INTRODUCTION

• JAMES WEBB, MCIP, RPP
• WEBB PLANNING CONSULTANTS
• RETAINED BY CITY OF HAMILTON TO ACT AS THE AGENT TO PREPARE AND PROCESS THE NEXT STAGE OF THE PLANNING APPROVALS PROCESS FOR PIERS 7 & 8
IMPLEMENTATION PHASE

• FURTHER MUNICIPAL PLANNING APPROVALS ARE REQUIRED TO IMPLEMENT THE VISION FROM THE URBAN DESIGN STUDY
  – ZONING BY-LAW AMENDMENT
  – DRAFT PLAN OF SUBDIVISION

• WEBB PLANNING CONSULTANTS TO ACT AS THE AGENT ON BEHALF OF THE CITY

• RETAINED BY WATERFRONT DEVELOPMENT OFFICE
FORMAL CONSULTATION

• COMPLETED JANUARY 2016, “FC DOCUMENT”
• CONFIRMS THE SCOPE OF THE REQUIRED PLANNING APPROVALS – ZBA & DRAFT PLAN
• IDENTIFIES REQUIRED TECHNICAL STUDIES
  – TO ASSESS THE DEVELOPMENT PROPOSAL
  – CONFIRM LANDS SUITABLE FOR INTENDED USE
  – INFORM THE PLANNING OPINION ON VARIOUS MATTERS – CONFORMITY WITH POLICY FRAMEWORK
DRAFT ZONING BY-LAW

• LANDS WILL BE ADDED TO THE CITY’S NEW COMPREHENSIVE ZONING BY-LAW 05-200
• UTILIZE EXISTING ZONE CATEGORIES WHERE PRACTICAL AND DEVELOP NEW CATEGORIES
• SPECIFY PERMITTED USES, GENERAL REGULATIONS AND BUILT FORM REGULATIONS
• IN ALL REGARDS THE PROPOSED ZONING SHALL COMPLY WITH THE HIGHER ORDER PLANNING FRAMEWORK –PROVINCIAL POLICY, UHOP, SETTING SAIL, WATERFRONT RECREATION MASTER PLAN, NORTH END TRAFFIC MGNT PLAN
DRAFT PLAN OF SUBDIVISION
DRAFT PLAN

• ESTABLISHES THE INDIVIDUAL PARCELS OF LAND THAT CITY INTENDS TO CONVEY FOR FUTURE DEVELOPMENT

• FACILITATES CREATION OF THE ROAD FABRIC AND BLOCKS BEING RETAINED FOR PUBLIC USES
  — WATERFRONT PARK, GATEWAY PARK, GREENWAY

• REGISTERED SUBDIVISION AGREEMENT SETS OUT THE SEQUENTIAL REQUIREMENTS TO BE ADDRESSED PRIOR TO DEVELOPMENT PROCEEDING AND PRIOR TO BUILDING PERMITS
  — FURTHER STUDIES, DETAILED ENGINEERING DESIGN, ADDITIONAL PERMITS