



City of Hamilton
DEVELOPMENT INDUSTRY LIAISON GROUP
AGENDA

Meeting #: Meeting#-xx-xxxx
Date: February 14, 2022
Time: 9:00 a.m.
Location: Due to the COVID-19 and the Closure of City Hall
All electronic meetings can be viewed at:
City's YouTube Channel:
<https://www.youtube.com/user/InsideCityofHamilton>

Sandra Frempong (905) 546-2424 ext. 6701

	Pages
1. WELCOME	
<i>Mike Collins-Williams, West End HBA</i>	
2. NEW BUSINESS	
3. MINUTES FROM THE PREVIOUS MEETING(S)	3
4. PRESENTATIONS	
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5. DISCUSSION ITEMS	
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Attached is the Stakeholder Workbook – <i>Vandriel, Johnathan / Leif Olson</i>	
6. ADJOURNMENT	



DEVELOPMENT INDUSTRY LIAISON GROUP

Monday, January 10, 2022

9:00 AM

Webex

<p>Present:</p> <p>Alvin Chan, City of Hamilton Binu Korah, City of Hamilton Brenda Khes, GSP Group Brian Hollingworth, City of Hamilton Christine Newbold, City of Hamilton Delia McPhail, City of Hamilton Dio Ortiz Ed VanderWindt, City of Hamilton Gavin Norman, City of Hamilton Heather Travis, City of Hamilton Jared Marcus Jason Thorne, City of Hamilton Joey Coleman, The Public Record Kevin Hollingworth, Metropolitan Consulting Matt Johnson, Urban Solutions Melanie Pham, City of Hamilton</p>	<p>Michelle Diplock, WE HBA Mike Collins-Williams, WE HBA Paul Szachlewicz, Hamilton Chamber of Commerce Richard Schumacher, Branthaven Homes Rick Lintack, HBSA Rob Lalli, City of Hamilton Sandra Frempong, City of Hamilton Sarah Knoll Sherry Vanderheyden, City of Hamilton Steve Molloy, City of Hamilton Steve Robichaud, City of Hamilton Steve Spicer, Multi-Area Developments Steven Frankovich, S. Llewellyn & Assoc. Susan Girt, City of Hamilton Suzanne Mammel Terri Johns, T Johns Consulting</p>
<p>Regrets:</p> <p>Angela Storey Arden Semper, Branthaven Homes Carolyn Paton Ed Fothergill, Fothergill Planning & Dev. Hector Quintero, City of Hamilton Hector Quintero, City of Hamilton Joanne Hickey-Evans, City of Hamilton Jorge Caetano Kirk Weaver, City of Hamilton Lindsay Gillies, City of Hamilton Louise Thomassin, City of Hamilton</p>	<p>Mark Bainbridge, City of Hamilton Mark Candello, GSAI Mark Inrig, City of Hamilton Martha Kariuki, City of Hamilton Meghan Stewart Paula Hamilton, Toms & McNally Design Peter Topalovic, Transportation Ryan Kent, City of Hamilton Sue Ramsey Tony Sergi, City of Hamilton Trevor Jenkins</p>

1. Welcome – *Binu Korah, City of Hamilton*

Binu welcomed everyone to the first DILG meeting of 2022 and wished everyone a very happy new year. The meeting was then called to order.

2. **New Business**

(a) **Engineering Meetings – Steve Frankovich**

Steve requested that the engineering meetings that use to take place regarding standards, concerns and issues should be reinstated again this year. Binu agreed to organize a quick Engineering meeting and invited anyone interested in participating to send him an email.

3. **Minutes from November 15, 2021 – Binu Korah, City of Hamilton**

Approved with no questions or comments from the minutes as distributed.

4. **Draft Sewer Use By-law – Susan Girt / Sherry Vanderheyden**

Sherry gave a presentation on the Draft Sewer Use By-law. She reviewed the history, proposed amendments, and the next steps of the By-law. After doing Gap analysis with consultant, internal and external stakeholder engagement was also conducted to obtain feedback, which was then used in drafting the By-law. The draft By-law is currently in the review stage with Legal and a subject matter expert. It will then be going to Council in April and implemented thereafter. The [Draft Sewer Use By-law](#) and more information can be accessed through the [Engage Hamilton](#) website.

5. **Minimum Parking Requirements - Mike Collins-Williams**

Mike shared with the DILG group that the West End Home Builders Association submitted a letter to all members of City of Hamilton Council, the morning of January 10, 2022, asking for a rethink of the parking framework within planning policies. This letter requested that minimum parking standards be reduced or eliminated, and discusses several benefits including reducing car dependency, supporting transit and active transportation, reducing hardscaping for stormwater runoff etc.

Jason advised that although the parking standard is not part of the Report going to Planning Committee on January 11th, input on the parking standards will be helpful as the next phase of updates to the Zoning, as well as the OPA, is reviewed in a broader policy environment.

A copy of the letter will be shared with the January 10th meeting minutes package.

6. **Family Friendly Housing Consultation – Christine Newbold / Melanie Pham**

Melanie Pham gave an update on the Family Friendly Housing (FFH) discussion paper released in September 2021. At that point, Council directed staff to move ahead with consultation which outlined various planning related approaches that supports the provision of FFH in Hamilton. Consultation is planned to start late February or March 2022 through the sustainable communities' group. New website landing page is being worked on: <https://www.hamilton.ca/familyfriendlyhousing>. It will be available by the end of January. Day and night time PIC series for stakeholder interviews and meetings, with opportunity to submit written comments, is currently being coordinated. Dates will be shared when it becomes available. A meeting will be coordinated through the West End HBA and an update will be provided to the DILG as this project progresses.

7. **MCR/GRIDS 2 Process Update – Steve Robichaud / Delia McPhail / Heather Travis**

Steve Robichaud updated that the OPA represents what he considers as “unplanning and planning for what is important”. Steve shared that staff will be proposing to make a change

to the Official Plan to remove those policies or regulations which are seen as barriers to implementing Council's decision to accommodate all growth to 2051 within the existing Urban area. Will also be introducing new policies and language around indigenous communities, climate change and transit support development.

Steve then introduced Delia who gave a presentation on Proposed Amendments to the Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP).

Presentation Summary:

On January 11, 2022, Planning Staff will be presenting Report PED21067(a) (Item 10.1) to Planning Committee. The report includes the proposed Official Plan Amendments needed to bring the City's Urban Hamilton Official Plan into conformity with provincial policies, as well as proposed Amendments to both the Urban and Rural Hamilton Official Plans and the Zoning By-laws for the Former Communities to implement the decision of Council for the No Urban Boundary Expansion growth scenario. Staff explained the topic-based approach to the review of the City's Official Plans, and that there will be subsequent phases to the Official Plan Review. Public Consultation on the current proposed Official Plan Amendments for the Conformity Review and the proposed zoning by-law updates will commence in February 2022

Next DILG Meeting will be February 14, 2022

Meeting adjourned at 9:45 AM.

Sandra Frempong, Minute Taker
Administrative Assistant, Growth Management Division



Hamilton

HAMILTON PARKS MASTER PLAN

Presentation to the
Development Industry Liaison Group

FEBRUARY 14, 2022

1. Project Purpose & Key Objectives
2. Parkland Acquisition and Current Challenges
3. Impacts to the Development Community
4. Next Steps



Project Team

- O2 Planning + Design,
Consultant
- Landscape Architectural Services,
City of Hamilton

O2 Planning + Design

Technical Team – City of Hamilton Staff

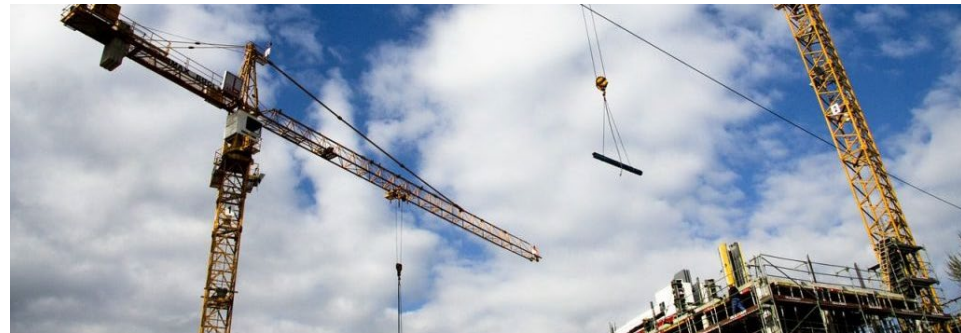
- Recreation
- Sustainable Communities (Policy and Community Planning)
- Real Estate
- Parks and Cemeteries
- Corporate Finance



Hamilton

THE NEED FOR A PARKS MASTER PLAN

- Currently the City does not have a comprehensive plan that directs how we plan for parkland.
- Increasing population pressures are leading to further parkland deficiencies in many areas of the city.



PROJECT PURPOSE

The Parks Master Plan will:

- Articulate the City's commitment toward a long-term vision for Hamilton's parks system and establish community priorities for park development and renewal.



MASTER PLAN OBJECTIVES

A 30-year plan that will:

- Assess and identify how much parkland the City should provide, where it should be located, and how investment should be prioritized.
- Provide clear direction to staff and Council for future development and enhancement of parkland over the short, medium, and long term.
- Ensure the City is responsive to the current and future parkland needs of the community in an equitable and cost-effective manner.
- Provide the rationale necessary to inform the update of a new Parkland Dedication Bylaw.

HOW WE CURRENTLY ACQUIRE PARKLAND

Parkland Dedication

- Development (Section 42)
- Subdivision (Section 51)
- Consent (Section 53)

Purchase

- Cash in Lieu
- Secondary Planning and Development Review Process

Transfer of Land

- Council-Approved Direction
- From School Board, Agency, etc. to the City

CHALLENGES FACING HAMILTON'S PARKS SYSTEM

- Lack of parkland in established neighbourhoods.
- Limited revenue streams to help fund parkland acquisition.
- Anticipated population growth putting pressure on existing parkland.
- Limited opportunities to acquire parkland within the existing urban boundary.



OPTIONS FOR ADDRESSING PARKLAND SUPPLY

Creativity, Flexibility, Innovation -
Especially for Intensification Areas

- Find / acquire land in non-traditional places:
 - Closing streets for parkland
 - Using surface parking lots
 - Using former landfill or brownfield sites



OPTIONS FOR ADDRESSING PARKLAND SUPPLY

Partnerships

- Consider agreements and partnerships with third parties that would improve short- and long-term access to parks
 - Long term leases
 - Joint provisioning
 - Public access agreements



OPTIONS FOR ADDRESSING PARKLAND SUPPLY

Private Amenity Space

- Under the right circumstances and where consistent public access can be guaranteed, recreation amenities provided as part of higher density and/or mixed use development can contribute to the City's overall parks system
 - E.g. condominium complex



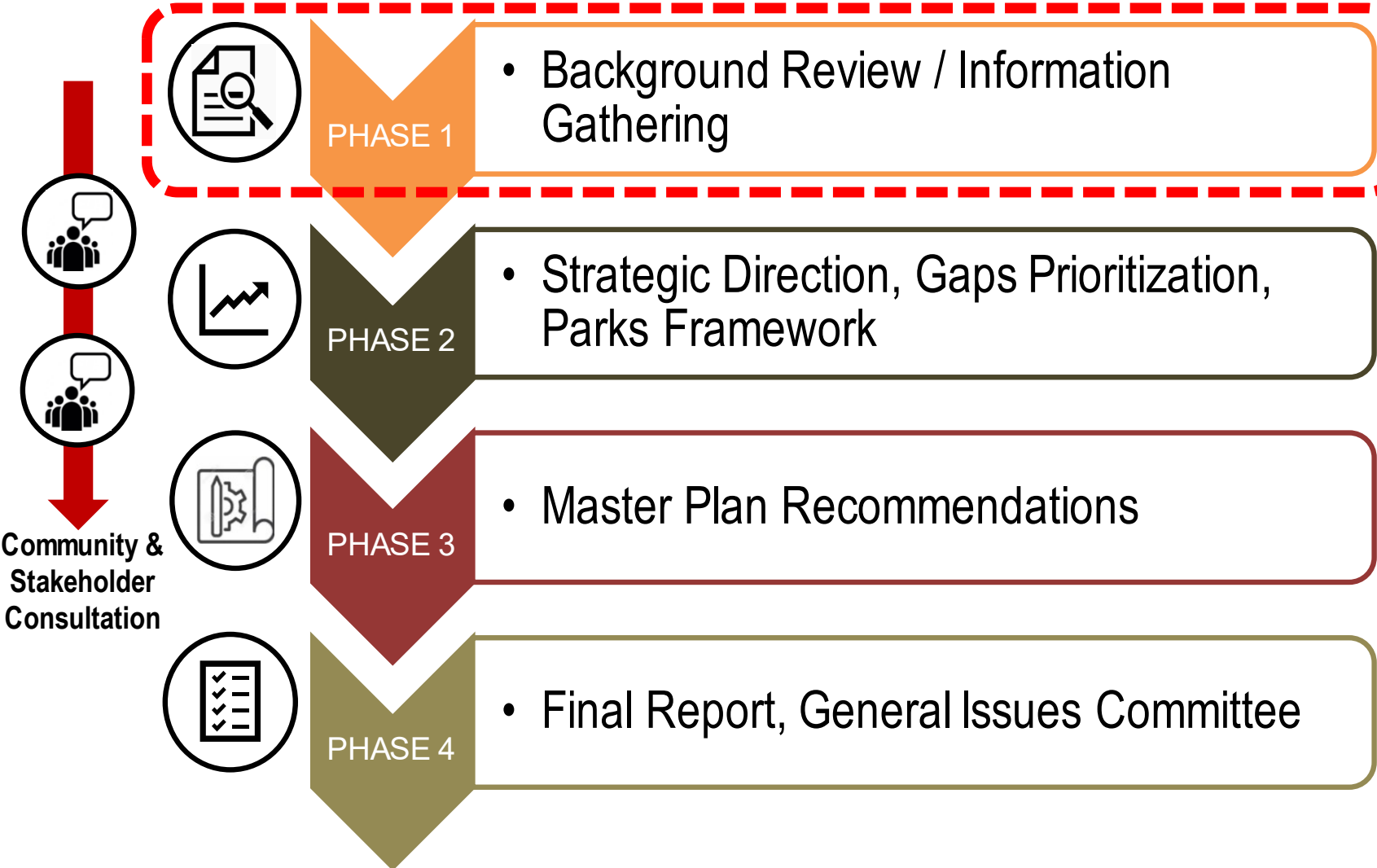
Source: Darwin Construction, Vancouver

IMPACTS TO DEVELOPMENT COMMUNITY



THE MASTER PLAN PROCESS / NEXT STEPS

WE
ARE
HERE



WE WANT TO HEAR FROM YOU!



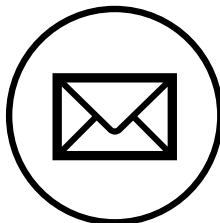
February
2022

- Review the Stakeholder Workbook provided with this meeting's Agenda



March
2022

- Submit your comments by **March 11, 2022** to Johnathan.Vandriel@Hamilton.ca



Johnathan Vandriel, Project Lead
Landscape Architectural Services



Hamilton

THANK YOU



Hamilton

HAMILTON PARKS MASTER PLAN

PHASE 1 STAKEHOLDER WORKBOOK

Introduction

The Hamilton Parks Master Plan is a 30-year plan that will guide the long-term planning of new parks and the expansion and improved access to existing parks across the city.

What is a Master Plan?

A Parks Master Plan is a guiding document that helps municipalities plan for and provide parks for residents. It is an important step in considering the development and enhancement of parkland over the short, medium and long term. It also aids in decision-making and helps prioritize investment in parkland across the city.

Why do we need a Parks Master Plan?

As part of the natural fabric of a community, parks and open spaces are a source of pride and identity, and the City's many recreational and service organizations that use our parks help give life and vibrancy to these areas.

The goal of a parks master plan is to:

- Assess and identify how much parkland the City should provide, where it should be located, and how investment should be prioritized.
- Provide clear direction to staff and Council for future development and enhancement of parkland over the short, medium, and long term.
- Ensure the City is responsive to the current and future parkland needs of the community in an equitable and cost-effective manner.

Hamilton's existing park classifications help to determine the amount, distribution, and type of parkland required across the city to meet the needs of individuals and organizations that use our parks.

Project Timeline





We want to hear from you!

Recognizing the parkland challenges that Hamilton is facing, part of this project includes assessing how the existing park classifications and standards can be improved to ensure the existing parkland supply is meeting the evolving needs of park users such as your organization.

In this first phase of engagement, we will be seeking input from the general public, community organizations, and other stakeholders interested in how our City's park system grows

Your input is invaluable as the City seeks to improve its approaches to parkland acquisition. We will return in Spring 2022 with the draft Parks Master Plan for your further review and feedback.

For more information, visit www.hamilton.ca/parksmasterplan.

How to provide your feedback:

1. Gather members of your organization to discuss the questions/topics outlined in this PDF.
2. Use Adobe Reader to open the PDF and type your responses into the form fields. Click Save.
3. Send your completed PDF to Johnathan.Vandriel@hamilton.ca by March 14.

Visit <https://engage.o2design.com/HamiltonParksMasterPlan/app/> to access our online map tool and provide spatial feedback on Hamilton's Park System!

Thank you for your participation!

A Vision for the Park System

The City's Official Plan states that the City's integrated parks and recreation system should *contribute to a healthy, environmentally sound, and economically diverse community by providing benefits critical for good quality of life.*

How would you describe your vision for the future of Hamilton's park system?

Opportunities and Challenges

What opportunities and challenges are important to your organization?

Respond to any/all of the following categories that are applicable.

How can the current parks system be improved to support your organization or function for all Hamiltonians?

Consider the following categories.

Community Health & Wellbeing

Parks provide important space that support the social fabric of the city, allowing communities to come together, share, be active, and relax through a diverse range of activities.

For example:

- Community gathering spaces
- Public safety
- Transit-oriented community encouraging active transportation (e.g. walking, biking)
- Athletic recreation and sport
- Quiet natural spaces

Economy

Parks provide an important economic driver for their surrounding communities, providing essential services, attractive amenities, and an improved sense of place within each neighbourhood.

For example:

- Investing in important infrastructure currently missing from neighbourhoods that will help unlock development potential
- Thoughtfully locating appropriate municipal recreational assets strategically to respond to community need

How can the current parks system be improved to support your organization or function for all Hamiltonians?

Consider the following categories.

Environment

Parks provide a diverse range of ecosystem services and natural processes that greatly contribute to the wellbeing and function of the city.

For example:

- Climate leadership in environmental technologies and sustainability
- Parks and open spaces connections to regional ecosystems, including habitat restoration and connectivity
- Green infrastructure (stormwater sequestration, wetland filtration)

Culture & Arts

Parks provide space to host artistic creations, performances, and cultural exchanges and other celebrations.

For example:

- Public art
- Space for performing arts
- Opportunities to facilitate reconciliation in collaboration with local Indigenous groups

Other

Community Focus Areas

Hamilton has a long history of development that impacts the character and urban fabric of its neighbourhoods. For recreation planning purposes, Hamilton is divided into a variety of communities as shown on Map 1. By adopting this approach for the Parks Master Plan, strategies can be tailored to specific contexts and circumstances, allowing for a more flexible framework that meets the needs of all Hamiltonians, regardless of where in the City they live.

To help ensure we understand your organizations' unique circumstances, please tell us in what parts of the City you are most active:

Select all that apply.

- | | |
|----------------------|-------------|
| Lower Hamilton | Ancaster |
| Hamilton Mountain | Flamborough |
| Lower Stoney Creek | Beverly |
| Upper Stoney Creek | Glanbrook |
| West Hamilton/Dundas | |

Parkland Dedication

The Parkland Dedication Program links the development and redevelopment of land with levies that support the acquisition of parkland to support the people of Hamilton. The development of a new Parks Master Plan will provide the rationale necessary to inform the update of a new parkland dedication bylaw.

While there are many kinds of open space available to Hamiltonians, the assessment of parkland provision as required by provincial and municipal bylaws focuses on Neighbourhood Parks, those areas intended to serve as a consistent local amenity provided for park or other public recreational purposes in residential neighbourhoods.

There is a need to update Hamilton's existing Parkland Dedication Program, and associated parkland provisioning bylaws, to align with provincial requirements, adopt best practices established by other Ontario municipalities, and create a clear and equitable process for funding and acquiring necessary parkland as the city grows.

Does your organization have any existing concerns about how and when parkland dedication occurs within the city?

Is your organization familiar with the City's existing Parkland Dedication Bylaw?

- Yes
- No
- Somewhat

If so, what aspects of the parkland dedication process would you like to see preserved in the new master plan, and what needs to be changed?

Park Classes

The City of Hamilton identifies four distinct types of parks in its Official Plan, along with a variety of other Open Spaces, as shown on Map 1:

Neighbourhood Parks

- The focus of the Parkland Dedication Bylaw process
- Primarily cater to the recreational needs and interests of the residents living within its general vicinity
- Are generally comprised of municipal parkland, containing a mixture of passive areas, sports facilities, informal and formal play areas, and may include natural areas
- Are usually sited within the interior of a neighbourhood
- Residents can easily walk or bike to these parks
- Usually have frontage on a local or collector road to create a local focus
- Are often located adjacent to elementary schools, open spaces, and utility corridors

City-Wide Parks

- Include natural and/or historical locations (e.g., Gage Park, Bayfront Park, etc.) or major sports facilities (e.g., Mohawk Sports Park, Heritage Green Sports Park, etc.)
- Rather than plan where these parks are to be located, the location of these parks is often dictated by the unique cultural and natural attributes of the area
- Range greatly in size and type

Community Parks

- Have more intensive recreational facilities such as sports fields, recreational and community centres
- Are usually located at the periphery of the neighbourhood and along arterial roads and transit routes, these parks serve residents beyond the immediate neighbourhood
- Should provide adequate parking to meet anticipated demand
- Serve more than one urban neighbourhood (and the rural areas), but are not intended to serve the City as a whole
- May also serve Neighbourhood Park functions for residents in the immediate vicinity

Parkettes

- Small open spaces which have no or limited recreational facilities.
- Generally located in older urban areas where they serve an important function in the provision of open space opportunities

Other types of open spaces provide some of the services and amenities as parks, but are also not included within the parkland dedication program:

Open Spaces

- These lands are owned/maintained by the City that are designated for protection and conservation of natural heritage features

School Sites

- Managed and developed by the School Boards, school sites provide some of the same open space services and amenities, but are not included as a part of parkland dedication

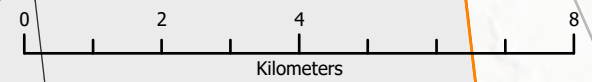
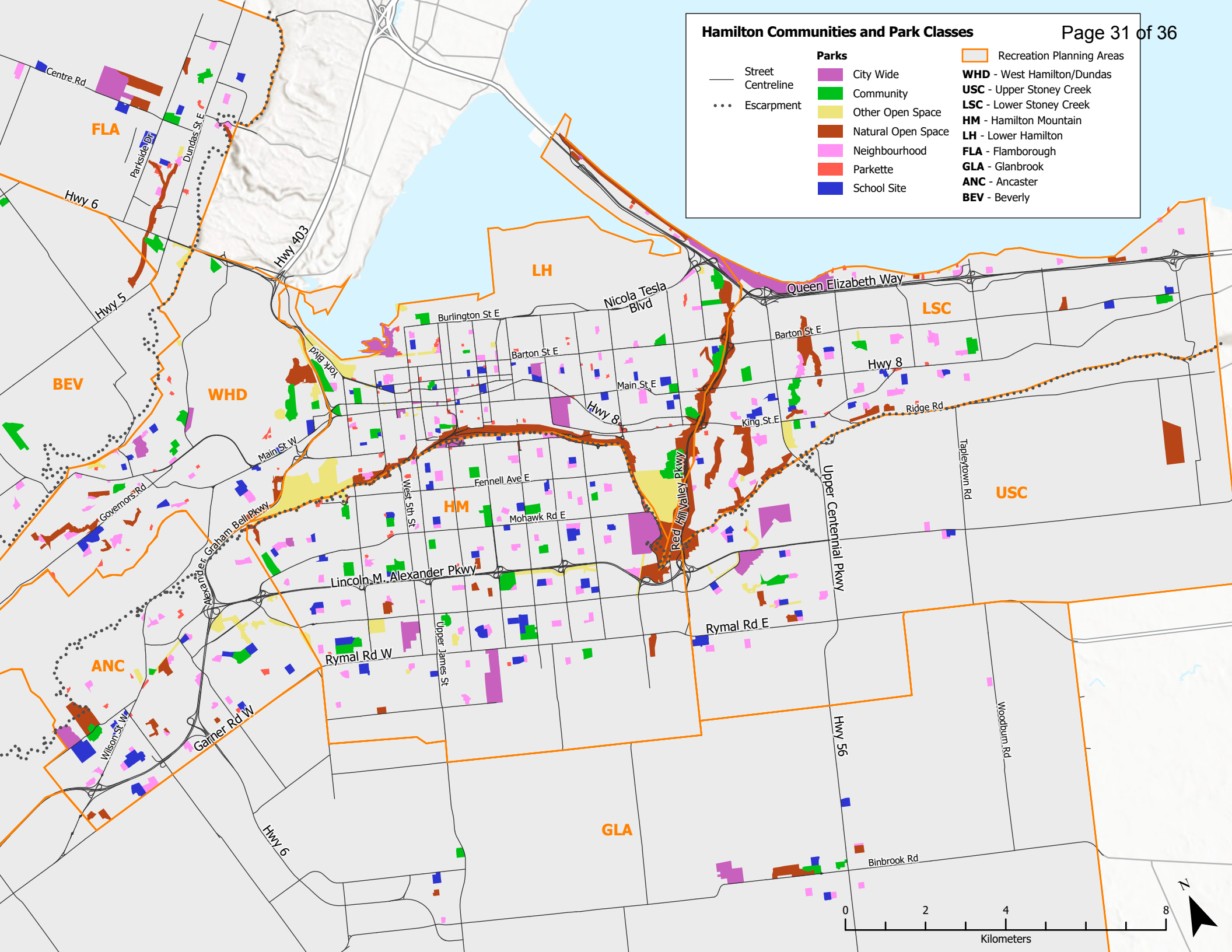
Map 1: Communities and Park Classes

Using the map provided in the following page, please provide your thoughts on if/how your organization uses Neighbourhood Parks, or other park classes and open space.

Visit <https://engage.o2design.com/HamiltonParksMasterPlan/app/> to access our online map tool and provide spatial feedback on Hamilton's Park System.

Are there particular areas of the city that you feel require a unique approach to meet demand for parkland?

— Street Centreline	Parks	▭ Recreation Planning Areas
••• Escarpment	▭ City Wide	WHD - West Hamilton/Dundas
	▭ Community	USC - Upper Stoney Creek
	▭ Other Open Space	LSC - Lower Stoney Creek
	▭ Natural Open Space	HM - Hamilton Mountain
	▭ Neighbourhood	LH - Lower Hamilton
	▭ Parkette	FLA - Flamborough
	▭ School Site	GLA - Glanbrook
		ANC - Ancaster
		BEV - Beverly



Map 2: Neighbourhood Park Provision

The current distribution of neighbourhood parks throughout Hamilton reflects the historical development of the city. While many residential areas of the city have a sufficient number of well-distributed neighbourhood parks, there remain inequities in higher density neighbourhoods where parkland is not sufficiently provided to residents.

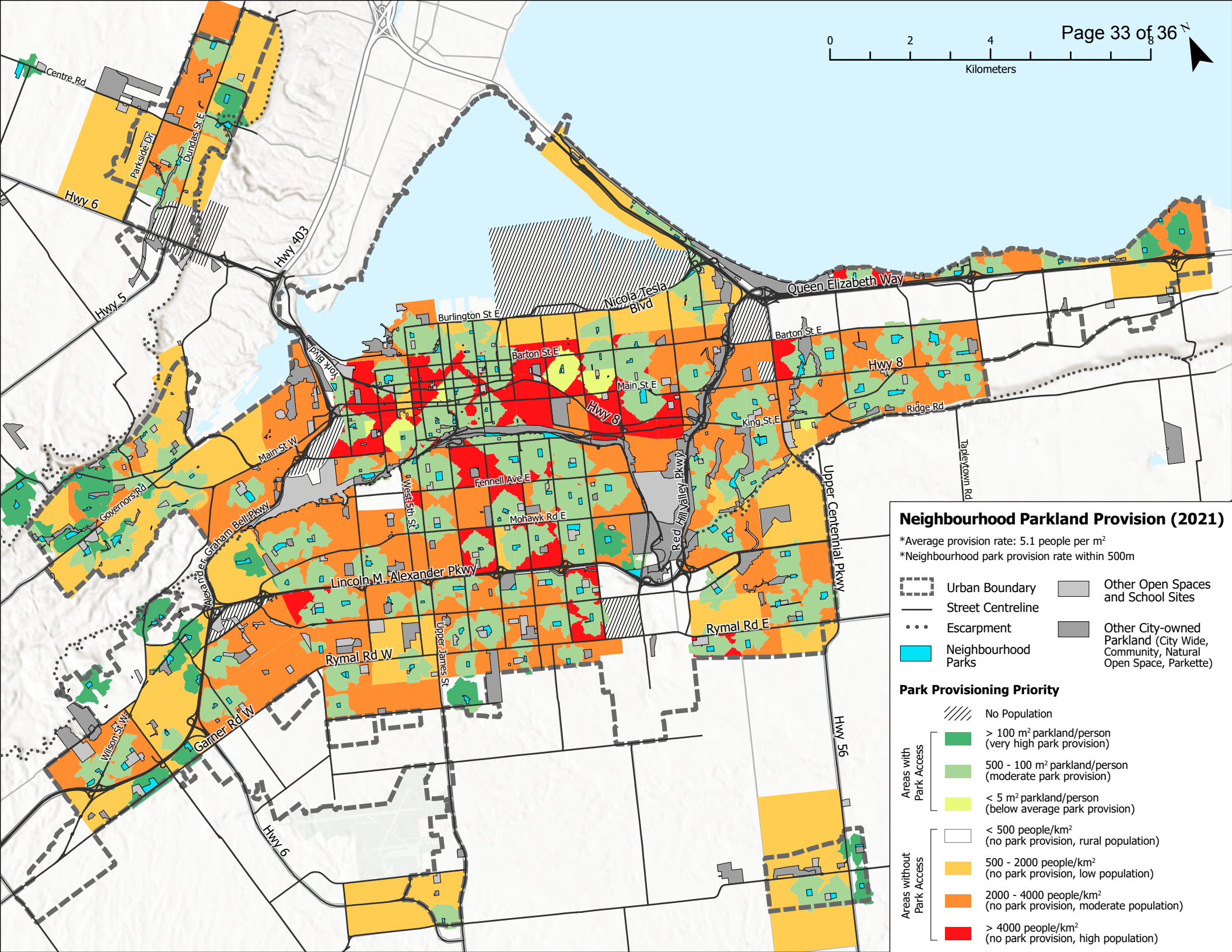
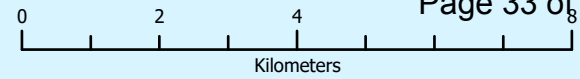
On average, Hamiltonians have walkable access to 5.1 m² of neighbourhood parks per person, but many areas of the city provide much less than this (Map 2).

Are there specific areas of the city where your organization feels that parkland is in particularly short supply? Are there areas where partnerships or unique approaches may lead to the development of new park areas?

In more developed portions of the city, acquisition of new parkland is challenging due to limited availability of undeveloped lands. In these areas, novel approaches may be needed to ensure that residents have access to the necessary amount of parkland, and the amenities these lands contain.

Using the map provided in the following page, please provide your thoughts.

Visit <https://engage.o2design.com/HamiltonParksMasterPlan/app/> to access our online map tool and provide spatial feedback on Hamilton's Park System.



Neighbourhood Parkland Provision (2021)

*Average provision rate: 5.1 people per m²
 *Neighbourhood park provision rate within 500m

- Urban Boundary
- Street Centreline
- Escarpment
- Neighbourhood Parks
- Other Open Spaces and School Sites
- Other City-owned Parkland (City Wide, Community, Natural Open Space, Parkette)

Park Provisioning Priority

- No Population
- Areas with Park Access**
 - > 100 m² parkland/person (very high park provision)
 - 500 - 100 m² parkland/person (moderate park provision)
 - < 5 m² parkland/person (below average park provision)
- Areas without Park Access**
 - < 500 people/km² (no park provision, rural population)
 - 500 - 2000 people/km² (no park provision, low population)
 - 2000 - 4000 people/km² (no park provision, moderate population)
 - > 4000 people/km² (no park provision, high population)

Park Acquisition Policies & Requirements

The Planning Act in Ontario permits municipalities, by bylaw, to require land dedication for parkland as part of development or redevelopment or payment in lieu of land:

- Under Subsection 42(1) of the Planning Act, up to a maximum of 2% land dedication is permitted if the development is for commercial or industrial purposes and up to a maximum of 5% land dedication is permitted if the development is for residential or other purposes.
- As an alternative to Subsection 42(1), Subsection 42(3) permits a municipality to create an alternative rate of one hectare for each 300 dwelling units or a lesser rate specified in the bylaw.

The City of Hamilton created its parkland dedication bylaw in 2009, By-Law 09-124, and in the bylaw created alternative parkland dedication rates as permitted under Subsection 42(3) of the Planning Act. Industrial, agricultural, and most institutional land uses are exempt from parkland dedication. Commercial development is subject to a rate of 2% parkland or cash-in-lieu and residential development rates are listed below:

- Rural dedication for single lot out – 2.5% for .405 ha (1 acre) building lot, (this section does not apply within Rural Settlement Areas)
- 5% net land or cash for densities below 20 units/ha
- 1 ha/300 units for densities between 20 & 75 units/ha (townhomes with alternate rate at 0.6ha/300 units)
- 0.6 ha/300 units for densities between 75 and 120 units/ha
- 0.5 ha/300 units for densities >120 units/ha
- 5% net land or cash for single and semi-detached, duplexes and 2 apartments above commercial

In addition to parkland dedication bylaws, municipalities also create a development charges bylaw that includes charges for the capital development of parks not including land acquisition costs.

The development community has requested increased transparency from municipalities to demonstrate parkland dedication needs and to demonstrate the associated capital costs of developing these lands. In response the Province has passed different legislation that impacts municipalities parkland dedication bylaws and development charges bylaws:

- In 2015, Bill 73, the Smart Growth for Our Communities Act came into effect that capped the amount of cash-in-lieu to an assessed land value equivalent of no more than one hectare per 500 units.
- In 2019, Bill 108, the More Homes, More Choice Act came into effect that clarified land and cash-in-lieu could not be taken under Section 42 of the Planning Act and as part of a community benefits charge bylaw.
- In 2020, Bill 197, the COVID-19 Economic Recovery Act came into effect. The changes to the Development Charges Act and the Planning Act came into effect on September 18, 2020. The change to Subsection 42(4.26) of Planning Act means Hamilton's existing park dedication bylaw will expire on September 18, 2022. A similar legislative change the Development Charges Act means Hamilton's development charges bylaw will also expire on the same date. To pass another park dedication bylaw that uses the alternative parkland dedication rate requires a parks master plan to be completed and consultation to have occurred during its creation. In addition, changes to the Planning Act also now allow an appeal to the Local Planning Area Tribunal (LPAT) on a parkland dedication bylaw if the alternative rates are used.

The development of a new parks master plan will provide the rationale necessary to inform the new parkland dedication bylaw, as well as the new development charges bylaw and a community benefit charges bylaw.

Park Aquisition Policies & Requirements

Does your organization have any existing concerns about parkland dedication?

What information do you feel is missing to justify the required parkland dedication?

Instead of dedicating parkland, what options would you be open to as an alternative to meet publicly accessible open space demand?

Are there particular areas of the city that you feel require a unique approach to meet demand for parkland?

Potential Partnerships

Does your organization have ideas/interest in forming partnerships with the City for the acquisition, development, programming, or use of Hamilton's Parks...

...in the short-term?

(e.g. programming or maintenance of existing parks)

...in the long-term?

(e.g. collaboration in site acquisition, park development)

Your Knowledge of Hamilton's Parks

Are there any other stories or knowledge about the parks system you would like to share with the project team?

Consider what aspects make parks unique or important to your organization.