Virtual Stakeholder Presentation of the Draft City of Hamilton Plan 2025  
10:00am Wednesday 25 January 2023

Invitation
The following invitation to join via WebEx link was emailed to the design community under the heading “City of Hamilton Plan 2023 (Consultative Draft)”

Good day,
As you may be aware, the Department of Planning has been in the process of preparing a new land use plan for the City of Hamilton, which will replace the current City of Hamilton Plan 2015. Similar to the recently adopted North East Hamilton Local Plan 2022, the new plan will follow a different approach than has previously been taken in Bermuda in terms of both how it is applied and the process it will go through to reach adoption. Through adopting a similar approach to the one taken for the North East Hamilton Plan, the Department aims to further solidify its intentions of transitioning towards a planning system which is equipped to effectively respond to changing circumstances, whilst ensuring that all of the necessary factors are taken into account in the decision-making process. The plan will be launched publicly on 19th January.

The Department of Planning has been devising a consultation strategy in order to ensure that the plan is widely publicised and individuals are aware of how they can contribute to the plan-making process. As part of this process, the Department would like to invite you to a virtual stakeholder presentation of the Plan, which will provide an overview of the plan preparation process and some of its key concepts. Please note that this presentation forms part of a wider consultation strategy whereby there will be in-person drop in style events for members of the public, radio promotions, a public virtual town hall and other targeted consultation events. In addition, technical officers will be available for anyone who wishes to visit our offices.

If you are unable to attend this presentation and would be interested in attending on an alternative date, please let us know and we will keep your details on record. Any future presentations will depend on the level of interest.

Kind regards,
Kenny

Presenters
Vicki Pieria, Director of Planning: Gave brief introduction.
Kenny Campbell, Planner assigned to drafting the Hamilton Plan: gave overview of the objectives and procedures in developing the plan.
Tamsyn Doran, Planner: fielded questions from the audience.
The point was made that this was a general information discussion, and no minutes were taken.
Attendance
While no record was kept there appeared to be good representation by the design community. The three principals from Botelho Wood Architects listened in.

Notes from meeting
The following notes were produced by Ted Wood, Botelho Wood Architects to record points raised that may be relevant for the 91 Front Street Street project. No mention was made of this project, or items pertaining to it.

Section 3 Strategy
STR.1 Placemaking general discussion. Planning emphasized the importance that placemaking will play in the Plan.
STR.2 Developer contributions to Hamilton. This was raised as a possibility.

Section 4.5 Supplementary Documentation
GP.7 Design Statement will be required for development projects.
GP.8 Traffic Impact Statement will be required (assuming parking is proposed).
GP.9 Environmental Impact Statement will be required.

Section 4.6 Energy Statement
GP.10 Energy Impact Statement will be required and to include;
   a. Design for reduction of energy use.
   b. Energy efficiency measures adopted.
   c. Renewable energy sources adopted.

Section 4.7
GP.11 Viability Statement will be required including land and building costs.

Section 5.1 Retail Core
Will remain similar to 2015 Hamilton Plan.

Section 7.1 Design
Guideline discussion, especially for placemaking. Guidelines are being developed.
DSN.6 Landscaping will be plan required.

8.3 Historic Area
Refer to Section 31, Development & Planning Act 1974
Refer to HE.2 Historic Areas text and specific Front Street text.
“Contemporary interpretation of traditional features” will be a consideration.
Section 10 Parking
Will remains similar to 2015 the Hamilton Plan.
TP.4 No onsite parking in Retail Core
Confirm if public parking is over 1,300 feet away.
1 ADA space if between 5 & 25 spaces. This is stricter than the current Plan.

Section 11 Utilities
Collect and use potable and grey water.
Dispose of storm water on site. Consult Environmental Authority re disposal boreholes.
Connect sanitary drain to City sewer.

Appendices
1. Definitions
2. Use Classes, Order 2022 for reference only
3. Placemaking and Design Guidelines
4. Energy Standards

Items for further consideration
There will be guidelines issued for design aspects including the following;
1. Front Street retail area is a priority in the plan.
2. Anglican Cathedral height limit of +138’ is for implementation as appropriate but
   not a binding rule.
3. Building height to be flexible but controlled by design guidelines and
   justification.
4. Setbacks above street level setbacks are flexible but controlled by design
   guidelines and justification.
5. Public Art to be further investigated and tied into placemaking.
6. Placemaking is a fundamental issue with the new plan and appears it will be taken
   seriously.
7. Parking is identified as likely to be rigidly controlled.

These notes are a personal opinion of what was discussed and, whilst an indication of the
direction the proposed City of Hamilton Plan 2025 is likely to take, cannot taken as fact.