WELCOME
DOWNTOWN HAMILTON
SECONDARY PLAN REVIEW
PUBLIC INFORMATION CENTRE
February 13, 2017
WHY AM I HERE?

• Learn about the proposed updates to the Downtown Secondary Plan
• Review and comment on the draft updated Secondary Plan and Zoning
• Identify any issues or opportunities that have not been addressed
WHAT IS A SECONDARY PLAN

- Plan with policies to guide land use and development
- Establishes urban design, heritage, parks and recreation, transportation and infrastructure policies for a defined area
- Adopted into the Official Plan
- Provides the framework for land use planning decisions

Municipal Direction BASED ON Provincial Direction
WHY ARE WE UPDATING THE PLAN AND ZONING?

- Update the Downtown Secondary Plan that was approved in 2001
- Reflect new uses that were not contemplated in the original plan
  - Arts and Culture
  - Microbreweries, Coffee Roasters
  - Higher order transit
- Implement James Street North Mobility Hub Recommendations
- Current trends in built form
  - Tall Building Guidelines
- Align Plan boundaries with the Downtown Urban Growth Centre boundaries as set out by the Province
- Be consistent with other planning documents (Urban Hamilton Official Plan)
• 7 Community Liaison Committee meetings
• PIC #1 – Introductory Meeting
• PIC #2 – Strengths, Weaknesses Opportunities, Threats Analysis
• PIC #3 – Tall Building Study and Guidelines Workshop
• PIC #4 – Present the Draft Tall Building Study and Guidelines for comments
• Development Industry Liaison Group Meeting – Present the Tall Building Study and Guidelines for comments
• Design Review Panel Meetings (2) – Tall Building Study and Guidelines
• Secondary Plan Stakeholder Workshop
• PIC #5 – February 13, 2017 – Draft Updated Secondary Plan and Zoning By-law
• Statutory Meeting – To present the updated Plan, Zoning and Tall Buildings Study to Council for adoption
“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”. 
SECONDARY PLAN LAND USE DESIGNATIONS
EXISTING PLAN DESIGNATIONS
Local Commercial
Mixed Use
Central Business District
Specialty Commercial
Prime Retail

DRAFT UPDATED PLAN
Downtown Mixed Use
Key Points:

• Permits commercial and residential uses
  ➢ Retail, office, artist studios, restaurants, arts, culture, entertainment, hotels, conference centres, institutional uses, personal services
  ➢ Residential

• Stand alone or mixed use buildings

• Minimum height 2 storeys, maximums governed by height map

• Focus on built form and how the building looks from the sidewalk
EXISTING PLAN DESIGNATION
Prime Retail Streets

DRAFT UPDATED PLAN
Downtown Mixed Use – Pedestrian Predominant
Key Points

• Uses permitted are the same as Downtown Mixed Use (commercial and residential)

• Commercial *REQUIRED* on the ground floor, residential permitted above or behind

• Minimum height 3 storeys, maximums governed by height map

• Supports the transit corridor through focussing commercial activity along King Street and James Street

• Built form focusses on creating a vibrant, stimulating and comfortable walking and shopping environment
LOW DENSITY RESIDENTIAL

Key Points:
• Single detached, semi detached, duplex, triplex and street townhouse dwellings as well as some institutional uses
• Maximum 60 units per hectare
• Minimum 2 storeys in height, maximum heights governed by the height map
• Represents existing low density residential areas
Key Points:

- Multiple dwellings and street townhouse dwellings
- Local commercial on the ground floor
- No density minimums or maximums
- Minimum 2 storeys in height, maximum heights governed by height map
- Focus on built form and how the building looks from the sidewalk
Neighbourhood Park *John Rebecca Park*
- Serves the recreational needs of the residents in the area

Community Park *Beasley Park*
- Serves more than one neighbourhood

City Wide Park *Gore Park, Ferguson Station, City Hall Forecourt, Commonwealth Square*
- Municipally, regionally, provincially or nationally significant destinations

General Open Space
- These areas include trails, community gardens, parcels of open space, squares and urban plazas.
INSTITUTIONAL DESIGNATION
Sir John A. Macdonald Secondary School
Dr. J. Edgar Davey Elementary School
Whitehern Museum

UTILITY DESIGNATION
Applied to the rail corridor on Hunter Street and James Street North
PROPOSED CHANGES TO RESIDENTIAL DESIGNATIONS

EXISTING PLAN

DRAFT UPDATED PLAN
NEW HEIGHT CATEGORIES

LOW RISE (2-6 storeys)
• Maximum 6 storeys

MID RISE (7-11 storeys)
• Maximum 11 storeys

HIGH RISE (12-30 storeys)
• Maximum 30 storeys
AREAS IDENTIFIED FOR POTENTIAL INCREASES IN HEIGHTS

LOW RISE TO MID RISE - Maximum 6 storeys (up to 11 storeys with studies/no OPA)

MID RISE TO HIGH RISE – Maximum 11 storeys (up to 30 storeys with studies/no OPA)

INCREASES SUBJECT TO CONSIDERATIONS SUCH AS:
• Building relationship with existing or planned context of the area
• Sun/shadow impacts
• Wind impacts
• Traffic impacts
• Servicing impacts
• Views
• Built form and urban design
• Cultural Heritage

OPPORTUNITIES FOR:
• Bonusing
• Streetscape improvements
• Affordable housing
• Publicly assessable open space
CULTURAL HERITAGE POLICIES
• Ensure development is sympathetic to existing cultural heritage attributes (setbacks, mass, height and materials)
• Promote conservation and adaptive re-use of heritage resources

URBAN DESIGN POLICIES
• Address and respond to the character of specific areas of the Downtown
• Provide direction for new development
• Tall Building Guidelines have been developed for buildings greater than 11 storeys to inform site building and design (best practices)
<table>
<thead>
<tr>
<th>Downtown Zones – Zoning By-law 05-200</th>
<th>Proposed Downtown Secondary Plan Designations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Mixed Use (D1) Zone</td>
<td>Downtown Mixed Use Designations</td>
</tr>
<tr>
<td>• Microbreweries</td>
<td>• Parking maximums</td>
</tr>
<tr>
<td>Downtown Mixed Use - Pedestrian Predominant (D2) Zone</td>
<td>Downtown Mixed Use – Pedestrian Predominant Designation</td>
</tr>
<tr>
<td>• Microbreweries</td>
<td>• Parking maximums</td>
</tr>
<tr>
<td>Downtown Residential (D5) Zone</td>
<td>Low Density Residential Designation</td>
</tr>
<tr>
<td>• Parking maximums</td>
<td></td>
</tr>
<tr>
<td>Downtown Multiple Residential (D6) Zone</td>
<td>Medium Density Residential Designation</td>
</tr>
<tr>
<td>• Parking maximums</td>
<td></td>
</tr>
</tbody>
</table>
NEXT STEPS

• Revise Plan and Zoning based on comments received
• Present updated land use plan, policies, zoning by-law and Tall Buildings Study to Council for adoption
WE WANT TO HEAR FROM YOU

• Fill in a comment sheet before you leave
• Sign-in to receive e-mail or mail updates
• Contact staff if you have any questions
• Obtain a copy of the information presented tonight by visiting:
  www.hamilton.ca/downtownhamiltonreview
THANK YOU