



Hamilton

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

February 23, 2024

PED22154(a) –

Updates and Amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential – Large Lot (R2) Zone, Creation of a New Section 5: Parking, and Technical Amendments to Zoning By-law No. 05-200 as Phase 2 of the Residential Zones Project

Presented by: Alana Fulford



Reimagining Neighbourhoods – Residential Zones Project



REIMAGINING NEIGHBOURHOODS



The Residential Zones Project is:

- Creating a new set of residential zones in Zoning By-law No. 05-200 so that all residentially zoned properties city-wide in the urban area are subject to a consistent set of zone standards.
- Expanding the types of housing permitted in residential zones to provide greater housing options within and along the periphery of neighbourhoods.

Residential Zones Project Phases

Low Density Residential Zones

Mid Rise Residential Zones

HIGH RISE RESIDENTIAL ZONES

UNDERWAY

PHASE ONE

PHASE TWO

NEXT STEP
PHASE THREE

Introduce three new low density residential zones city-wide, replacing the 40+ zones found in the City's former municipal Zoning By-laws.

These zones are found in neighbourhoods across the City.

Introduce two new mid rise residential zones city-wide.

These zones are intended for the periphery of neighbourhoods and along major streets, permitting uses like townhouses and mid-rise buildings.

Introduce new high rise residential zones city-wide.

REIMAGINING NEIGHBOURHOODS



Low Density Residential Zones

Official Plan Review



CULTURAL HERITAGE



URBAN STRUCTURE



CLIMATE RELATED



GROWTH MANAGEMENT



PROVINCIAL PLANS



TRANSPORTATION



INFRASTRUCTURE



EMPLOYMENT

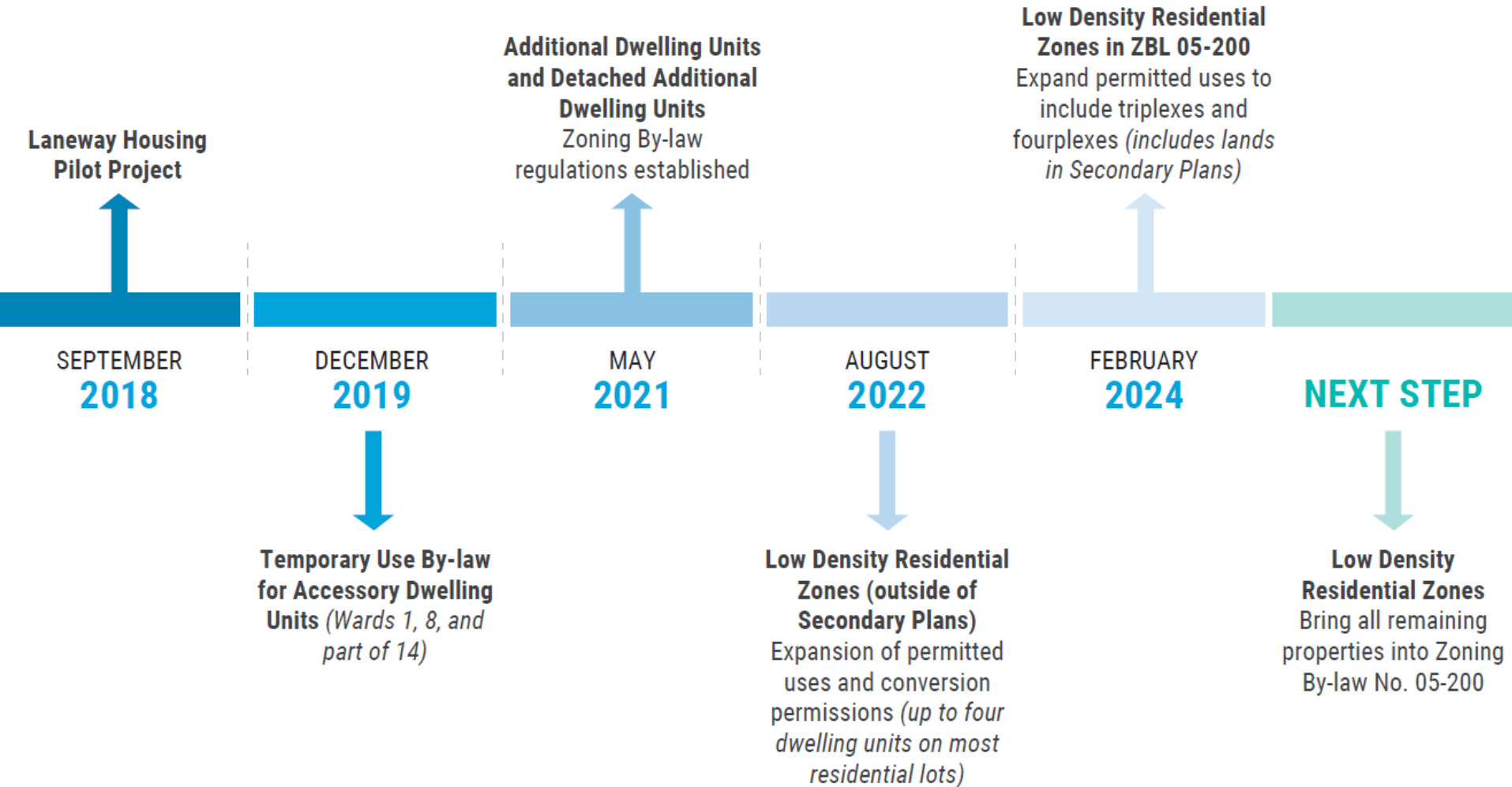


HOUSING

NEW Low Density Residential Zones in Zoning By-law No. 05-200



Providing Housing Choice in Hamilton's Neighbourhoods



Changes to Low Density Residential Zones are intended to...

Removes the barriers of exclusionary zoning which restricts the types of housing permitted in neighbourhoods.



Promotes sustainable growth that makes use of existing infrastructure and services.

Provides housing choice and more affordable housing options for residents

Provides more housing options for residents at various stages of life.



Single Detached and Duplex Dwellings

Semi-detached Dwellings

Triplex

Fourplex

Street Townhouse

REIMAGINING NEIGHBOURHOODS



Low Density Residential Zones Phase 1 – August 2022

Low Density Residential - Phase 1

- Created two new residential zones in Zoning By-law No. 05-200 which were applied to the former City of Hamilton.

SECTION 15: RESIDENTIAL ZONES

ZONING BY-LAW

15.1 LOW DENSITY RESIDENTIAL (R1) ZONE

Explanatory Note: The R1 Zone applies to low density residential areas. It represents the predominant residential lot size in the City of Hamilton. The intent of the R1 Zone is to permit a range of low density residential housing types to meet the needs of the residents of the city.

15.2 LOW DENSITY RESIDENTIAL – SMALL LOT (R1a) ZONE

Explanatory Note: The R1a Zone applies to low density residential areas where lots are typically smaller than those in the R1 Zone. The R1a Zone is prevalent in older neighbourhoods across the Lower City. The intent of the R1a Zone is to permit a range of low density residential housing types to meet the needs of the residents of the city.

Low Density Residential - Phase 1

- **Expanded the uses permitted** in all Low Density Residential (LDR) Zones;
- Existing dwellings permitted to **convert** to contain up to **3 Additional Dwelling Units**;
- **Detached Additional Dwelling Units** permitted on most residential properties in the urban area.

RESULT: most low density residential properties are permitted to contain up to **4 dwelling units**.

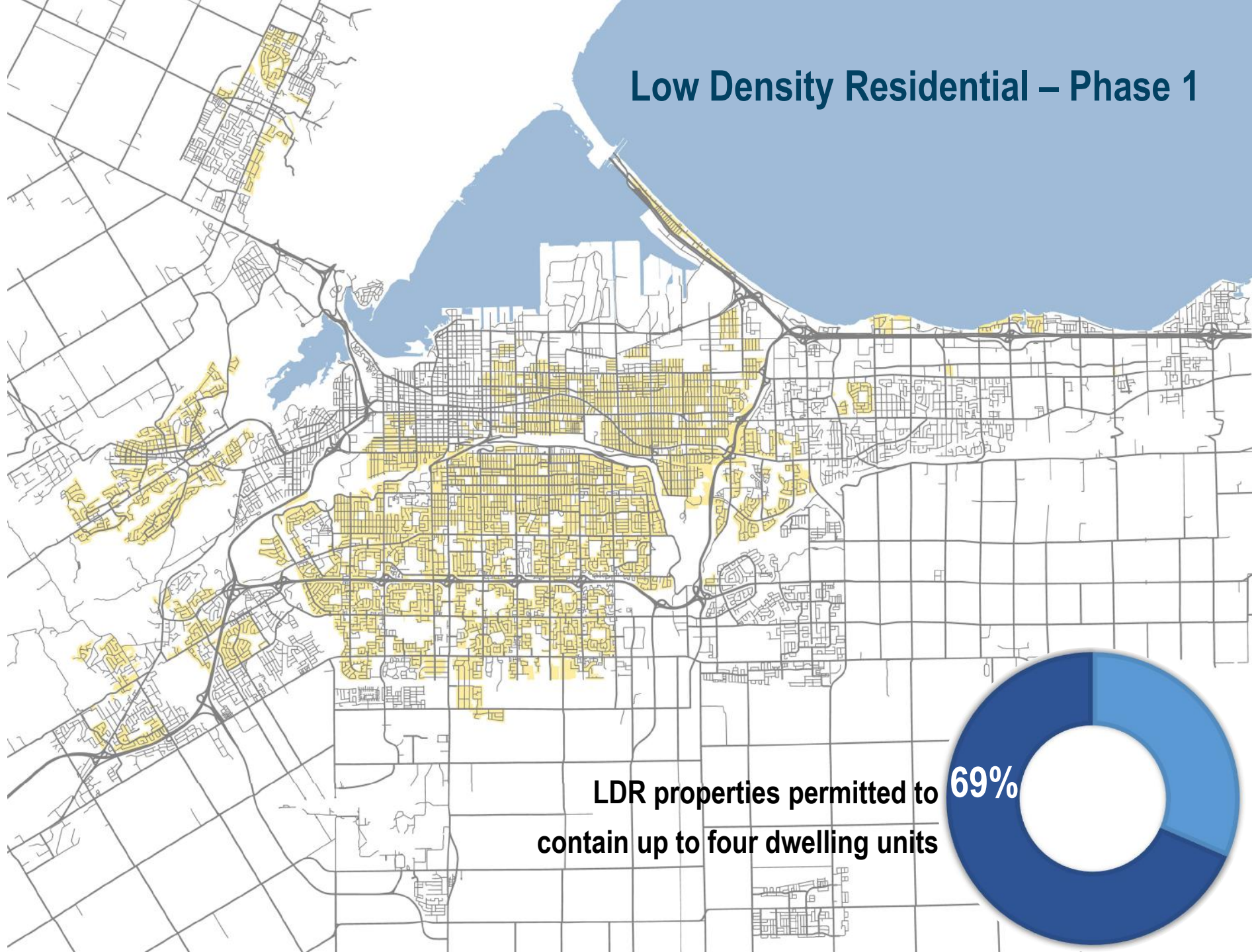


Single Detached and Duplex Dwellings

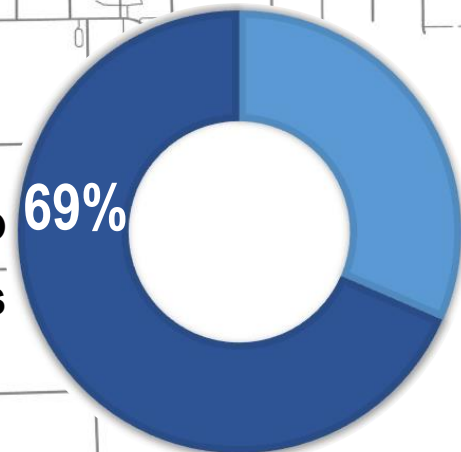
Semi-detached Dwellings

Street Townhouse

Low Density Residential – Phase 1



**LDR properties permitted to
contain up to four dwelling units**



REIMAGINING NEIGHBOURHOODS



Low Density Residential Zones Phase 2

Low Density Residential – Phase 2

Types of Housing Permitted	R1 Zone “standard lot”	R1a Zone “small lot”	R2 Zone “large lot” [new]
Single Detached Dwelling	✓	✓	✓
Semi-Detached Dwelling	✓	✓	✓
Duplex Dwelling	✓	✓	✓
Triplex Dwelling [new]	✓	✓	✓
Fourplex Dwelling [new]	✓	✓	✓
Street Townhouse Dwelling	✓	✓	✓



Single Detached and Duplex Dwellings

Semi-detached Dwellings

Triplex

Fourplex

Street Townhouse

Low Density Residential - Phase 2

Phase 1

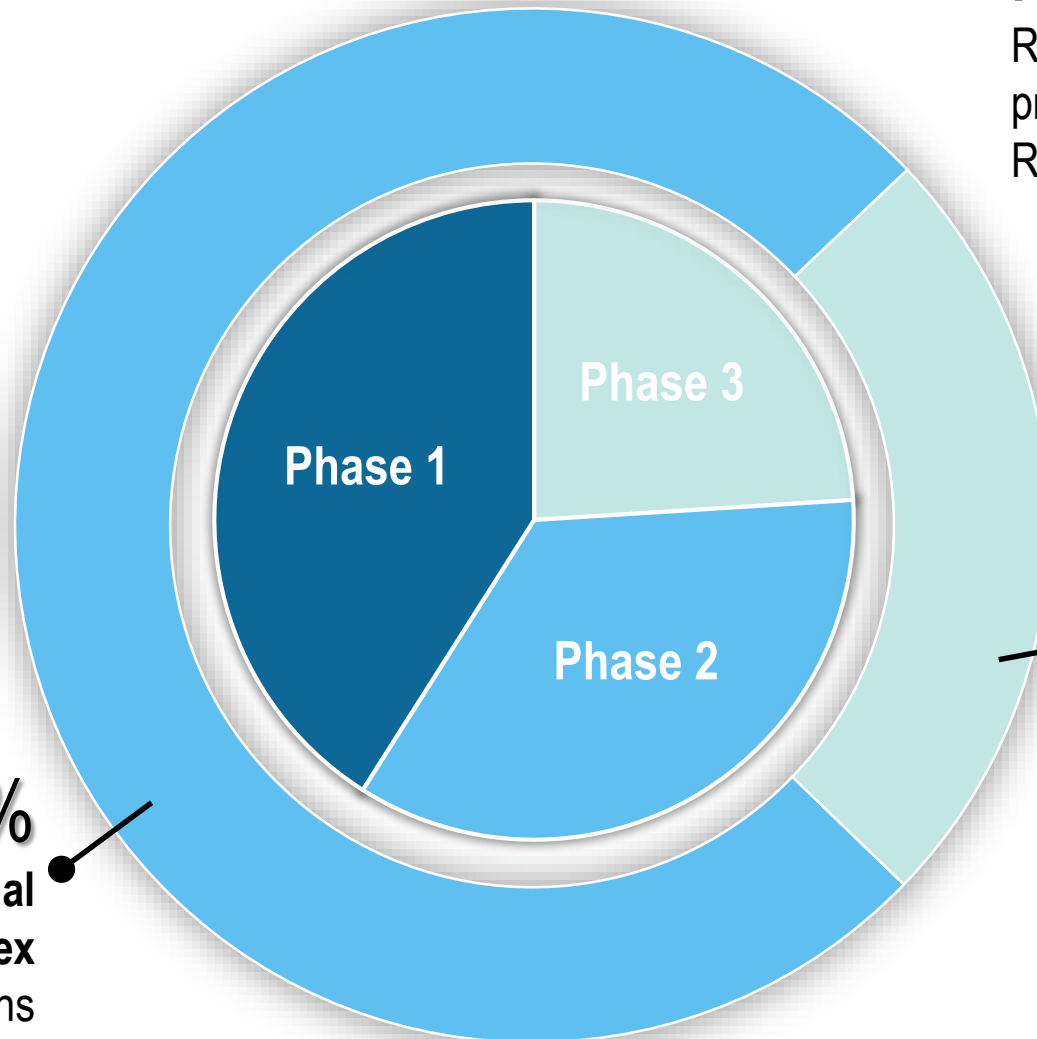
R1 Zone "standard lot"
R1a Zone "small lot"

Phase 2

R1 Zone "standard lot"
R1a Zone "small lot"
R2 Zone "large lot"

Phase 3

Remaining LDR
properties to be zoned
R1, R1a, or R2



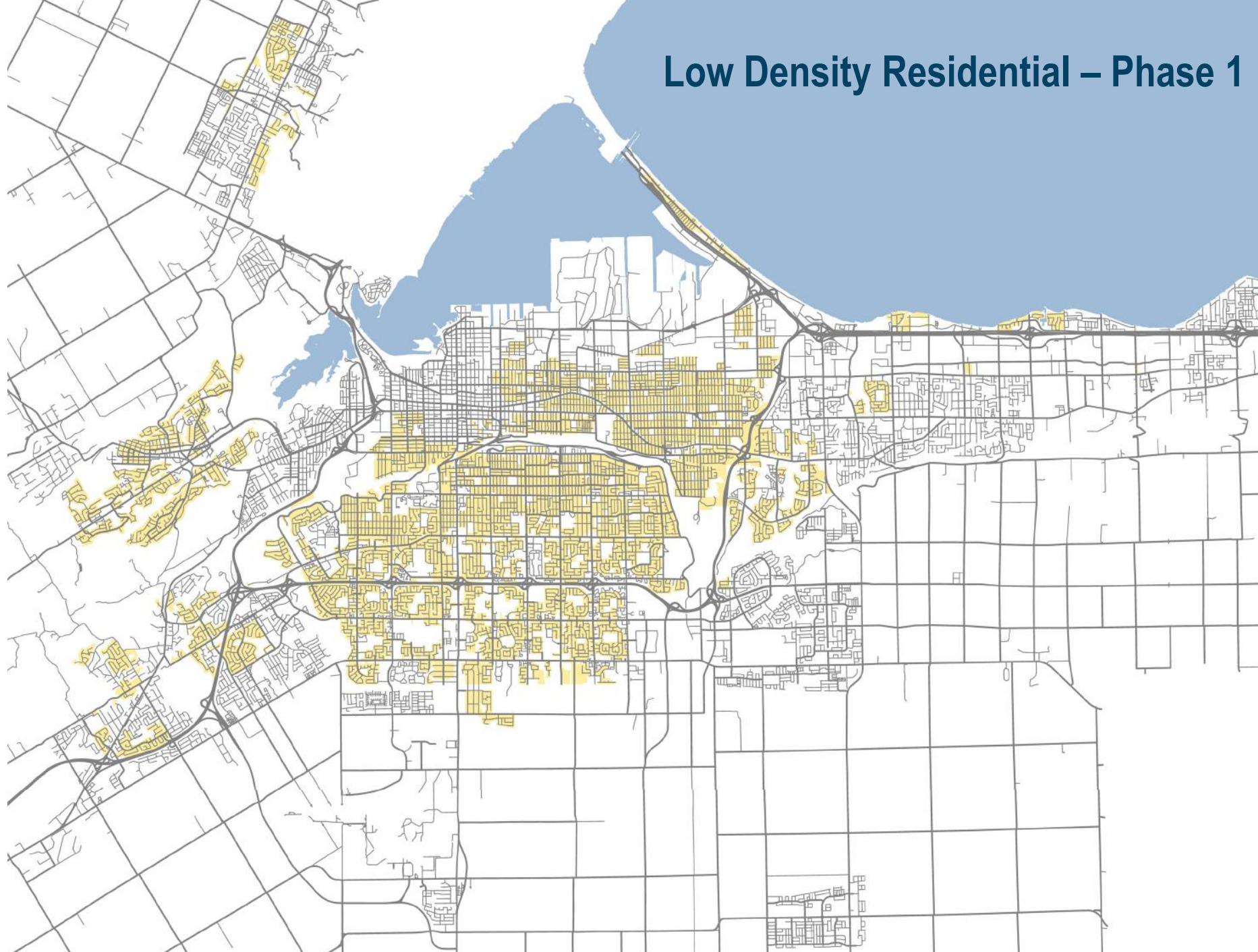
25%

Remaining **Low Density Residential** properties to be added to Zoning By-law No. 05-200 in **Final Phase**

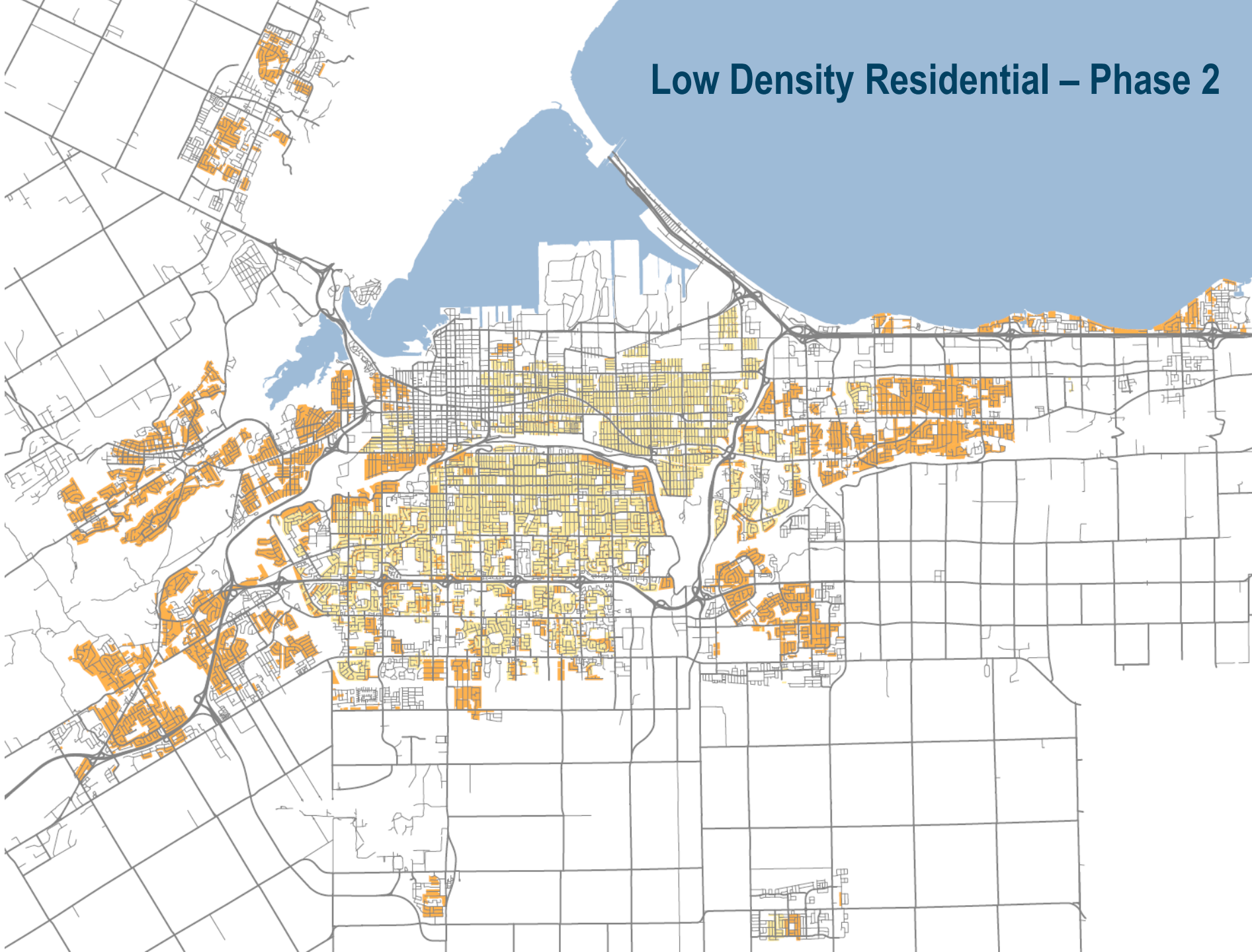
75%

Low Density Residential properties with **fourplex** permissions

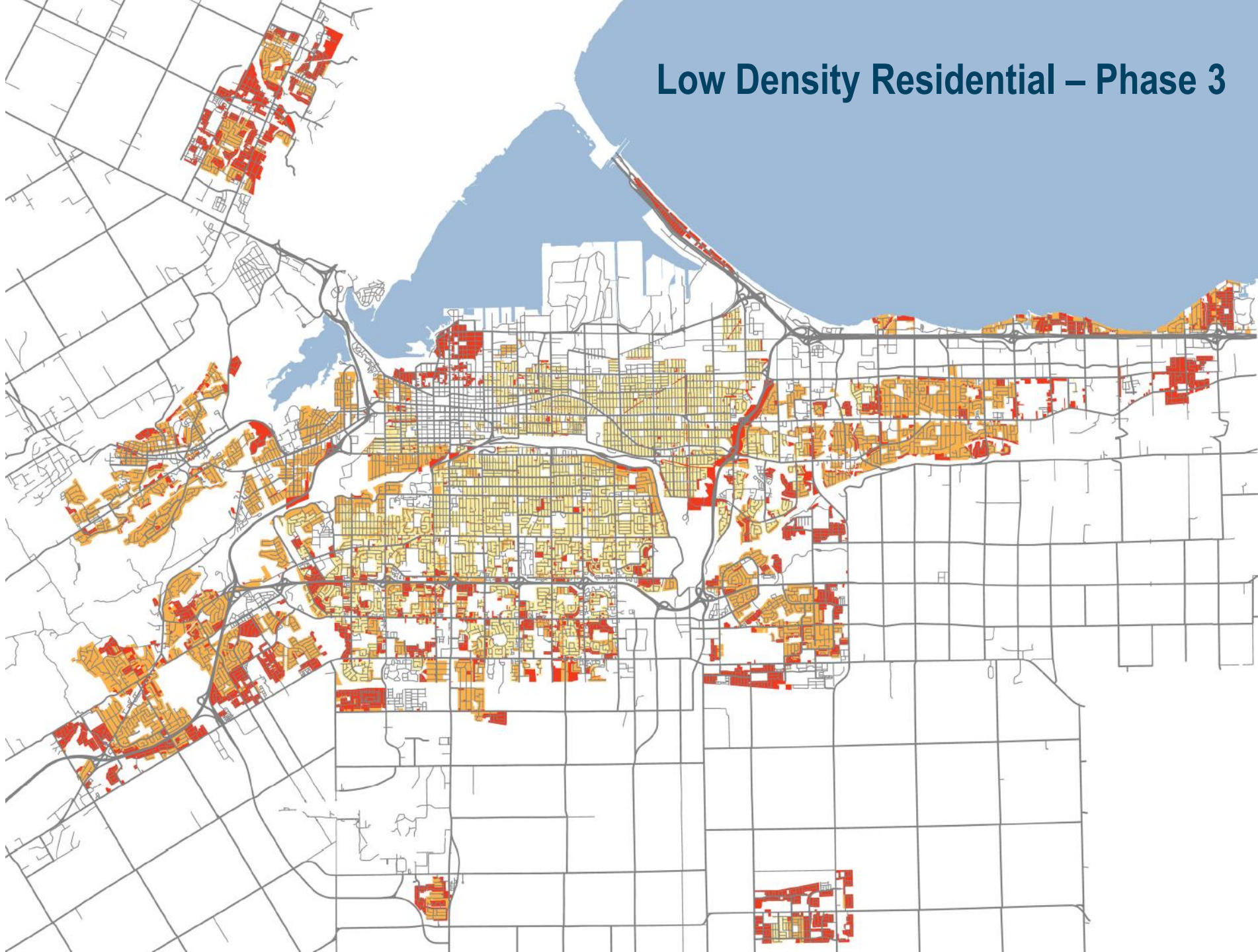
Low Density Residential – Phase 1



Low Density Residential – Phase 2



Low Density Residential – Phase 3



Low Density Residential Phase 1 & 2 – In Summary

Phase 1

- Expanded the uses permitted in Low Density Residential Zones
- Most low density residential properties in the urban area permitted to contain up to four dwelling units (through conversions and Detached ADU permissions).
- Did not include Secondary Plan areas.

Phase 2

- Introducing triplex and fourplex permissions.
- Extending the permissions to certain Low Density Residential designations in Secondary Plans.
- Bringing more properties into Zoning By-law No. 05-200; the majority of low density residential properties are now in the City's comprehensive Zoning By-law.

Low Density Residential – Final Phase

- To incorporate remaining Low Density Residential properties into Zoning By-law No. 05-200
 - Properties with an existing special exception
 - Properties with split zoning e.g. residential / open space
 - Secondary Plans
 - Remaining Low Density Residential Designations
 - Secondary Plans not included in this amendment

REIMAGINING NEIGHBOURHOODS



Neighbourhood Infill Design Guidelines

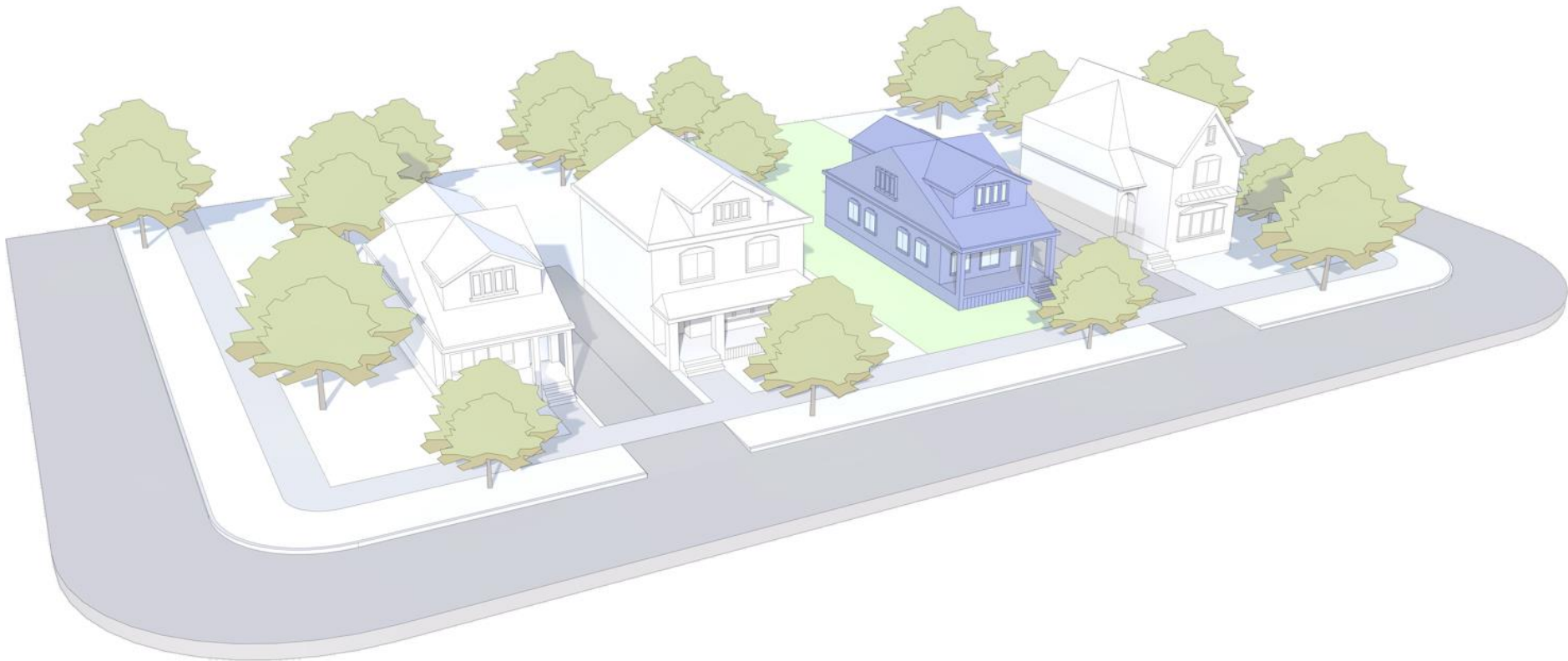
Purpose

- Guide infill development in neighbourhoods to promote high quality building and site design to complement the existing streetscape.
- To be used by **planners** in the evaluation of applications for multiplex development and by **architects and designers** to guide site and building design.
- Informed the development of zoning regulations for fourplexes.

The Guidelines

Site Design	Built Form
Landscaping	Massing
Grading	Height / Transition
Parking	Setbacks
Amenity Areas	Façade Treatment
Waste Storage	
Bicycle Parking	

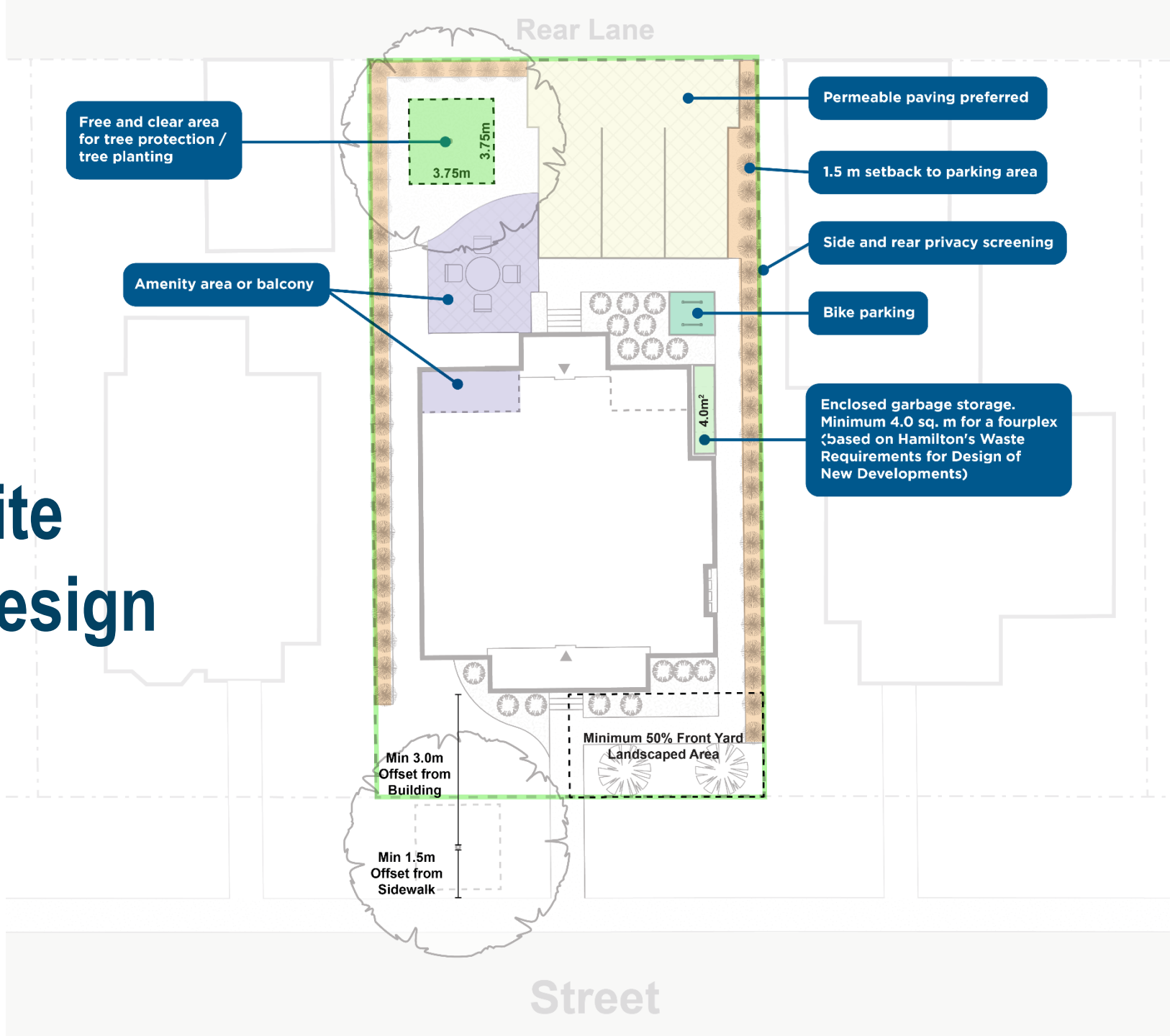
Integrating Infill Development



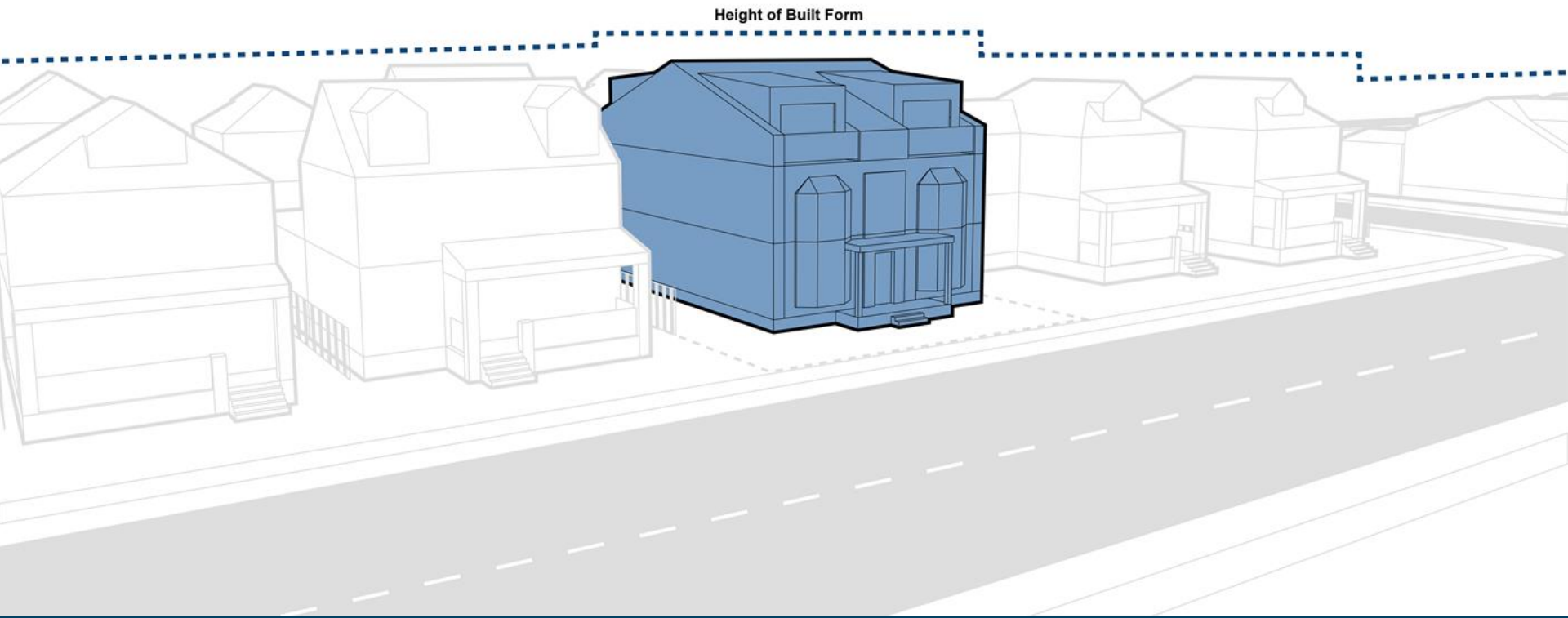
Integrating Infill Development



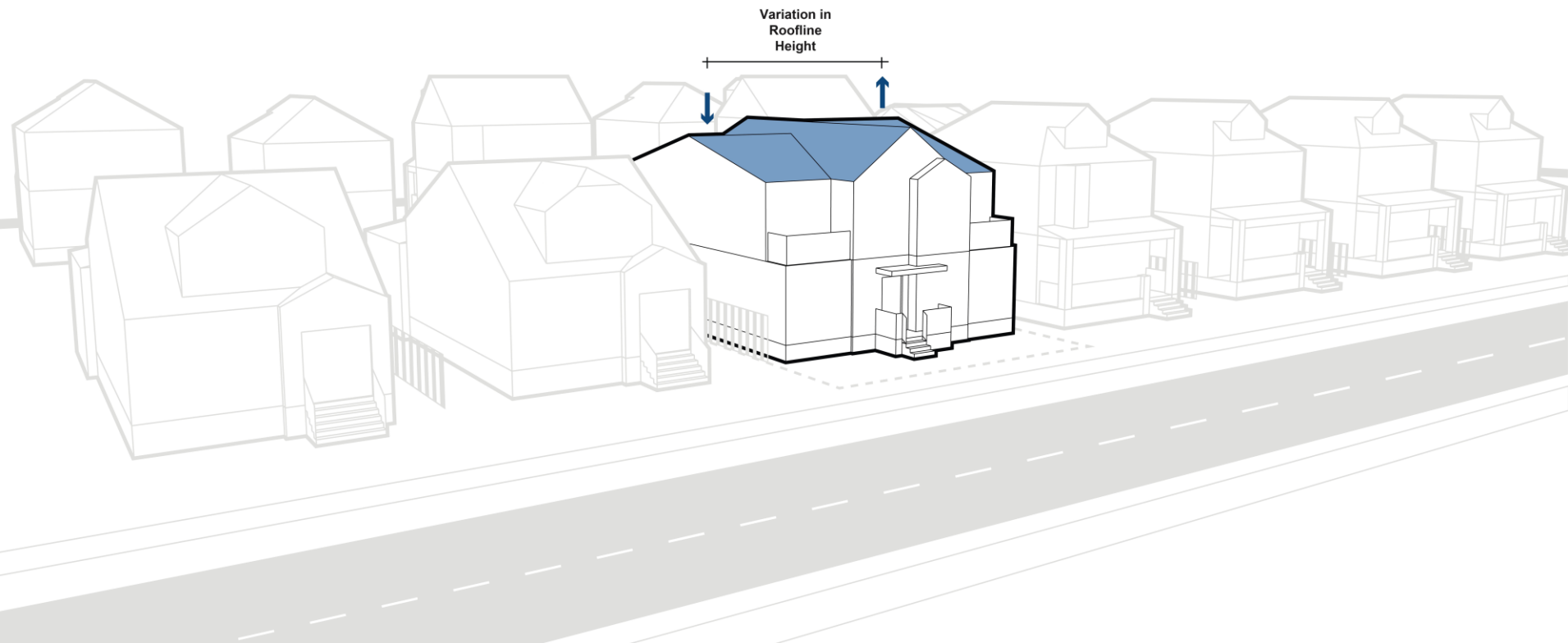
Site Design



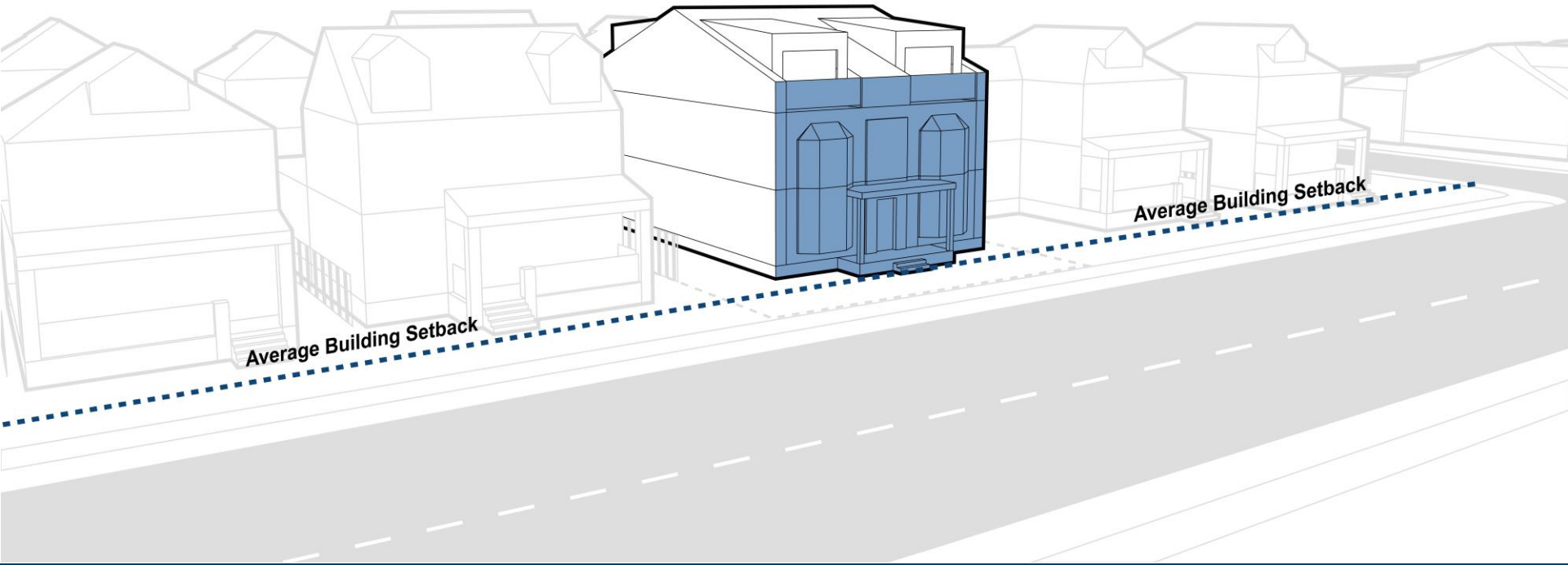
Built Form - Height



Built Form – Height and Massing



Built Form - Setbacks



REIMAGINING NEIGHBOURHOODS



Public Engagement

Project Webpage



1,900 Visitors

8,000 Interactions
(Webpage views, scrolls, and clicks)

Podcast Interview



1 Podcast interview

Story Map and Survey



221 Survey Responses

Advisory Committee Meetings



3 Meetings
65 Participants

Public Information Meetings



2 Meetings
220 Registrants
151 Attendees

Development Industry Workshop



1 Workshop
10 Attendees

Community Pop-ups



8 Pop-ups
5 Survey Completions
36 Email Registrations

650 Postcards Distributed
110 One-on-One Conversations

Community Pop-Up Events

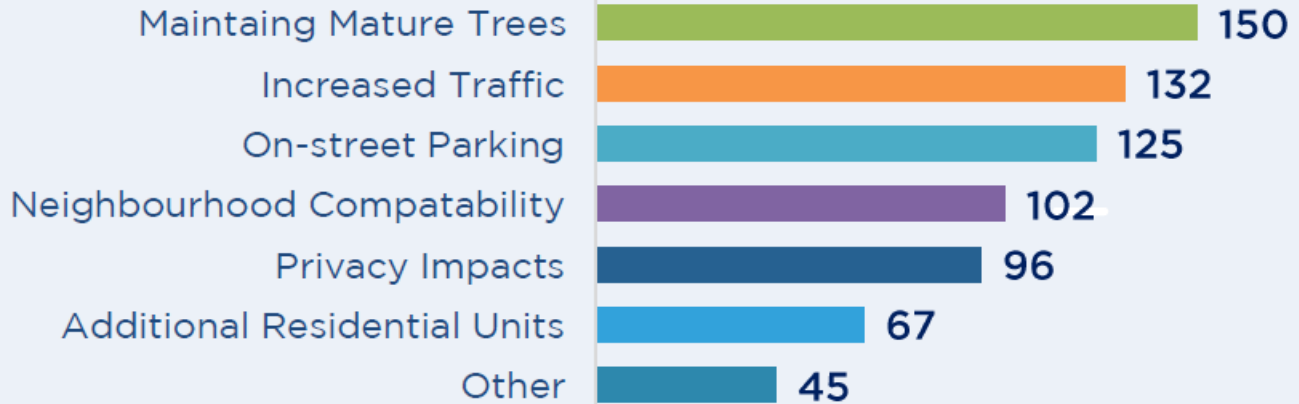


Reimagining Neighbourhood Videos

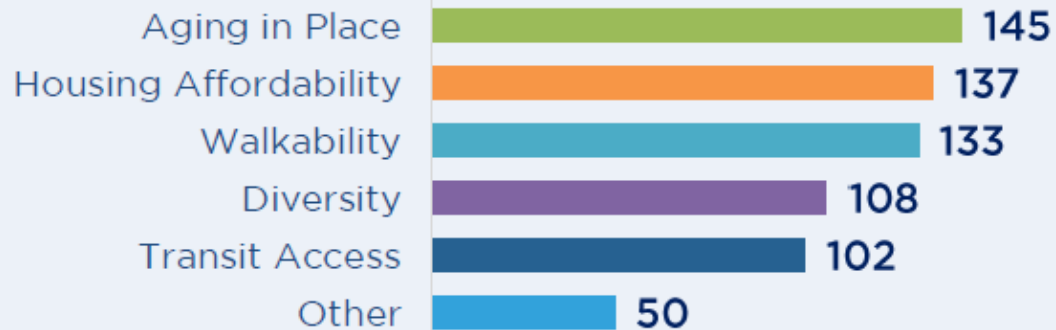


Reimagining Neighbourhoods Survey

Priority concerns for building within neighbourhoods



Benefits of New Housing Options in Hamilton



ENGAGE HAMILTON

REIMAGINING

NEIGHBOURHOODS



- Hosted the survey
- Posted survey results – “What We’ve Heard”
- Posted recordings of the two Virtual Public Information Meetings
- Provided access to the draft zoning maps and draft Neighbourhood Infill Design Guidelines

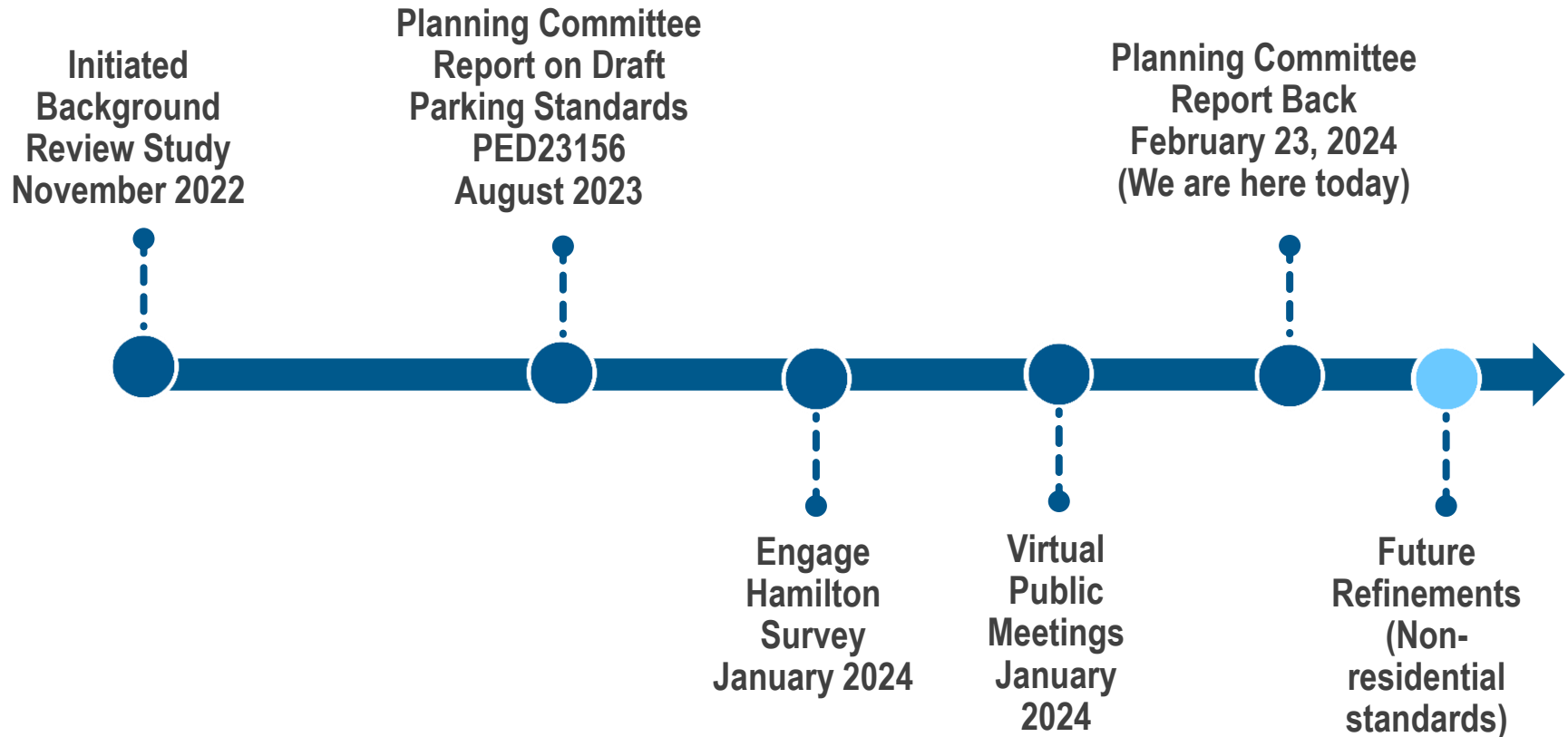
PARKING STANDARDS REVIEW



Parking Standards Review Overview

- Purpose of review was to inform updates and modifications to the City's Zoning By-laws that regulate the provision of parking for new development or redevelopment
- Focus of update was on parking standards for residential development as well as some initial adjustments to non-residential standards
- Scope includes matters related to amount, location, size and design of parking spaces, as well as supporting policies
- Review took into account key considerations including housing affordability, linkages to environment and sustainable transportation goals – but also taking into account the needs of existing residents and known issues within neighbourhoods

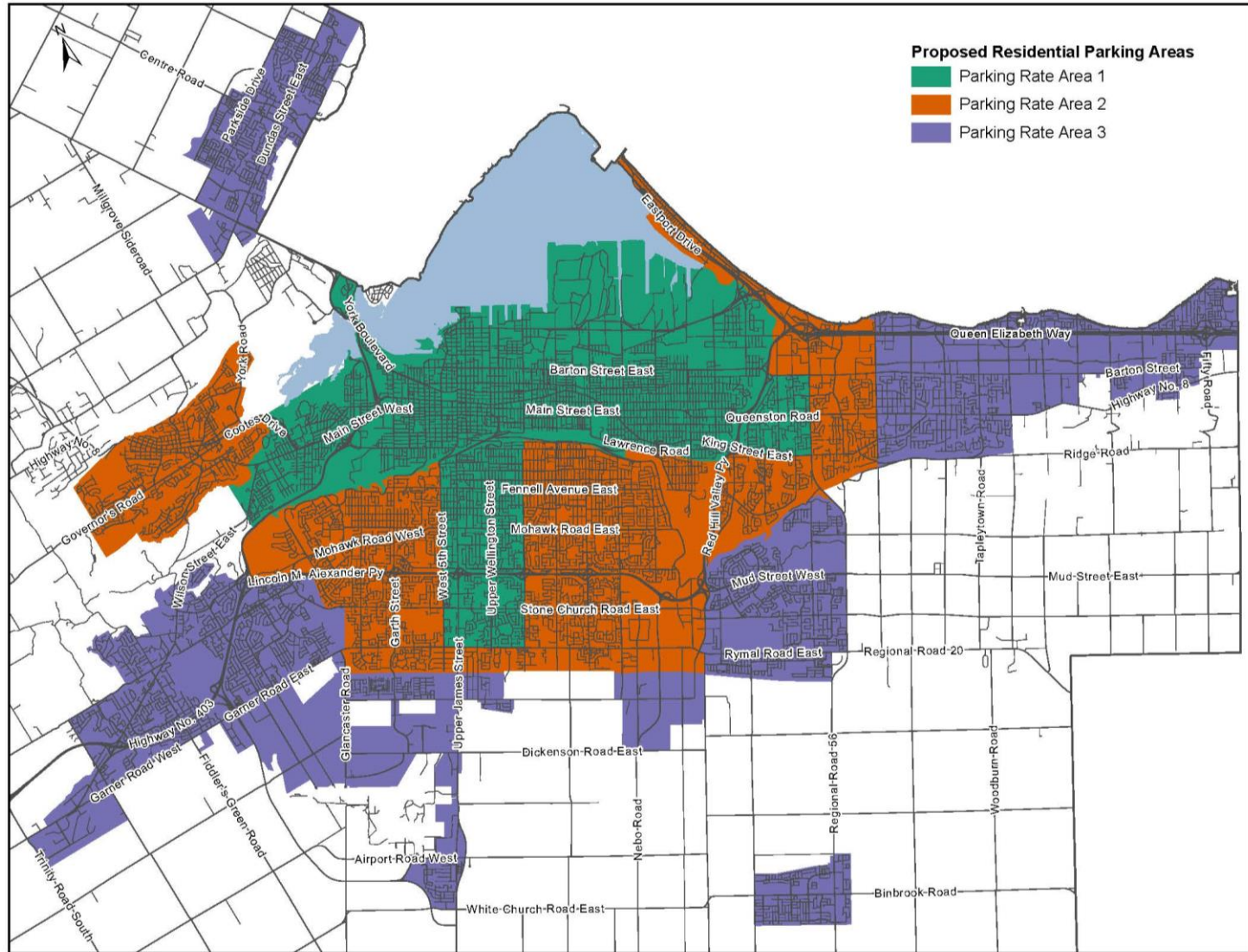
Parking Standards Review Timelines



Summary of Proposed Changes to Parking By-law

- Adopt a geographical-based approach for establishing parking standards
- Eliminate minimum parking requirements for developments within areas that are highly transit supportive and are planned to accommodate higher density mixed use development
- Introduce specific minimum requirements for visitor parking
- Maintain minimum parking standards in other areas, but at lower rates to provide greater flexibility and more affordable housing options
- Expansion of the use of parking maximums
- Adjustments to accessible parking and bicycle parking requirements
- Introduction of new requirements for parking spaces to be “EV Ready”

Proposed Parking Geographies



Parking Zoning Regulations – Technical Changes

- The scope of proposed changes provides opportunity to improve usability and transparency of the parking zoning regulations
- Section 5 – Parking of Hamilton Zoning By-law 05-200 restructuring:
 - Similar regulations grouped together based on topic
 - Sequencing regulations more hierarchically to improve ease of use
- Clarification of methodologies to improve consistency and transparency in applying the regulations

THE CITY OF HAMILTON

SECTION 5: PARKING

ZONING BY-LAW

Where this By-law requires the provision of parking facilities, no lands shall be used and no building shall be used or erected in any zone unless there are provided and maintained facilities for parking in accordance with the following regulations and Parking Schedules, unless otherwise specifically provided for in this By-law.

5.1 PARKING SUPPLY REQUIREMENTS AND RESTRICTIONS

5.1.1 MINIMUM REQUIRED NUMBER OF PARKING SPACES

What We Heard on the Draft Parking Standards

Survey Highlights:

- 59% of respondents either strongly agreed or moderately agreed with eliminating minimum parking requirements
- 74% of respondents agreed with the geographical based approach with 26% indicating preference to the applying the same standards across all areas of the City

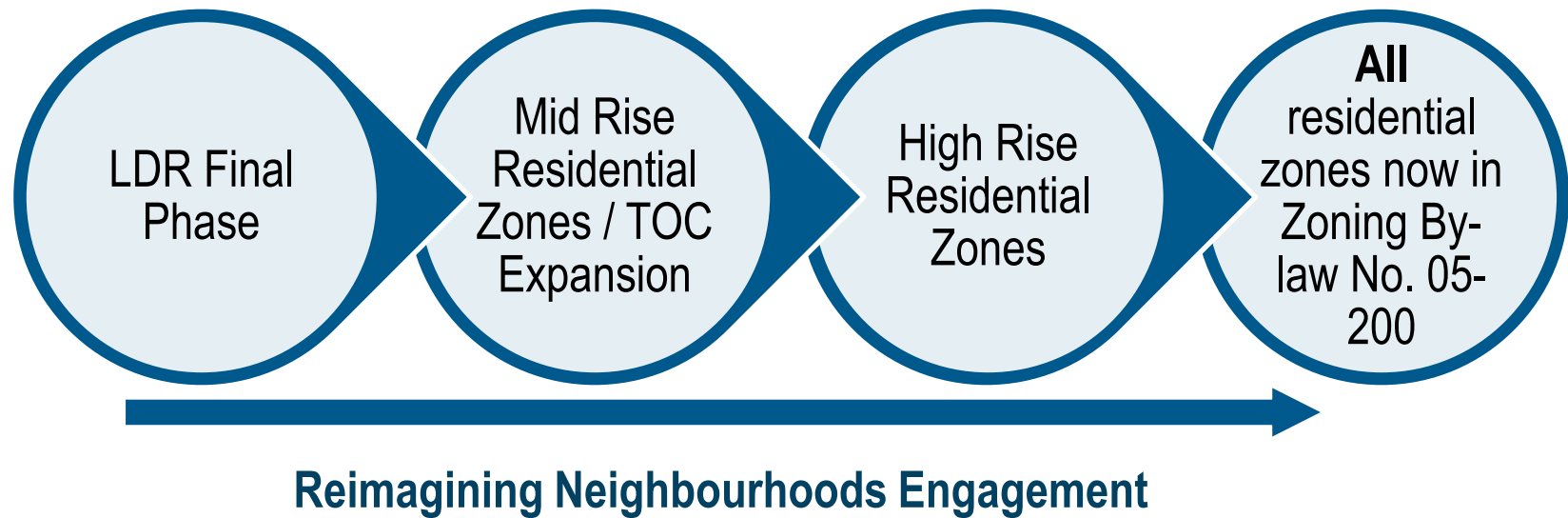
General Feedback:

- Appears to be general support for proposed changes from those that provided comments
- Public understand links between parking requirements and broader city issues such as housing affordability
- Some concern about risk of parking spill over, but recognition that one response is less car dependence over time

Future Work

- Conduct more a more in-depth review of all non-residential parking standards
- Update Cash-in-Lieu of Parking By-law
- Continue to advance work on related policy changes identified in August 15th Report to Planning Committee including
 - Qualifications for Residential Parking permits (currently only available to residents living in dwellings of 3 units or less)
 - Options for elimination of Residential Boulevard Parking Program (Front yard parking)
- Monitor industry responses to new parking standards and evaluate impacts of changes

Residential Zones Project - Next Steps



Ongoing Secondary Plan Review to:

- Implement the Low Density Residential policies of Vol. 1 of the UHOP through a future comprehensive amendment to Secondary Plan policies and schedules.
- Review and update the Medium Density and High Density Designations in Secondary Plans.



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE