DOWNTOWN HAMILTON SECONDARY PLAN VISION

The Downtown Hamilton of the future will be a vibrant focus of attraction where all our diverse people can live, work, learn, shop and play. The future Downtown will offer comfort, accessibility and safety. It will combine the best of our heritage with new concepts and designs while seamlessly linking together the Downtown core and surrounding neighbourhoods from the waterfront to the escarpment.
WHY AM I HERE?  The Secondary Plan and Zoning By-law for Downtown Hamilton is being updated. Tonight you are invited to review and comment on the draft updated Secondary Plan and Zoning By-law. The updates are based on input received from the public, stakeholders, the Citizens Liaison Committee and City staff, as well as Provincial and Municipal Policy direction. Following this meeting, staff will gather all comments received on the draft updated Secondary Plan and Zoning By-law and analyse them in conjunction with other comments received from stakeholders. Staff will use this information to inform their recommendations on the update.

Thank you for attending this Public Information Centre. Please take the time to review the information and ask staff any questions you may have. Comment sheets are available for you to provide us with your thoughts on the draft updated Secondary Plan and Zoning By-law.

WHY ARE WE UPDATING THE SECONDARY PLAN & ZONING BY-LAW?
This is not a new Secondary Plan, the Plan for Downtown Hamilton was approved in 2001. A lot has happened and changed since then. It is time to renew the vision for Downtown and update the Plan to ensure that it is current and appropriate to guide future growth and development in the Downtown.

STUDY SCHEDULE

COMMUNITY LIAISON COMMITTEE INPUT THROUGHOUT
The draft updated Downtown Hamilton Secondary Plan identifies different land uses. The different types of land uses are called “land use designations”. There are several different types of land use designations in the Secondary Plan, each outlining the types of uses permitted, the overall function and built form.

**RESIDENTIAL DESIGNATIONS**

**LOW DENSITY RESIDENTIAL**

**Permitted Uses**
- Single detached, semi detached, duplex, triplex and street townhouse dwellings

**Scale**
- Maximum 60 units per hectare
- Minimum 2 storeys in height
- Maximum heights governed by the Maximum Building Heights Map

**MEDIUM DENSITY RESIDENTIAL**

**Permitted Uses**
- Multiple dwellings and street townhouse dwellings
- Local commercial uses on the ground floor

**Scale**
- No density minimums or maximums
- Minimum 2 storeys in height
- Maximum heights governed by the Maximum Building Heights Map
COMMERCIAL AND MIXED USE DESIGNATIONS

**DOWNTOWN MIXED USE**

Permitted Uses
- Retail stores, offices, personal services, live-work units, artist studios, financial establishments, and restaurants
- Institutional uses such as hospitals, universities, government offices, places of worship, and schools
- Arts, cultural, entertainment and recreational uses
- Hotels and conference centres
- Residential uses such as multiple dwellings

Scale
- Minimum 2 storeys in height
- Maximum heights governed by the Maximum Building Heights Map

Key Points
- Residential and commercial uses are permitted in stand-alone buildings or mixed use buildings
- Policies focus on built form and how the building looks from the sidewalk

**DOWNTOWN MIXED USE — PEDESTRIAN PREDOMINANT**

Permitted Uses
- Same as Downtown Mixed Use Designation

Scale
- Minimum 3 storeys in height
- Maximum heights governed by the Maximum Building Heights Map

Key Points
- Commercial is required on the ground floor. Residential uses are permitted above or behind
- Focus on built form and how the building looks from the sidewalk
- Supports transit corridors through intensification and focussing commercial activity along King Street and James Street
PARKS AND OPEN SPACE DESIGNATIONS

NEIGHBOURHOOD PARK

John/Rebecca Park
• Serves the recreational needs and interests of residents within the general vicinity
• May include passive areas and formal play areas

COMMUNITY PARK

Beasley Park
• Serves more than one neighbourhood; however they are not intended to serve the whole City of Hamilton
• They have recreational facilities, good transportation access from roads
• They can include facilities such as arenas, community centres, baseball diamonds, swimming pools, skate parks, and multi-purpose courts

CITY-WIDE PARK

Gore Park, Ferguson Station, City Hall Forecourt, Commonwealth Square
• Municipally, regionally, provincially or nationally significant destinations that meet the needs of residents and are of interest to visitors
• These areas are often associated with major recreation, educational or leisure activities and may have natural, historic or unique features

GENERAL OPEN SPACE

Whitehern Museum, King Street West General Open Space, Garry Hill Memorial Park, York Street General Open Space, Hunter Street General Open Space, Hamilton Courthouse, Claremont Access Parkettes, Wellington Park
• Public or private areas used for recreational purposes, community gardens, trails and pathways, remnant parcels of open space lands, urban plazas, squares and spaces
• These areas do not function as parks but are used for both active and passive recreation activities
INSTITUTIONAL AND UTILITY DESIGNATIONS

**INSTITUTIONAL**

**Permitted Uses**
- Educational, religious and cultural facilities
- Hospitals, health care and long term care facilities
- Day care facilities

**Key Points**
- Applied to Sir John A. Macdonald Secondary School, Dr. J. Edgar Davey Elementary School and Whitehorn Museum

**UTILITY**

**Permitted Uses**
- Facilities, corridors, easements, rights-of-way for utilities and services, including rail corridors and main lines

**Key Points**
- Applied to the rail corridor on Hunter Street and James Street North
TRANSPORTATION POLICIES

The Downtown Hamilton Transportation Master Plan, 2008 (TMP) provides detailed direction for future transportation planning through the Secondary Plan Area. The draft updated Secondary Plan includes policies to encourage and promote active transportation (walking and biking) as well as public transit.

Key Points
- Importance placed on developing complete streets and providing opportunities to enhance active transportation
- Transportation improvements will be consistent with the recommendations of the TMP and City Guidelines
- Street Master Plans shall be completed for all Mobility and Traditional Streets within the Downtown within the context of an overall urban design and public realm enhancement perspective
- **MOBILITY STREETS:** Bay Street, Cannon Street, Hunter Street, James Street, John Street, King Street, Main Street, Queen Street, Wellington Street, York Street, Victoria Street
- **TRADITIONAL STREETS:** Caroline Street, Catharine Street, Ferguson Street, George Street, Hess Street, Hughson Street, Jackson Street, King William Street

CULTURAL HERITAGE POLICIES

The Cultural Heritage Resource policies require that designated and listed buildings and cultural heritage landscapes be protected. The policies encourage adaptive re-use and re-purposing of historic buildings and protection of the existing character of the neighbourhood.

Key Points
- Ensure development is sympathetic and complementary to existing cultural heritage attributes (i.e. building setback, building mass, height and materials)
- Heritage resources should be conserved
- Development adjacent to existing heritage buildings shall encourage a consistent street orientation, promote similar setbacks and reflect the character, massing and materials of surrounding buildings
URBAN DESIGN POLICIES
Design policies form part of the Secondary Plan and have been developed to:

- Address and respond to the specific conditions of Downtown Hamilton
- Provide direction for new development
- Respect the existing character of the neighbourhood
- Promote pedestrian-oriented design

For the purposes of maintaining community character and cohesive design, Urban Design Character Areas have been identified. Each character area describes the predominant character and built form for different areas of the Downtown. Buildings within the Urban Design Character Areas generally share common building forms and relationships with streets, public spaces and parks.

TALL BUILDING STUDY AND GUIDELINES
- Developed to provide input to the update of the Secondary Plan, based on best practices for tall building design
- Focus on how the design of new tall buildings should be evaluated and carried out to ensure that tall buildings fit within their existing or planned context and limit local impacts
- When it is determined that a tall building is supportable and represents “good planning”, the Guidelines will then apply to inform the site and building design
- The Draft document was presented to the public April 27, 2016
- The Tall Building Study and Guidelines will be presented to Council for adoption with the Secondary Plan
- The document can be downloaded at www.hamilton.ca/downtownhamiltonreview
### ZONING: PERMITTED USES SUMMARY CHART

<table>
<thead>
<tr>
<th>Secondary Plan Designation</th>
<th>Downtown Mixed Use</th>
<th>Downtown Pedestrian Predominant (D2) Zone</th>
<th>Downtown Residential (D5) Zone</th>
<th>Downtown Multiple Residential (D6) Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beverage Making Establishment</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Catering Service</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Entertainment</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Parking Facility</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Recreation</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial School</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Garden</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conference of Convention Centre</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Craftsperson Shop</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day Nursery</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Unit(s)</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex Dwelling</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational Establishment</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emergency Shelter</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exhibition Facility</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial Establishment</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laboratory</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lodging House</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Long Term Care Facility</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Clinic</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Microbrewery</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motor Vehicle Rental Establishment</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multiple Dwelling</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personal Services</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Place of Assembly</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Place of Worship</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repair Service</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Care Facility</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retirement Home</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Semi-Detached Dwelling</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Detached Dwelling</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Social Services Establishment</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Townhouse Dwelling</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Studio</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tradesperson’s Shop</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation Depot</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Farm</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Farmers’ Market</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Veterinary Service</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Thank you for attending this Public Information Centre. Your participation in this process is important and will contribute to the update of the Downtown Hamilton Secondary Plan and Zoning By-law.

Following this Public Information Centre, staff will use the comments that have been submitted to further refine and finalize the draft updated Secondary Plan.

Please fill in a comment sheet before you leave, or take one with you to fill in later. We would appreciate receiving your comments by MONDAY, FEBRUARY 27, 2017.

WE WANT TO HEAR FROM YOU — OTHER WAYS TO GET INVOLVED

SIGN UP FOR E-MAIL OR MAIL UPDATES
Leave your e-mail or mailing address on the comment sheet.

COMMENT SHEETS
Fill out and leave with team or e-mail to staff listed below.

CONTACT STAFF
Call, e-mail or meet with staff to discuss.

Alissa Mahood, MCIP, RPP
Senior Project Manager
Community Planning & GIS
City Hall, 71 Main St. W.
6th Floor
905-546-2424 Ext. 1250
Alissa.Mahood@hamilton.ca

Shannon McKie, MCIP, RPP
Senior Planner
Community Planning & GIS
City Hall, 71 Main St. W.
6th Floor
905-546-2424 Ext. 1288
Shannon.Mckie@hamilton.ca

IF YOU WOULD LIKE A COPY OF THE INFORMATION PRESENTED TONIGHT
IT WILL BE AVAILABLE ON THE CITY’S WEBSITE AT:

www.hamilton.ca/downtownhamiltonreview