

Consultation Summary Report

Reimagining Neighbourhoods – Residential Zones Project

February 9th, 2024



Executive Summary

This Consultation Summary Report (the “Report”) summarizes the communication and engagement efforts undertaken by the City between November 2023 and end of January 2024 as part of the Reimagining Neighbourhoods – Residential Zones Project (the “Project”). Through the Project residential zones are changing across the City of Hamilton (the “City”) to provide greater housing options for the residents of Hamilton.

As part of the Project, the City prepared and carried out communication and engagement activities with a consultant team led by WSP Canada Inc. The purpose of community outreach and engagement was to inform and educate homeowners, renters, developers, and members of the public about how proposed changes to the City’s residential zones will provide the opportunity for more housing choice and more affordable housing options across the City’s neighbourhoods. To achieve this, communication and engagement activities focused on providing interested parties with access to information about the proposed changes to the City’s residential zones and information on how to get involved.

This Report provides a comprehensive summary of who the City communicated and engaged with, the different approaches used to engage a wide audience and interested parties, feedback and input received virtually and in-person at various events, and information on how to get involved. As part of the Project, the City consulted with members of the public across different neighbourhoods, the development community, Advisory Committees, City staff, and City Council. Approaches and techniques ranged from virtual Public Information Meetings to in-person community pop-ups, online educational videos, surveys, social media, and workshops.

The structure and organization of this Report is listed and described below:

- **Foundations of this Report:** Describes the purpose and objective of the Reimagining Neighbourhoods – Residential Zones Project.
- **Consultation Activities:** Provides an overview of the communications and engagement activities undertaken and led by the City between November 2023 and January 2024.
- **What We Heard:** This section summarizes important feedback received from the wide range of interested parties engaged throughout the process. This section is structured based on key themes.
- **Next Steps:** The Report concludes with a summary of next steps in the Reimagining Neighbourhoods – Residential Zones Project. It also includes a summary as to how interested parties can stay engaged and up to date on the Reimagining Neighbourhoods – Residential Zones Project moving forward.

The communication and engagement activities described in this Report were completed based on communications and engagement objectives established by the Project Team. A description of these objectives and how they were achieved throughout the Project are also identified and described in the Report.

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1 Foundations of this Report

This Consultation Summary Report summarizes communications and engagement undertaken by the City of Hamilton (the “City”) and the consultant team at WSP Canada Inc. (referred to collectively as the “Project Team”) between November 2023 and end of January 2024. Communications and engagement were undertaken as part of the Reimagining Neighbourhoods – Residential Zones Project (the “Project”). Importantly, this Report summarizes the feedback received through communication and engagement activities up until and including January 26th, 2024, which was the deadline for comments following the two Public Information Meetings.

1.1 Reimagining Neighbourhoods – Residential Zones Project

This section explains the Project, including its purpose, objectives, and the process undertaken by the City to consult with members of the public and other interested parties.

1.1.1 Purpose of Reimagining Neighbourhoods

Reimagining Neighbourhoods is an initiative led by the City to inform and educate members of the public and other interested parties about changes to the City’s residential zones as a result of the Project. The communication and engagement activities described in this Report were completed based on the communications and engagement objectives established by the Project team. These objectives and the relevant outcomes are identified below:

- **To prepare and distribute user-friendly, high-quality communication materials and engage interested parties through an engaging communications campaign:** The Project Team prepared and distributed social media posts, email notifications, post cards and informative materials at community pop-ups. The City also led in the development of informative, animated videos about the Project. These materials were prepared using project-specific branding, user-friendly language, and graphics to support a broader understanding amongst interested parties about the Project, including ways to stay informed and involved.
- **To demonstrate and identify ways the Project helps to create a better place for residents and visitors to live, work, and play in Hamilton by offering more housing choices:** The Zoning By-law is an important tool to implement the Urban Hamilton Official Plan. The Project focused on communication and engagement activities that included clear, informative language to help interested parties understand the objectives of the Residential Zones Project.
- **To provide all interested parties accurate, reliable and up to date information about the Project in a timely manner:** The City launched communication and engagement efforts in November 2023 with the launch of Reimagining Neighbourhoods microsite, hosted on Engage Hamilton. Since then, the Project Team updated the Engage Hamilton microsite, continuously posting to social media, distributed email notifications, presented to Advisory Committees, reported

back to City Council, hosted community pop-ups at different locations across the City, and held two Public Information Meetings. These efforts demonstrate the City's commitment to providing interested parties with up-to-date information about the Project in an accessible and transparent manner.

- **To provide informed feedback to the City to consider for the Low Density Residential Zones, Neighbourhood Infill Design Guidelines, Mid Rise Residential Zones, Transit Oriented Corridors Expansion, and Parking Standards Review:** The Zoning By-law is an important tool that provides the rules on how buildings can be built. Every building in the City is regulated by the Zoning By-law, and it is important that the Zoning By-law is reflective of Hamilton's evolving communities. Feedback and input from interested parties, including the development community, members of the public, and community organizations is important to help inform the Zoning By-law. Parking requirements form an integral part of the Zoning By-law, and City staff have provided information about proposed changes to residential parking requirements as part of this Project.

This Report further demonstrates how the objectives and outcomes were achieved through the Project.

1.1.2 Project Objectives

Reimagining Neighbourhoods is about providing housing choice and more affordable housing options for the residents of Hamilton. Communication and engagement activities undertaken as part of Reimagining Neighbourhoods supports the City's objective to provide homeowners, renters, developers, and members of the public with information as to how zoning changes will provide the opportunity for housing choices and sustainable and equitable growth across the City.

1.1.3 Process

Today, the City is moving forward with changes to residential zones to expand housing options within and along the periphery of the City's neighbourhoods. To do this, the Project Team prepared a thoughtful and tailored approach to communication and engagement with Hamilton's community. This approach was informed by interviews and a workshop with City staff in July and August 2023 to better understand challenges and opportunities the City has experienced with communication and engagement activities in the past.

Based on what was heard during these interviews and workshop, various approaches and tactics were identified to engage with interested parties. An important focus was placed on engaging with the general public and meeting individuals in their neighbourhoods and identifying an approach that would enable City staff to engage one-on-one with residents that are typically not available or able to attend public meetings. This Report highlights the initiatives that align with this important objective, notably the community pop-ups and Public Information Meetings identified in Section 2.2 of this Report.

2 Consultation Activities

Communications and engagement activities planned and facilitated as part of the Reimagining Neighbourhoods project spanned across a broad spectrum of tools. This section identifies and summarizes communications and engagement activities led by the City from November 2023 to January 2024. **Figure 1** provides a snapshot of the communications and engagement activities, including the reach of initiatives led by the City.



Figure 1: Engagement by the numbers for the Reimagining Neighbourhoods Project.

2.1 Communications

This section provides an overview of communication materials and methods of outreach conducted as part of the Project.

2.1.1 Engage Hamilton & Project Notification

The Reimagining Neighbourhoods microsite (“Engage Hamilton”), hosted on the Engage Hamilton platform, was launched by the City on November 17th, 2023, to share information about, and gather feedback on the Project. Engage Hamilton included information about the Project timeline and engagement activities, Public Information Meeting presentations and recordings as well as results from the online survey. It also included important Frequently Asked Questions (FAQs) about the Project. The Residential Zones Project page provided an overview of relevant information of the Project.

Notice to advise the public of the Project’s Engagement Launch was published in the Hamilton Spectator on November 18, 2023 (see **Figure 2**). The notice encouraged members of the public to visit Engage Hamilton and community pop up events. Publication of the notice coincided with the launch of Engage Hamilton.

Since Engage Hamilton was updated, over 1,900 users visited the site, with over 8,000 interactions. This includes page views, scrolls, and clicks of different components. Engage Hamilton and the Residential Zones Project page will remain active and will continue to be used by the City as a tool to inform the public about the Project and engagement opportunities.

2.1.2 Reimagining Neighbourhoods Project Videos

Two informational, animated videos were developed to educate and inform members of the public about the Project. These videos are posted to the City’s YouTube channel and Engage Hamilton.



Figure 2: The Project’s Engagement Launch was published in the Hamilton Spectator in November 2023.

Video 1 is titled, **Reimagining Neighbourhoods Overview - Reimagining Neighbourhoods through the Residential Zones Project**. It described the objectives of the Project and illustrated what changes to residential zones could look like in Hamilton's neighbourhoods. A snapshot of this video, illustrating the different animated housing options, is shown in **Figure 3**. Video 2 is titled, **Reimagining neighbourhoods and creating more housing choice within our neighbourhoods**. This video demonstrates what changes within neighbourhoods could look like and how the Neighbourhood Infill Design Guidelines help define how new development fits into existing neighbourhoods.



Figure 3: A snapshot from the first Reimagining Neighbourhoods video.

2.1.3 Social Media

In November 2023, the City published its first Reimagining Neighbourhoods posts on social media platforms. A total of six social media posts were published between November 17th, 2023 and January 26th, 2024.

Social Media platforms were used to advertise engagement events and build general awareness about the Reimagining Neighbourhoods Project across the City. The posts focused on informing the public about the project, directing people to information on Engage Hamilton, encouraging the public to sign-up for updates via the project email, and promoting opportunities for online and in-person engagement such as a survey and Public Information Meetings.

2.1.4 Podcast

The City's Director of Planning and Chief Planner, Steve Robichaud, and the Manager of Zoning and Committee of Adjustment, Shannon McKie participated in a podcast interview on Building Hamilton with Ken Bekendam. The podcast is hosted on the Global News platform.

The purpose of the podcast was to discuss the City's approach to additional dwelling units as well as other housing options to increase density throughout Hamilton's neighbourhoods. The episode was titled, "**What is Hamilton Doing to Create More Additional Dwelling Units?**", and was published on Global News' website on January 6th, 2024.

2.2 Engagement

This section provides a summary of the Reimagining Neighbourhoods engagement activities that were carried out to inform, educate and create opportunities for feedback on the Project from interested parties.

2.2.1 Council

Members of Council received two Communication Updates describing the Project objectives and early outcomes of communication and engagement activities. Councillors were engaged by City staff who shared the opportunities for their constituents to become involved in the Project such as the community pop-ups and Public Information Meetings. These Communication Updates are included as attachments to this Report in **Appendix A**.

2.2.2 Community Pop-Ups

The Project Team identified community pop-up events as an important approach to engagement for the Project. Traditional engagement methods, such as public open houses, are often scheduled at inconvenient locations and times. Pop-ups help to reduce this barrier and allow people to engage in quick, accessible, and fun opportunities to share their experience, provide comments, and ask questions.

The City attended Hamilton Day on November 4th, 2023 to advertise the pop-ups (via postcards) and inform residents and business owners of the project and how to get involved (via information on the postcard). City staff hosted eight pop-up events throughout Hamilton between November 22nd, 2023, and November 29th, 2023. Pop-up locations, dates and times are provided below in **Table 1**.

Community pop-ups were leveraged by City staff as the first engagement activity post engagement launch to inform members of the Hamilton community who have historically been excluded from City-led engagement events, including seniors, youth, and young families. Through the community pop-ups, the City informed residents about the Project and provided participants with information about future opportunities to stay involved and provide feedback.

Table 1: Community pop-up locations, dates, and times

Location	Date	Time
Stoney Creek Recreation Centre	Wednesday, November 22 nd , 2023	6:00pm to 8:00pm
Valley Park Recreation Centre	Wednesday, November 22 nd , 2023	6:00pm to 8:00pm
Morgan Firestone Arena	Friday, November 24 th , 2023	6:00pm to 8:00pm
Lime Ridge Mall	Friday, November 24 th , 2023 Saturday, November 25 th , 2023	6:00pm to 8:00pm 2:00pm to 4:00pm
J.L. Grightmire Arena	Monday, November 27 th , 2023	6:00pm to 8:00pm
Sackville Hill Seniors Recreation Centre	Monday, November 27 th , 2023	10:30am to 1:30pm
Bernie Morelli Recreation Centre	Wednesday, November 29 th , 2023	6:00pm to 8:00pm

Two City staff members attended each community pop-up. At each community pop-up, City staff:

- Set up a table with a banner, giveaways, and information about the Project in highly visible areas at each location (see an example of this in **Figure 4**);
- Engaged visitors in discussion about the Project;
- Invited visitors to sign-up to the Project email;
- Distributed postcards with information about the Project;
- Directed visitors to Engage Hamilton using the QR Code on the postcards;
- Encouraged visitors to visit and engage with the Story Map Survey on Engage Hamilton to provide their feedback on the Project.

Impressions from the community pop-ups are summarized in **Table 2** below.

Table 2: Community pop-up impressions

Community Pop-up Impressions	
Postcards Distributed	650
Email Registrations	36

Community Pop-up Impressions

Survey Completions*	5
One-on-One Conversations	110

* Survey completions indicates the number of surveys that were completed at the community pop-ups using a tablet provided by the City.

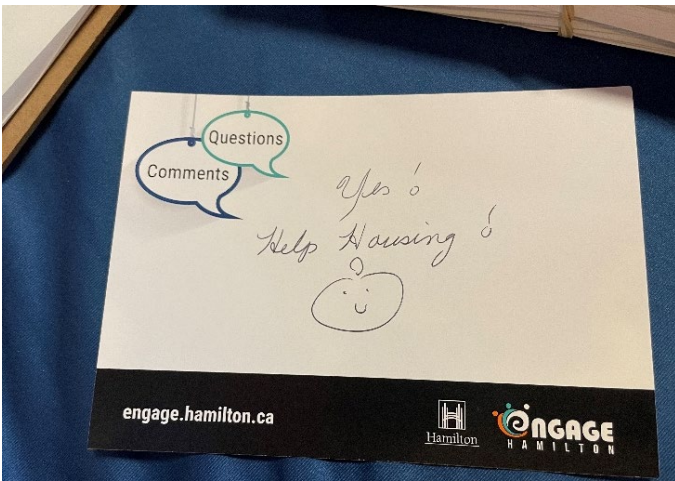


Figure 4: Images taken by City staff from community pop-ups at Lime Ridge Mall (top left), Morgan Firestone Arena (top right), and Sackville Hill Seniors Recreation Centre (bottom).

2.2.3 Advisory Committees & Development Industry Liaison Group

As part of the City's initiative to launch Reimagining Neighbourhoods, City staff met with and delivered a presentation to the following groups:

- The Development Industry Liaison Group on November 20th, 2023;
- The Seniors Advisory Committee on December 1st, 2023; and
- The Advisory Committee for Persons with Disabilities on December 12th, 2023.

Currently, only the Seniors Advisory Committee and the Advisory Committee for Persons with Disabilities are active. The purpose of presenting to and engaging with the Advisory Committees and the DILG was to build awareness about the Residential Zones Project. The presentation provided information about the Residential Zones Project and a summary of ongoing initiatives led by the City to provide housing choice in Hamilton's neighbourhoods. Following the presentation, the Advisory Committee and DILG members were able to ask questions and provide comments to City staff.

A total of 65 Advisory Committee and DILG members were engaged as part of these presentations. Through these presentations, City staff also shared communication and engagement opportunities and encouraged Advisory Committee and DILG members to support outreach with local communities and networks.

2.2.4 Survey

The Story Map and Survey were launched on Engage Hamilton on November 17th, 2023. The purpose of the Story Map was to inform members of the public about the Project. The Story Map was leveraged as a tool to educate members of the public about changes to residential zones within and along the periphery of neighbourhoods. The Story Map described and provided visuals of the potential changes that could occur within and along the edges of neighbourhoods as a result of changes to residential zones proposed by the City.

A Survey was made available as part of the Story Map. Visitors to the Story Map could click a link to take a Survey from the Story Map or Engage Hamilton. The Survey was open from November 17th, 2023 to December 8th, 2023. The Survey included a total of five multiple choice and open-ended questions about new housing options in Hamilton. For example, one question asked participants what benefits new housing options could bring to Hamilton's neighbourhoods. The benefits illustrated in **Figure 5** were offered as an example. Through separate questions, potential concerns were listed for participants to consider, including the design and height of buildings, increased traffic, access to green space, the way in which buildings fit within neighbourhoods, and maintaining mature trees. For both types of questions, participants were given an opportunity to identify other potential concerns and benefits that were not included in the list of options. Where these were provided, they have been consolidated and analyzed in Section 3 of this Report.

A total of **221 survey responses** were received from members of the public who shared their priorities and feedback on the benefits of and concerns related to new housing options within and along the edges of Hamilton’s neighbourhoods. A summary of feedback received through the Survey is included as **Appendix B** and **Appendix C** to this Report and posted to Engage Hamilton and can be viewed by visiting the [Reimagining Neighbourhoods Engage Survey Results](#).

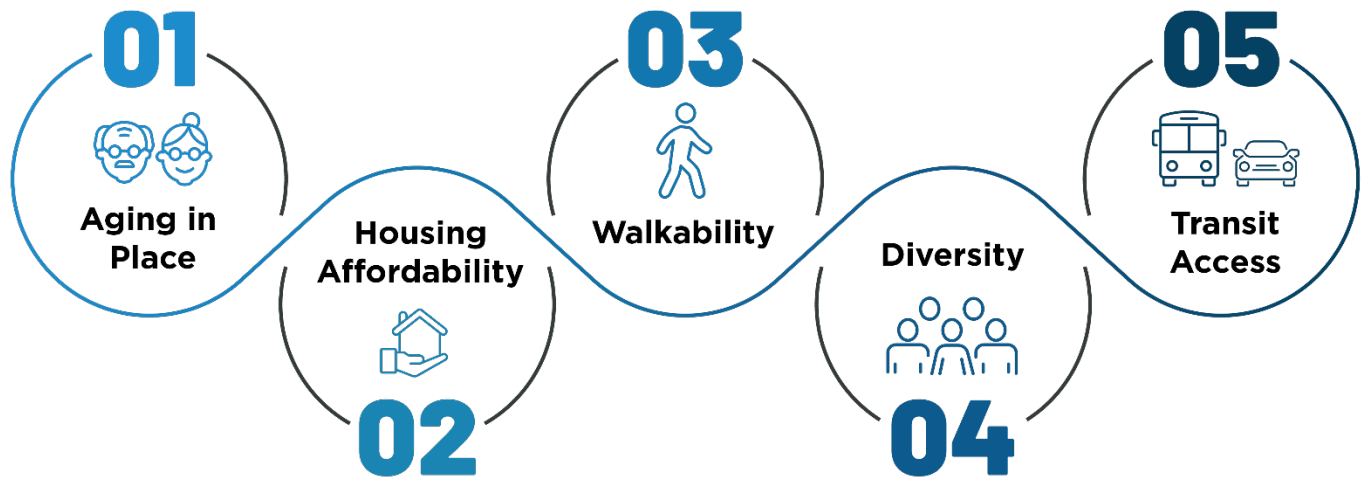


Figure 5: Benefits of new housing options in Hamilton, as presented in the Survey.

2.2.5 Development Industry Workshop

The City invited members of Hamilton’s development industry to participate in a virtual workshop on January 9th, 2024, which focused on opportunities and challenges related to multiplex (e.g. fourplex) development in neighbourhoods, applying the draft Neighbourhood Infill Design Guidelines, and MRR Zone regulations. Participants included home builders, professional planners, architects, and realtors. Ten people attended the workshop.

The workshop provided an opportunity for participants with subject matter expertise to evaluate and provide feedback on draft zoning regulations and the Infill Design Guidelines. The workshop included a brief presentation of the Low Density Residential, Mid Rise Residential Zones, and Transit Oriented Development Zones, and Infill Design Guidelines. The presentation included a discussion session using the interactive platform Mural. An example of the graphics used during the discussion are illustrated in **Figure 6**.

Participants were asked to review hypothetical renderings of a fourplex development within a neighbourhood and townhouse and mid-rise developments along the edge of a neighbourhood. Participants were engaged in a Strength, Weaknesses, Opportunities and Threats (SWOT) exercise evaluated zoning regulations and the Neighbourhood Infill Design Guidelines. Participants were also asked to rank elements of site design using an online poll.

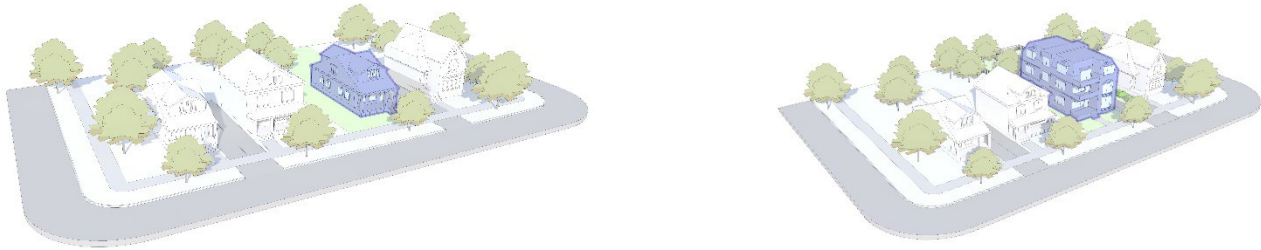


Figure 6: An example of graphics used to illustrate possible built form typologies for the Low Density Residential Zones during the Development Industry Workshop.

During the discussion session, questions about built form (i.e. height, setback, massing and façade treatment) and about the elements of site design (e.g., landscaping, visual barriers and amenities) were discussed as part of the evaluation of a fourplex development. For the Mid Rise Residential Zones, participants reviewed a development scenario to assess the impacts of the minimum separation distance between buildings on one lot and the maximum building height and angular plane regulation. Insights shared by participants were based on responses to the following questions:

1. What strengths can you identify with the proposed zoning regulations?
2. What would you change about the proposed zoning regulations?
3. What opportunities and potential are created by this built form?
4. What are threats or barriers might there be to achieving this built form?

Responses to these questions and general feedback received during the Development Industry Workshop is summarized in Section 3 of this Report.

2.2.6 Public Information Meetings

Two virtual Public Information Meetings were held on January 18th, 2024 and January 23rd, 2024 from 6:00pm to 8:00pm. The second Public Information Meeting on January 23rd, 2024 was added to provide interested parties with additional opportunities to participate in multiple consultation events hosted by the City. A total of 151 participants joined the Public Information Meetings collectively.

The purpose of the Public Information Meetings were to:

- Inform and educate members of the public about the city-wide residential zones in Zoning By-law No. 05-200;
- Inform and educate members of the public about the City's efforts to expand the types of housing permitted in residential zones to provide greater housing options within and along the periphery of neighbourhoods; and

- Inform the public about the Parking Standards Review Project and changes proposed to residential parking standards.

City staff provided a project overview and the Project Team provided a summary of engagement efforts to date.

City staff gave a presentation on the Low Density Residential Zones, Neighbourhood Infill Design Guidelines, Mid Rise Residential Zones, and Transit Orientated Corridor Zone expansion. After each section of the presentation, the Project Team published an interactive poll, which asked participant to rank or prioritize elements of the zones or guidelines. City staff also presented on the City Wide Parking Standards Review, which has informed proposed updates to residential parking standards. Participants were directed to a separate survey regarding the approach to parking requirements in Hamilton. Results of this survey are not summarized in this report but are being reported on separately.

Presentations were followed by a question-and-answer period (the “Q & A”). The Q & A was moderated by the Project Team and questions were responded to by City staff. During the Public Information Meetings, not all questions were answered due to time constraints and/or questions being out of scope for the Project. Participants were invited to provide their questions and comments to City staff through the Project email following the meeting. Questions and comments received to the Project email during the comment period following the Public Information Meetings, along with staff’s responses, are summarized in **Appendix D**. The Public Information Meetings were also recorded and posted to the Engage Hamilton. These recordings can be reviewed by visiting <https://engage.hamilton.ca/reimagining-neighbourhoods>.



3 What We Heard

Reporting back to interested parties is an important component of any communication and engagement program. This section provides a summary of what was heard during communication and engagement activities between November 2023 and January 2024.

3.1 Key Themes

Input received across all communication and engagement activities have been brought together, analyzed, and reviewed to identify key themes. This section summarizes what was heard and provides an overview of key themes. Feedback received has informed the expanded permissions proposed for Low Density Residential Zones, the new Neighbourhood Infill Design Guidelines, and will inform the next phase of work on the proposed Mid Rise Residential Zones, Transit Oriented Corridor Zones expansion review, and future High Rise Residential Zones.

3.1.1 What We Heard

The following list provides a summary of the top key messages raised most frequently by participants:

- Ensure greenspaces, including parks, open spaces, tree canopy, and the Niagara Escarpment are protected and enhanced, while accommodating additional density in Hamilton's neighbourhoods.
- Accommodate and ensure new buildings in Hamilton's neighbourhoods are seamlessly integrated into the existing built environment.
- Plan for appropriate municipal servicing and infrastructure, including community services and schools, to accommodate and support increased density in Hamilton's neighbourhoods.
- Support for reduced parking requirements where new development is located in close proximity to transit.
- Expand permissions of commercial uses within Mid Rise Residential Zones to allow for greater opportunities for Hamilton's small businesses, and access to services for residents in Hamilton's neighbourhoods.
- Monitor implementation of the Zoning By-law to ensure the new requirements and provisions are being enforced, and to update the Zoning By-law, as needed, to reflect Hamilton's changing environment.
- Clearer communications and messaging from the City is requested to help interested parties, specifically the general public, better understand the process for using and applying the Zoning By-law.

3.1.1.1 General Comments

This section summarizes general comments and feedback received that broadly applies to all considerations included as part of this Project.

Affordability

Some interested parties expressed a desire to see affordable housing in Hamilton's neighbourhoods. There was an identified need to better understand how the City will continue to support the achievement of additional housing opportunities in the City's neighbourhoods. Participants of the Survey and Public Information Meetings shared concerns that new housing may not meet affordability thresholds for individuals and families in need. Concerns about regulatory tools to control rent were cited as a key barrier to achieving affordability in Hamilton's neighbourhoods.

Interested parties wanted to understand the additional measures that would be taken by the City to support the implementation of affordable housing units. Participants suggested that measures such as rent control, vacant homes tax, and a more streamlined site plan approval and permitting processes can help to support the delivery of affordable units in Hamilton.

Parking

At the Public Information Meetings, where the Parking Standards Review was discussed, several comments were received about parking and the City's ongoing Parking Standards Review. Comments related to parking minimums and/or maximums, parking demands, alignment with best practices in other municipalities, and visitor parking were received. Many interested parties noted that on street parking is in high demand in Hamilton, and there is a desire for the City to examine and determine where new residents in Hamilton's neighbourhoods will park their cars. There was also interest in how the City plans to balance parking requirements with other transportation options such as public transit or bicycle parking. Please visit the City's [Parking Standards Review webpage](#) for more information.

Infrastructure & Community Services

Interested parties identified the important relationship between sustainable growth, infrastructure, and density. They shared that new infill development will keep growth within Hamilton's urban areas and will protect wetlands, farms and other natural resources from being developed. However, some participants expressed concerns about the City's ability to provide efficient infrastructure and services to accommodate anticipated growth in Hamilton's neighbourhoods. They wanted to better understand the City's plan to provide services such as waste management, sewage and stormwater management and transportation infrastructure for a growing population. Interested parties also described schools, libraries and recreation centres as important community facilities that need to be planned for as new housing options are introduced.

Greenspace

It was documented through feedback received that City parkland, the urban tree canopy, and the Niagara Escarpment are important features that contribute to the City's character and environmental health. Interested parties identified the need to protect these features and the desire to retain greenspaces as the City continues to grow. For example, when asked about the priorities for developing housing within Hamilton's neighbourhoods, many participated identified tree preservation as a top priority .

Similarly, the opportunity to accommodate community gardens in neighbourhoods as well as the potential to use landscaping requirements in the Zoning By-law to protect greenspace was raised by members of the public. Interested parties recommended that the City use stronger language within policy documents to further enforce the protection of greenspaces.

Implementation

Several comments received related to the implementation of the new Residential Zones. This includes the desire for ongoing review and updates to the Zoning By-law, and potential incentives available to encourage or promote infill development in Hamilton's neighbourhoods.

There were suggestions for improvements to online tools to accommodate and allow for easier access to and involvement in development application processes, and continued review, monitoring, and updates to the Zoning By-law to ensure the City continues to plan for and accommodate growth in a responsible manner.

Communication & Engagement

Constructive feedback about how the city communicates about updates regarding planning matters and the Zoning By-law was provided. Interested parties expressed a desire for improved communication with the City regarding development applications proposed within existing neighbourhoods. General questions about how to find accurate and up-to-date zoning information about individual properties were also submitted during the Public Information Meeting Q & A and through email to the City up to the commenting deadline on January 26th, 2024.

3.1.1.2 Low Density Residential Zones

Built Form & Compatibility

Some feedback received is in support of increased density, while others would like the City to carefully consider the height, massing, and location of new development in Hamilton's neighbourhoods. For example, there are general concerns about how density may impact existing neighbourhoods, with specific feedback on how height and larger buildings will fit into existing low density neighbourhoods. There is a desire for new buildings to be seamlessly integrated into existing neighbourhoods. There is also a desire for potential impacts from wind or shadowing to be addressed and considered.

In some cases, comments suggested that the proposed new Low Density Residential Zones do not go far enough to accommodate and permit new housing options in Hamilton's neighbourhoods, particularly in the middle of a housing crisis. Some interested parties highlighted examples of successful variations in housing types in Hamilton's older neighbourhoods.

Traffic

Interested parties provided insight on the existing issues related to parking and traffic safety in residential neighbourhoods. They shared concerns about the impact of increased density on parking availability and increased traffic were raised as concerns as part of the Survey and through emails received following the Public Information Meetings. Safety is an important requirement and the impact additional traffic may have

in higher density neighbourhoods requires careful consideration. For example, the ability for emergency vehicles to navigate through and access neighbourhoods were raised as a concern when addressing the issue of increased traffic.

3.1.1.3 Mid Rise Residential Zones

Built Form and Building Design

Flexibility is required between City and development community to allow for different site plan elements and different setbacks to be used when planning for new or retrofitted housing types. For example, interested parties suggested that more units of housing could be developed and more living space could be achieved if the requirements were relaxed or limited. Comments received suggested that requirements for amenity areas, waste storage, and open areas should be revisited to promote innovation in the Zoning By-law. For example, amenity areas can include balconies, waste storage can be accommodated off-site, depending on the building footprint, and green roofs can be an alternative to landscaped open space requirements.

Commercial Spaces

There is an interest in increasing at-grade commercial uses in urban areas and finding new ways of including commercial uses in future developments on the second story of buildings. This was an idea presented to the City in order to account for changes in living and work from home environments. Commercial spaces at grade have to accommodate requirements for accessibility and storage which leaves less space for functional uses. Suggestions to allow commercial uses on the second floors of mixed-use were provided to encourage greater affordability for Hamilton's small businesses, address demand for commercial spaces as density increases, and allow for more creative types of businesses such as co-working spaces, libraries, cafes to flourish. It was suggested that all residential zones accommodate a mix of appropriate uses to promote the vibrancy of Hamilton's communities.

4 Next Steps

This section summarizes next steps in the Project.

4.1 How Feedback will be Used

Through the communication and engagement activities described in this Report, the City listened to and learned from interested parties in Hamilton. The City asked for feedback on the Low Density Residential Zones and Neighbourhood Infill Design Guidelines, and the Mid Rise Residential Zones. Feedback gathered through communication and engagement activities is being used to further refine the Residential Zones 200 in preparation for the City Council public meeting in February 2024.

4.2 How to Stay Engaged

Interested parties are invited to stay engaged in the Project to continue to learn about how housing options can be introduced and accommodated in Hamilton's neighbourhoods. The Mid Rise Residential Zones, expansion of the Transit Oriented Corridor Zones, and new High Density Residential Zones will form the next stages of the Residential Zones Project. Future engagement efforts will be implemented prior to City staff bringing forward recommendations.

Interested parties are encouraged to continue to follow Engage Hamilton, the Residential Zones Project webpage, and sign up to the Project mailing list to receive further updates and/or publications related to the Project. During active engagement, Engage Hamilton will be the source for future communication and engagement activities for the Project.

For more information, visit:

Engage Hamilton at <https://engage.hamilton.ca/reimagining-neighbourhoods>