HAMILTON WEST HARBOUR INVESTMENT GUIDE
for Developers + Builders + Landowners

Presented by:
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Presented to:
The Public

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Why an Investment Guide for the West Harbour?
The West Harbour combines the need to plan for not only the rapid growth and intensification associated a New Go-Transit Hub

but also the socio-economic and housing needs of adjacent existing neighbourhoods in order to reduce their displacement

THE CHALLENGE IS TO PLAN FOR INTENSIFICATION IN WAYS THAT MITIGATE GENTRIFICATION

West Harbour is a city-wide destination and everyone wants a say in its future.
GO Station Study Area indicating Primary, Secondary and Tertiary Zones
Development of Community Hubs as identified by the Neighbourhood Action Strategy
Most of West Harbour has been “developed” historically and more recently by Individual Landowners – *not* Private Developers

The need is to address both “community-based” growth and “planned new development” in order to maximize the economic benefits to all income groups

Need an Investment Guide for All Investors including landowners, builders, and developers
Washington’s Survey of Alexandria

1889

1911

1947

1964

2015

What’s Next?
Extensive Secondary Planning and Urban Planning Work has already been completed.

*Setting Sail* is the Coordinating Plan.

Complementary Zoning – which attracts investment - has not been put into place (except at Barton Tiffany).

As A Result, Investment To Date Has Been Limited.

Also Need for a Coordinated Engagement Process.
RECENT PLANS

2014  Barton Tiffany Urban Design Study
2014  James Street North Mobility Hub Study
2013  Urban Hamilton Official Plan
2012  Beasley + Jamesville Action Strategy
2012  City-Wide Corridor Planning Principles and Design Guidelines
2010  Hamilton West Harbour Waterfront Recreation Master Plan
2008  Downtown Transportation Master Plan
2007  North End Traffic Management Plan
2006  Vision 2020
2006  Growth Related Integrated Development Strategy (GRIDS)
2005  Setting Sail – Secondary Plan
2005  West Harbour Transportation Master Plan

Barton Tiffany Urban Design Study (2014)
Transit Oriented Development Guidelines for Hamilton (2010)
James Street North Mobility Hub Study (2014)
Setting Sail Secondary Plan for West Harbour (2005)
THE 3D MODEL
INVESTMENT FRAMEWORK

1. Public Realm
   - Streets + Walks
   - Parks + Open Spaces
   - Transport Corridors
   - Municipal Services

2. Private Realm
   - Stable residential areas
   - Corridors of Incremental change
   - Areas of Major reinvestment

3. Areas of Special Identity + Heritage Sites

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The Public Realm refers to the streets and walkways, parks and open spaces, transportation corridors, and municipal services within West Harbour.
PUBLIC REALM

PARKS + OPEN SPACE

STREETS + WALKS

TRANSPORT CORRIDORS
vehicular/transit
bicycles/pedestrian

MUNICIPAL SERVICES
water/ wastewater/ energy/
fibre-optic/
telecommunications
PRIVATE REALM

AREAS OF MAJOR CHANGE

CORRIDORS OF GRADUAL CHANGE

STABLE RESIDENTIAL
Areas of Major Reinvestment / Development

- The Piers
- Barton Tiffany
- Ferguson Wellington
Areas of Major Reinvestment
AREAS OF MAJOR REINVESTMENT
Corridors of Incremental Change
Corridors of Incremental Change
Stable Residential Areas
Stable Residential Areas: Study Block #1
Zoning Analyses: Fire Atlas Mapping
OPTION 1
Building [a]

As-of-Right Home Alteration Option 1.
- where lot width is greater than 12.0m
- property area is at least 360m²
- side yard setbacks are 1.2
- building height is not over 2.5 storeys, or 11m
* ground floor area can increase from 133m² to 413m², and 3.3m height can be added

As-of-Right Home Alteration Option 2.
- where lot width is greater than 12.0m
- property area is at least 360m²
- side yard setbacks are 2.7
- building height is not over 3 storeys, or 14m
* ground floor area can increase from 133m² to 333m², and 6.5m height can be added

Properties within study block which have:
- a lot width greater than 12.0m
- property area of at least 360m²
OPTION 2
Building [a]

- As-of-Right Home Alteration Option 1:
  - where lot width is greater than 12.0m
  - property area is at least 360m²
  - side yard setbacks are 1.2
  - building height is not over 2.5 storeys, or 11m
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- As-of-Right Home Alteration Option 2:
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  - property area is at least 360m²
  - side yard setbacks are 2.7
  - building height is not over 3 storeys, or 14m
  - ground floor area can increase from 133m² to 333m², and 6.5m height can be added

- Properties within study block which have:
  - a lot width greater than 12.0m
  - property area of at least 360m²
FRONT ELEVATION: OPTION 1 & 2
Building [a]

FRONT ELEVATION: OPTION 1 & 2
Building [b]
STUDY BLOCK
Existing
STUDY BLOCK
Non-conforming

STUDY BLOCK
Option 1

STUDY BLOCK
Option 2
STUDY BLOCK
Existing

STUDY BLOCK
Potential Future Density, Option 1 & 2 Combined
STUDY BLOCK: STREET VIEW
Showing Maximum Intensification in Yellow
Development Process

**STEP 1.** LOCATE PROPERTY
- STABLE RESIDENTIAL AREAS
- CORRIDORS OF INCREMENTAL CHANGE
- AREAS OF MAJOR REINVESTMENT

**STEP 2.** REVIEW LAND USE
- OFFICIAL PLAN, SECONDARY PLAN
  - COMPLIANT
    - APPROVAL
  - NON COMPLIANT
    - OFFICIAL PLAN AMENDMENT
- REVIEW ZONING
  - PERMISSES, AS-OF-RIGHT
  - COMPLIANT
    - APPROVAL
  - NON COMPLIANT
    - MINOR VARIANCE / ZONING BY LAW

**STEP 3.** OBTAIN BUILDING PERMIT
**STEP 4.** BUILD
### Zoning Checklist for “D6” Properties

<table>
<thead>
<tr>
<th>Zoning Designation</th>
<th>“D6” – Downtown Multiple Residential</th>
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</thead>
<tbody>
<tr>
<td>Height</td>
<td>2 storeys (7.5m) min.</td>
</tr>
<tr>
<td></td>
<td>15.0m max.</td>
</tr>
<tr>
<td>Front Yard</td>
<td>3.0m min.</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>4.5m max.</td>
</tr>
<tr>
<td>Side Yard</td>
<td>6.0m min.</td>
</tr>
<tr>
<td>Density</td>
<td>3.0m min.</td>
</tr>
<tr>
<td>Max. Floor Area Ratio</td>
<td>150 units/ha max.</td>
</tr>
<tr>
<td></td>
<td>0.6x the area</td>
</tr>
</tbody>
</table>

**DEVELOPERS**
A developer would be highly interested in development opportunities within Areas of Major Reinvestment. These areas are unique sites that anticipate greater densities compared to other areas in the City. Developers can profit the most with investment in this type of area, whether it is for residential, commercial, or office uses.

**BUILDERS**
A builder would also be interested in the potential opportunities within Areas of Major Reinvestment. As they are complex sites with many investment opportunities, a builder may benefit from the flexibility and variability of uses intended for the site.

**LANDOWNERS**
A landowner may not find investing within an Area of Major Change feasible, as these areas will be highly sought after by bigger developers. In rare cases, there may be opportunities for partnerships between landowners.
Will Include:

- Current Planning + Zoning Contexts (in 3D)
- City Incentive Programs (with Economic Development)
- Summary of Investment Opportunities in:
  - Stable Residential Areas
  - Corridors of Incremental Change
  - Areas of Major Reinvestment
- Project Profiles (with ED)
- Preliminary Pro-Forma

...with an aim to eventually provide all information available on-line in a readily accessible format.
Other Potential Investment Areas in Hamilton