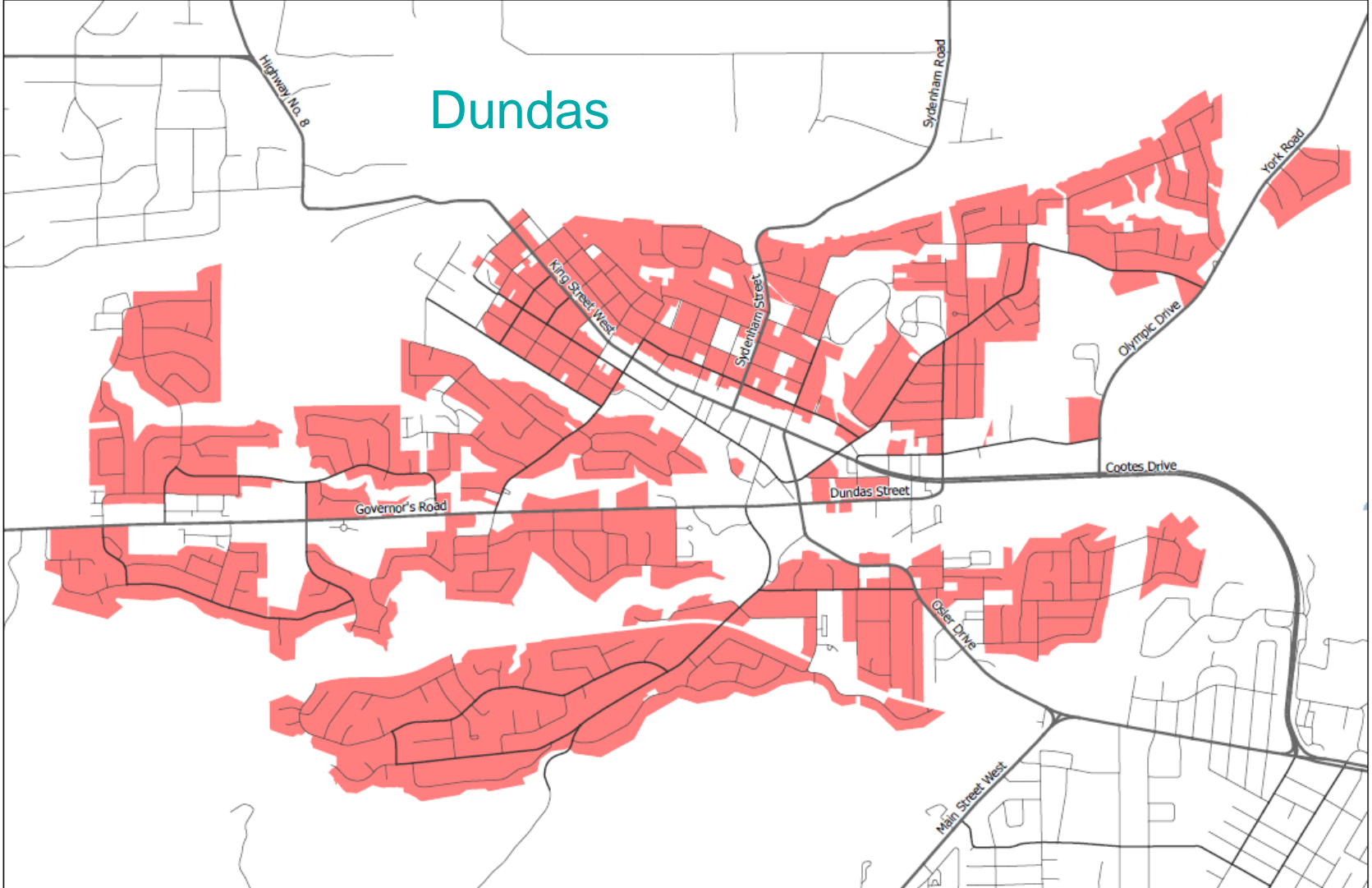
0 340 680 1,020 Meters



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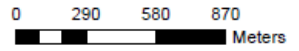
# Dundas

## Legend

Low Density Residential Zones



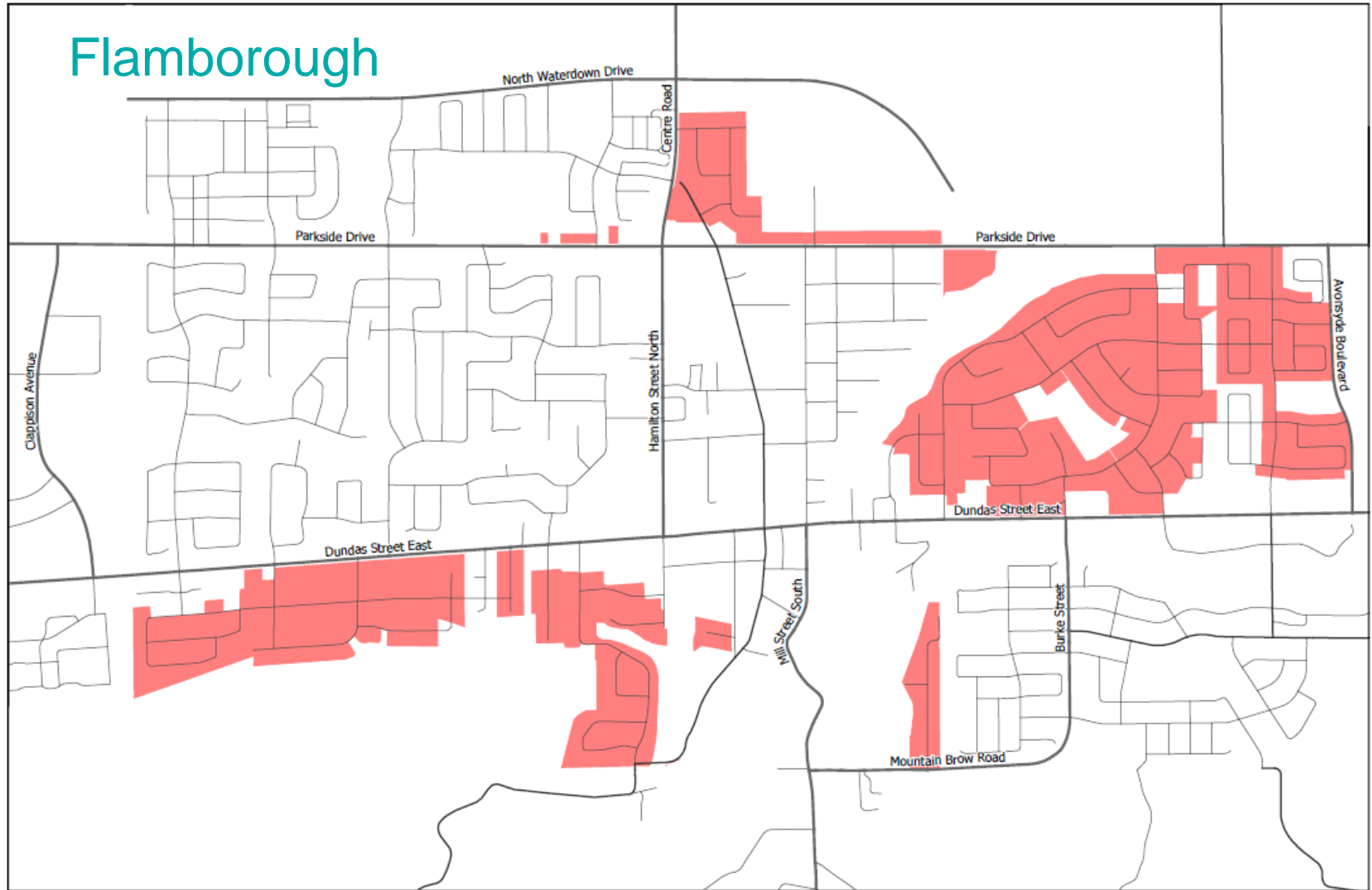
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# Flamborough



## Legend

 Low Density Residential Zones



Date: 7/27/2022

0 230 460 690

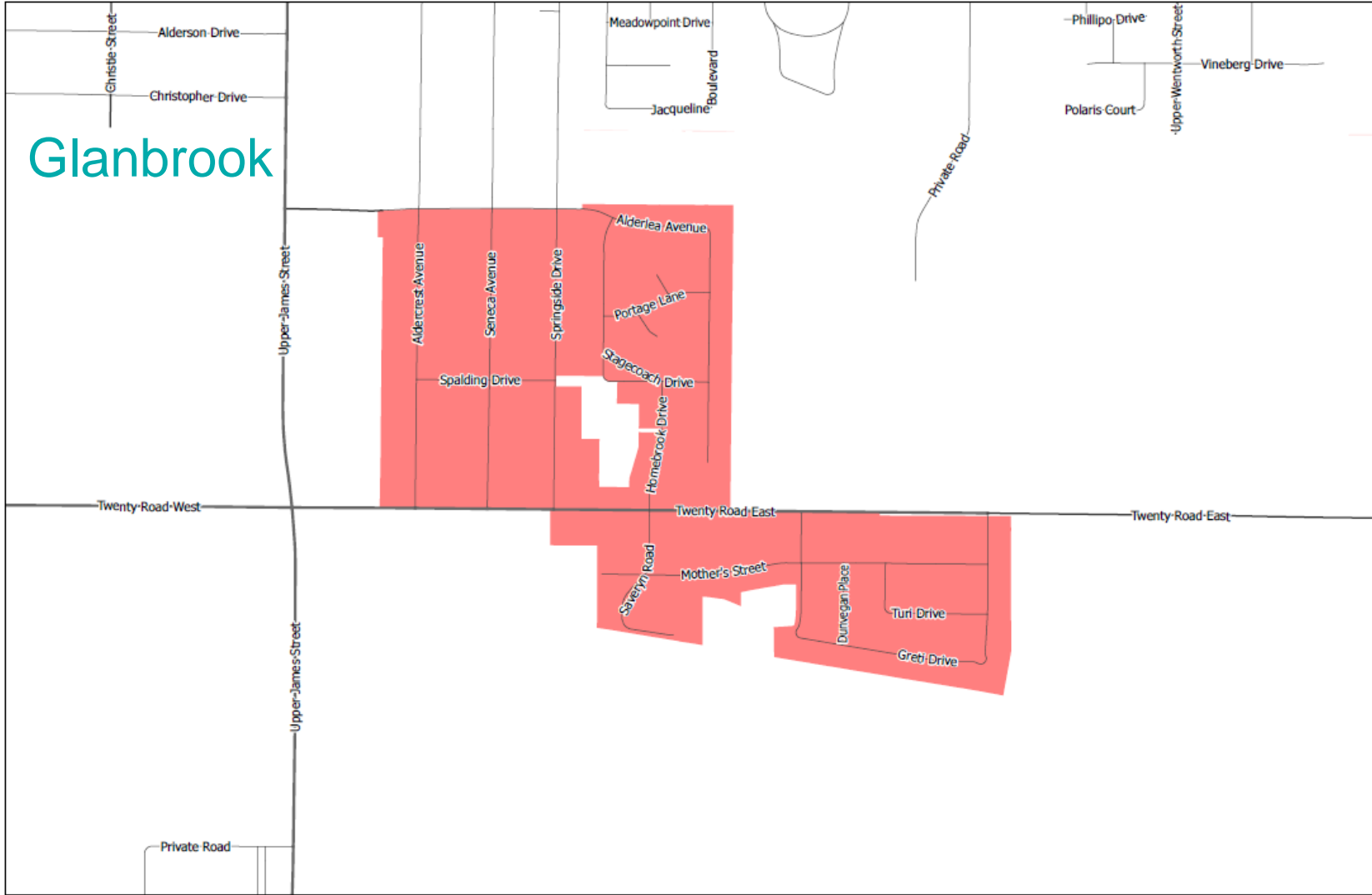
Meters



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# Glanbrook

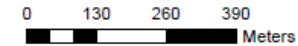


## Legend

Low Density Residential Zones



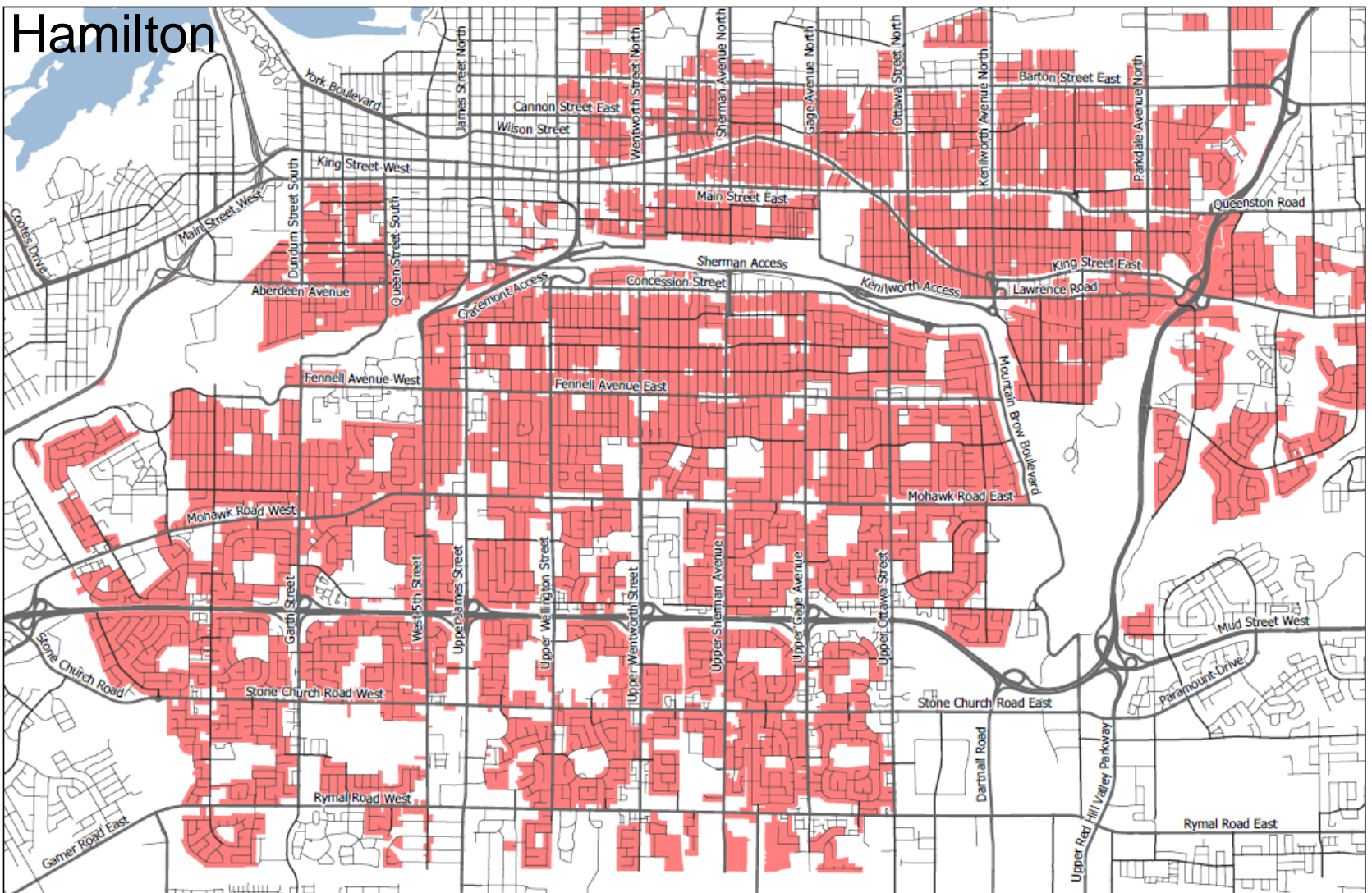
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# Hamilton



## Legend

 Low Density Residential Zones

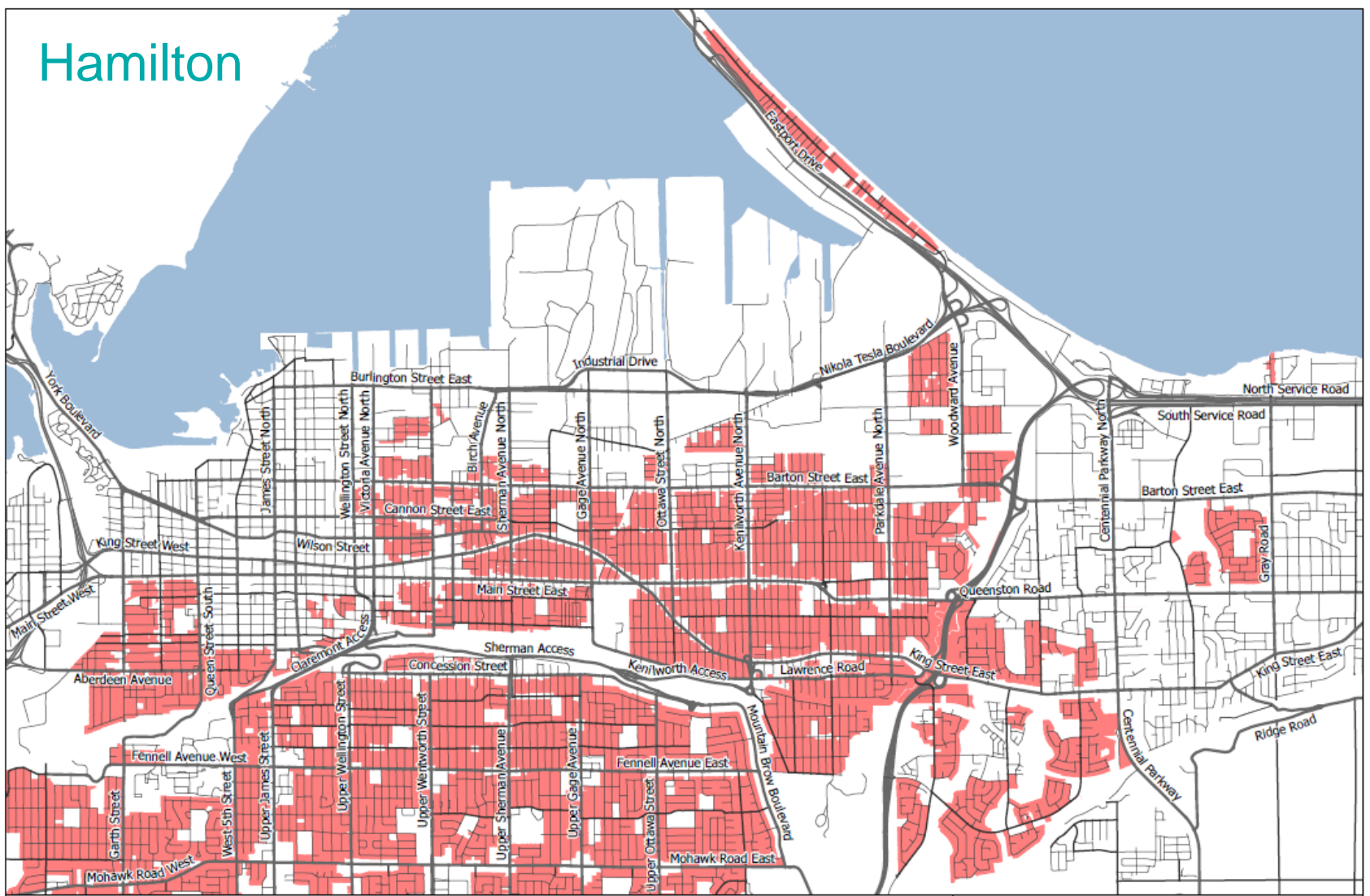
 Date: 7/28/2022

0 650 1,300 1,950 Meters 

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# Hamilton



## Legend

Low Density Residential Zones

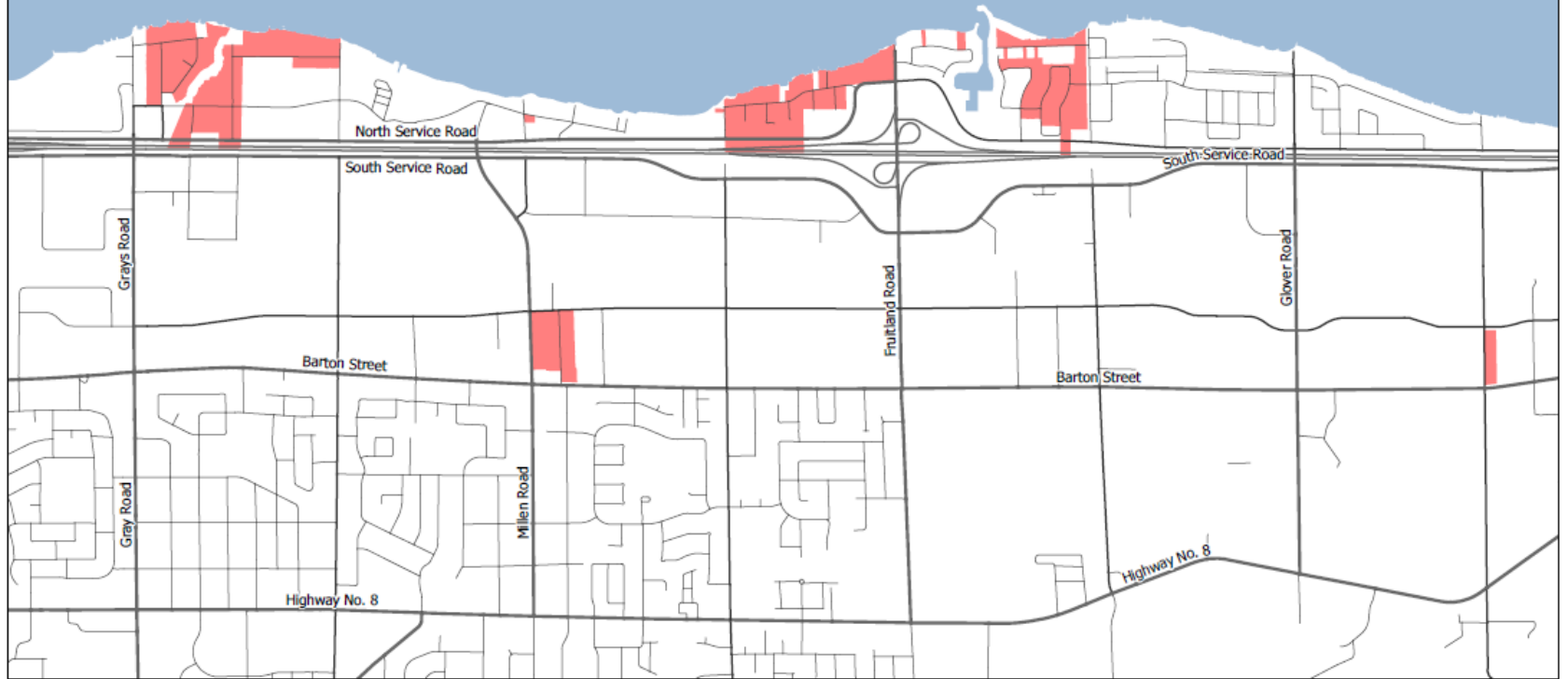
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0    720    1,440    2,160  
 Meters


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# Stoney Creek



## Legend

 Low Density Residential Zones



Date: 7/27/2022

0 340 680 1,020 Meters



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# Residential Zones in Zoning By-law No. 05-200

- Two new residential zones have been created for Zoning By-law No. 05-200
  1. **Low Density Residential (R1) Zone**
  2. **Low Density Residential – Small Lot (R1a) Zone**
- Applied to areas that are presently zoned “C” District or “D” District in City of Hamilton Zoning By-law No. 6593

## R1 ZONE

Reflects the predominant lot size of Mountain properties.

Applied to the Mountain and the area of the Lower City east and west of the RHVP.

## R1a ZONE

Reflects the typically smaller lot size of Lower City properties.

Applied exclusively to the Lower City.

# Low Density Residential (R1) Zone



A fairly typical Mountain streetscape that is reflected in the new R1 Zone





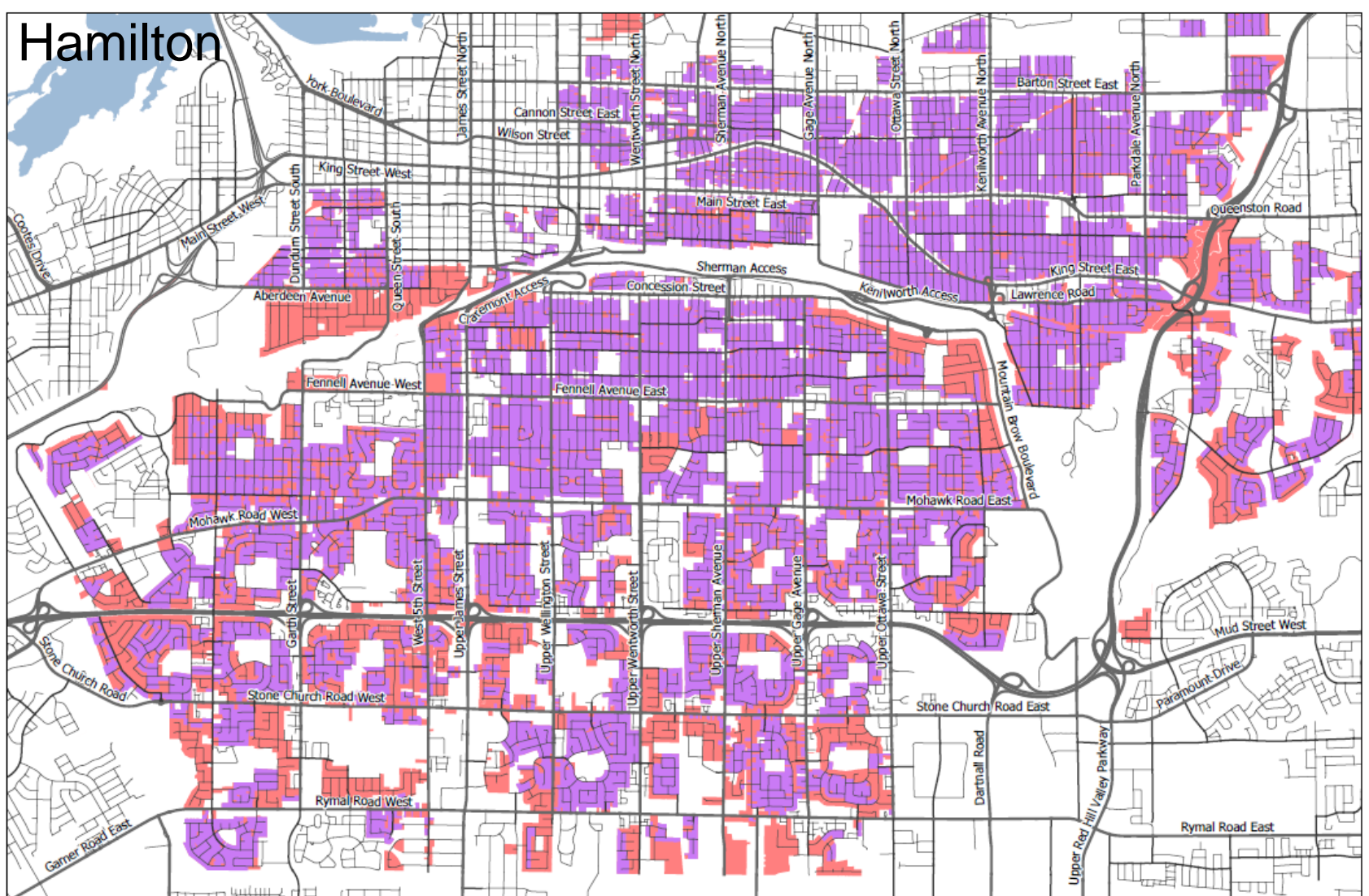
# Low Density Residential – Small Lot (R1a) Zone





A fairly typical Lower City streetscape that is reflected in the new R1a Zone



# Hamilton



## Legend

-  By-law 05-200 - Low Density Residential Zones
-  By-law 6593 - Low Density Residential Zones



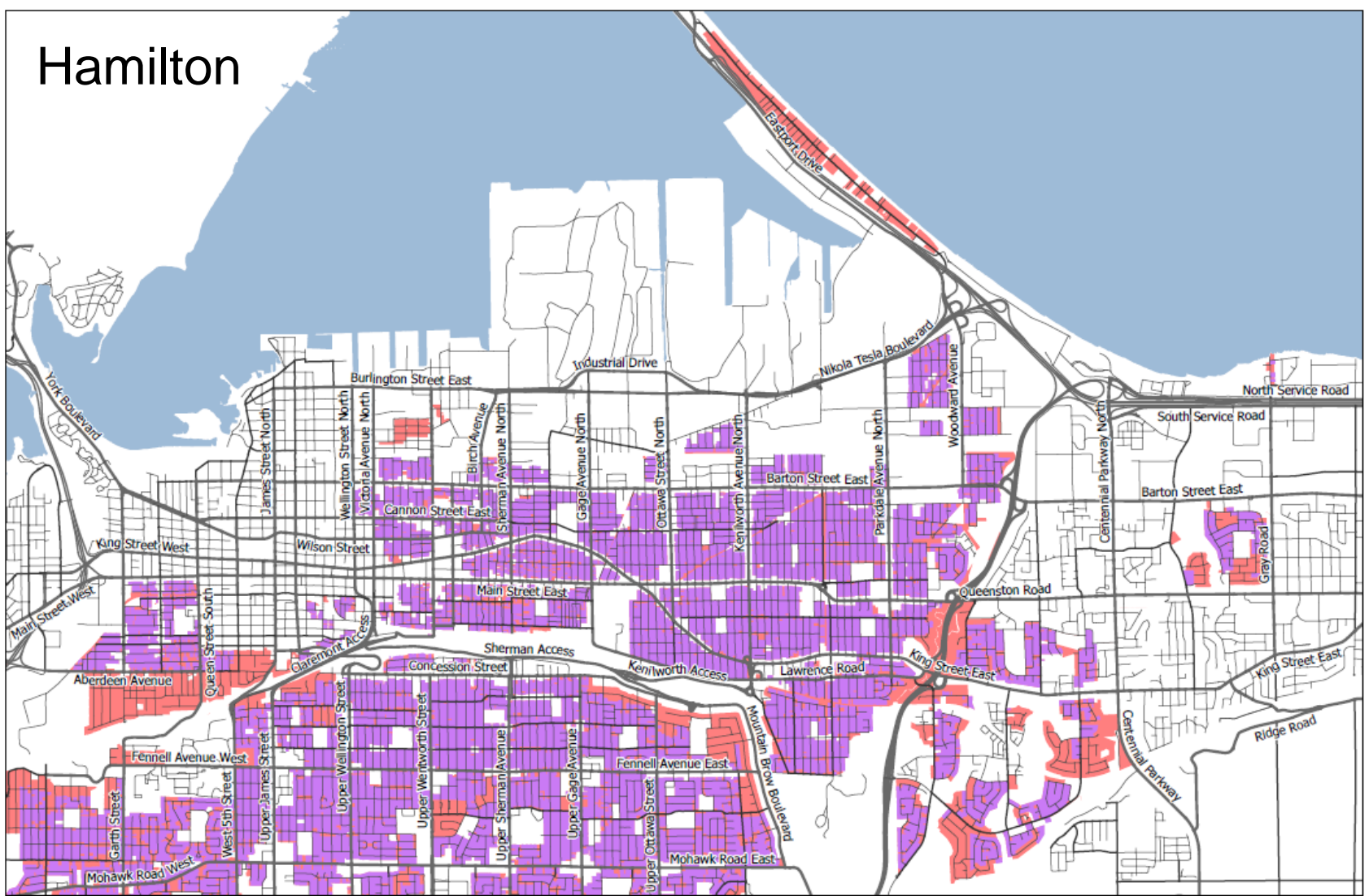
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## Legend

- By-law 05-200 - Low Density Residential Zones
- By-law 6593 - Low Density Residential Zones



Date: 7/28/2022

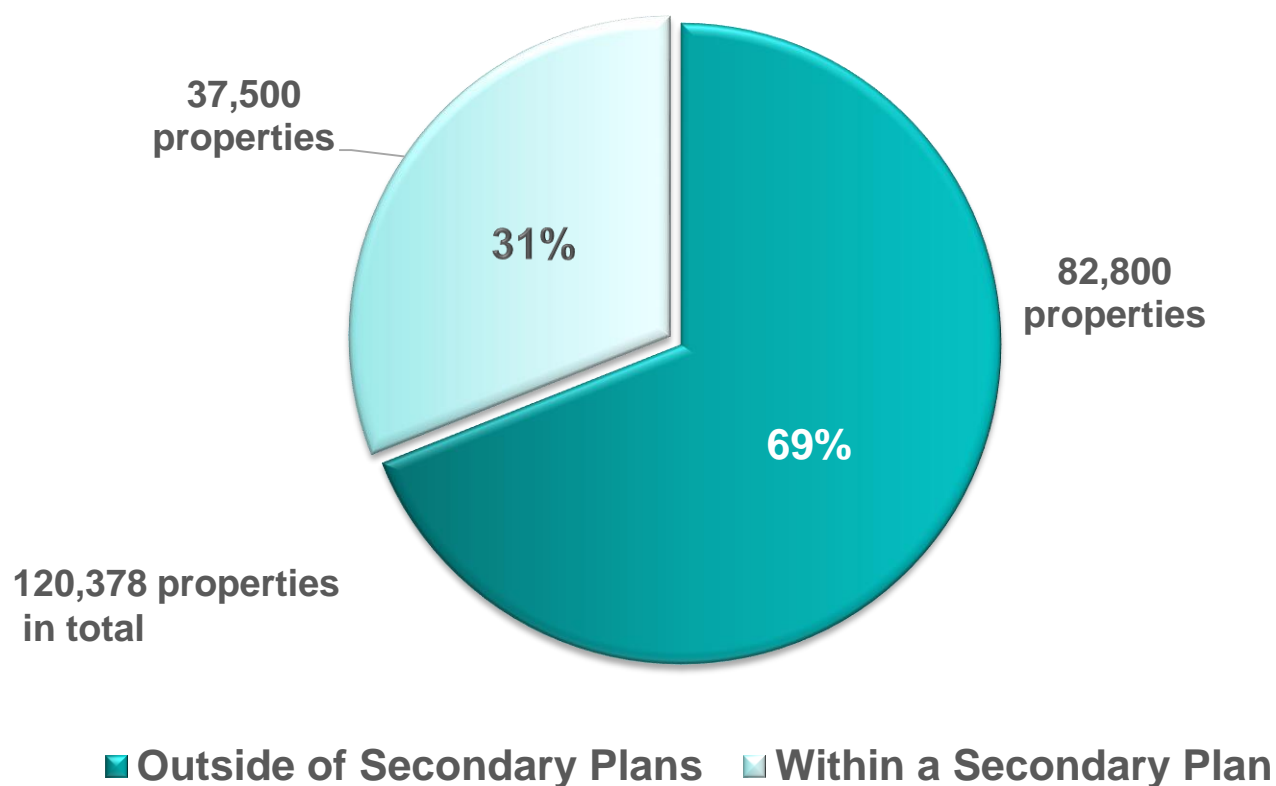


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# By The Numbers

## Properties with Low Density Residential Zoning



# Urban Area Low Density Residential Zone Permissions

Former Community Zoning By-laws – LDR Zones  
Zoning By-law No. 05-200 (R1, R1a)

- 1.1. Single Detached Dwellings
- 2.2. Semi-Detached Dwellings
- 3.3. Duplex Dwellings
- 4.4. Street Townhouse Dwellings

Secondary Dwelling Unit\*

One Dwelling Unit in a new or existing single, semi, or street townhouse dwelling

Secondary Dwelling Unit – Detached

One detached Dwelling Unit on a lot containing a single, semi, or street townhouse dwelling

Converted Dwelling\*

Three Dwelling Units (Triplex)

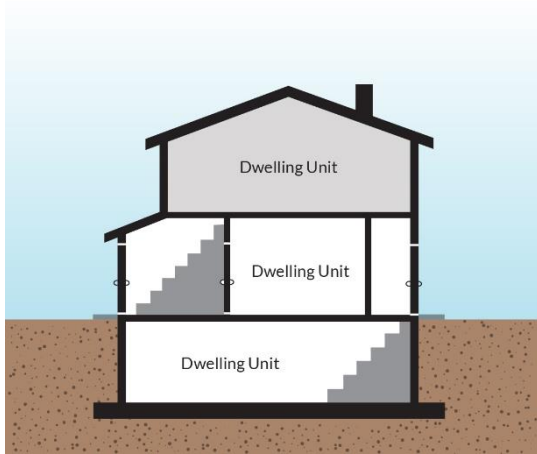
Four Dwelling Units (Fourplex)

Maximum of four Dwelling Units on a Lot

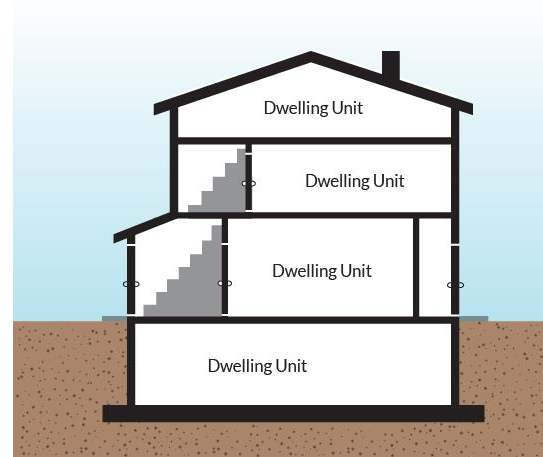
\*Single Detached or Duplex Dwellings permitted to convert.

# Parking for Converted Dwellings

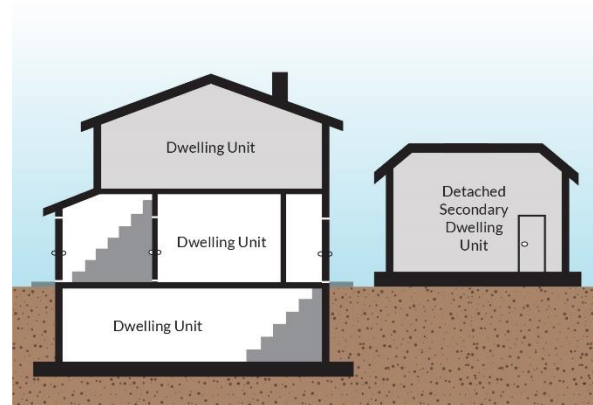
PED22154



**No additional** parking spaces required for the **third dwelling unit**, provided the required parking spaces for the existing dwelling continue to be provided.



**One additional** parking space is required for the **fourth dwelling unit**



**One additional** parking space is required for the **fourth dwelling unit** on a lot.



# Courtesy Public Notice

Process	Description
Holding Provision	Condition of removing Holding Provision being a signed affidavit that public notice of a conversion has been given to all properties within 60 metres.
Additional information on Building Permit placard	Require all Building Permit placards to be updated to include additional development details.
Public Notice at Infill Construction Sites – include Public Notice requirements for conversions of existing dwellings	Include conversions of existing dwellings to “Infill Housing” definition to expand public notice requirements to conversions.
Public Education on Zoning By-law Changes without Public Notice	Staff to communicate the changes to the by-law and educate neighbourhood associations, neighbourhood groups, development industry etc. on the permission for existing dwellings to convert.



# RESIDENTIAL ZONES

ZONING BY-LAW NO. 05-200

**Phase One**  
Low Density  
Residential  
R1 and R1a

**Phase Two**  
Secondary Plan  
Updates and  
Implementing  
Zoning

**Future Phases**  
Staff will present  
the work plan for  
remaining phases  
in September





Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE