



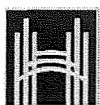
**City of Hamilton**  
**GENERAL ISSUES COMMITTEE**

**Meeting #:** 19-021  
**Date:** October 21, 2019  
**Time:** 1:00 p.m.  
**Location:** Council Chambers, Hamilton City Hall  
71 Main Street West

Stephanie Paparella, Legislative Coordinator (905) 546-2424 ext. 3993

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1. **APPROVAL OF AGENDA**  
(Added Items, if applicable, will be noted with \*)
2. **DECLARATIONS OF INTEREST**
3. **COMMUNICATIONS**
4. **DELEGATION REQUESTS**
5. **PUBLIC HEARINGS / DELEGATIONS**
6. **STAFF PRESENTATIONS**
  - 6.1 GRIDS2 and the Municipal Comprehensive Review - Council Workshop  
(PED17010(e)) (City Wide)
7. **MOTIONS**
8. **NOTICES OF MOTION**
9. **ADJOURNMENT**



Hamilton

## INFORMATION REPORT

<b>TO:</b>	Chair and Members General Issues Committee
<b>COMMITTEE DATE:</b>	October 21, 2019
<b>SUBJECT/REPORT NO:</b>	GRIDS 2 and the Municipal Comprehensive Review – Council Workshop (PED17010(e)) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Heather Travis (905) 546-2424 Ext. 4168
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

The City is undertaking an update to the Growth Related Integrated Development Strategy (GRIDS), known as GRIDS 2, which is a long term growth strategy to allocate forecasted population and employment growth from 2031 to 2041. The forecasts for Hamilton project an increase of 40,000 jobs and 100,000 people between 2031 and 2041. A municipal comprehensive review (MCR) is a requirement of the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement (PPS) at the time of an Official Plan review to bring the City's Official Plans into conformity with the Provincial plans. The MCR is broad and encompasses many inter-related components, and must be completed prior to any expansion of the urban boundary. Many of the studies that are required as part of the MCR are also part of a growth strategy. As such, the MCR is being completed concurrently with GRIDS 2, which has the benefit of combining the public and stakeholder consultation into one process, and efficiently using staff time and resources.

These projects are important to the long-term growth and development of the City. A special Council workshop is being held to assist Council with gaining a deeper understanding of the first GRIDS process (approved in 2006) and the issues and topics to be considered for GRIDS 2 and MCR. Staff have prepared a presentation for the workshop with the following primary themes:

- A brief history of GRIDS, including a review of the GRIDS evaluation process and selection and implementation of the preferred growth option;
- An overview of GRIDS 2 and the MCR, including the project work plan;

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OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

**SUBJECT: GRIDS 2 and the Municipal Comprehensive Review – Council Workshop (PED17010(e)) (City Wide)**

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- A discussion on significant planning considerations to be addressed as part of GRIDS 2 /MCR:
  - Residential Intensification;
  - Designated Greenfield Area density; and,
  - Employment Areas;
- A consideration of potential Land Needs Assessment targets and scenarios;
- Looking ahead to the evaluation of growth options, including restrictions and opportunities; and,
- A review of next steps and upcoming decision points.

The format of this workshop is on information sharing and education. There are no recommendations being put forward at this meeting. The intent of the presentation is to provide this background and contextual information to Committee to facilitate deeper understanding of the material and answer questions which may arise. The workshop is open to the public for viewing in person and live streaming.

A full copy of the presentation will be available to members of Council prior to the workshop date.

***Next steps:***

Staff will be holding public open houses and a stakeholder workshop in late November / early December to discuss many of the themes addressed at the workshop. Staff are anticipating completion of the Land Needs Assessment in February of 2020, followed by additional consultation and review of growth options in late 2020. These timelines are tentative could be impacted by policy changes at the provincial level.

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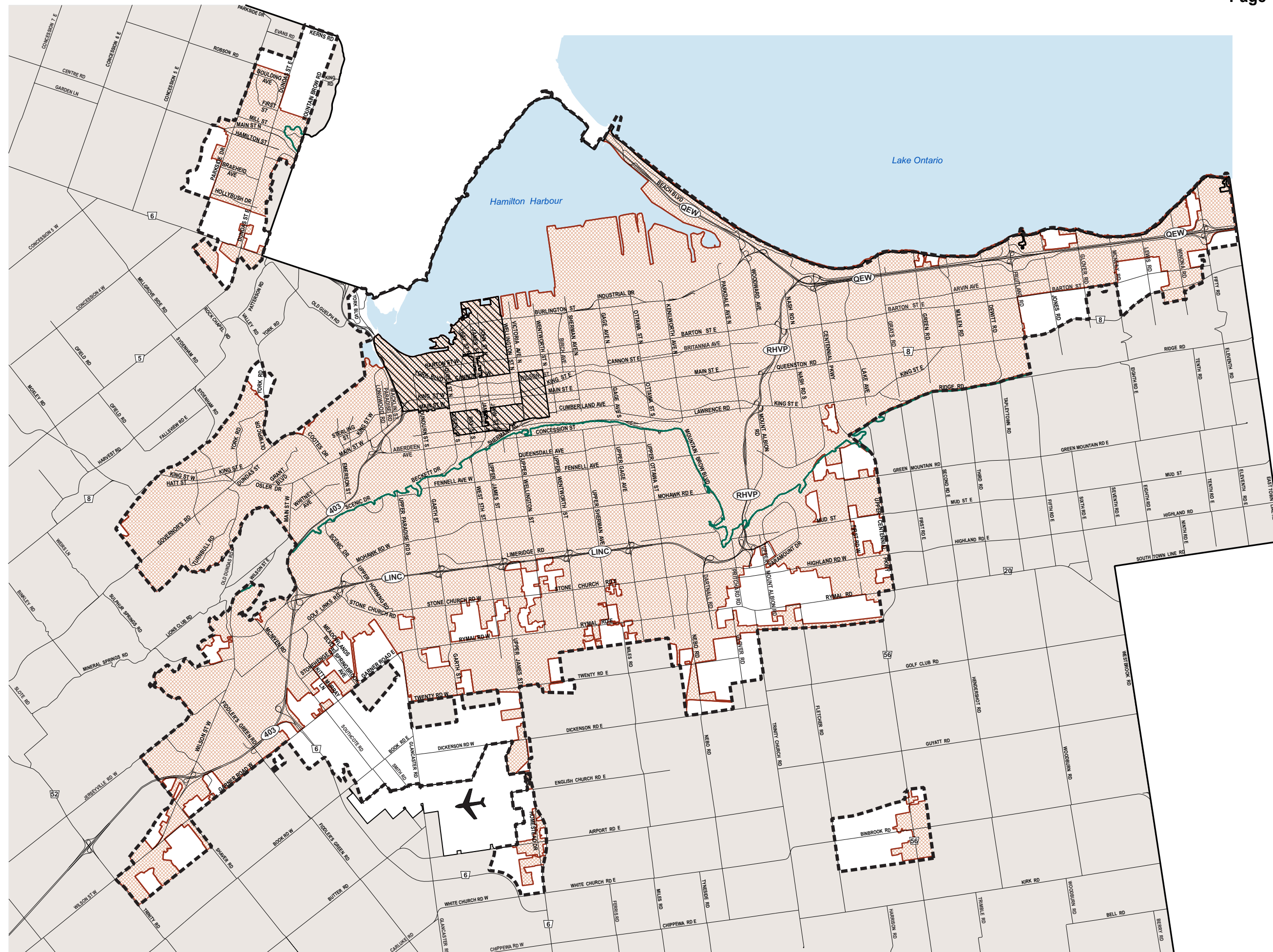


### Planning Terms – A Reference Guide

<b>Term</b>	<b>What is it?</b>	<b>What does it mean?</b>
<b>GRIDS / GRIDS 2</b>	Growth Related Integrated Development Strategy	The City's long-range growth management strategy which integrates land use planning, infrastructure and financial considerations. GRIDS 2 is planning to the year 2041.
<b>MCR</b>	Municipal Comprehensive Review	This is a requirement for the City to update its Official Plans to conform to new provincial plans. The time horizon for the MCR is 2041.
<b>UHOP</b>	Urban Hamilton Official Plan	The City's vision for growth and development in the urban area. Contains policies related to land use, servicing, cultural and natural heritage, urban design, transportation, etc.
<b>RHOP</b>	Rural Hamilton Official Plan	The City's vision for growth and development in the rural area. Contains policies related to land use, servicing, cultural and natural heritage, agriculture, transportation, etc.
<b>PPS</b>	Provincial Policy Statement	Provincial policies on land use planning, infrastructure, employment, heritage, public health and safety etc. Municipal official plans must be consistent with the PPS.
<b>P2G</b>	Places to Grow (Growth Plan)	Sets the direction for accommodating growth and development in the Greater Golden Horseshoe. Encourages complete communities, a mix of housing and efficient use of infrastructure.
<b>RI</b>	Residential Intensification	The development of a property for residential uses at a higher density than currently exists. In the Growth Plan context, RI is measured as the number of new units constructed each year in the City's built-up area.



<b>DGA</b>	Designated Greenfield Area	Lands within the urban boundary but outside of the built-up area which have been designated to accommodate growth.
<b>PJH</b>	Persons and Jobs per Hectare	A measure of density utilized in the Growth Plan.
<b>LNA</b>	Land Needs Assessment	A calculation of how the City's forecasted residential and population growth will be accommodated. Identifies how much growth can be accommodated within the existing urban area, and how much may need to be accommodated through urban boundary expansion.
<b>MTSA</b>	Major Transit Station Areas	The area including and around higher order transit stations and stops. Generally defined as the area within 500 to 800 m of a transit station. In Hamilton, this would include future LRT stops and existing and future GO Stations.
<b>AEGD</b>	Airport Employment Growth District	Employment area surrounding the airport.
<b>NEF</b>	Noise Exposure Forecast	Provides a measurement of actual and forecasted aircraft noise in the vicinity of airports.
<b>TBL</b>	Triple Bottom Line	Evaluation tool utilized in GRIDS.



The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal – see illustration on Schedules E and E-1, Volume 1

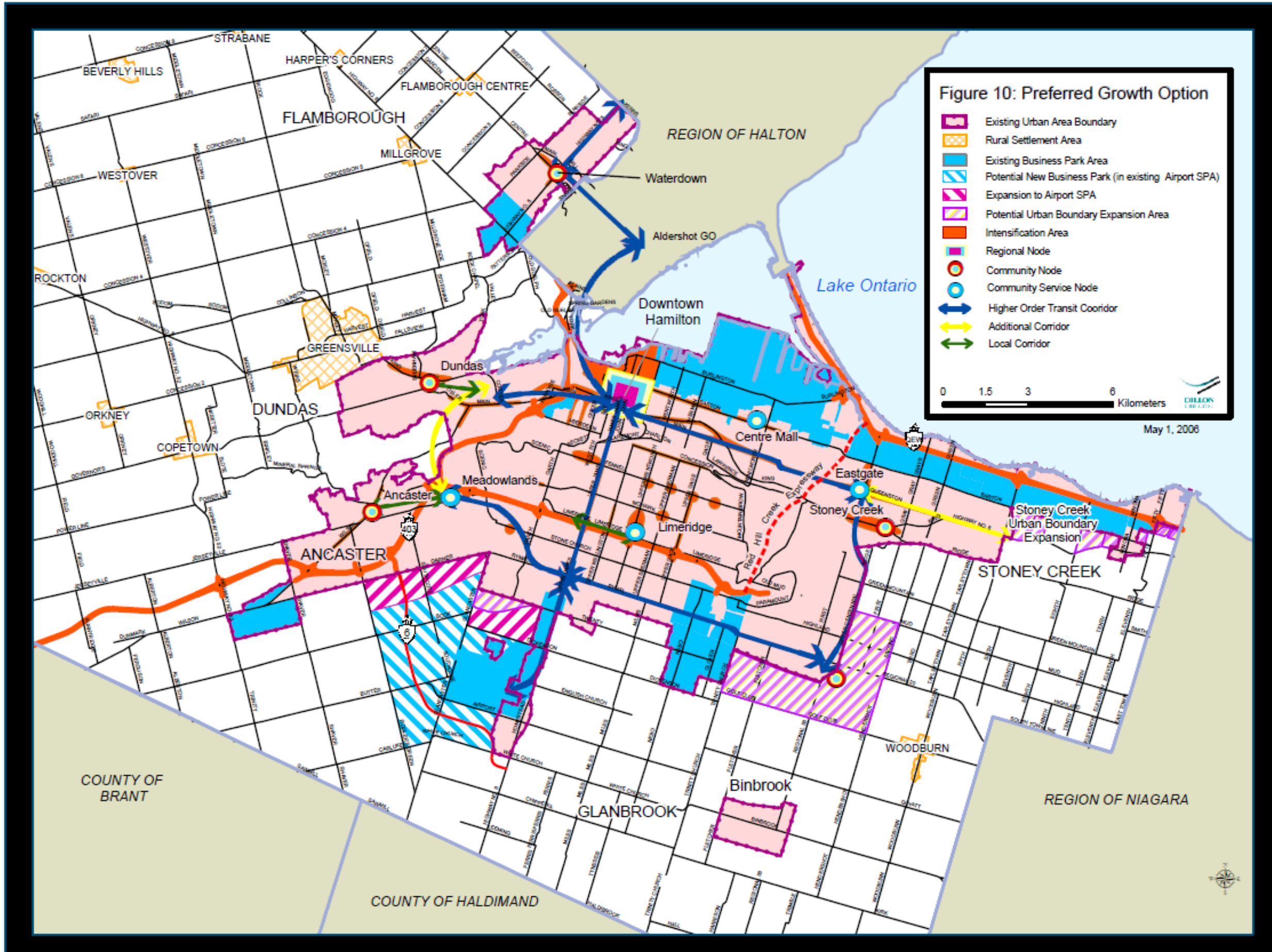
- Legend**
- Built Boundary
  - Built-up Area
  - Central Hamilton
- Other Features**
- Rural Area
  - John C. Munro Hamilton International Airport
  - Niagara Escarpment
  - Urban Boundary
  - Municipal Boundary

Council Adoption: July 9, 2009  
 Ministerial Approval: March 16, 2011  
 Effective Date: August 16, 2013

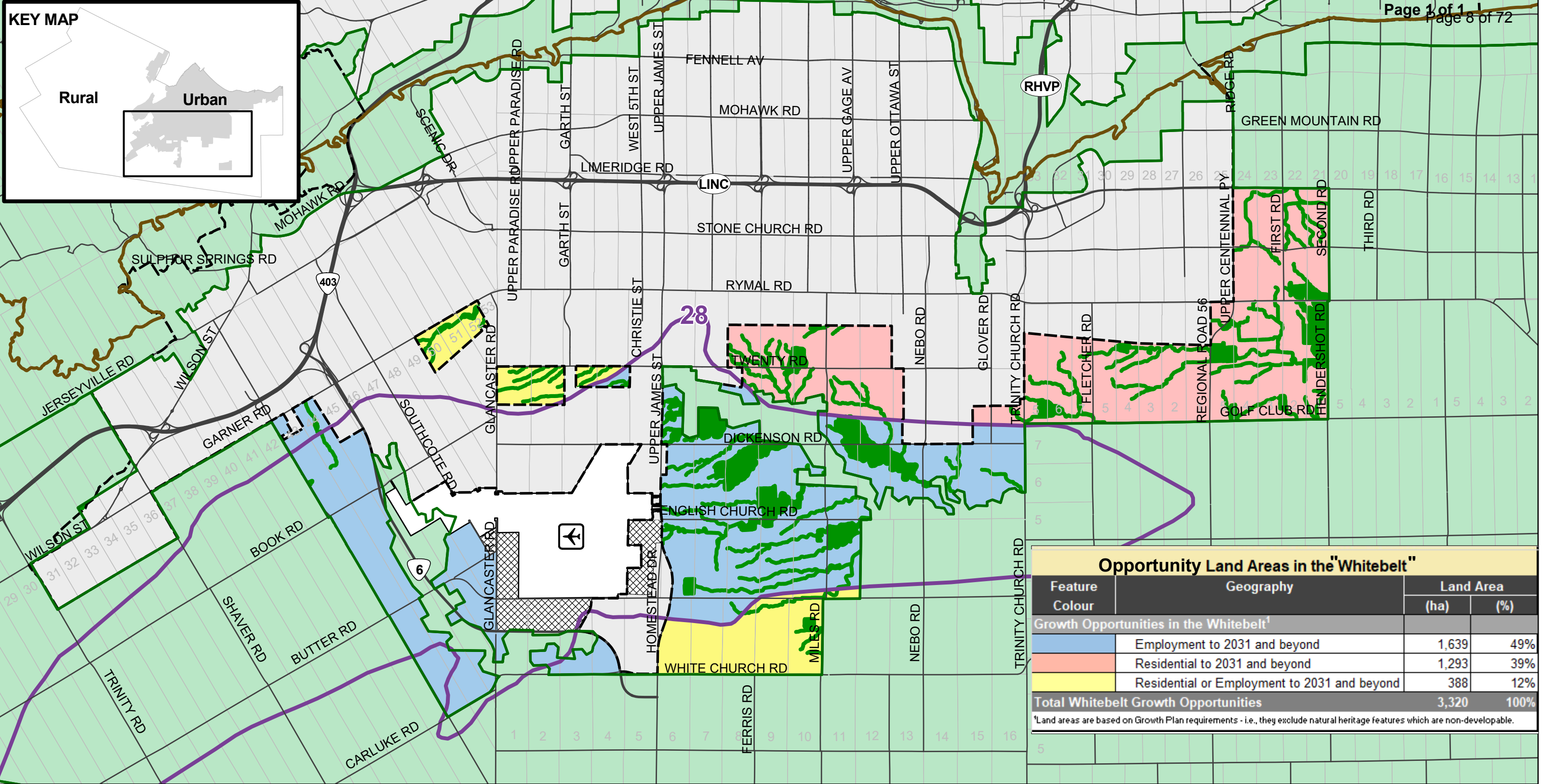
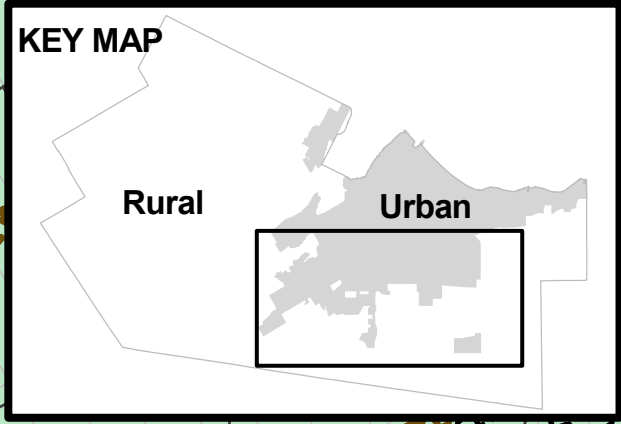
**Urban Hamilton Official Plan  
 Appendix G  
 Boundaries Map**

Not To Scale

Date: Sept. 2019  
 PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
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*Note: The Twenty Road East lands were not included as part of the preferred option. Council directed, through Motion, that these lands be incorporated in the next comprehensive review, which will occur through GRIDS2.*



Opportunity Land Areas in the "Whitebelt"			
Feature Colour	Geography	Land Area	
		(ha)	(%)
<b>Growth Opportunities in the Whitebelt<sup>1</sup></b>			
	Employment to 2031 and beyond	1,639	49%
	Residential to 2031 and beyond	1,293	39%
	Residential or Employment to 2031 and beyond	388	12%
<b>Total Whitebelt Growth Opportunities</b>		<b>3,320</b>	<b>100%</b>
<small><sup>1</sup>Land areas are based on Growth Plan requirements - i.e., they exclude natural heritage features which are non-developable.</small>			

**Residential and Employment Growth Opportunities in the "Whitebelt"**

SCALE 1:64000

Growth Constraints		Growth Opportunities		Other Features	
	City of Hamilton Natural Heritage (Core Areas & Streams)		Employment to 2031 and beyond		2010 NEF Contour 28dB
	John C. Munro Hamilton International Airport		Residential or Employment to 2031 and beyond		Niagara Escarpment
	Airport Expansion Lands		Residential to 2031 and beyond		Protected Countryside
					Greenbelt Tender Fruit and Grape
					Greenbelt Towns and Villages
					Urban Boundary
					Urban Area



**NOV/DEC 2019**

**Open House and Stakeholder Workshop, Round 2**

- Employment Land Review
- Intensification and density targets
- Urban Structure update

**FEB 2020**

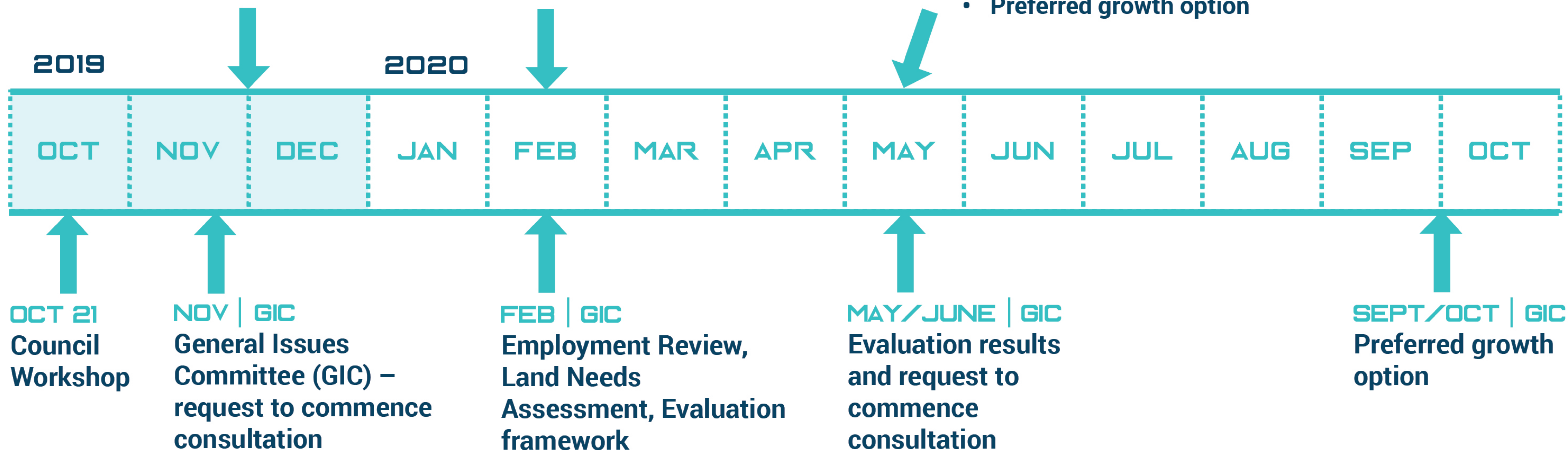
**Release of Land Needs Assessment (LNA) and Call for Requests:**

- LNA results
- Evaluation framework
- Requests for consideration

**MAY 2020**

**Open House and Stakeholder Workshop, Round 3**

- Preferred growth option



**PHASE 2**

TECHNICAL STUDIES



**PHASE 3**

ANALYSIS OF GROWTH OPTIONS

**PHASE 4**

OFFICIAL PLAN REVIEW



**GRIDS 2 / MCR Workshop  
General Issues Committee**

**October 21, 2019**

The purpose of today's workshop is to provide:

- A short history of GRIDS, GRIDS 2 & the MCR
- An understanding of intensification and density
- An explanation of Land Needs Assessment
- An outline of upcoming key decision points and next steps in the GRIDS 2 / MCR process

***Today's workshop is about education and information-sharing. There are no recommendations or decisions requested from this workshop.***

Today's speakers:

Joanne Hickey-Evans – Manager, Policy Planning & Zoning  
By-law Reform, City of Hamilton

Antony Lorius – Principal, Lorius & Associates

Heather Travis – Senior Project Manager, Growth  
Management Strategy, City of Hamilton

# Agenda

1. What is growth management?
2. Where have we been? A brief history of GRIDS
3. Where we are going? GRIDS 2 and the MCR
4. A discussion on significant planning considerations to be addressed as part of GRIDS 2 /MCR:
  - Residential Intensification
  - Designated Greenfield Area
  - Employment Area
5. Land Needs Assessment targets and scenarios
6. Evaluation of growth options – restrictions and opportunities
7. Next Steps



# What is Growth Management?

- Growth management is a strategic, long-range, comprehensive and integrated approach to planning and City-building.
- It incorporates infrastructure planning and investment, demographic and economic forecasting, employment trends, land use planning.
- *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2019)* provides the context for growth management from a planning perspective.

# What is the Growth Plan?

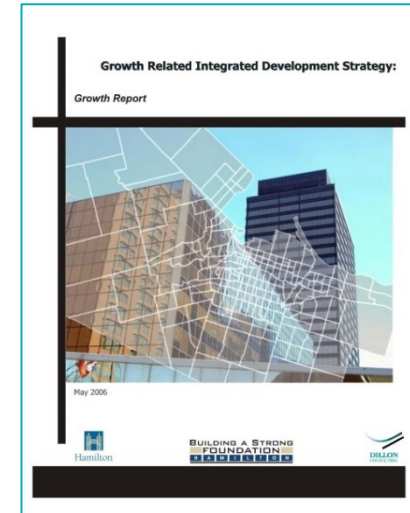
- *Growth Plan* is the Provincial vision for growth in the Greater Golden Horseshoe to 2041
- Establishes the population and employment growth forecasts that must be used for growth management and long-range planning
- Provides direction on how growth is to be accommodated, including intensification and density targets





# What is GRIDS?

- GRIDS (Growth Related Integrated Development Strategy) is the City's growth strategy which was approved in 2006, and planned for the City's growth to the year 2031
- GRIDS identified a Nodes and Corridors land use structure for the City, how infrastructure and transportation Master Plans would align with growth, and a preferred growth option to accommodate population and job growth to 2031



# 9 Directions to Guide Development

1. Encourage a compatible mix of uses in neighbourhoods that provide opportunities to live, work and play.

2. Concentrate new development within existing built-up areas and within a firm urban boundary.

3. Protect rural areas for a viable rural economy, agricultural resources, environmentally sensitive recreation and the enjoyment of the rural landscape.

4. Design neighbourhoods to improve access to community life.

5. Retain and attract jobs in Hamilton's strength areas and targeted new sectors.

6. Expand transportation options that encourage travel by foot, bike and transit, and enhance efficient inter-regional transportation connections.

7. Maximize the use of existing buildings, infrastructure, and vacant or abandoned land.

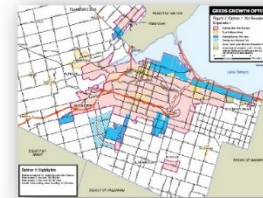
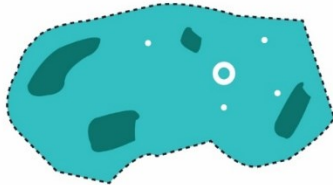
8. Protect ecological systems and improve air, land and water quality.

9. Maintain and create attractive public and private spaces and respect the unique character of existing buildings, neighbourhoods and settlements.

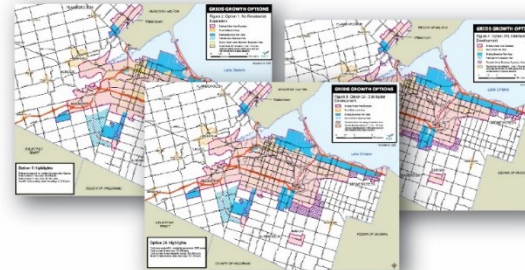
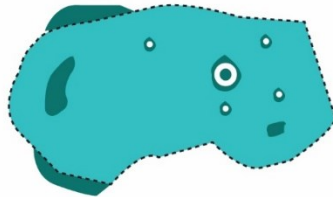
# GROWTH CONCEPTS TO GROWTH OPTIONS

## 3 CONCEPTS

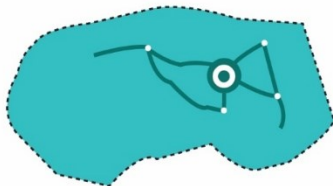
No Urban Boundary Expansion



Appropriately Distributed Development

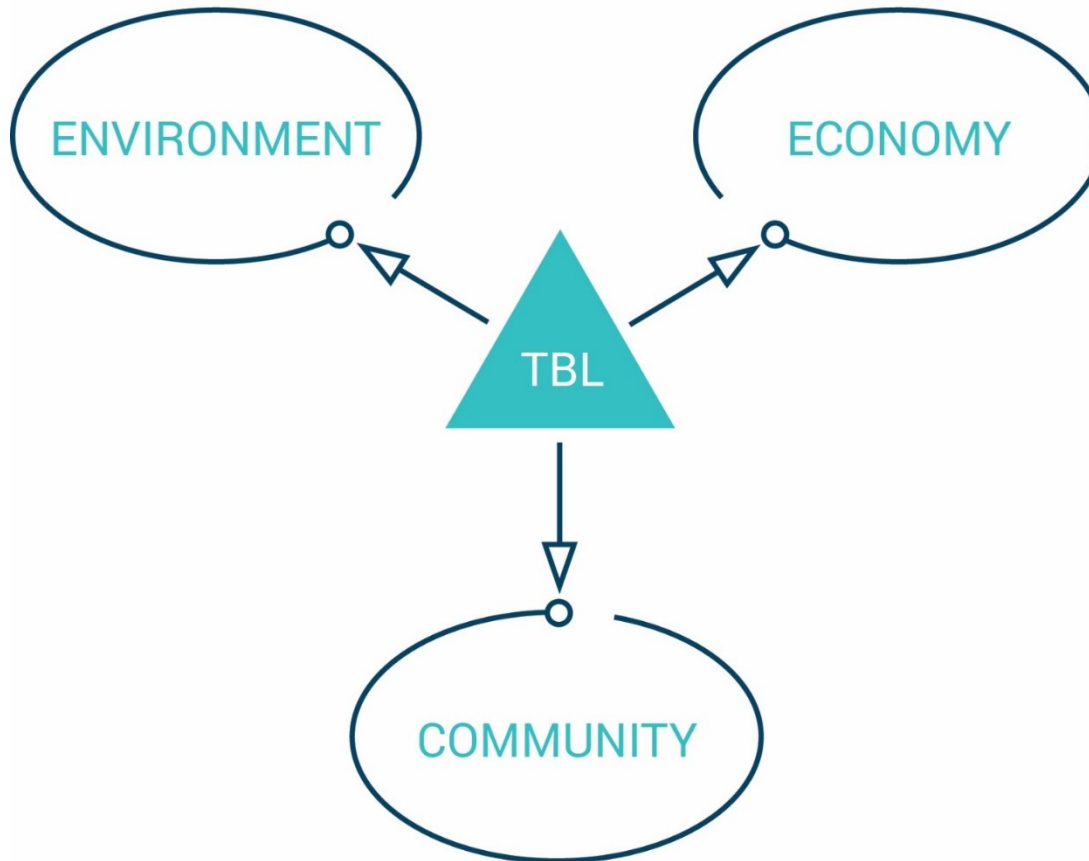


Downtowns, Nodes & Corridors



 Existing Urban Boundary  
  New Growth  
  Downtown  
  Sub-Centres

# TRIPLE BOTTOM LINE EVALUATION



# COMMUNITY

## CONSIDERATIONS

Does the option accommodate the Provinces housing forecasts?

Does the option achieve a mix of building types and land uses?

Does the option support closer live/work connections?

Will cultural heritage be protected?



The Growth Option will:

- Support delivery of public services in an equitable manner
- Enhance employment opportunities and ensure they are accessible to all
- Protect human health

## MEASURES

**15 measures, including:**

- Deviation from provincial housing mix targets
- Number of traffic zones with population decline
- Ease of retaining and providing new infrastructure
- Number of residents within 5 km of CBD
- Area of cultural heritage landscape integrity

**Option 5 ranked #1 or #2 in 9 of the 15 measures**  
 (2 measures did not receive a ranking)

# ENVIRONMENT

## CONSIDERATIONS

How do we protect the functions of ecological systems?

Does the option preserve our agricultural land and rural areas?

Does the option result in cleaner air and water?



The Growth Option will:

- Ensure Hamiltonians share equally in the benefits of a healthy natural environment
- Enhance economic development in an eco-efficient manner
- Protect ecosystem health

**Option 5 ranked #1 or #2 in 8 of the 13 measures**

## MEASURES

**13 measures, including:**

- Number of hectares in growth areas that are in natural heritage system
- Impacts to terrestrial and aquatic habitat
- Acreage of prime agricultural area in growth areas
- Number and area of active farm parcels
- Change in vehicle kilometres travelled
- Proximity of residents to transit
- Impacts to flooding, water quality and groundwater

# ECONOMY

## CONSIDERATIONS

Can this option be efficiently serviced?

How many jobs are provided?

How does this option attract and retain a skilled, innovative, diverse workforce?

How does this option support existing commercial nodes?



The Growth Option will:

- Help to retain and attract a skilled, innovative and diverse workforce
- Position Hamilton as a centre of economic growth
- Maintain and enhance Hamilton's high quality environmental amenities

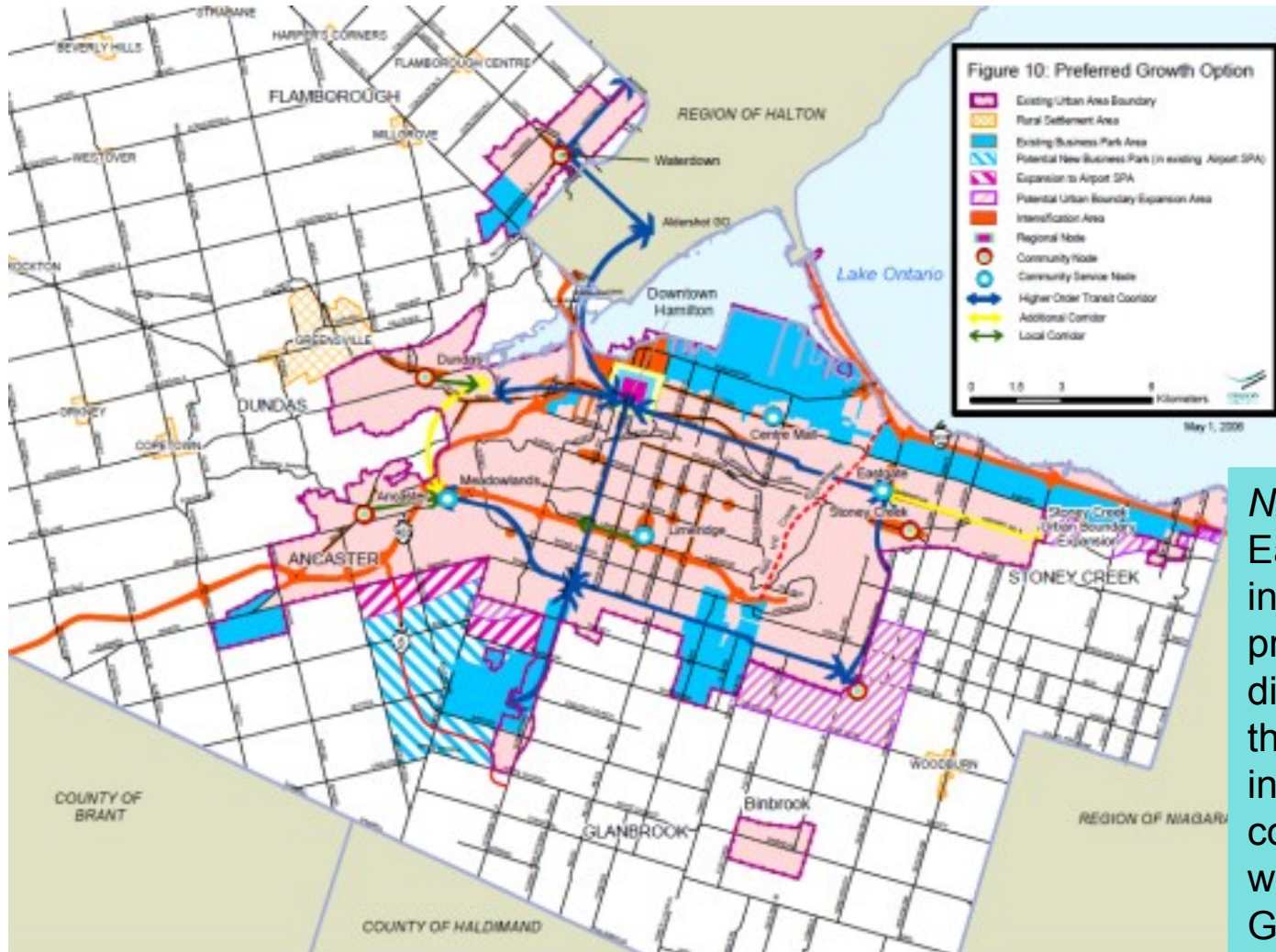
## MEASURES

**15 measures, including:**

- Ability to use existing infrastructure
- Transportation, Water/Wastewater, Stormwater infrastructure requirements
- Impact on accessibility for goods movement
- Number of jobs created
- Population growth in Downtown and core areas

**Option 5 ranked #1 or #2 in 13 of the 15 measures**  
 (1 measure did not receive a ranking)

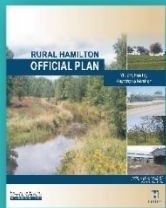
# PREFERRED GROWTH OPTION



*Note: The Twenty Road East lands were not included as part of the preferred option. Council directed, through Motion, that these lands be incorporated in the next comprehensive review, which will occur through GRIDS2.*

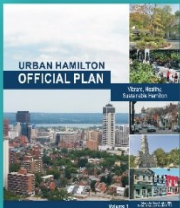


# IMPLEMENTATION OF GROWTH STRATEGY



**SEPTEMBER 2006**

**Adoption of Rural Hamilton Official Plan (effective date March 2012)**  
(mapped a future urban growth district in Elfrida area – removed by Province prior to approval – remains under appeal)



**JULY 2009**

**Adoption of Urban Hamilton Official Plan (effective date August 2013)**  
(description of a future urban growth district in Elfrida area – removed by Province prior to approval – remains under appeal)



**OCTOBER 2010**

**Airport Employment Growth District (AEGD) Secondary Plan approved by Council (and appealed to OMB)**



**FEBRUARY 2015**

**Minutes of Settlement – AEGD Phase 3 hearing signed by 4 parties (confirmed boundaries of AEGD and Elfrida as first priority for residential growth to 2031)**



**2017**

**Commencement of Elfrida Growth Area Study and Sub-watershed Study (project currently on hold)**



# THE AMBITIOUS CITY: ACHIEVEMENTS IN GROWTH SINCE 2006

## OFFICIAL PLANS

- Urban Hamilton Official Plan  
UHOP
- Rural Hamilton Official Plan  
RHOP

## ZONING BY-LAW

- Parks and Open Space
- Industrial
- Institutional
- Airport
- Rural
- Transit-Oriented Corridor
- Commercial and Mixed Use
- Portlands
- Downtown update
- Ancaster "ER" Zone Pilot Project
- Cannabis/Medical Marijuana
- Urban Agriculture/Community Gardens

## SPECIAL STUDIES

- West Harbour Planning
- 1A Barton Tiffany Urban Design Guidelines
  - 1B James Street North Mobility Hub
  - 1C Pier 7&8 Urban Design Study
  - 1D Pier 8 Mixed Use Development
  - 2 Hamilton Psychiatric Hospital Visioning and Community Engagement
  - 3 Transit Oriented Development Guidelines
  - 4 Corridor Planning Principles and Design Guidelines
  - 5 Tall Building Guidelines
  - 6 Stadium District Land Use Study & Rezoning
  - 7 City Motor Hotel Land Use Review & Rezoning

## SECONDARY PLANS

11 Approved Secondary Plans  
 (See Map)

## PROCESS IMPROVEMENTS

- Business Facilitation Team / Open for Business / 3 team approach
- Parkland Dedication By-law review
- Public Consultation Policy

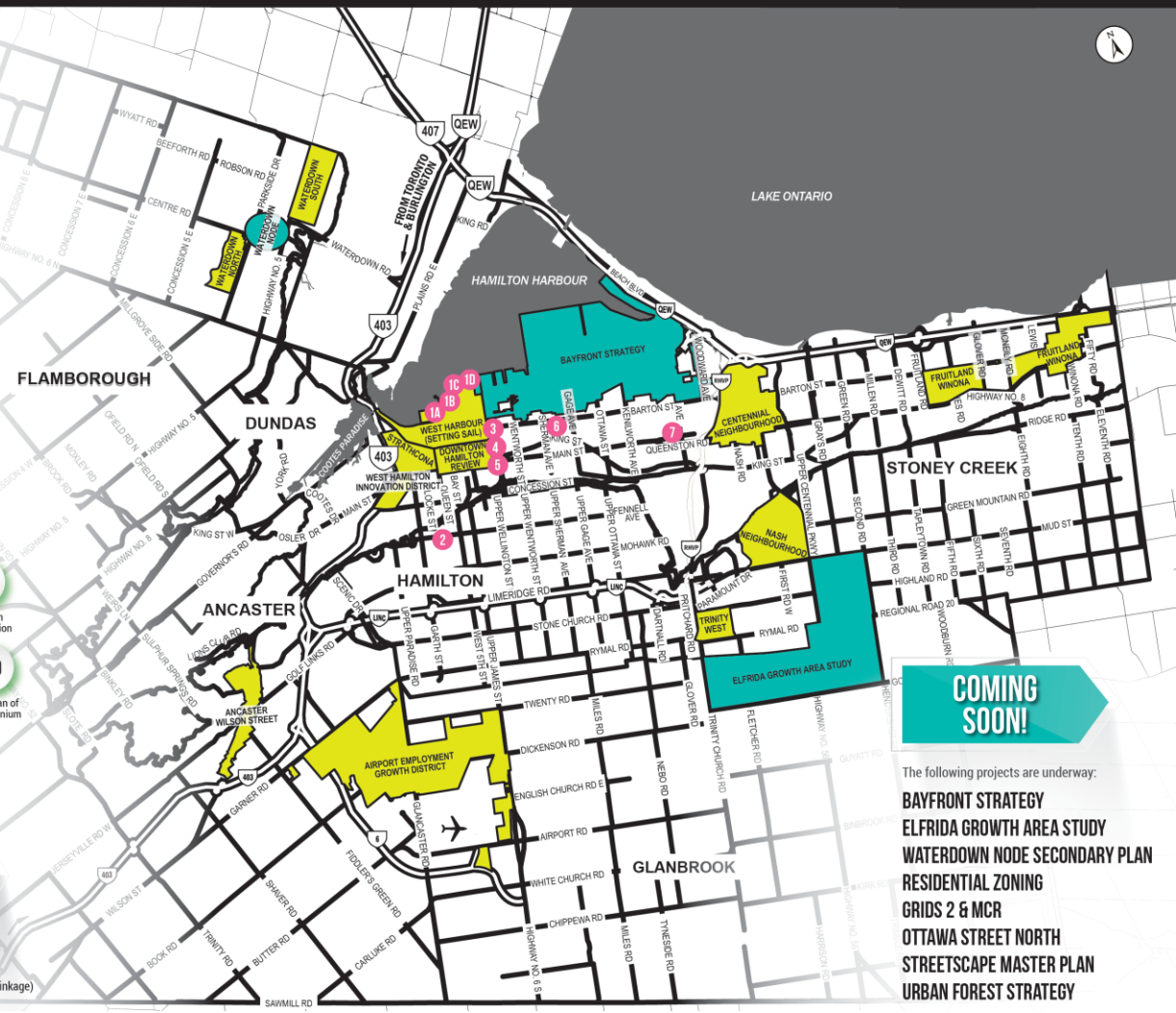
## DEVELOPMENT APPLICATIONS

Number of development applications submitted, by type, between 2006 & 2018:



## NATURAL AND CULTURAL HERITAGE

31 Heritage Designations  
 772 Heritage Permits Issued  
 Natural Areas Inventory  
 Natural Heritage Guidelines (Tree Protection, EIS, Linkage)

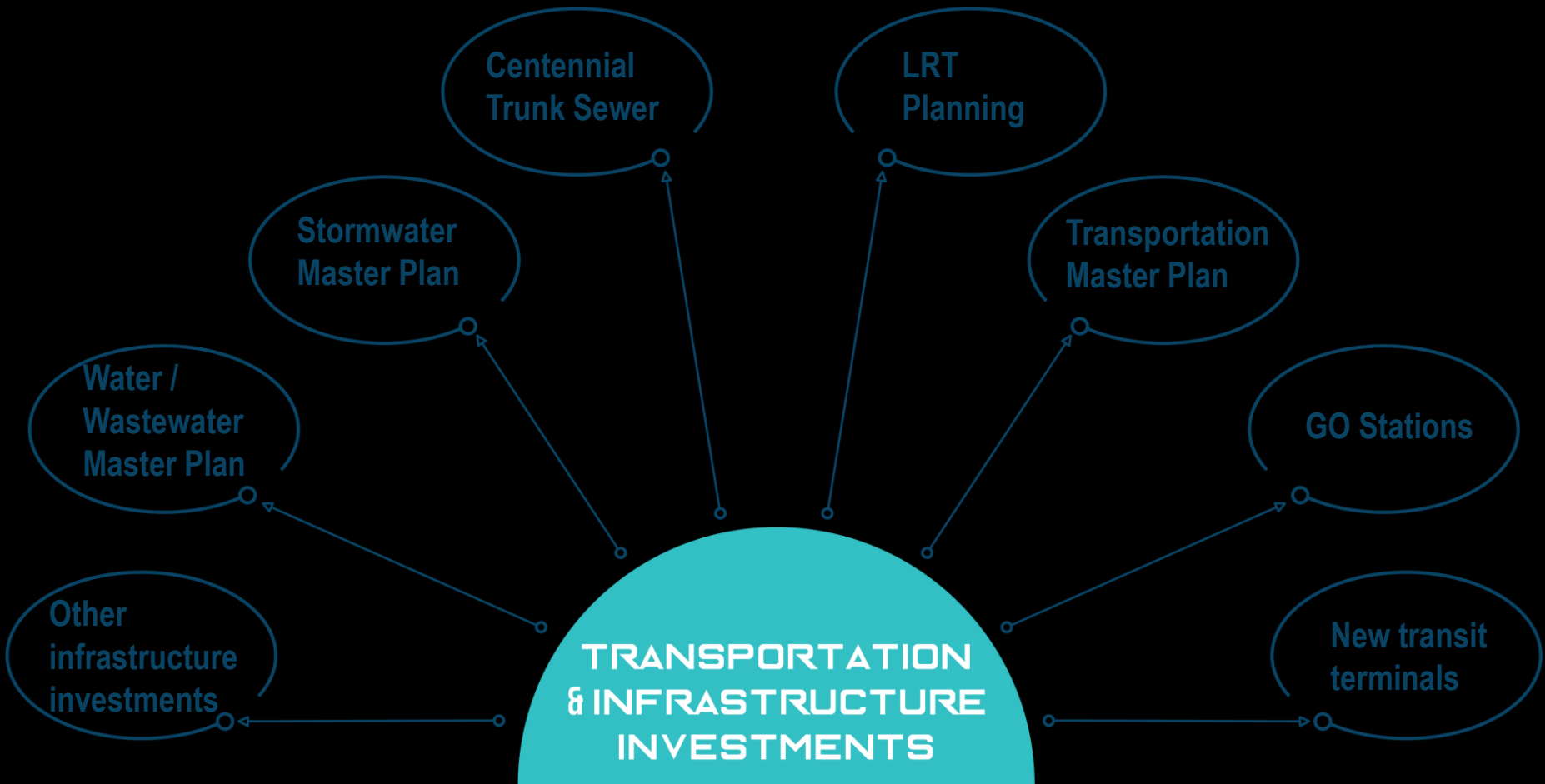


## COMING SOON!

- The following projects are underway:
- BAYFRONT STRATEGY
  - ELFRIDA GROWTH AREA STUDY
  - WATERDOWN NODE SECONDARY PLAN
  - RESIDENTIAL ZONING GRIDS 2 & MCR
  - OTTAWA STREET NORTH
  - STREETSCAPE MASTER PLAN
  - URBAN FOREST STRATEGY



# Implemented transportation and infrastructure improvements ...



# What is GRIDS 2 and the Municipal Comprehensive Review?

## **GRIDS 2**

- Update to GRIDS
- Long range growth management to 2041
- Integrated with updates to Master Plans
- Informs DC By-law update

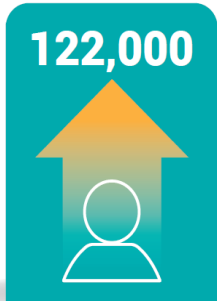
2041

## **MCR**

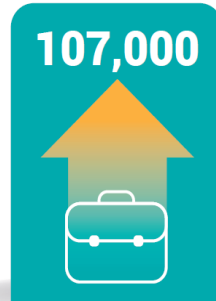
- Provincial requirement to update Official Plans to conform to provincial plans
- Plans to the year 2041

# How much growth is forecast to 2041?

## GROWTH FORECAST: 2016 to 2031



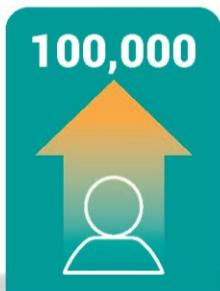
An increase of **122,000 people**, for a total population of **680,000 people**.



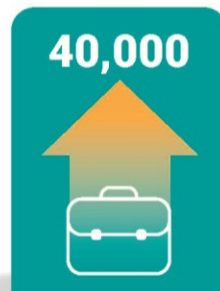
An increase of **107,000 jobs**, for a total employment of **310,000 jobs**.

The Growth Plan forecasts are for a **2031 population of 680,000** and a **2041 population of 780,000** and **jobs of 310,000 and 350,000** respectively.

## GROWTH FORECAST: 2031 to 2041



An increase of **100,000 people**, for a total population of **780,000 people**



An increase of **40,000 jobs**, for a total employment of **350,000 jobs**

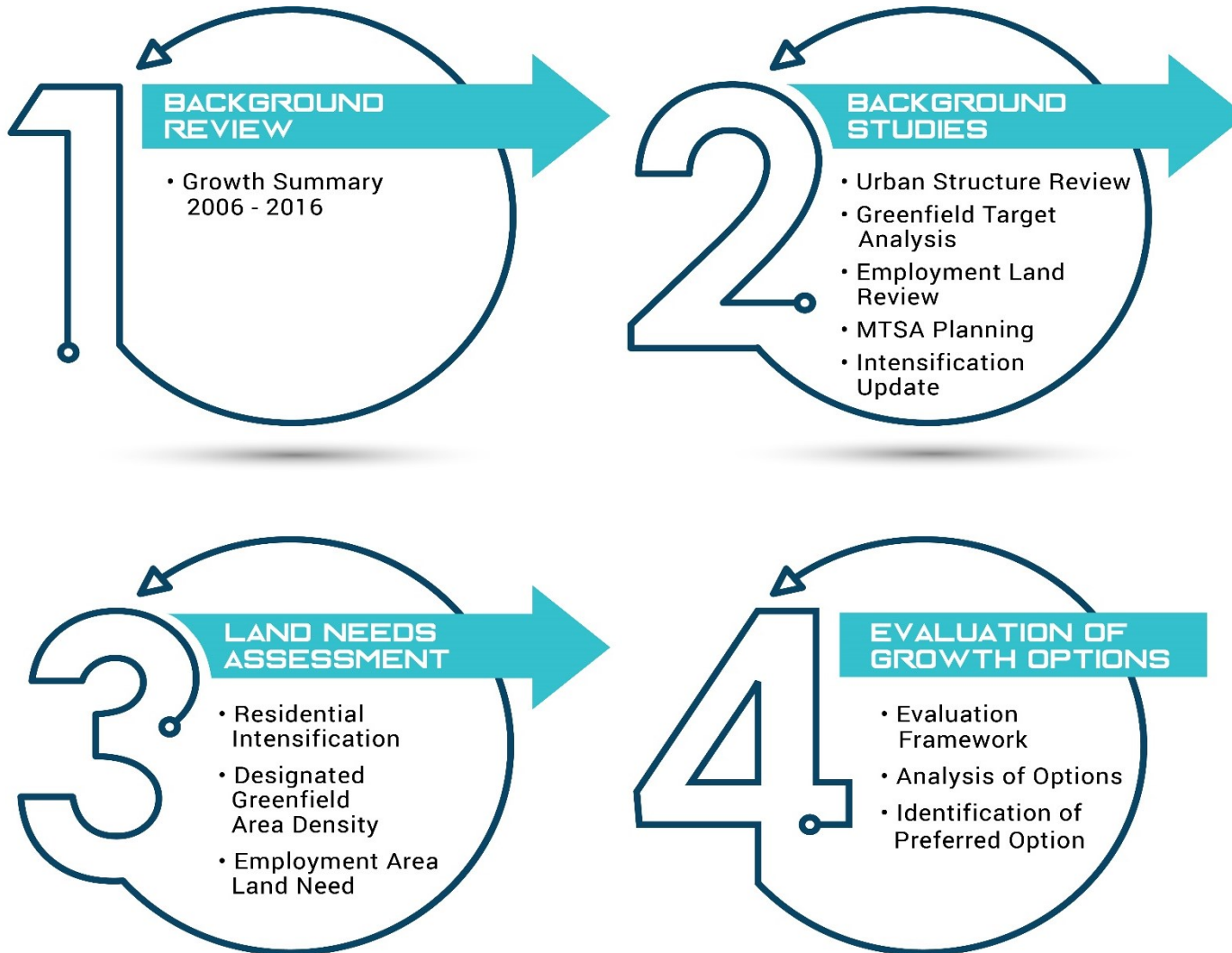
This equates to an increase of **222,000 persons and 147,000 jobs** between 2016 and 2041.

# GRIDS & GRIDS 2 – a comparison ...

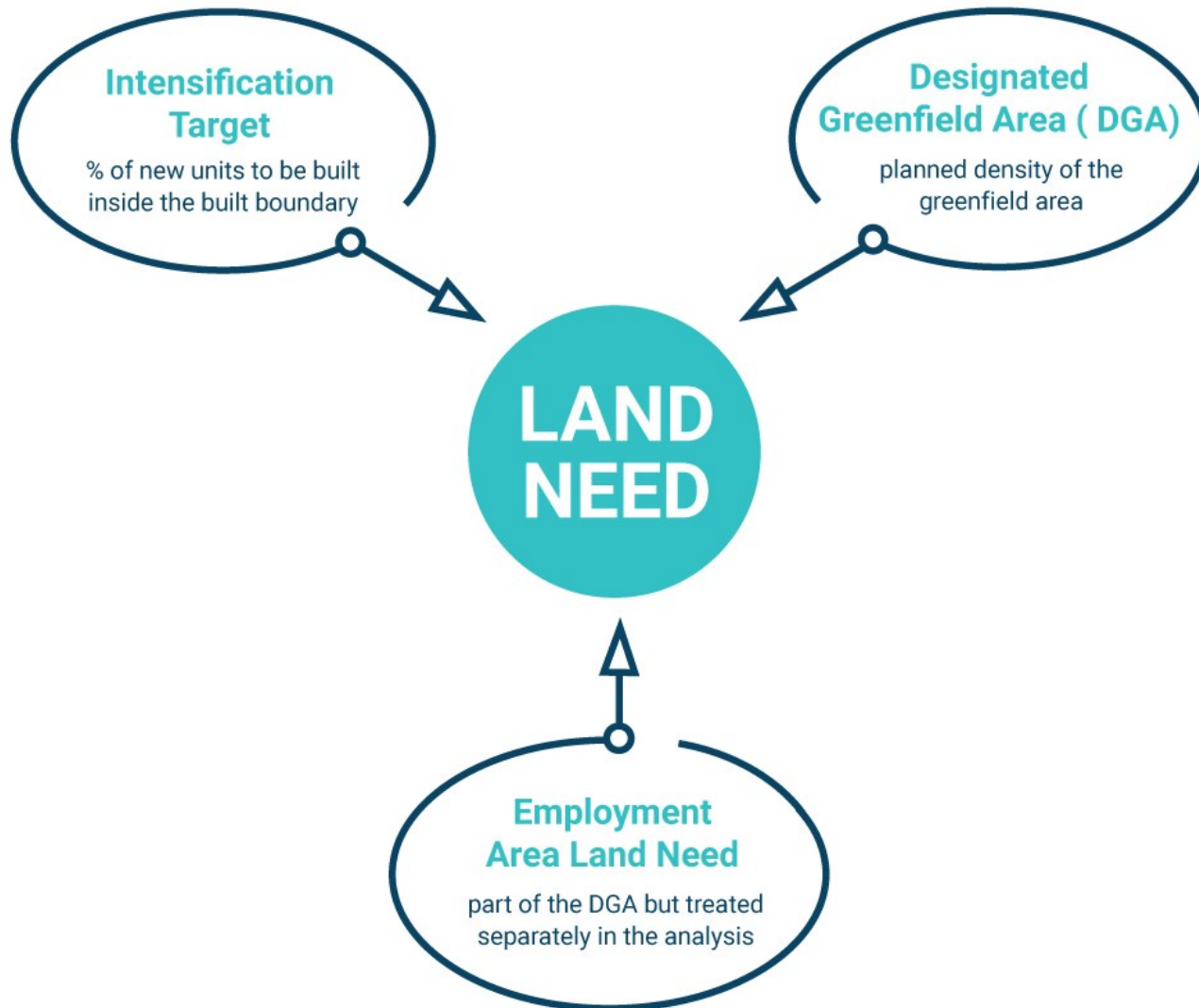
		GRIDS	GRIDS 2
Planning horizon		2001 – 2031*	2031 - 2041
Population	Growth	150,000 persons 80,000 units	100,000 persons 40,000 units
	Distribution (units)	Intensification: 26,500 vacant land supply: 32,000	Intensification: 20,000 (min. target) vacant land supply: 0
	Problem?	Where will remaining 21,500 units be allocated?	Where will remaining 20,000 units be allocated? <i>(also need to review growth to 2031 under new targets)</i>
Jobs	Growth	90,000 jobs	40,000 jobs

\* the 2031 forecasts increased from 660,000 population and 300,000 jobs in the 2006 Growth Plan (the targets utilized for the first GRIDS) to 680,000 population and 310,000 jobs in the updated Growth Plan

# MCR Process



# Major Elements of the Land Needs Assessment (LNA)





# What is Intensification?

The Provincial Policy Statement (PPS) defines intensification as the development of a property, site or area at a higher density than currently exists through:

- *redevelopment*, including the reuse of *brownfield sites*;
- the development of vacant and/or underutilized lots within previously developed areas;
- infill development; and
- the expansion or conversion of existing buildings.

Intensification can take place anywhere throughout the urban area, including greenfield areas.



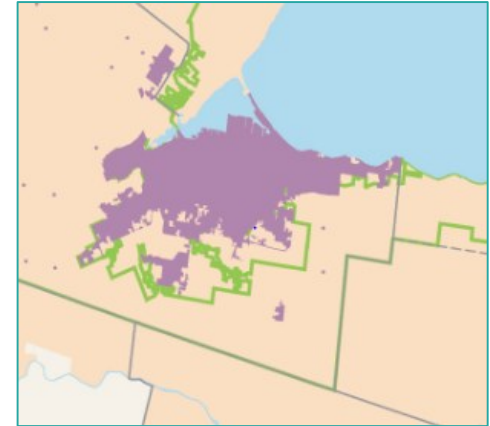
# Role of Intensification in Planning Policy

- Growth through intensification has long been a policy goal
- Intensification also embedded with many other City planning objectives:
  - Supporting transit ridership
  - Reduce amount of new greenfield land required
  - Development of complete communities
- Often promoted as a way to save money on infrastructure, but not always the case



# Intensification in a Growth Plan Context

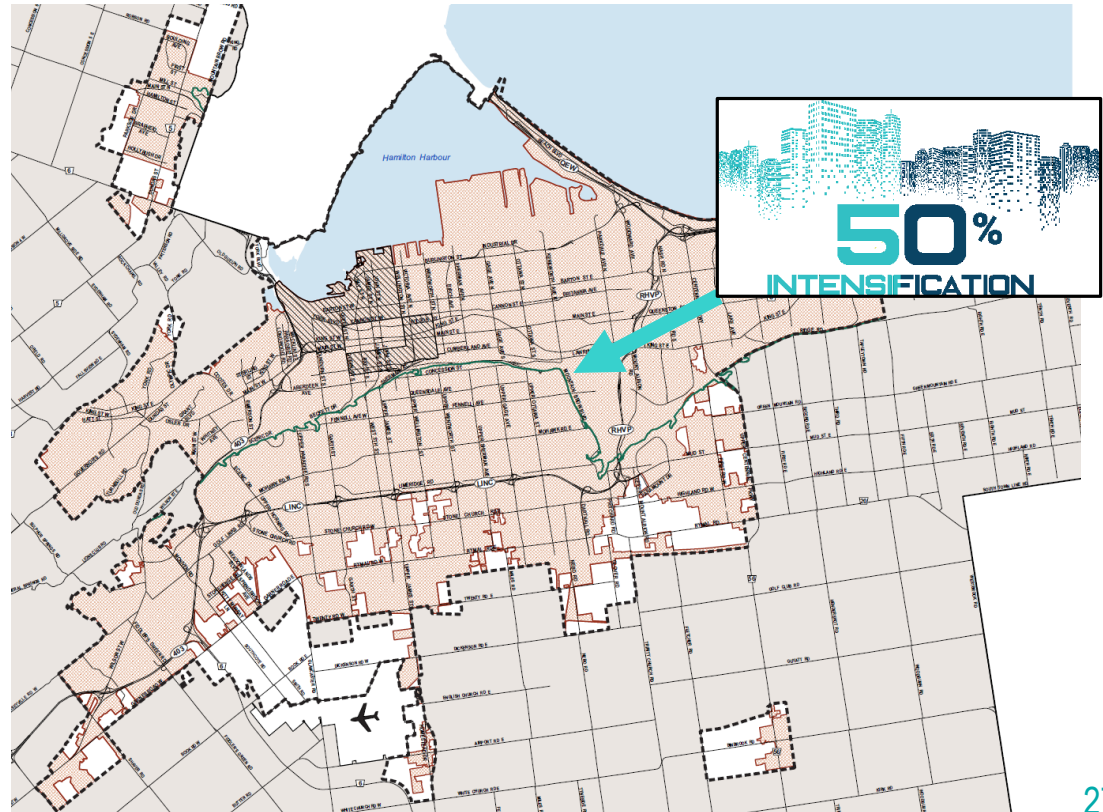
- Refers to new housing in built-up parts of the community through infill and redevelopment, referred to as the “built-up area”
- *Growth Plan* has a specific requirement for the share of new units built within the built-up area = “**intensification target**”
- “Intensification” and *Growth Plan* target are not the same



# What is Hamilton's intensification target?

The annual minimum intensification target established by the *Growth Plan 2019* is 50%, to take effect following completion of the MCR.

- Refers to the share of new units within built boundary (shown in red on the map).
- Target is a minimum. City can set a higher target than mandated by the *Growth Plan*
- City may apply for approval of an alternative lower target, but would require approval from Minister.

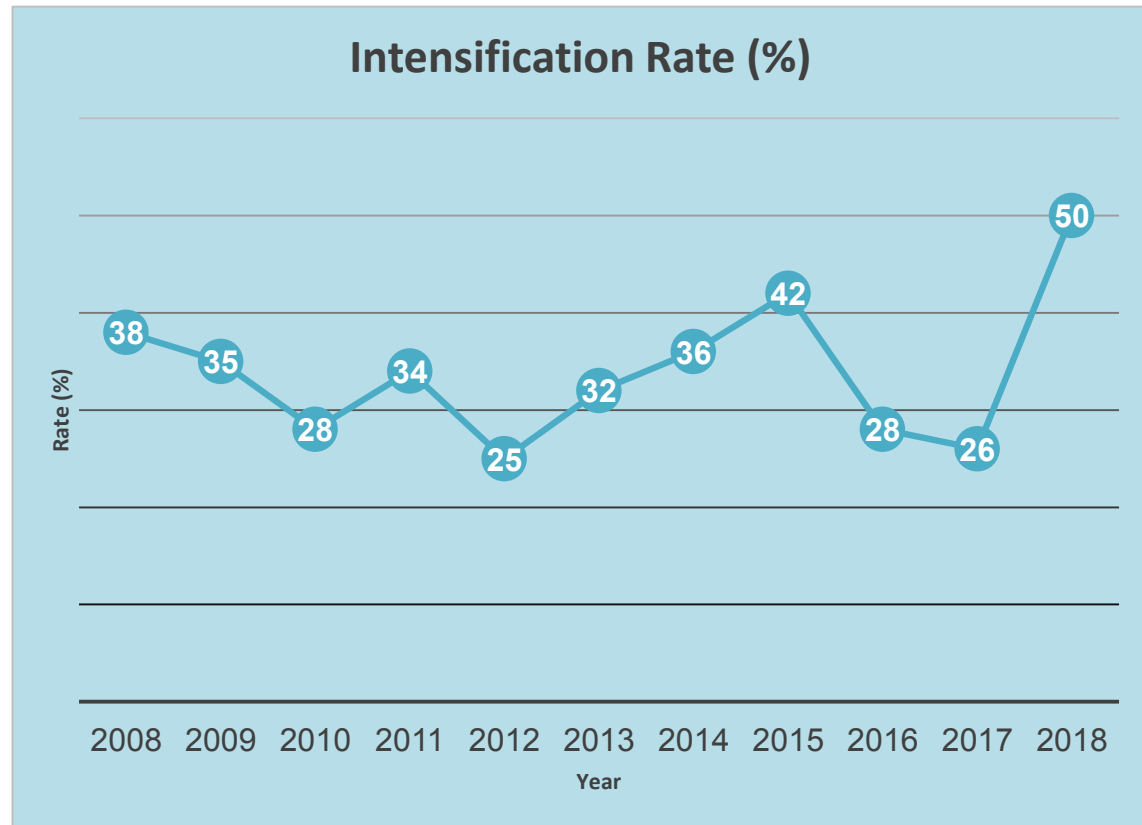


# Historic rates of intensification

The City's intensification rate (in a *Growth Plan* context) has fluctuated on a yearly basis since 2006.

This variation is to be expected. The number of permits issued will vary from year to year.

The City has averaged 30% to 40% of new units in recent years



# How do we determine an appropriate intensification target for Hamilton?

- Need to look at supply and demand for intensification units
- Theoretically, the supply of potential intensification units in Hamilton is large:
  - Downtown / Pier 7&8
  - nodes and corridors
  - other infill opportunities
- But how much intensification will Hamilton actually experience by 2041?
- Based on past experience – approx. 700 to 800 RI units / year
- Need to look at future demand for intensification to determine appropriate target



# Major Factors Driving Demand

Five key factors drive demand for intensification:

- **Economic Factors** that have driven strong population growth and housing demand overall
- **Age Structure** (demographic and lifecycle factors) which largely dictates housing choice by unit type
- **Housing Supply**, which determines options available to consumers
- **Cost and Affordability**, which has led to a broad market shift to smaller and more affordable housing forms
- **Lifestyle Preferences**, which influences the location and type of intensification across the broader metropolitan region.

# What is the market demand for intensification units in Hamilton?

- Scenario based approach taken to forecasting demand for intensification in Hamilton :
  - Current trends forecast = 40% of new units
  - High forecast = 48% of new units
  - Low forecast = just under 30% of new units
- Significant new development activity anticipated under all market demand outlooks:



- Forecast growth of 20,000 to 35,000 high-rise apartment units to 2041
- Means 4 to 10 new apartment buildings, each year, every year, to 2041
- *Growth Plan* target is at the high end of the forecast range



# So what is the outlook for intensification in Hamilton?

- 50% is a suitable aspirational target, but it is a high target and represents significant new development
- Adopting the right planning policy will promote intensification, but to achieve targets, need to address demand
- Demand needs to change – more people need to choose to buy intensification units
- Success in the market depends on the relative attraction of the City for investment
- Intensification is often presumed to be a substitute, or instead of new greenfield development, but this is not always correct

# How has the City been encouraging residential intensification?

- Updated policy and zoning frameworks:
  - UHOP – nodes and corridors urban structure
  - Downtown Secondary Plan Review and Zoning By-law
  - Transit-Oriented Corridor (TOC) and Commercial-Mixed Use Zoning
  - New Residential Zoning By-law (in progress)
  - New Secondary Plans (eg. Centennial Neighbourhoods)
  - West Harbour planning
- Incentive programs (eg. ERASE grants, parkland dedication, downtown programs)
- Laneway housing pilot project
- Transit investments

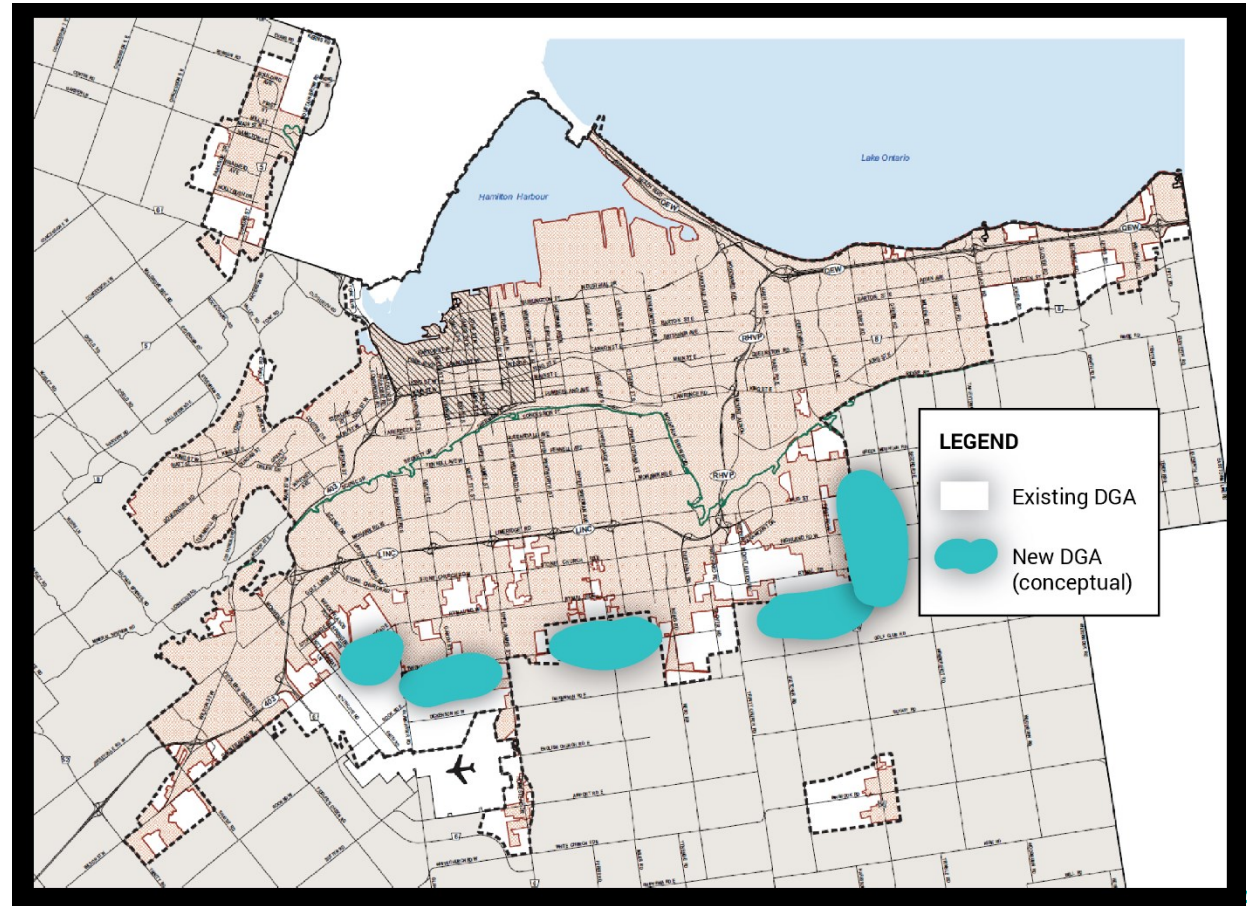
# Requirements and key challenges

Planning for higher levels of intensification poses risks / challenges:

- The purpose of the intensification target is to reduce the amount of new urban lands developed in greenfield locations.
- Planning for higher intensification target could lead to potential mismatch between market housing demand and supply of available units.
- Challenges with redevelopment (eg. NIMBYism, land assembly, site remediation etc.).
- Opportunity to utilize existing infrastructure and services, but in many cases will need upgrades.
- Provincial and City population growth forecast may not be achieved, which has fiscal impacts.

# What is the Designated Greenfield Area (DGA)?

The DGA is part of the City’s urban area that is outside of the built boundary. The DGA includes areas within the City’s existing urban area (“**existing DGA**”) and expansion areas added to the urban area in the future (“**new DGA**”).



# What is the DGA Density Target?

- The Growth Plan establishes a minimum planned density target in the DGA of **50 persons and jobs per hectare (pjh)**. This target is measured across the entirety of the DGA (with certain exclusions including employment lands, natural heritage features, rights-of-way).

$$\begin{array}{ccc}
 \text{No. of People} & + & \text{No. of Jobs} \\
 \text{Living in an Area} & & \text{in an Area} \\
 \hline
 \text{Area in Hectares} & & = \text{People + Jobs per Hectare (PJH)}
 \end{array}$$

- This target applies to the City's existing DGA lands (already in the urban boundary) as well as any new expansion lands added to the urban area.
- Employment density is measured separately. The DGA density target does not apply to employment areas.

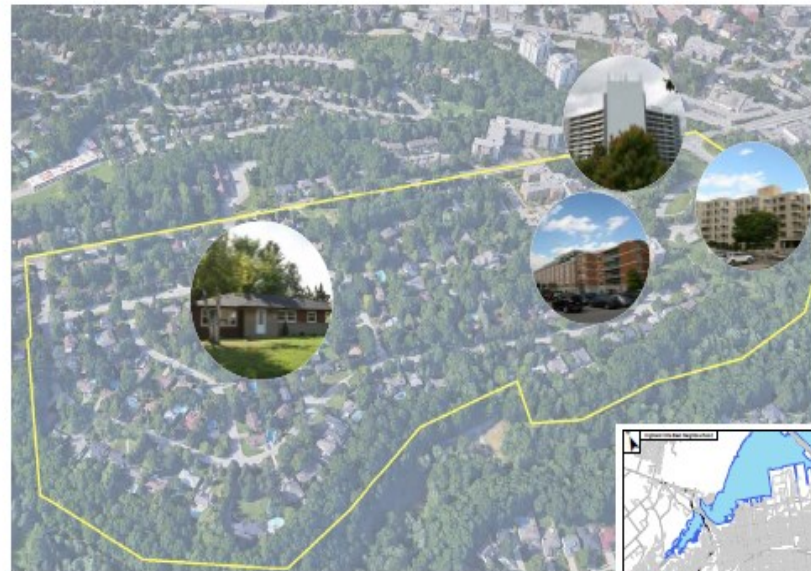
# What is the City's Current Planned DGA Density?

- The City's existing DGA is currently planned at **56 pjh**.
- The City's newest greenfield community (Fruitland Winona) is planned at a density of 70 pjh. This target for new residential greenfield areas is in the Urban Hamilton Official Plan.
- The Growth Plan density target is a minimum and the City may plan to achieve a higher density target that is appropriate for Hamilton.



# What does the difference in density actually look like?

## HIGHLAND HILLS EAST - 62 PERSONS AND JOBS PER HECTARE



# What does the difference in density actually look like?

## ROPA 9 LANDS — 46 PERSONS AND JOBS PER HECTARE





# Implications of a higher DGA density target

More efficient use of land = less new greenfield land required



Opportunity to plan for new transit-supportive communities

More medium to high density housing forms – may compete with demand for these units in the built-up area, making intensification target more difficult to achieve



Higher density housing forms can have an impact on community design, resulting in less area for parking, increased lot coverage, less impermeable surface etc.

Risk of losing Hamilton's growth to adjacent municipalities if opportunities for market demand housing are not available

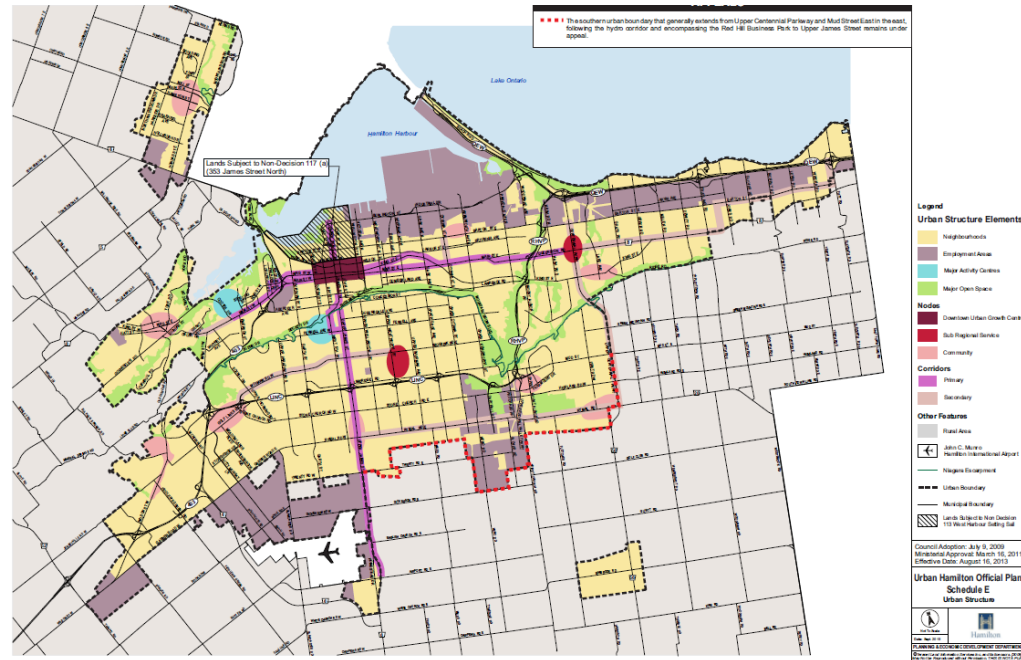


# Greenfields versus intensification

- Intensification and greenfield development driven by different dynamics:
  - Intensification driven by demand: economic and demographic factors combined with lifestyle choice
  - Greenfield development driven by the supply of land available, especially for ground-related housing
- City has limited control over the amount of intensification that occurs: multiple factors must come together for large-scale development to occur
- Greenfields are different: available supply largely dictates development activity (other things being equal)
- Where greenfield supply does not exist, demand tends to shift location not unit type

# What are Employment Areas?

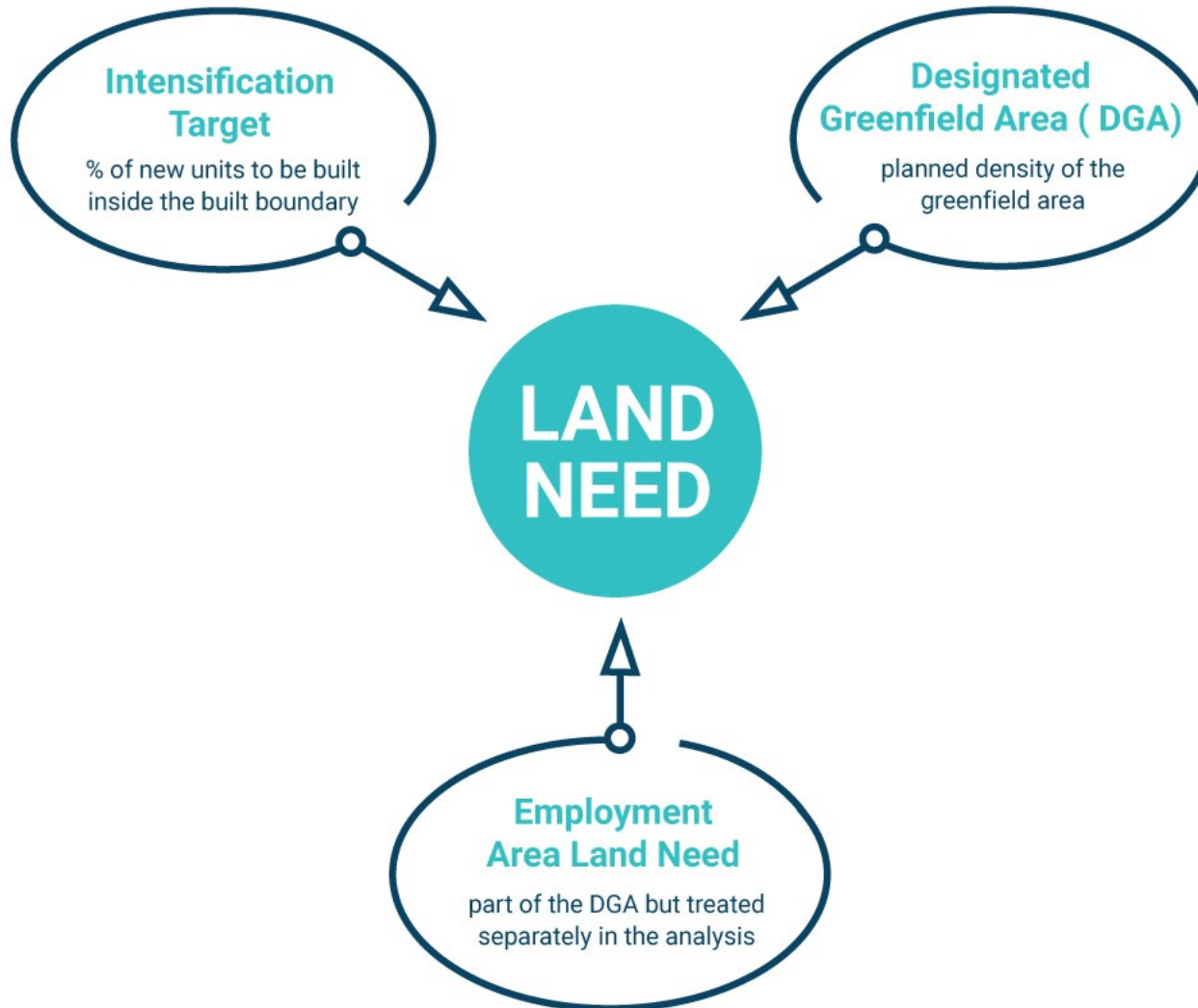
- Areas designated in the Official Plan to accommodate a wide range of economic activities that occupy mainly industrial-type buildings
- Integrated system of industrial and business park lands
- Developed areas home to major economic & transportation infrastructure (Bayfront, Port of Hamilton)
- Greenfield areas in Red Hill South and AEGD where most new development will occur



# Employment Area Land Need?

- GTHA remains one of the fastest growing metropolitan areas in Canada and the United States
- Growth in e-commerce has created a demand for new building space
- Professional service and technology-related uses forecast to grow steadily over the period to 2041
- Demand for employment areas in Hamilton anticipated to remain high in the future
- Maintaining an appropriate and marketable supply of land is important

# How do the intensification and density targets impact land need?



# Density and intensification targets work together to set land need



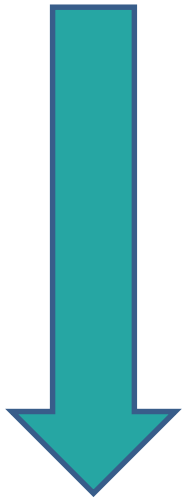
# Considering the appropriate intensification and density targets for Hamilton

- The targets in the Growth Plan are minimums. The City can consider different targets that are appropriate for Hamilton.
- However, there are limitation on the targets that can be considered due to market demand, existing approvals and current patterns of development.

# Considering the intensification target...

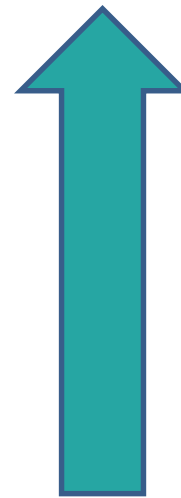
The Growth Plan minimum target is **50%**. The draft RI Demand Study has identified 50% as a “suitable aspirational target” for the City.

Can the City consider a higher or lower intensification target? Yes, but must be aware of limitations:



## *Lower target:*

*City may request a lower target, but it may not be approved by Minister in light of opportunities for intensification along LRT corridor, downtown etc.*



## *Higher target:*

- 50% is already at the high end of the forecast demand range.*
- Future development in the existing DGA accounts for 20% of projected unit growth, meaning maximum RI rate would be 80%.*

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# Considering the density target for the Existing DGA...

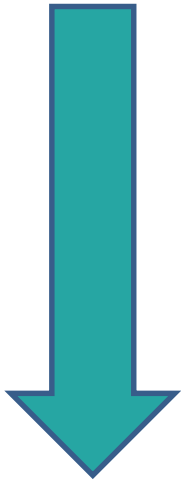
- Growth Plan minimum density target: **50 pjh**.
- Planned density of the Existing DGA (lands which are already in the urban boundary) based on existing approvals and development assumptions: **56 pjh**.
- Most of the City's Existing DGA is already planned. Of the 4,230 gross ha of Existing DGA, only **118 ha** remains unplanned.
- Opportunities to increase the planned density of the Existing DGA are limited.

# Considering the density target for the New DGA...

The Growth Plan minimum density target for the DGA is **50 pjh**.

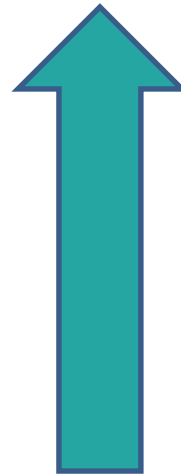
The UHOP target for new greenfield communities is 70 pjh. The City's newest planned greenfield community (Fruitland-Winona) is planned at a density of **70 pjh**.

Can the City consider a higher or lower density target? Yes, but must be aware of limitations:



*Lower target:*

*City may request a lower target, but it may not be approved by Minister. The City's existing planned density already exceeds the minimum target.*



*Higher target:*

*The higher the target, the higher the share of townhouses and multiple dwellings, possibly competing with intensification units, and not adequately supplying the low density market.*

## INTENSIFICATION



## GREENFIELD DENSITY



# Different **SCENARIOS** could be considered...

**1** **GROWTH PLAN**  
**“LOW” TARGETS**  
 RI @ 50%  
 New DGA density @ 50pjh

UEA

Required urban expansion area could be maximized.

**2** **CURRENT DEVELOPMENT**  
**“MID-RANGE” TARGETS**  
 RI @ 50%  
 New DGA density @ 60pjh

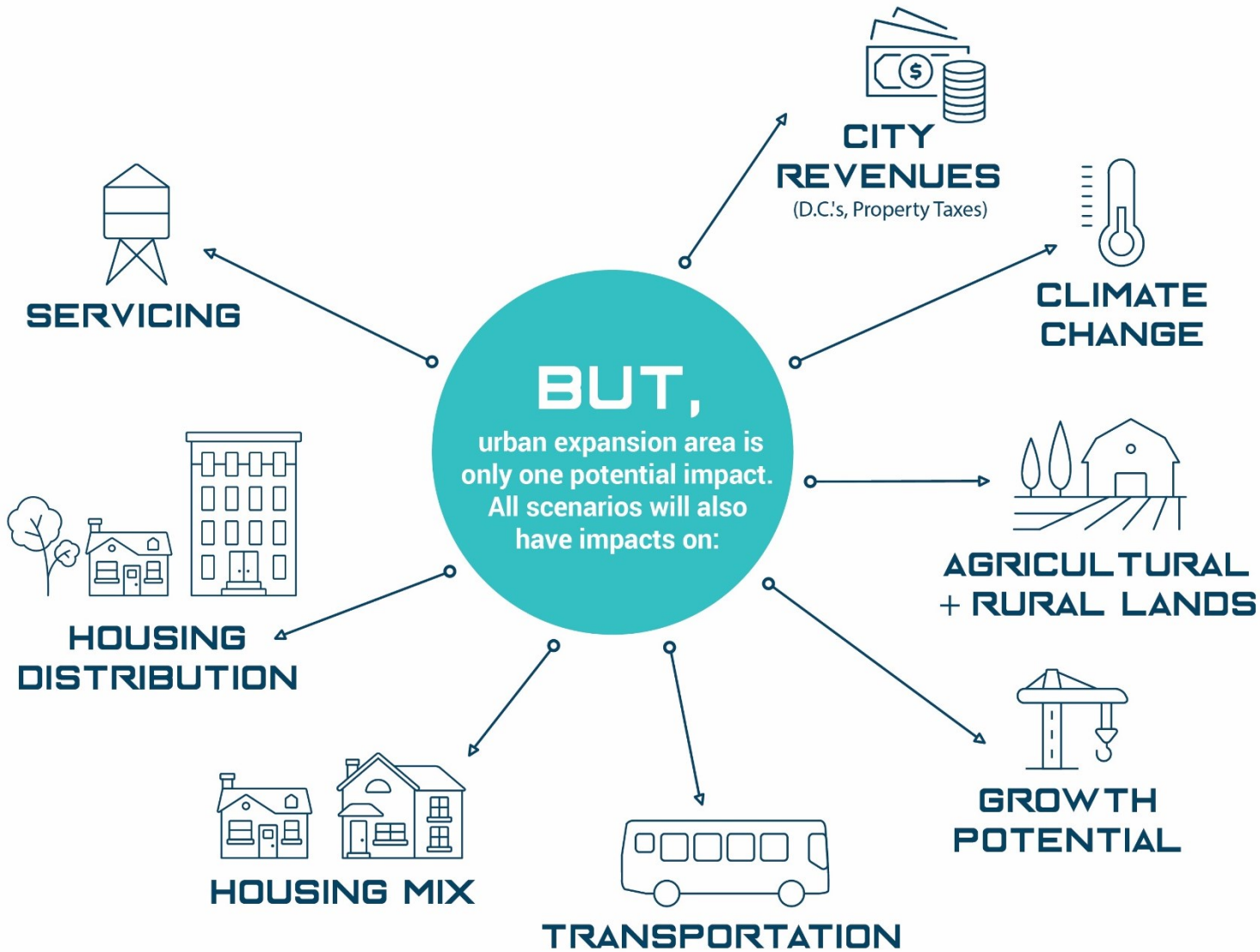
UEA

Urban expansion area, if required, could be moderate.

**3** **“HIGH” TARGETS**  
 RI @ 60%  
 New DGA density @ 70pjh

UEA

Urban expansion area, if required, could be minimal.



# Takeaways

- Minimum targets are not necessarily the right target for the City. On the intensification side, the preliminary findings of the RI Demand Study has found that the Growth Plan minimum of 50% is a suitable aspirational target. On the greenfield density side, the City is already achieving densities higher than the minimum.
- Need to balance the need for a variety of housing types and market demand with other desired objectives (eg transit supportive, complete communities, preserving agricultural land).

# Takeaways

- Increasing both the intensification target and the density target could lead to the planned future housing mix being overly comprised of medium and high density housing forms and under comprised of single detached dwellings.
- If Hamilton does not supply the demand for low density housing, that growth could go elsewhere. The City may not meet its growth targets, which creates financial implications.
- Planning for a higher target does not mean that the City will achieve that target. Growth and development is dictated by a combination of broad market forces and Hamilton's relative attraction as a location for investment.

# Evaluation of Growth Options

If the Land Needs Assessment identifies a need for additional land to accommodate the City's growth to 2041, the next phase of the MCR will be the evaluation of growth options.

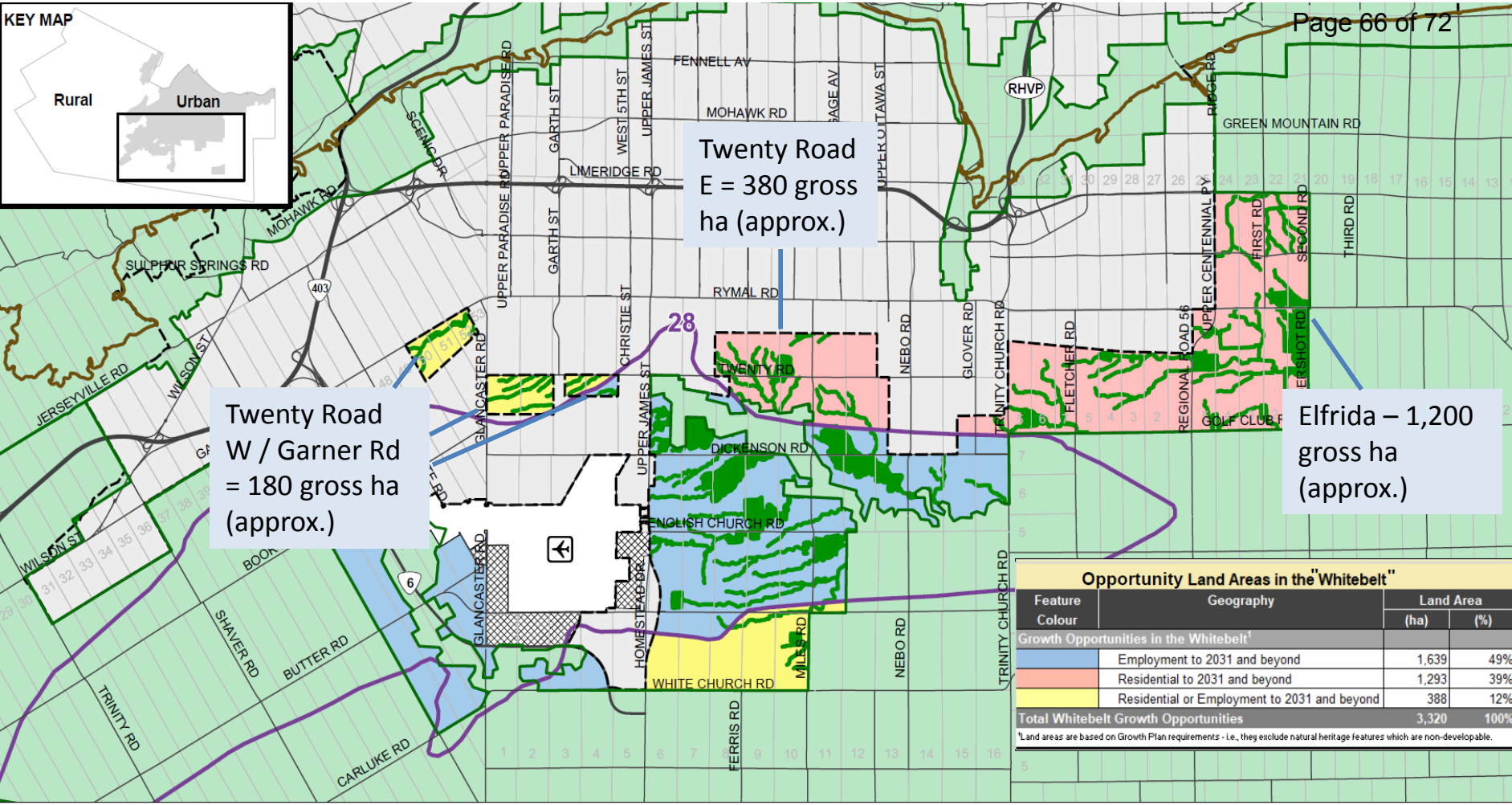
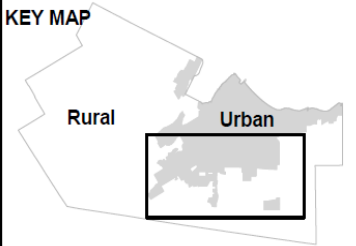
There are a number of limitations on where the City cannot grow:

- expansion into the Greenbelt Plan is prohibited (with the exception of Towns / Villages – Waterdown and Binbrook – where a 10 ha expansion could occur)
- no residential development above the 28 NEF contour
- agricultural and natural heritage constraints



## Evaluation of Growth Options (continued)

- Council direction from GRIDS identifies Elfrida as preferred growth area to 2031, with a motion to include the Twenty Road East lands in the next comprehensive review
- Minutes of settlement from AEGD Hearing identify an east to west progression of future growth areas



Twenty Road  
W / Garner Rd  
= 180 gross ha  
(approx.)

Twenty Road  
E = 380 gross  
ha (approx.)

Elfrida – 1,200  
gross ha  
(approx.)

Opportunity Land Areas in the "Whitebelt"			
Feature Colour	Geography	Land Area	
		(ha)	(%)
<b>Growth Opportunities in the Whitebelt<sup>1</sup></b>			
[Blue Box]	Employment to 2031 and beyond	1,639	49%
[Orange Box]	Residential to 2031 and beyond	1,293	39%
[Yellow Box]	Residential or Employment to 2031 and beyond	388	12%
<b>Total Whitebelt Growth Opportunities</b>		<b>3,320</b>	<b>100%</b>

<sup>1</sup>Land areas are based on Growth Plan requirements - i.e., they exclude natural heritage features which are non-developable.

**Residential and Employment Growth Opportunities in the "Whitebelt"**

SCALE 1:64000

<b>Growth Constraints</b>	<b>Growth Opportunities</b>	<b>Other Features</b>
[Green Box] City of Hamilton Natural Heritage (Core Areas & Streams)	[Blue Box] Employment to 2031 and beyond	[Purple Line] 2010 NEF Contour 28dB
[White Box with Arrow] John C. Munro Hamilton International Airport	[Yellow Box] Residential or Employment to 2031 and beyond	[Brown Line] Niagara Escarpment
[Hatched Box] Airport Expansion Lands	[Pink Box] Residential to 2031 and beyond	[Green Box] Protected Countryside
		[Light Green Box] Greenbelt Tender Fruit and Grape
		[Orange Box] Greenbelt Towns and Villages
		[Dashed Box] Urban Boundary
		[Grey Box] Urban Area

## Evaluation framework:

- Will be developed with input from stakeholders / public.
- Will respond to criteria of Growth Plan and City's 9 Directions to Guide Growth, with updates to be considered.
- Will use a climate change lens.

**NOV/DEC 2019**

**Open House and Stakeholder Workshop, Round 2**

- Employment Land Review
- Intensification and density targets
- Urban Structure update

**FEB 2020**

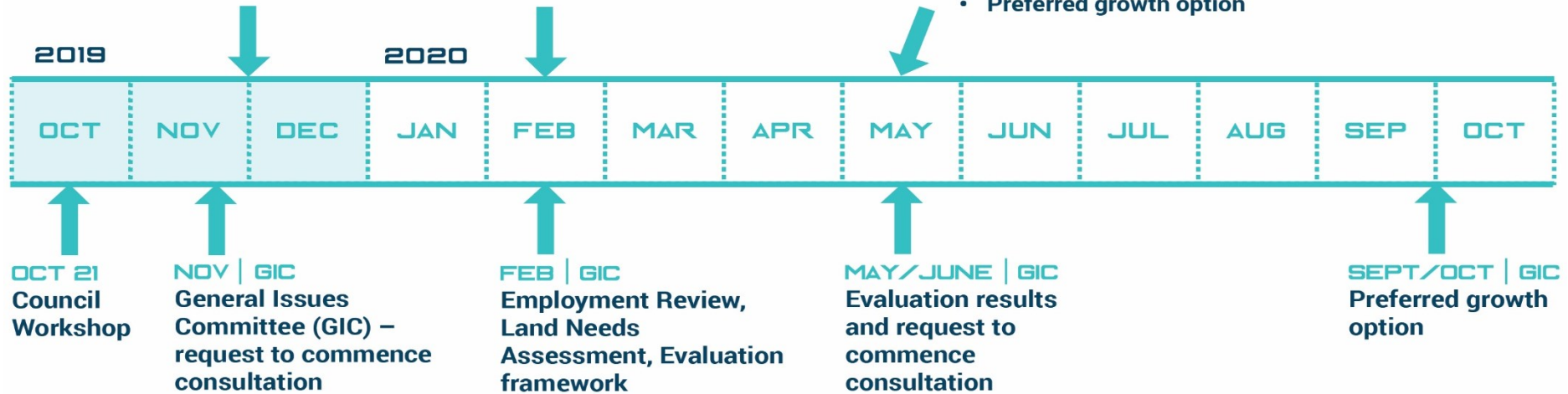
**Release of Land Needs Assessment (LNA) and Call for Requests:**

- LNA results
- Evaluation framework
- Requests for consideration

**MAY 2020**

**Open House and Stakeholder Workshop, Round 3**

- Preferred growth option



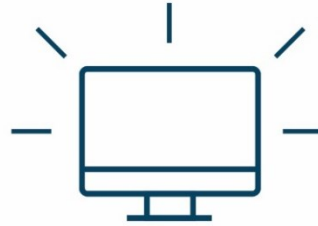
**PHASE 2**  
TECHNICAL STUDIES

**PHASE 3**  
ANALYSIS OF GROWTH OPTIONS

**PHASE 4**  
OFFICIAL PLAN REVIEW

# Upcoming Consultation:

Date	Location	Time
Tuesday, November 26, 2019	David Braley Centre Auditorium 100 Main St W, Hamilton	2 – 4 pm 6 – 8 pm
Thursday, November 28, 2019	Battlefield House Museum & Park 77 King St W, Stoney Creek	2 – 4 pm 6 – 8 pm
Monday, December 2, 2019	Dundas Town Hall Auditorium 60 Main Street, Dundas	2 – 4 pm 6 – 8 pm
Wednesday, December 4, 2019	St. Naum of Ohrid Macedonian Orthodox Church 1150 Stone Church Road East, Hamilton	2 – 4 pm 6 – 8 pm



## WEB UPDATES



## OPEN HOUSES

Multiple rounds

## PUBLIC ENGAGEMENT STRATEGY



## DIRECT MAIL OUTS



## MARKETING CHANNELS

Billboards, Radio, Pop up events

## Key decision points

- Intensification target – Feb 2020
- Density target – Feb 2020
- Employment land review – Feb 2020
- Land Needs Assessment – Feb 2020
- Evaluation framework – Feb 2020
- Growth options to 2031 and post-2031– Feb 2020
- Preferred growth option – Oct 2020
- Official Plan Amendment under sec 26 – late 2021

# Thank you!