



Hamilton

WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

June 13, 2023

# **PED23069 – Mid Rise Residential Zones and Expanded Transit Oriented Corridor Zones in Zoning By-law No. 05-200 Public Consultation (City Wide)**

Presented by: Mallory Smith

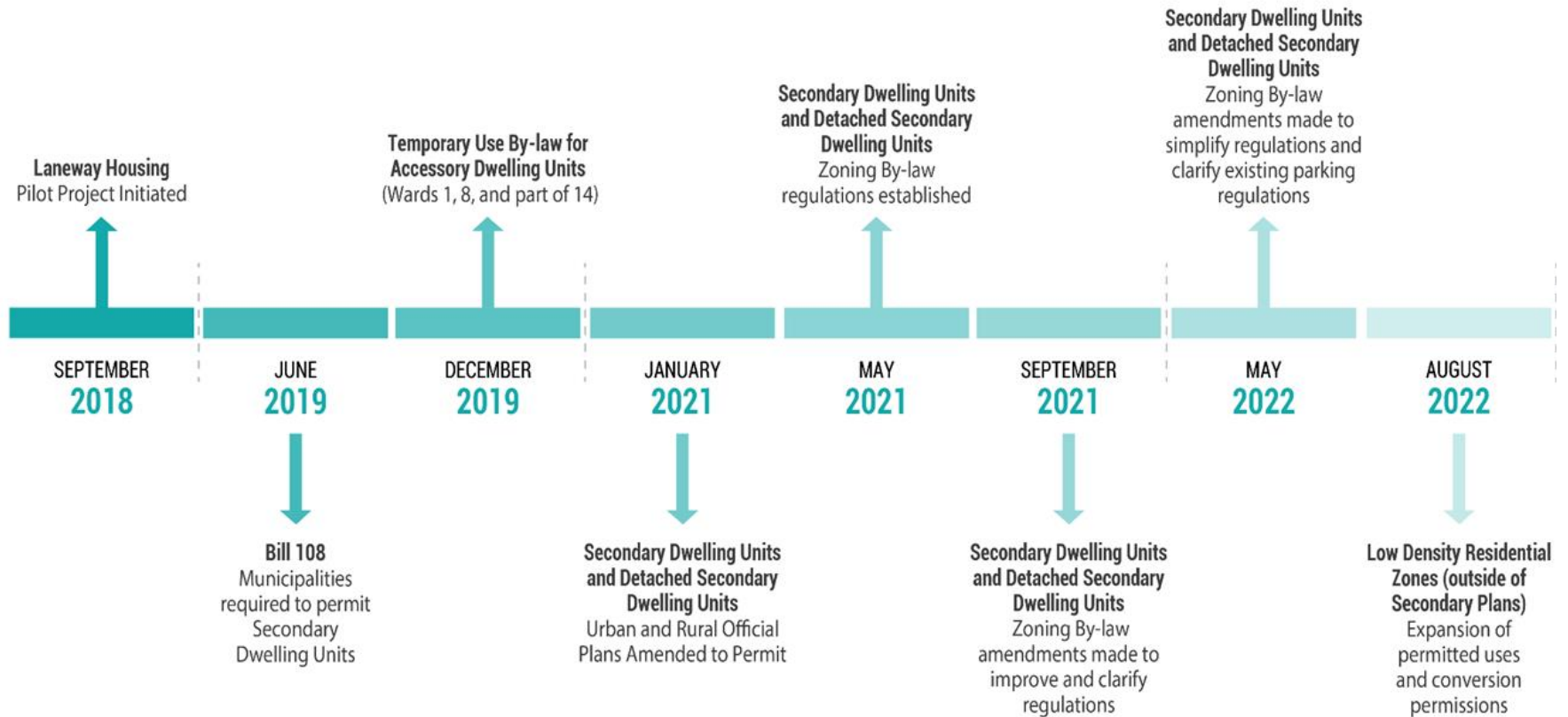
# Background

- Zoning By-law No. 05-200
  - 'Living Document' completed in phases



# WHERE WE WERE

# An Incremental Approach to Increasing Housing Choice



# WHERE WE ARE

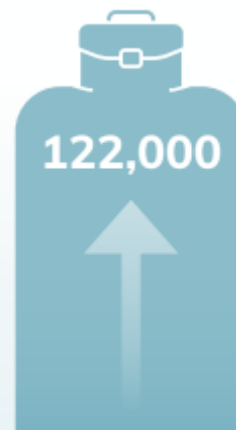
# Intensification of Corridors

- 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.
- The UHOP places a strong emphasis on growth in existing built-up areas by encouraging intensification, redevelopment, and compact built form throughout the urban area.

An increase of at least **236,000 people**, for a total population of at least **820,000 people**.



An increase of at least **122,000 jobs**, for a total employment of at least **360,000 jobs**.



As our City grows, we can achieve more sustainable growth that makes use of existing infrastructure and services by growing within the built-up areas of the City.

# Background

- Municipal Housing Pledge (March 2023) to facilitate 47,000 units by 2031
- 'Up Zoning' of the City's Urban Corridors and major and minor arterial roads to the 'missing middle' which considered 12 storeys or less





# Increased Housing Opportunities in Hamilton Through Zoning Reform

## Increasing Housing Opportunities



**120,380**  
Number of properties with a Low Density Residential Zone in the City of Hamilton (Urban Area)

**82,810 - 69%**  
Number of properties where the zoning has changed to allow for a greater range of housing options



**112,721.90 hectares**  
Total City of Hamilton Land Area

- 26,267.20ha - 23.3% Urban Area
- 2,240.90ha - 8.53% Urban Expansion Areas
- 86,454.70ha - 76.70% Rural Area

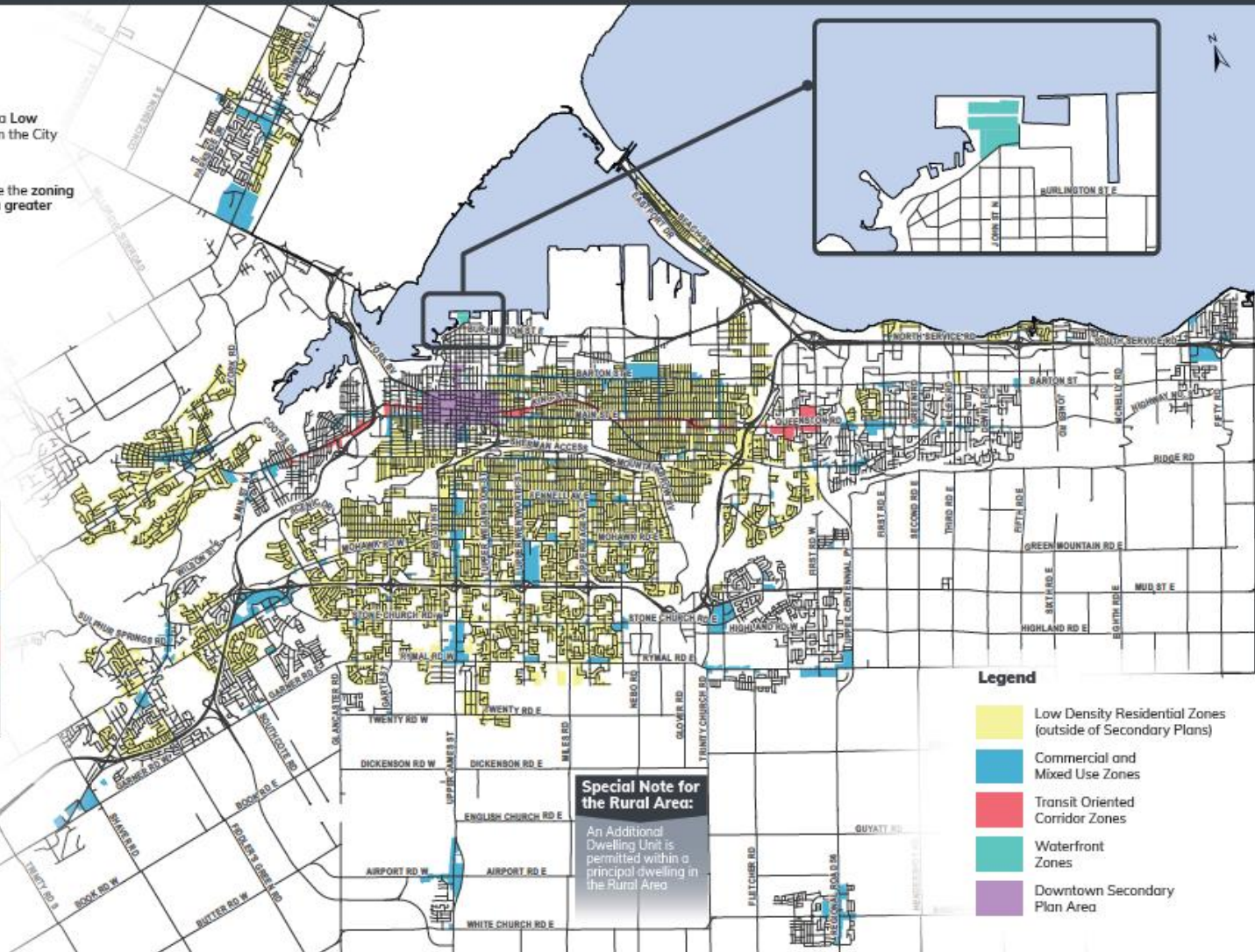
## Current Housing Opportunities in Neighbourhoods, the Downtown, and Zones Permitting Mixed-Use Development

Of the Total Urban Area	Hectares	%	Number of properties
Low Density Residential Zones (outside of Secondary Plans)	5,550.00	21.13	82,810
Commercial and Mixed Use Zones	1,092.60	4.16	3,838
Transit Oriented Corridor Zones	150.90	0.57	934
Waterfront Zones	6.90	0.03	6
Downtown Hamilton Secondary Plan Area	177.2	0.67	1,494

## Future Housing Opportunities Planned for:

Secondary Plans <sup>1</sup>	<b>8,031.81ha - 30.57%</b> (of the total urban area)
Urban Expansion Areas	<b>2,240.90ha - 8.53%</b> (of the total urban area)

<sup>1</sup> Does not include lands within the West Harbour (Setting Sail) Secondary Plan or the Downtown Hamilton Secondary Plan.



### Legend

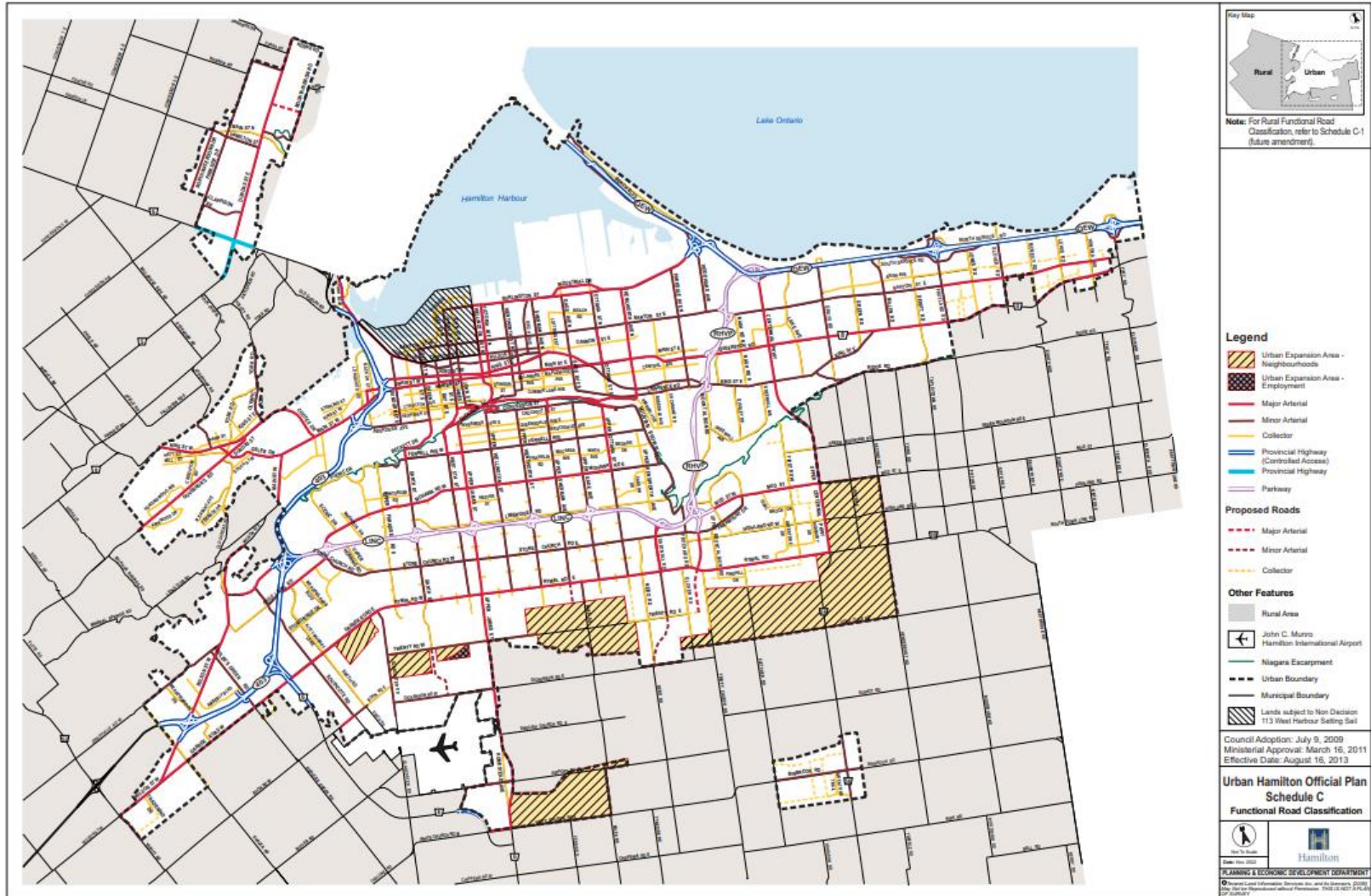
- Low Density Residential Zones (outside of Secondary Plans)
- Commercial and Mixed Use Zones
- Transit Oriented Corridor Zones
- Waterfront Zones
- Downtown Secondary Plan Area

### Special Note for the Rural Area:

An Additional Dwelling Unit is permitted within a principal dwelling in the Rural Area

# Intensification on Arterials

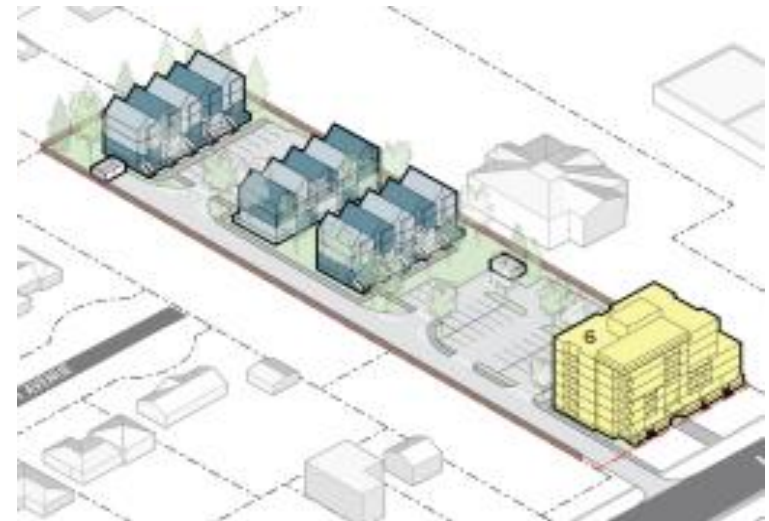
PED23069



# Mid Rise Residential Zone (R3)

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- 15.4.1 PERMITTED USES**
- Art Gallery
  - Commercial School
  - Community Garden
  - Craftsperson Shop
  - Day Nursery
  - Financial Establishment
  - Lodging House
  - Medical Clinic
  - Multiple Dwelling
  - Office
  - Personal Services
  - Place of Worship
  - Repair Service
  - Restaurant
  - Retail
  - Residential Care Facility
  - Retirement Home
  - Social Services Establishment
  - Studio
  - Tradesperson Shop
  - Urban Farm
  - Veterinary Service



# Mid Rise Residential Zone – Small Lot (R3A)

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## 15.5.1 PERMITTED USES

- Community Garden
- Lodging House
- Multiple Dwelling
- Residential Care Facility
- Retirement Home
- Urban Farm



# Highlights of Proposed Mid Rise Residential Zones

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- Flexibility for residents by improving housing choices.
- Providing opportunities for intensification by allowing a broader range of housing types on the periphery of neighbourhoods across the City.
- Provides for a transition between Low Density Residential and more intense uses (High Density Residential, Commercial, etc.)

Within the City's existing neighbourhoods, more people can be accommodated by providing a greater mix of housing options.

This improves the housing choice and more affordable housing options for residents.





# Intensification on Arterials

Opportunities identified included;

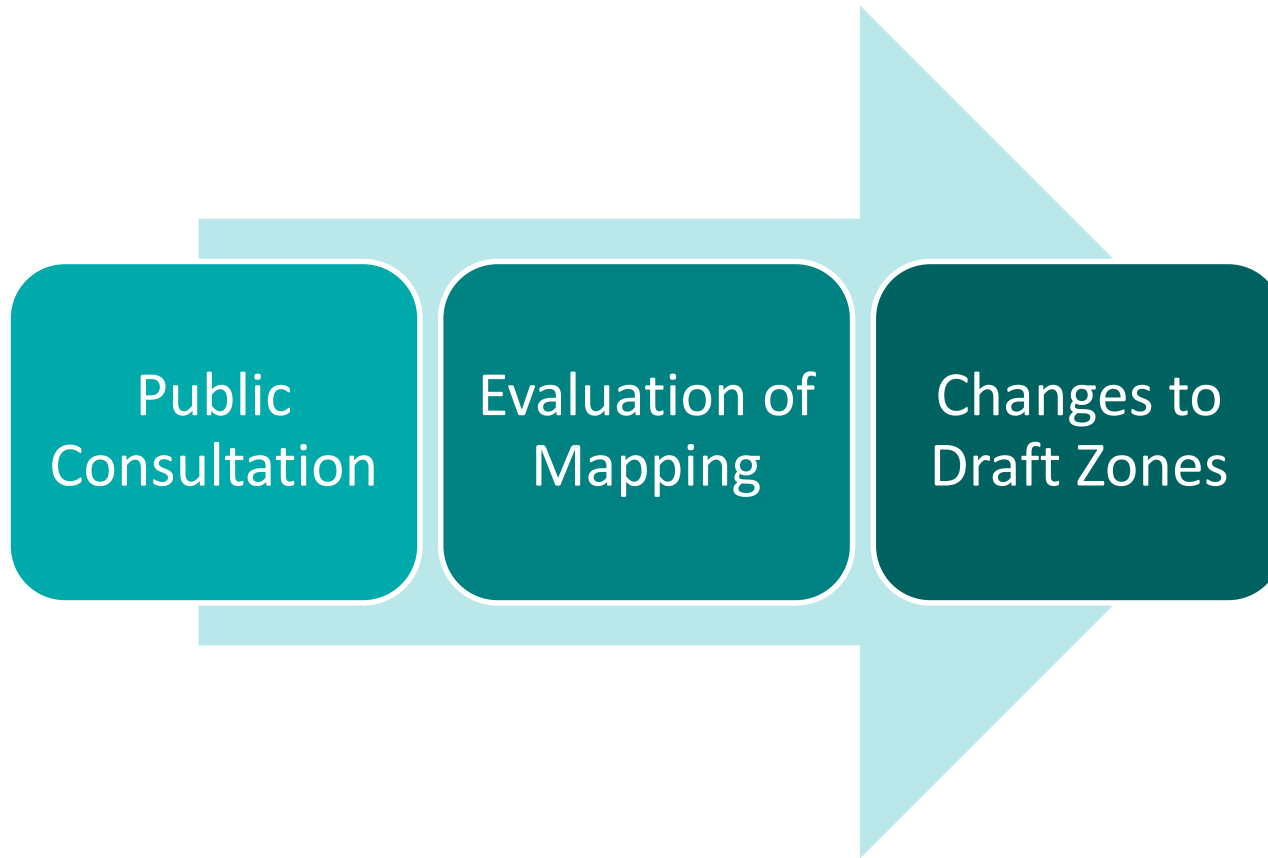
- Arterials roads, not along the BLAST network, present an opportunity for Mid Rise Residential intensification; and,
- BLAST network opportunity for expansion of the TOC Zones.



# WHERE WE ARE GOING



# Next Steps

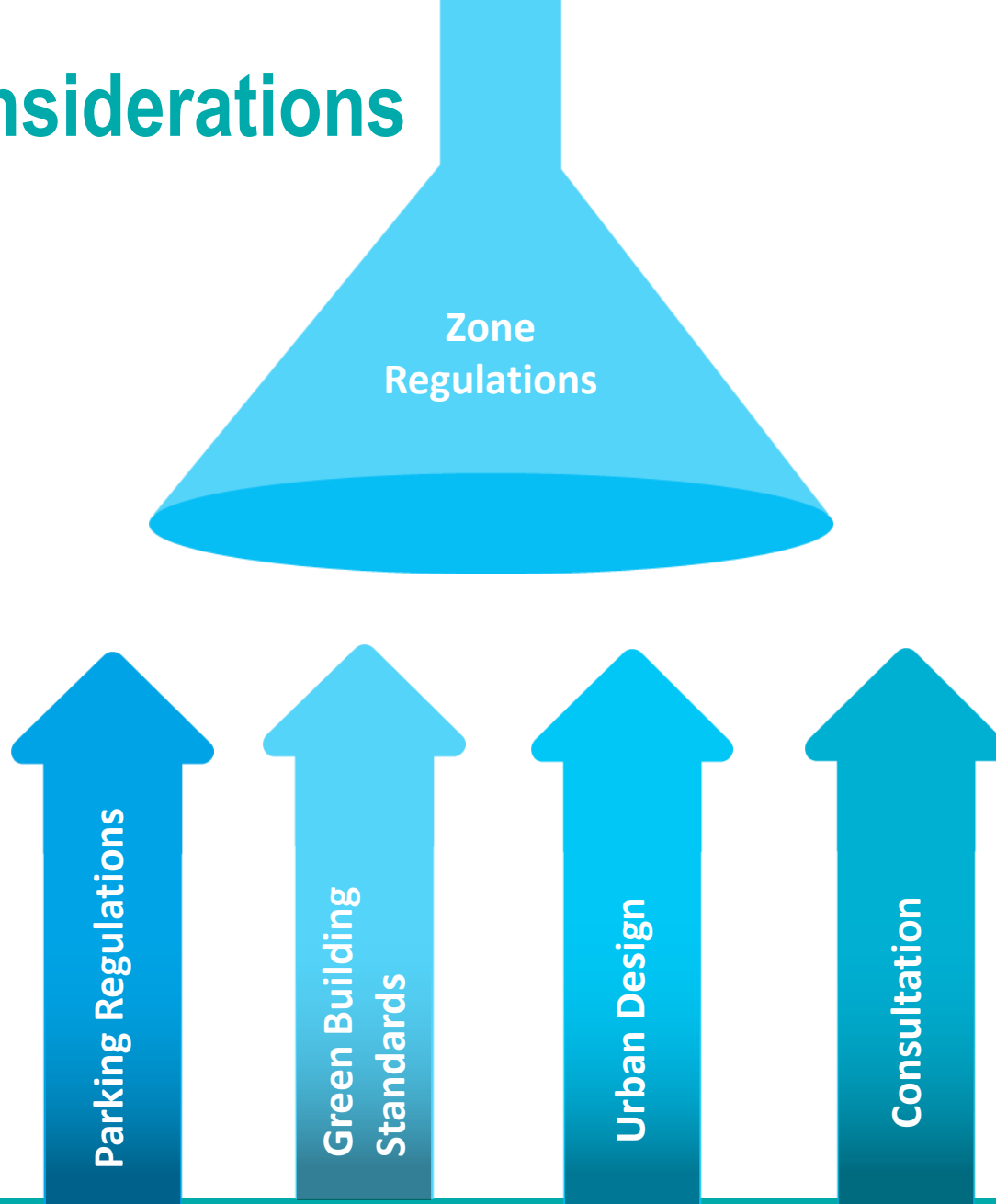


Public  
Consultation

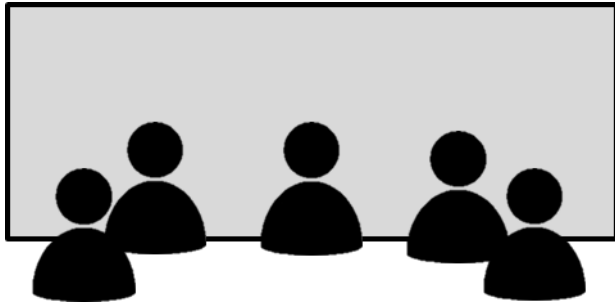
Evaluation of  
Mapping

Changes to  
Draft Zones

# Further Considerations



## Open Houses



## Stakeholder & Advisory Committee Meetings



Public  
Consultation

## Project Website



## Written Submissions





Hamilton

# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE