



Hamilton

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

November 5, 2024

PED24173 – Transit Oriented Corridor Expansion – Redesignating and Rezoning of a Portion of Upper James Street Between the Lincoln M. Alexander Parkway and Twenty Road, to the “Mixed Use – Medium Density” Designation and Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone (Ward 8)

Presented by: Mallory Smith

Background

- Council direction “to consider the re-designation and rezoning of lands designated Arterial Commercial on Upper James Street, as appropriate, through the next Urban Hamilton Official Plan and Zoning By-law (No.) 05-200 housekeeping amendments.”

Background – Urban Hamilton Official Plan



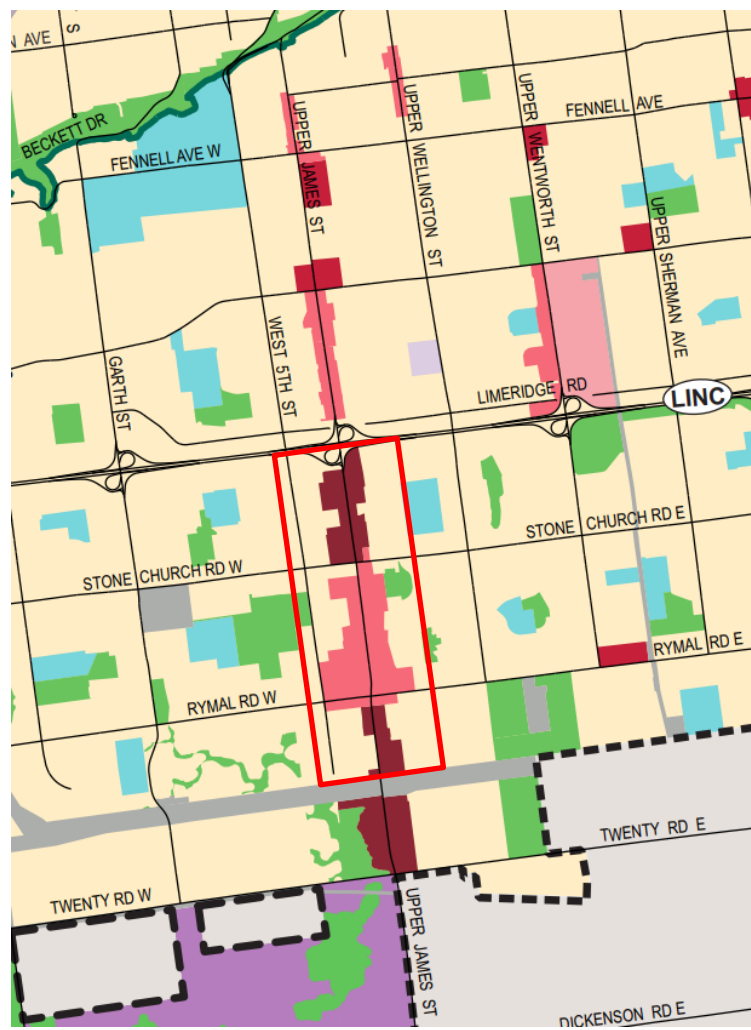
- Legend**
- Urban Structure Elements**
- Neighbourhoods
 - Employment Areas
 - Major Activity Centres
 - Major Open Space
- Nodes**
- Downtown Urban Growth Centre
 - Sub Regional Service
 - Community
- Corridors**
- Primary
 - Secondary
 - Priority Transit Corridor
- Other Features**
- Rural Area
 - John C. Munro Hamilton International Airport
 - Niagara Escarpment
 - Urban Boundary
 - Municipal Boundary
 - Lands Subject to Non Decision 113 West Harbour Setting Sail

Community Nodes are focal points to a number of neighbourhoods and should provide a wide range of mixed uses and function as **vibrant, mixed use** areas containing a range of housing opportunities, and shall be linked to high order transit.

The Urban Hamilton Official Plan also prescribes that corridors along the entire BLAST network shall be supported by transit-oriented communities and the City shall encourage higher density development on all higher order transit corridors.

Official Plan Amendment

Study Area



Legend

- Neighbourhoods
- Open Space
- Institutional
- Utility

Commercial and Mixed Use Designations

- Downtown Mixed Use Area
- Mixed Use - High Density
- Mixed Use - Medium Density
- District Commercial
- Arterial Commercial

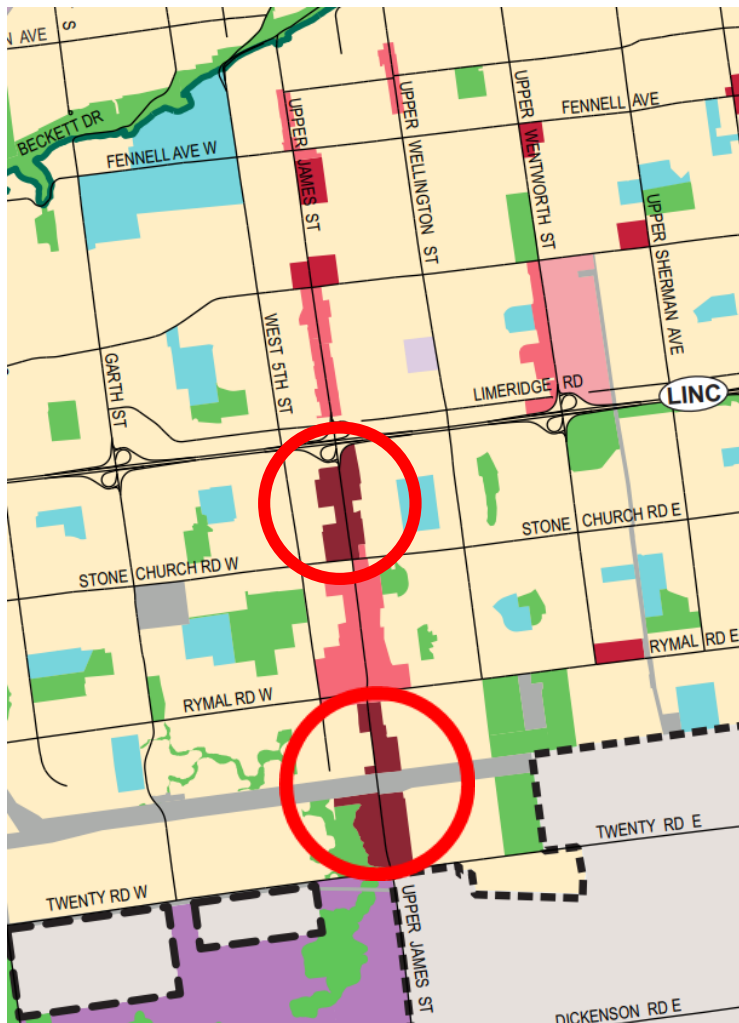
Employment Area Designations

- Industrial Land
- Business Park
- Airport Employment Growth District
- Shipping & Navigation

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
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“Arterial Commercial” Designation



Legend

- Neighbourhoods
- Open Space
- Institutional
- Utility

Commercial and Mixed Use Designations

- Downtown Mixed Use Area
- Mixed Use - High Density
- Mixed Use - Medium Density
- District Commercial
- Arterial Commercial

Employment Area Designations

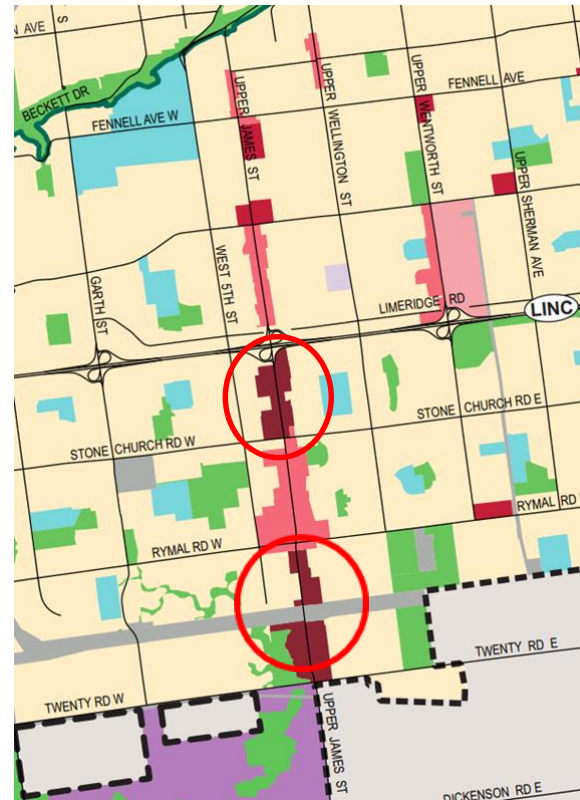
- Industrial Land
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Other Features

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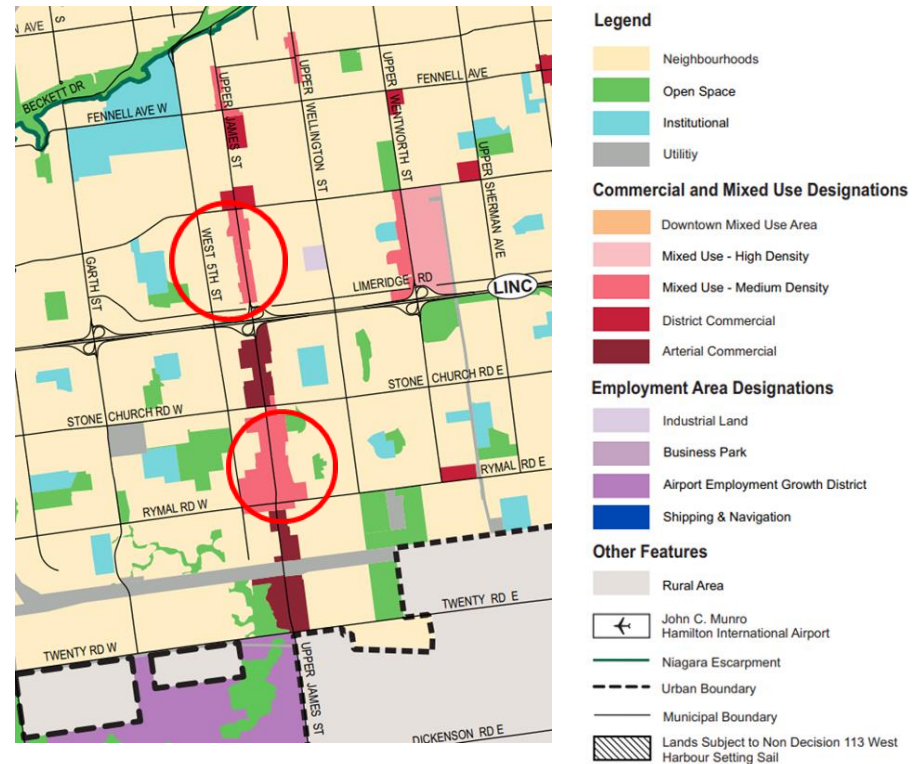
Official Plan Amendment

The “Arterial Commercial” designation is intended to provide for a range of uses catering to the traveling or **drive-by consumer** as well as retail stores, which are **land extensive** and require outdoor storage or sales and cannot be appropriately accommodated in the other designations. The designation primarily permits **commercial uses, automotive related uses, and a limited range of land intensive retail uses** such as home improvement supply stores.



Official Plan Amendment

The intent of the “Mixed Use – Medium Density” designation is to permit a **full range of retail, service commercial, entertainment, and residential accommodation at a moderate scale** and to increase the proportion of **multiple storey, mixed use buildings** that have retail and service commercial uses at grade. The designation recognizes the traditional mixed use main streets in the City (outside of the Downtown Mixed Use area), as well as other large commercial areas which **serve the surrounding community or a series of neighbourhoods** and which are intended to evolve and intensify into **mixed use, pedestrian oriented areas**.



Official Plan Amendment

The redesignation of lands from the “Arterial Commercial” to “**Mixed Use - Medium Density**” designation implements the vision set out in the Urban Hamilton Official Plan by transitioning the corridor from a heavily motor vehicle dependent and parking focused corridor to a **transit-oriented corridor that prioritizes pedestrians**.



Zoning By-law Amendment

Mixed Use Medium Density (C5) Zone - is found along collector and arterial roads where the zone permits a **range of retail, service, commercial, entertainment, and residential uses** serving the surrounding community.

Arterial Commercial (C7) Zone - permits **large-format commercial** uses catering to the travelling public and in turn, the built form is reflective through the presence of large buildings. The uses found within the C7 Zone are typically **land intensive** which may require outdoor storage and sales areas.



Transit Oriented Corridor – Mixed Use (TOC1) Zone provides for a mixture of **service commercial, retail and residential uses** in stand-alone or **mixed use** buildings. The intent of the built form requirements is to **create complete streets** that are **transit supportive and will provide for active, and pedestrian oriented streets.**

The regulations of the Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone implement the policies of the “Mixed Use – Medium Density” Designation by:

- permitting a range of service commercial, retail, office, restaurant, and residential uses;
- prohibiting motor vehicle related uses;
- establishing minimum and maximum setbacks from a street;
- creating design standards to focus on pedestrian access to developments;
- restricting parking locations to the rear of lots; and,
- implementing regulations for building height that are consistent with the built form policies of the designation.

The Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone implements the policies in the City Wide Corridor Planning Principles and Design Guidelines through the pedestrian oriented, mixed use nature of the zones.



Permitted Uses

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The majority of uses permitted in the C5 Zone are permitted in the TOC1 Zone, however, new developments will be subject to the built form requirements of the TOC1 Zone which promotes a pedestrian oriented, walkable, transit oriented corridor.

Use	C5	C7	TOC1
Artist Studio	X		X
Beverage Making Establishment	X		X
Catering Service	X		X
Commercial Entertainment	X	X	X
Commercial Recreation	X	X	X
Commercial School	X		X
Communications Establishment	X		X
Conference or Convention Centre	X	X	X
Craftsperson Shop	X		X
Day Nursery	X		X
Dwelling Unit(s)	X		X
Educational Establishment	X		X
Emergency Shelter	X		X
Financial Establishment	X		X
Hotel	X	X	X
Laboratory	X		X
Lodging House	X		X
Long Term Care Facility			X
Medical Clinic	X		X
Microbrewery	X		X
Multiple Dwelling	X		X
Office	X		X
Performing Arts Theatre	X		X
Personal Service	X		X
Place of Assembly	X	X	X
Place of Worship	X		X
Repair Service	X	X	X
Residential Care Facility	X		X
Restaurant	X	X	X
Retail	X		X

Use	C5	C7	TOC1
Retirement Home	X		X
Social Services Establishment	X		X
Surveying, Engineering, Planning, or Design Business ¹		X	
Tradesperson's Shop	X		X
Transportation Depot	X	X	X
Urban Farmers Market	X		X
Veterinary Service	X		X
Building or Contracting Supply Establishment ²		X	
Building and Lumber Supply Establishment ²		X	
Commercial Motor Vehicle Sales, Rental and Service Establishment ²		X	
Commercial Parking Facility ²	X	X	
Community Garden ²		X	
Equipment and Machinery Sales, Rental and Service Establishment ²		X	
Farm Product Supply Dealer ²		X	
Funeral Home ²		X	
Garden Centre ²		X	
Home Furnishing Retail Establishment ²		X	
Home Improvement Supply Establishment ²		X	
Major Recreational Equipment Sales, Rental and Service Establishment ²		X	
Motor Vehicle Dealership ²		X	
Motor Vehicle Gas Bar ²	X	X	
Motor Vehicle Parts and Accessory Sales Establishment ²		X	
Motor Vehicle Rental Establishment ²		X	
Motor Vehicle Service Station ²	X	X	
Motor Vehicle Washing Establishment ²	X	X	
Warehouse ²		X	

¹ The use will be permitted through the 'office' permission within the Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone.

Uses no longer permitted as of right

PED24173

Use	C5	C7	TOC1
Retirement Home	X		X
Social Services Establishment	X		X
Surveying, Engineering, Planning, or Design Business ¹		X	
Tradesperson's Shop	X		X
Transportation Depot	X	X	X
Urban Farmers Market	X		X
Veterinary Service	X		X
Building or Contracting Supply Establishment ²		X	
Building and Lumber Supply Establishment ²		X	
Commercial Motor Vehicle Sales, Rental and Service Establishment ²		X	
Commercial Parking Facility ²	X	X	
Community Garden ²		X	
Equipment and Machinery Sales, Rental and Service Establishment ²		X	
Farm Product Supply Dealer ²		X	
Funeral Home ²		X	
Garden Centre ²		X	
Home Furnishing Retail Establishment ²		X	
Home Improvement Supply Establishment ²		X	
Major Recreational Equipment Sales, Rental and Service Establishment ²		X	
Motor Vehicle Dealership ²		X	
Motor Vehicle Gas Bar ²	X	X	
Motor Vehicle Parts and Accessory Sales Establishment ²		X	
Motor Vehicle Rental Establishment ²		X	
Motor Vehicle Service Station ²	X	X	
Motor Vehicle Washing Establishment ²	X	X	
Warehouse ²		X	

¹ The use will be permitted through the 'office' permission within the Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone.

Uses no longer permitted as of right

PED24173

How will the already existing uses no longer permitted as of right be addressed?

The majority of the uses permitted in the Arterial Commercial (C7) Zone are not permitted in the Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone as they are generally car focused, land intensive uses. The majority of uses permitted in the Mixed Use Medium Density (C5) Zone are permitted in the Transit Oriented Corridor Mixed Use Medium Density (TOC1) Zone.

Legally established existing uses at the date of passage of the By-law **will be recognized** through a new Special Exception and will be permitted to **expand to a maximum of 10%** of the existing Gross Floor Area of the use.

WHERE WE ARE GOING

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.



Intensification on Arterials

Opportunities identified included;

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



Next Steps

- Following this public meeting, staff will consider comments received and report back to Planning Committee in Q1 of 2025 with final recommendations.



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE