



City of Hamilton

PLANNING COMMITTEE REVISED AGENDA

Meeting #: 25-006
Date: April 29, 2025
Time: 9:30 a.m.
Location: Council Chambers
Hamilton City Hall
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

Pages

1. **CALL TO ORDER**
2. **CEREMONIAL ACTIVITIES**
3. **APPROVAL OF AGENDA**
(Added Items, if applicable, will be noted with *)
4. **DECLARATIONS OF INTEREST**
5. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
 - 5.1 April 8, 2025
6. **DELEGATIONS**
 - 6.1 Mike Collins-Williams, West End Home Builders' Association, respecting Green Building Standards (Item 9.1) (in-person)
 - 6.2 Mackenzie Meek, Ancaster Mill respecting Demolition Permit for 535 Old Dundas Road (Item 9.2) (in-person)
 - *6.3 Mike Collins-Williams, West End Home Builders' Association, respecting the 2024 Canadian Home Builders' Association Municipal Benchmarking Report (in-person)

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- *6.4 Andrew Selman respecting Homes in Disrepair on Ottawa Street North (in-person)
- *6.5 Gaby Kalapos, Hamilton Climate Change Advisory Committee, respecting Green Building Standards (Item 9.1) (in-person)
- *6.6 Victoria Coffin, Bay Area Climate Change Council, respecting Green Building Standards (Item 9.1) (in-person)

7. ITEMS FOR INFORMATION

- | | | |
|-----|---|----|
| 7.1 | PED25035(a)
Update on Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for Lands Located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek (Ward 10) (Deferred from the February 4th meeting) | 48 |
| 7.2 | PED25086
Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (City Wide) | 55 |
| 7.3 | PED24209(a)
Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (Ward 10) | 72 |

8. PUBLIC HEARINGS

- | | | |
|-----|--|-----|
| 8.1 | PED25036
Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 387, 397, 405 and 409 Hamilton Drive, Ancaster (Ward 12)

(Deferred from the April 8th Planning Committee meeting) | 115 |
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a.	Written Submissions:	173
	(i) Imtiaz Kiani	
	(ii) Tim Cushen	
	(iii) Mary Love	
	(iv) Don McLean	
	(v) Marie Covert	
	(vi) Kate Whalen	
	(vii) Peter Appleton	
	(viii) Lesia Mokrycke	
	(ix) Neil San	
	(x) Payton Mitchell, Mississaugas of the Credit First Nation	
	(xi) John O'Connor	
	(xii) Brian McHattie	
	(xiii) James and Janet Mackey	
	(xiv) Jean Wilson	
8.2	PED25093	
	Applications for an Urban Hamilton Official Plan Amendment and Zoning	
	By-law Amendment for Lands Located at 559 Garner Road East,	
	Ancaster (Ward 12)	
	(To be Distributed)	
*a.	Added Written Submissions:	190
	(i) Emmett Vanson, Six Nations of the Grand River Elected	
	Council Lands and Resources Department	
8.3	PED25114	192
	Application for Draft Plan of Condominium (Vacant Land) for Lands	
	Located at 541 and 545 Fifty Road, Stoney Creek (Ward 10)	
9.	ITEMS FOR CONSIDERATION	
9.1	PED24114(a)	215
	Green Building Standards Enhanced Engagement and	
	Recommendations - Urban Areas (City Wide)	
a.	Written Submissions:	462
	(i) Michelle Giovis	
	(ii) Hannah Wenrich	
9.2	PED25134	466
	Demolition Permit – 535 Old Dundas Road, Ancaster (Ward 12)	

- 9.3 PED25077
Municipal Addressing and Street Naming By-law and Related Policy
Updates (City Wide)

(To be Distributed)

- 9.4 PED25136
Contracted Parking Enforcement (City Wide)

471

- 9.5 PED25137
Adjustment to School Crossing Guard Locations (City Wide)

(To be Distributed)

10. MOTIONS

11. NOTICES OF MOTION

- *11.1 Additional Modifications to the Official Plan Amendment and Final
Framework for Processing and Evaluating Urban Boundary Expansion
Applications

475

12. PRIVATE AND CONFIDENTIAL

- 12.1 Closed Session Minutes - April 8, 2025
Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the
City's Procedural By-law 21-021, as amended; and, Section 239(2),
Subsections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as
amended, as the subject matter pertains to litigation or potential
litigation, including matters before administrative tribunals, affecting the
municipality or local board; advice that is subject to solicitor-client
privilege, including communications necessary for that purpose; and, a
position, plan, procedure, criteria or instruction to be applied to any
negotiations carried on or to be carried on by or on behalf of the
municipality or local board.

12.2 LS25003

Appeal to the Ontario Land Tribunal for lands located at 2876 Upper James Street for lack of decision on Official Plan Amendment (UHOPA-22-014), Zoning By-law Amendment (ZAC-22-027) and Draft Plan of Subdivision (25T-202204) Applications (Ward 11)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

13. ADJOURNMENT



PLANNING COMMITTEE MINUTES PLC 25-005

9:30 a.m.

April 8, 2025

Council Chambers (Hybrid), City Hall, 2nd Floor
71 Main Street West, Hamilton, Ontario

Present: Councillors T. Hwang (Chair), M. Tadeson (Vice-Chair),
J. Beattie, C. Cassar, C. Kroetsch, N. Nann, E. Pauls, T. McMeekin,
A. Wilson, M. Wilson,

Absent
with Regrets: Councillors J.P. Danko and M. Francis – Personal

1. CALL TO ORDER

Committee Chair T. Hwang called the meeting to order at 9:30 a.m.

2. CEREMONIAL ACTIVITIES

Anita Fabac, Acting Director of Planning, introduced the new Committee of Adjustment staff members.

3. APPROVAL OF AGENDA

The Committee Clerk advised of the following amendments to the April 8, 2025 Planning Committee Agenda:

8.2 PED25036

Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 387, 397, 405 and 409 Hamilton Drive, Ancaster (Ward 12)

Deferred to the April 29, 2025 Planning Committee meeting.

8.4 PED25106

Application for a Zoning By-law Amendment for Lands Located at 120 Wentworth Street North, Hamilton (Ward 3)

To be considered when Councillor Nann arrives at today's meeting.

(Cassar/Beattie)

That the agenda for the April 8, 2025 Planning Committee meeting, be approved, as amended.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

4. DECLARATIONS OF INTEREST

Councillor M. Wilson declared a disqualifying interest with Item 12.2, LS25008 – Update on Various Appeals for Non-Decision to the Ontario Land Tribunal within the Airport Employment Growth District, as her spouse is on the Board of Directors for Fengate Homestead Holdings Inc. LP.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 March 18, 2025

(Kroetsch/Cassar)

That the minutes of the March 18, 2025 Planning Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

(Cassar/Tadeson)

That the following Items for Information be received:

7.1 PED23069(a)

Residential Zones Project: New Mid Rise Residential Zones in Zoning By-law No. 05-200 - Consultation Update (CI 25-C) (City-Wide)

7.2 HMHC 25-003

Hamilton Municipal Heritage Committee Minutes – March 28, 2025

CARRIED

8. PUBLIC HEARINGS

In accordance with the *Planning Act*, Chair T. Hwang advised those viewing the meeting that the public had been advised of how to pre-register to be a delegate at the Public Meetings on today's agenda.

If a person or public body would otherwise have an ability to appeal the decision of Council, City of Hamilton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

8.1 PED25054

Applications for a Zoning By-law Amendment Application and Draft Plan of Subdivision for Lands Located at 204, 212, 220, and 226 Rymal Road West Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the Former City of Hamilton (Ward 8)

Alaina Baldassarra, Planner I, addressed the Committee respecting Applications for a Zoning By-law Amendment Application and Draft Plan of Subdivision for Lands Located at 204, 212, 220, and 226 Rymal Road West Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the Former City of Hamilton (Ward 8), with the aid of a PowerPoint presentation.

(a) (Beattie/McMeekin)

That the staff presentation from Alaina Baldassarra, Planner I, respecting Applications for a Zoning By-law Amendment Application and Draft Plan of Subdivision for Lands Located at 204, 212, 220, and 226 Rymal Road West Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the Former City of Hamilton (Ward 8), be received.

CARRIED

Edward John with Landwise, addressed the Committee and indicated support for the staff report.

(b) (Beattie/Tadeson)

That the presentation from Edward John with Landwise, be received.

CARRIED

Chair Hwang called three times for public delegations and no one came forward.

(c) (Tadeson/Kroetsch)

(a) That there were no public submissions received regarding this matter; and,

(b) That the public meeting be closed.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(d) (Tadeson/Beattie)

That Report PED25054, dated April 8, 2025, respecting Applications for a Zoning By-law Amendment Application and Draft Plan of Subdivision for Lands Located at 204, 212, 220, and 226 Rymal Road West Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the Former City of Hamilton (Ward 8), be received, and the following recommendations be approved:

(a) That Amended Zoning By-law Amendment Application ZAC-21-029, by Landwise (c/o Edward John), on behalf of Atlas Homes Corporation, Dussin Holdings Inc., Vincent James Lepore (ASO), and Maria and Tonino Di Franco, Owners, for a change in zoning from the “R-2-H/S-1822” (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, Modified, Holding, “AA” (Agricultural) District, and “C/S-1822” (Urban Protected Residential, etc.) District, Modified, to the Low Density Residential – Small Lot (R1a, 911) Zone and Low Density Residential (R1) Zone to permit a residential

subdivision with 42 single detached dwellings, for lands located at 204, 212, 220, and 226 Rymal Road West, Hamilton, Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the City of Hamilton, as shown in Appendix A attached to Report PED25054, BE APPROVED on the following basis:

- (i) That the draft By-law, attached as Appendix B to Report PED25054, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement (2024); and,
 - (iii) That the proposed changes in zoning comply with the Urban Hamilton Official Plan.
- (b) That Amended Draft Plan of Subdivision Application 25T-202108, by Landwise (c/o Edward John), on behalf of Atlas Homes Corporation, Dussin Holdings Inc., Vincent James Lepore (ASO), and Maria and Tonino Di Franco, Owners, on lands located at 204, 212, 220, and 226 Rymal Road West, Hamilton, Part of Lot 17, Concession 8 and Part of Road Allowance Between Lots 16 and 17, Geographic Township of Barton, in the City of Hamilton, as shown in Appendix A attached to Report PED25054, BE APPROVED, in accordance with By-law No. 07-323 being the delegation of the City of Hamilton's Assigned Authority Under the *Planning Act* for the Approval of Subdivisions and Condominium, on the following basis:
- (i) That this approval apply to the Draft Plan of Subdivision "Forest Breeze Estates" certified by S. D. McLaren O.L.S, dated February 23, 2024, consisting of 42 lots for single detached dwellings (Lots 1 to 42), two 0.3 metre reserve blocks (Blocks 43 and 44), four right-of-way widening blocks (Blocks 45 to 48), and extensions of two public rights-of-way, as shown in Appendix C attached to Report PED24054;
 - (ii) That the Owner enter into a standard form Subdivision Agreement as approved by City Council and that the Special Conditions of Draft Plan of Subdivision Approval 25T-202108, as show in Appendix D attached to Report PED25054, be received and endorsed by City Council;

- (iii) In accordance with the City's Comprehensive Development Guidelines and Financial Policies Manual, there will be no City of Hamilton cost sharing for this subdivision; and
- (iv) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

**8.3 PED24109(b)
 Official Plan Amendment and Final Framework for Processing and
 Evaluating Urban Boundary Expansion Applications (City Wide)**

Charlie Toman, Senior Project Manager, Policy Planning/Comprehensive Review, addressed the Committee respecting Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide), with the aid of a PowerPoint presentation.

(a) (Cassar/Tadeson)

That the staff presentation from Charlie Toman, Senior Project Manager, Policy Planning/Comprehensive Review, respecting Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide), be received.

CARRIED

Chair Hwang called three times for public delegations and no one came forward.

(b) (Cassar/Tadeson)

- (a) That the following public submissions were received and considered by the Committee; and,

(1) Written Submissions:

- (i) Lois Corey – Opposed
- (ii) Ian Hanecak – In support
- (iii) MaryAnn Hudecki Thompson - Opposed
- (iv) Terri Johns, Landwise – In support
- (v) Mike Collins-Williams, West End Home Builders' Association - Concerns

- (b) That the public meeting be closed.

Result: Motion CARRIED by a vote of 9 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(c) (Tadeson/McMeekin)

That Report PED24109(b), dated April 8, 2025, respecting Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide), be received, and the following recommendations be approved:

- (a) That the Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED24109(b), to establish a policy Framework for Processing and Evaluating Urban Boundary Expansion Applications, BE APPROVED on the following basis:
- (i) That the Draft Official Plan Amendment, attached as Appendix A to Report PED24109(b), which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;

- (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024) and conforms to the Greenbelt Plan; as amended;
- (b) That the Rural Hamilton Official Plan Amendment attached as Appendix B to Report PED24109(b), to establish a policy Framework for Processing and Evaluating Urban Boundary Expansion Applications, BE APPROVED on the following basis:
 - (i) That the Draft Official Plan Amendment, attached as Appendix B to Report PED24109(b), which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024) and conforms to the Greenbelt Plan; as amended;
- (c) That the Final Framework for Processing and Evaluating Urban Boundary Expansion Applications, attached as Appendix C to Report PED24109(b), BE APPROVED; and,
- (d) That the Terms of Reference for the following submission technical submission materials BE APPROVED;
 - (i) Subwatershed Study (Phase 1) (Urban Boundary Expansion Application), attached as Appendix F to Report PED24109(b);
 - (ii) Energy and Climate Change Assessment Report (Urban Boundary Expansion), attached as Appendix F1 to Report PED24109(b);
 - (iii) Housing Assessment (Urban Boundary Expansion), as Appendix F2 to Report PED24109(b)
 - (iv) Financial Impact Analysis (Urban Boundary Expansion), attached as Appendix F3 to Report PED24109(b)
 - (v) Emergency Services Assessment (Urban Boundary Expansion), attached as Appendix F4 to Report PED24109(b);
 - (vi) School Accommodation Issues Assessment (Urban Boundary Expansion), attached as Appendix F5 to Report PED24109(b); and,

- (vii) Concept Plan (Urban Boundary Expansion), as Appendix F6 to Report PED24109(b).

Result: Motion CARRIED by a vote of 9 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 NOT PRESENT – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

8.4 PED25106

Application for a Zoning By-law Amendment for Lands Located at 120 Wentworth Street North, Hamilton (Ward 3)

Amna Amir, Planner I, addressed the Committee respecting Application for a Zoning By-law Amendment for Lands Located at 120 Wentworth Street North, Hamilton (Ward 3), with the aid of a PowerPoint presentation.

(a) (Nann/Cassar)

That the staff presentation from Amna Amir, Planner I, respecting Application for a Zoning By-law Amendment for Lands Located at 120 Wentworth Street North, Hamilton (Ward 3), be received.

CARRIED

Katelyn Gillis with Landwise, and Sylvia Harris with Flourish, addressed the Committee and indicated support for the staff report.

(b) (Nann/Cassar)

That the presentation from Katelyn Gillis with Landwise, and Sylvia Harris with Flourish, be received.

CARRIED

The following Delegate was not in attendance when called upon by the Chair:

- (i) Seán McGuire, Wentworth Baptist Church

Chair Hwang called three times for public delegations and the following member of the public came forward:

(i) Marianna Healey – In support

(c) (Nann/Tadeson)

(a) That the following public submissions were received and considered by the Committee; and,

(1) Written Submissions:

- (i) Brenda Duke – In support
- (ii) Sandy Ezepue, Hamilton Urban Core Community Health Centre – In support
- (iii) Anna Buhrmann and Abigail Morton – In support
- (iv) Alice Plug-Buist, Helping Hands Street Mission – In support
- (v) Justin Eisinga, 541 Eatery & Exchange – In support
- (vi) Seán McGuire, Wentworth Baptist Church – In support

(2) Delegation:

(i) Marianna Healey – In support

(b) That the public meeting be closed.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(d) (Nann/McMeekin)

That Report PED25106, dated April 8, 2025, respecting Application for a Zoning By-law Amendment for Lands Located at 120 Wentworth Street North, Hamilton (Ward 3), be received, and the following recommendations be approved:

- (a) That Zoning By-law Amendment Application ZAC-25-010, by Landwise (c/o Katelyn Gillis), on behalf of Indwell Community Homes (c/o Graham Cubitt), Owner, for a change in zoning from the Neighbourhood Institutional (I1) Zone to the Mixed Use Medium Density (C5, 933, H196) Zone, to permit the adaptive reuse of a portion of an existing place of worship and the construction of a four storey multiple dwelling containing 50 units for affordable housing with supports, on the lands located at 120 Wentworth Avenue North, Hamilton, as shown on Appendix A attached to Report PED25106, BE APPROVED on the following basis:
 - (i) That the draft By-law, attached as Appendix B to Report PED25106, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act, R.S.O. 1990* to the subject property by including the Holding symbol 'H' to the proposed Mixed Use Medium Density (C5, 933, H196) Zone;

The Holding Provision 'H196', is to be removed conditional on the following:

- (1) The owner submits and receives approval of an updated Watermain Hydraulic Analysis Report to demonstrate that there is sufficient water supply available to meet the fire flow requirements for the proposed development, to the satisfaction of the Director of Growth Management and Chief Development Engineer;
- (2) The owner makes satisfactory arrangements with the City's Growth Management Division and enter into and register on title of the lands, an External Works Agreement with the City for the design and construction of any required improvements to the municipal infrastructure at the Owner's cost, should it be determined that upgrades are required to the infrastructure to support this

development, according to the Functional Servicing Report and Watermain Hydraulic Analysis Report, to the satisfaction of the Director of Growth Management and Chief Development Engineer;

- (3) The owner submits and receives approval of a Demolition Plan that identifies potential salvage items and a process for safely removing and storing them as part of a controlled demolition process. The plan should include protective measures for the 1924 Sanctuary that is being retained, including foundation shoring, vibration monitoring, and protection of stained-glass windows in the east wall of the Sanctuary, to the satisfaction of the Director of Heritage and Urban Design; and,
 - (4) The owner submits and receives approval of a Salvage & Commemorative Plan that includes a list of salvaged architectural elements and building materials and a strategy for how they will be reused elsewhere or repurposed on site as commemorative features. The plan should include interpretive material that provides a context for the commemorative features and strategies for conveying their significance, to the satisfaction of the Director of Heritage and Urban Design;
 - (iii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024), and complies with the Urban Hamilton Official Plan; and,
 - (iv) That upon finalization of the amending By-law, the subject lands be redesignated from “Civic and Institutional” to “Institutional and Medium Density Apartments” in the Gibson Neighbourhood Plan and that the “Institutional and Medium Density Apartments” designation be added to the legend of Map 6607 – Gibson Neighbourhood Plan, as shown in Appendix J attached to Report PED25106.
- (e) **(Nann/McMeekin)**
That Report PED25106 be **amended** by deleting sub-section (a)(ii) in its entirety, deleting any reference to H196 and re-numbering the balance, as follows:

(a) That Zoning By-law Amendment Application ZAC-25-010, by Landwise (c/o Katelyn Gillis), on behalf of Indwell Community Homes (c/o Graham Cubitt), Owner, for a change in zoning from the Neighbourhood Institutional (I1) Zone to the Mixed Use Medium Density (C5, 933, ~~H196~~) Zone, to permit the adaptive reuse of a portion of an existing place of worship and the construction of a four storey multiple dwelling containing 50 units for affordable housing with supports, on the lands located at 120 Wentworth Avenue North, Hamilton, as shown on Appendix A attached to Report PED25106, BE APPROVED on the following basis:

(i) That the draft By-law, attached as Appendix B, **as Amended**, to Report PED25106, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

~~(ii) That the amending By-law apply the Holding Provisions of Section 36(1) of the Planning Act, R.S.O. 1990 to the subject property by including the Holding symbol 'H' to the proposed Mixed Use Medium Density (C5, 933, H196) Zone;~~

~~The Holding Provision 'H196', is to be removed conditional on the following:~~

~~(1) The owner submits and receives approval of an updated Watermain Hydraulic Analysis Report to demonstrate that there is sufficient water supply available to meet the fire flow requirements for the proposed development, to the satisfaction of the Director of Growth Management and Chief Development Engineer;~~

~~(2) The owner makes satisfactory arrangements with the City's Growth Management Division and enter into and register on title of the lands, an External Works Agreement with the City for the design and construction of any required improvements to the municipal infrastructure at the Owner's cost, should it be determined that upgrades are required to the infrastructure to support this development, according to the Functional Servicing Report and Watermain Hydraulic Analysis Report, to the satisfaction of the~~

~~**Director of Growth Management and Chief Development Engineer;**~~

~~**(3) The owner submits and receives approval of a Demolition Plan that identifies potential salvage items and a process for safely removing and storing them as part of a controlled demolition process. The plan should include protective measures for the 1924 Sanctuary that is being retained, including foundation shoring, vibration monitoring, and protection of stained-glass windows in the east wall of the Sanctuary, to the satisfaction of the Director of Heritage and Urban Design; and,**~~

~~**(4) The owner submits and receives approval of a Salvage & Commemorative Plan that includes a list of salvaged architectural elements and building materials and a strategy for how they will be reused elsewhere or repurposed on site as commemorative features. The plan should include interpretive material that provides a context for the commemorative features and strategies for conveying their significance, to the satisfaction of the Director of Heritage and Urban Design;**~~

- (ii)** That the proposed change in zoning is consistent with the Provincial Planning Statement (2024), and complies with the Urban Hamilton Official Plan; and,
- (iii)** That upon finalization of the amending By-law, the subject lands be redesignated from “Civic and Institutional” to “Institutional and Medium Density Apartments” in the Gibson Neighbourhood Plan and that the “Institutional and Medium Density Apartments” designation be added to the legend of Map 6607 – Gibson Neighbourhood Plan, as shown in Appendix J attached to Report PED25106.

Result: Amendment CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang

NOT PRESENT – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
NOT PRESENT – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

(f) **Main Motion, As Amended**, to read as follows:

That Report PED25106, dated April 8, 2025, respecting Application for a Zoning By-law Amendment for Lands Located at 120 Wentworth Street North, Hamilton (Ward 3), be received, and the following recommendations be approved:

- (a) That Zoning By-law Amendment Application ZAC-25-010, by Landwise (c/o Katelyn Gillis), on behalf of Indwell Community Homes (c/o Graham Cubitt), Owner, for a change in zoning from the Neighbourhood Institutional (I1) Zone to the Mixed Use Medium Density (C5, 933) Zone, to permit the adaptive reuse of a portion of an existing place of worship and the construction of a four storey multiple dwelling containing 50 units for affordable housing with supports, on the lands located at 120 Wentworth Avenue North, Hamilton, as shown on Appendix A attached to Report PED25106, BE APPROVED on the following basis:
 - (i) That the draft By-law, attached as Appendix B, **as Amended**, to Report PED25106, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024), and complies with the Urban Hamilton Official Plan; and,
 - (iii) That upon finalization of the amending By-law, the subject lands be redesignated from “Civic and Institutional” to “Institutional and Medium Density Apartments” in the Gibson Neighbourhood Plan and that the “Institutional and Medium Density Apartments” designation be added to the legend of Map 6607 – Gibson Neighbourhood Plan, as shown in Appendix J attached to Report PED25106.

Result: Main Motion, as *Amended*, CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

8.5 PED25038

Strategic and Technical Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 to Implement the Residential Zones, and Strategic Amendments to Former City of Hamilton Zoning By-law No. 6593 (CI 25-A) (City Wide)

Jennifer Allen, Planner I, and Sebastian Cuming, Planner II, addressed the Committee respecting Strategic and Technical Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 to Implement the Residential Zones, and Strategic Amendments to Former City of Hamilton Zoning By-law No. 6593 (CI 25-A) (City Wide), with the aid of a PowerPoint presentation.

(a) (Kroetsch/Nann)

That the staff presentation from Jennifer Allen, Planner I, and Sebastian Cuming, Planner II, respecting Strategic and Technical Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 to Implement the Residential Zones, and Strategic Amendments to Former City of Hamilton Zoning By-law No. 6593 (CI 25-A) (City Wide), be received.

CARRIED

Chair Hwang called three times for public delegations and no one came forward.

(b) (Kroetsch/Pauls)

(a) That there were no public submissions received regarding this matter; and,

(b) That the public meeting be closed.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(c) (Cassar/Kroetsch)

That Report PED25038, dated April 8, 2025, respecting Strategic and Technical Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 to Implement the Residential Zones, and Strategic Amendments to Former City of Hamilton Zoning By-law No. 6593 (CI 25-A) (City Wide), be received, and the following recommendations be approved:

- (a) That City Initiative CI 25-A, respecting amendments to the Urban Hamilton Official Plan to amend the definition of a Multiple Dwelling to contemplate all built forms intended to be captured in the definition, and to provide a clear distinction between Street Townhouse Dwelling and Multiple Dwelling built forms, BE APPROVED on the following basis:
 - (i) That the Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038, be adopted by Council;
 - (ii) That the proposed amendments to the Urban Hamilton Official Plan are consistent with the Provincial Planning Statement, 2024.
- (b) That City Initiative CI 25-A, respecting strategic and technical amendments to Low Density Residential permissions, dwelling definitions, Residential Care Facility regulations, and other strategic amendments to various sections in Zoning By-law No. 05-200, BE APPROVED on the following basis:
 - (i) That the Draft By-law to amend Zoning By-law No. 05-200, attached as Appendix B to Report PED25038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,

- (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement, 2024, comply with the Rural Hamilton Official Plan, and will comply with the Urban Hamilton Official Plan upon approval of the Draft Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038;
- (c) That City Initiative CI 25-A, respecting strategic amendments to Residential Care Facility regulations in Former City of Hamilton Zoning By-law No. 6593, BE APPROVED on the following basis:
 - (i) That the Draft By-law to amend Former City of Hamilton Zoning By-law No. 6593, attached as Appendix C to Report PED25038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
 - (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement, 2024 and comply with the Urban Hamilton Official Plan.
- (d) **(Cassar/Hwang)**
That Report PED25038 be **amended** by removing the reference to “Residential Care Facilities” in sub-section (b) and in the draft By-laws attached as Appendix “B” to Report PED25038 and by deleting sub-section (c) in its entirety, as follows:
 - (a) That City Initiative CI 25-A, respecting amendments to the Urban Hamilton Official Plan to amend the definition of a Multiple Dwelling to contemplate all built forms intended to be captured in the definition, and to provide a clear distinction between Street Townhouse Dwelling and Multiple Dwelling built forms, BE APPROVED on the following basis:
 - (i) That the Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038, be adopted by Council;
 - (ii) That the proposed amendments to the Urban Hamilton Official Plan are consistent with the Provincial Planning Statement, 2024.

- (b) That City Initiative CI 25-A, respecting strategic and technical amendments to Low Density Residential permissions, dwelling definitions, ***Residential Care Facility regulations***, and other strategic amendments to various sections in Zoning By-law No. 05-200, BE APPROVED on the following basis:
 - (i) That the Draft By-law, ***As Amended by removing any reference to Residential Care Facility***, to amend Zoning By-law No. 05-200, attached as Appendix B to Report PED25038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
 - (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement, 2024, comply with the Rural Hamilton Official Plan, and will comply with the Urban Hamilton Official Plan upon approval of the Draft Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038;
- ~~(c) That City Initiative CI 25-A, respecting strategic amendments to Residential Care Facility regulations in Former City of Hamilton Zoning By-law No. 6593, BE APPROVED on the following basis:~~
 - ~~(i) That the Draft By-law to amend Former City of Hamilton Zoning By-law No. 6593, attached as Appendix C to Report PED25038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,~~
 - ~~(ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement, 2024 and comply with the Urban Hamilton Official Plan.~~

Result: Amendment CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar

YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

(e) Main Motion, *As Amended*, to read as follows:

That Report PED25038, dated April 8, 2025, respecting Strategic and Technical Amendments to the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 to Implement the Residential Zones, and Strategic Amendments to Former City of Hamilton Zoning By-law No. 6593 (CI 25-A) (City Wide), be received, and the following recommendations be approved:

- (a) That City Initiative CI 25-A, respecting amendments to the Urban Hamilton Official Plan to amend the definition of a Multiple Dwelling to contemplate all built forms intended to be captured in the definition, and to provide a clear distinction between Street Townhouse Dwelling and Multiple Dwelling built forms, BE APPROVED on the following basis:
 - (i) That the Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038, be adopted by Council;
 - (ii) That the proposed amendments to the Urban Hamilton Official Plan are consistent with the Provincial Planning Statement, 2024.
- (b) That City Initiative CI 25-A, respecting strategic and technical amendments to Low Density Residential permissions, dwelling definitions, and other strategic amendments to various sections in Zoning By-law No. 05-200, BE APPROVED on the following basis:
 - (i) That the Draft By-law to amend Zoning By-law No. 05-200, attached as Appendix B, ***As Amended by removing any reference to Residential Care Facility***, to Report PED25038, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
 - (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement, 2024, comply with the Rural Hamilton Official Plan, and will comply with the Urban Hamilton Official Plan upon approval of the Draft Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED25038.

Result: Main Motion, as *Amended*, CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(Cassar/Beattie)

That the Committee Recess from 12:21 p.m. to 1:00 p.m.

CARRIED

The Committee reconvened at 1:01 p.m.

8.6 PED25097

Application for a Draft Plan of Subdivision for Lands Located at 238, 240 and 242 Highland Road West, Stoney Creek (Ward 9)

(a) (Kroetsch/Cassar)

That the staff presentation from Michael Fiorino, Planner II, respecting Application for a Draft Plan of Subdivision for Lands Located at 238, 240 and 242 Highland Road West, Stoney Creek (Ward 9), be waived.

CARRIED

Stephanie Mirtitsch with MHBC Planning, addressed the Committee and indicated support for the staff report.

(b) (Cassar/Beattie)

That the presentation from Stephanie Mirtitsch with MHBC Planning, be received.

CARRIED

Chair Hwang called three times for public delegations and no one came forward.

(c) (Cassar/Beattie)

- (a) That there were no public submissions received regarding this matter; and,
- (b) That the public meeting be closed.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(d) (Kroetsch/Beattie)

That Report PED25097, dated April 8, 2025, respecting Application for a Draft Plan of Subdivision for Lands Located at 238, 240 and 242 Highland Road West, Stoney Creek (Ward 9), be received, and the following recommendations be approved:

- (a) That Draft Plan of Subdivision Application 25T-202405, by MHBC Planning Ltd. (c/o Stephanie Mirtitsch), on behalf of Losani Homes (1998) Ltd. (c/o Dianne Ramos), Margaret and Eric Sundin, and Imre and Eva Sarkozi), Owners, on lands located at 238, 240 and 242 Highland Road West shown as on Appendix A attached to Report PED25097, be APPROVED in accordance with By-law No. 07-323 being the delegation of the City of Hamilton's Assigned Authority Under the *Planning Act* for the Approval of Subdivisions and Condominiums, on the following basis:
 - (i) That this approval apply to the Draft Plan of Subdivision 25T-202405, certified by R.S. Querubin, O.L.S., dated October 25, 2024, consisting of four residential blocks to facilitate the development of five lots for single detached dwellings and two lots for one semi detached dwelling fronting onto Carlson Street (Block 1), and to retain the existing single detached dwellings along Highland Road

West (Blocks 2 to 4), as shown on Appendix B attached to Report PED25097;

- (ii) That the Owner enter into a Standard Form Subdivision Agreement as approved by City Council and with the Special Conditions as shown on Appendix C attached to Report PED25097;
- (iii) That the Special Conditions of Draft Plan of Subdivision Approval 25T-202405, as shown on Appendix C attached to Report PED25097, be received and endorsed by City Council;
- (iv) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council; and,
- (v) Acknowledgement by the City of Hamilton of its responsibility for cost sharing with respect to this development shall be in accordance with the City's Financial Policies and will be determined at the time of development.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

8.7 PED25081

Application for a Zoning By-law Amendment for Lands Located at 87 to 109 Ashley Street, Hamilton (Ward 3)

(a) (Nann/Beattie)

That the staff presentation from Alaina Baldassarra, Planner I, respecting Application for a Zoning By-law Amendment for Lands Located at 87 to 109 Ashley Street, Hamilton (Ward 3), be waived.

CARRIED

Craig Rohe with GSP Group, addressed the Committee and indicated support for the staff report.

(b) (Nann/Kroetsch)

That the presentation from Craig Rohe with GSP Group, be received.

CARRIED

Chair Hwang called three times for public delegations and no one came forward.

(c) (Cassar/Nann)

(a) That the following public submission was received and considered by the Committee; and,

(i) Kenedi Greenwood - Opposed

(b) That the public meeting be closed.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson

YES – Ward 2 Councillor C. Kroetsch

YES – Ward 3 Councillor N. Nann

YES – Ward 4 Councillor T. Hwang

NOT PRESENT – Ward 5 Councillor M. Francis

YES – Ward 7 Councillor E. Pauls

NOT PRESENT – Ward 8 Councillor J.P. Danko

YES – Ward 10 Councillor J. Beattie

YES – Ward 11 Councillor M. Tadeson

YES – Ward 12 Councillor C. Cassar

YES – Ward 13 Councillor A. Wilson

YES – Ward 15 Councillor T. McMeekin

(d) (Nann/Kroetsch)

That Report PED25081, dated April 8, 2025, respecting A Application for a Zoning By-law Amendment for Lands Located at 87 to 109 Ashley Street, Hamilton (Ward 3), be received, and the following recommendations be approved:

- (a) That Amended Zoning By-law Amendment Application ZAC-25-007, by GSP Group Inc. (c/o Craig Rohe) on behalf of Tyros Development Ltd., Owner, for a change in zoning from the Neighbourhood Commercial (C2) Zone to the Mixed Use Medium Density (C5, 929, H195) Zone to permit the development of a six storey multiple dwelling with 136 units, 89 parking spaces, and 68 long term and 16 short term bicycle spaces for lands located at 87 to 109 Ashley Street, as shown on Appendix A attached to Report PED25081, BE APPROVED on the following basis:
 - (i) That the draft By-law, attached as Appendix B to Report PED25081, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
 - (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement (2024);
 - (iii) That the proposed changes in zoning comply with the Urban Hamilton Official Plan; and,
 - (iv) That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act*, R.S.O. 1990 to the subject property by including the Holding symbol 'H' to the proposed Mixed Use Medium Density (C5, 929, H195) Zone:

The Holding Provision 'H195', is to be removed conditional upon the following:

- (1) That the owner submit and receive approval of a revised Functional Servicing Report to demonstrate sufficient fire flow is available to meet the development demands and that there is sufficient capacity to accommodate the proposed intensification, to the satisfaction of the Director of Growth Management and Chief Development Engineer;

- (2) A signed Record of Site Condition (RSC) has been submitted to the Ministry of the Environment (MOE), including an acknowledgement of receipt of the Record of Site Condition by the Ministry of the Environment;
- (3) That the owner shall investigate the noise levels on the site and determine and implement the noise control measures that are satisfactory to the City of Hamilton in meeting the Ministry of Environment, Conservation and Parks (MECP) recommended sound level limits. An acoustical report prepared by a qualified Professional Engineer containing the recommended control measures shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner. Should a peer review of the acoustical report be warranted, all associated costs shall be borne by the owner / applicant and shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner; and,
- (4) That the owner enter into and register on title a maintenance agreement with the City of Hamilton in order to allow the proposed development to use the existing (assumed) alleyway for the proposed two way driveway for the proposed development to the satisfaction of the Manager of Transportation Planning.
- (v) That upon finalization of the Zoning By-law Amendment Application ZAC-25-007, the Landsdale Neighbourhood Plan be amended by redesignating the subject lands from "Industrial" to "Medium Density Apartments" on legend of Map 6608 - Landsdale Neighbourhood Plan, on the lands municipally known as 87 to 109 Ashley Street, as shown in Appendix J attached to Report PED25081.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis

YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

8.8 PED25063

**Applications for an Official Plan Amendment and Zoning By-law
 Amendment for Lands Located at 1278 Old Highway 8, Flamborough
 (Ward 12)**

(a) (Cassar/Kroetsch)

That the staff presentation from Dhruv Mehta, Planner II, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1278 Old Highway 8, Flamborough (Ward 12), be waived.

CARRIED

James Thomas with A.J. Clarke & Associates, addressed the Committee and indicated support for the staff report with a request to remove the Holding Provision 187.

(b) (Cassar/Beattie)

That the presentation from James Thomas with A.J. Clarke & Associates, be received.

CARRIED

Chair Hwang called three times for public delegations and no one came forward.

(c) (Cassar/Tadeson)

(a) That the public submissions (in the staff report) were received and considered by the Committee; and,

(b) That the public meeting be closed.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko

YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(d) (Cassar/Kroetsch)

That Report PED25063, dated April 8, 2025, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1278 Old Highway 8, Flamborough (Ward 12), be received, and the following recommendations be approved:

- (a) That Amended Official Plan Amendment Application RHOPA-24-003, by A.J. Clarke & Associates Ltd. (c/o Franz Kloibhofer) on behalf of Matt Barnes Photography Inc., Owner, to redesignate the subject lands from "Settlement Institutional" to "Settlement Residential" in the Rural Hamilton Official Plan to permit the adaptive reuse of an existing place of worship as a single detached dwelling with a Rural Site Specific Policy Area allowing the continued use of the existing private wastewater disposal holding tank, on the lands located at 1278 Old Highway 8, Flamborough, as shown in Appendix A attached to Report PED25063, BE APPROVED on the following basis:
 - (i) That the draft Official Plan Amendment, attached as Appendix B to Report PED25063, be adopted by City Council; and,
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), and complies with the general intent of the Rural Hamilton Official Plan.
- (b) That Amended Zoning By-law Amendment Application ZAC-24-009, submitted by A.J. Clarke & Associates Ltd. c/o Franz Kloibhofer, on behalf of Matt Barnes Photography Inc., Owner, for a change in zoning from the Settlement Institutional (S3) Zone to the Settlement Residential (S1, 916) Zone, to permit the adaptive reuse of an existing place of worship as a single detached dwelling, on lands located at 1278 Old Highway 8, Flamborough, as shown in Appendix A attached to Report PED25063, BE APPROVED on the following basis:
 - (i) That the draft By-law, attached as Appendix C to Report PED25063, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

- (ii) That the amending By-law apply the Holding Provisions of Section 36(1) of the Planning Act, R.S.O. 1990 to the subject property by including the Holding symbol 'H' to Settlement Residential (S1, 916, H187) Zone;

The Holding Provision 'H187', is to be removed conditional on the following:

- (1) The necessary Building Permits have been applied for to legalize the conversion of an existing place of worship to a single detached dwelling to the satisfaction of the City's Chief Building Official.
- (iii) That the proposal is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), and complies with the general intent of the Rural Hamilton Official Plan.

(e) **(Cassar/Kroetsch)**

That Report PED25063 be **amended** by deleting sub-section (b)(ii) in its entirety and re-numbering the balance, as follows:

- (b) That Amended Zoning By-law Amendment Application ZAC-24-009, submitted by A.J. Clarke & Associates Ltd. c/o Franz Kloibhofer, on behalf of Matt Barnes Photography Inc., Owner, for a change in zoning from the Settlement Institutional (S3) Zone to the Settlement Residential (S1, 916) Zone, to permit the adaptive reuse of an existing place of worship as a single detached dwelling, on lands located at 1278 Old Highway 8, Flamborough, as shown in Appendix A attached to Report PED25063, BE APPROVED on the following basis:

- (i) That the draft By-law, attached as Appendix C to Report PED25063, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

~~(ii) That the amending By-law apply the Holding Provisions of Section 36(1) of the Planning Act, R.S.O. 1990 to the subject property by including the Holding symbol 'H' to Settlement Residential (S1, 916, H187) Zone;~~

~~**The Holding Provision 'H187', is to be removed conditional on the following:**~~

~~**(1) — The necessary Building Permits have been applied for to legalize the conversion of an existing place of worship to a single detached dwelling to the satisfaction of the City's Chief Building Official.**~~

- (ii)** That the proposal is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), and complies with the general intent of the Rural Hamilton Official Plan.

Result: Amendment CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(f) Main Motion, As Amended, to read as follows:

That Report PED25063, dated April 8, 2025, respecting Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1278 Old Highway 8, Flamborough (Ward 12), be received, and the following recommendations be approved:

- (a)** That Amended Official Plan Amendment Application RHOPA-24-003, by A.J. Clarke & Associates Ltd. (c/o Franz Kloibhofer) on behalf of Matt Barnes Photography Inc., Owner, to redesignate the subject lands from "Settlement Institutional" to "Settlement Residential" in the Rural Hamilton Official Plan to permit the adaptive reuse of an existing place of worship as a single detached dwelling with a Rural Site Specific Policy Area allowing the continued use of the existing private wastewater disposal holding tank, on the lands located at 1278 Old Highway 8, Flamborough, as shown in Appendix A attached to Report PED25063, BE APPROVED on the following basis:

- (i) That the draft Official Plan Amendment, attached as Appendix B to Report PED25063, be adopted by City Council; and,
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), and complies with the general intent of the Rural Hamilton Official Plan.
- (b) That Amended Zoning By-law Amendment Application ZAC-24-009, submitted by A.J. Clarke & Associates Ltd. c/o Franz Kloibhofer, on behalf of Matt Barnes Photography Inc., Owner, for a change in zoning from the Settlement Institutional (S3) Zone to the Settlement Residential (S1, 916) Zone, to permit the adaptive reuse of an existing place of worship as a single detached dwelling, on lands located at 1278 Old Highway 8, Flamborough, as shown in Appendix A attached to Report PED25063, BE APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix C, **as Amended**, to Report PED25063, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposal is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), and complies with the general intent of the Rural Hamilton Official Plan.

Result: Main Motion, as Amended, CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

9. ITEMS FOR CONSIDERATION

9.1 PED24175(a)

Implementation of Changes to Section 41 of the Planning Act – Site Plan Approval, in Response to Provincial Bill 185 (City Wide)

Mark Kehler, Program Lead Site Planning, addressed the Committee respecting Implementation of Changes to Section 41 of the Planning Act – Site Plan Approval, in Response to Provincial Bill 185 (City Wide), with the aid of a PowerPoint presentation.

(a) (Kroetsch/Cassar)

That the staff presentation from Mark Kehler, Program Lead Site Planning, respecting Implementation of Changes to Section 41 of the Planning Act – Site Plan Approval, in Response to Provincial Bill 185 (City Wide), be received.

CARRIED

(b) (Kroetsch/Pauls)

That the following public submissions respecting Implementation of Changes to Section 41 of the Planning Act – Site Plan Approval, in Response to Provincial Bill 185 (City Wide) be received:

- (i) Andrew Hannaford, MHBC Planning
- (ii) Mike Collins-Williams, West End Home Builders' Association

CARRIED

(c) (Tadeson/Beattie)

That Report PED24175(a), dated April 8, 2025, respecting Implementation of Changes to Section 41 of the Planning Act – Site Plan Approval, in Response to Provincial Bill 185 (City Wide), be received and the following recommendations be approved:

- (a) That the Draft By-law attached as Appendix A to Report PED24175(a) to amend the Site Plan Control By-law to introduce the lapsing of Site Plan Approvals, which has been prepared in a form satisfactory to the City Solicitor, BE ENACTED by Council; and,
- (b) That the Phasing Condition attached as Appendix B to Report PED24175(a) to be added to the Standard Conditions of Approval for Site Plan applications within the Downtown Hamilton Community Improvement Project Area, BE ENDORSED by Council.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

9.2 PED25078

Accessible Parking Updates to Municipal By-laws (City Wide)

(Cassar/Pauls)

That Report PED25078, dated April 8, 2025, respecting Accessible Parking Updates to Municipal By-laws (City Wide), be received and the following recommendations be approved:

- (a) That the amending draft By-law, which amends By-law 01-216, being a By-law Respecting the Construction, Maintenance, Operation, Management and Regulation of Municipal Parking Facilities, attached as Appendix “A” to Report PED25078, which has been prepared in a form satisfactory to the City Solicitor, BE APPROVED;
- (b) That the amending draft By-law, which amends By-law 01-218, being a By-law to Regulate On-Street Parking, attached as Appendix “B” to Report PED25078, which has been prepared in a form satisfactory to the City Solicitor, BE APPROVED;
- (c) That the amending draft By-law, which amends By-law 01-220, being a By-law to Regulate the Parking of Motor Vehicles On Private and Municipal Property, attached as Appendix “C” to Report PED25078 BE APPROVED;
- (d) That the Director of Transportation Planning and Parking, or designate BE AUTHORIZED and directed to work with Legal Services to obtain approval from the Ministry of the Attorney General of set fines for the additional offences created in the draft By-laws in Appendices “A”, “B” and “C” attached to Report PED25078 when the By-laws have been approved;

- (e) That the amending draft By-law, which amends By-law 17-225, being a By-law to Establish a System of Administrative Penalties, attached as Appendix "D" to Report PED25078 BE APPROVED.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

9.3 HMHC 25-004

Hamilton Municipal Heritage Committee Minutes dated April 4, 2025

(Pauls/Beattie)

That Hamilton Municipal Heritage Committee Minutes dated April 4, 2025, be received and the recommendations contained therein be approved.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

9.4 PED25091

Application for Ministry of the Environment, Conservation and Parks Environmental Compliance Approval for a Waste Processing Facility for Lands Located at 1133 Industrial Drive (Ward 3)

Mark Michniak, Senior Planner, addressed the Committee respecting Application for Ministry of the Environment, Conservation and Parks Environmental Compliance Approval for a Waste Processing Facility for Lands Located at 1133 Industrial Drive (Ward 3), with the aid of a PowerPoint presentation.

(a) (Nann/Cassar)

That the staff presentation from Mark Michniak, Senior Planner, respecting Application for Ministry of the Environment, Conservation and Parks Environmental Compliance Approval for a Waste Processing Facility for Lands Located at 1133 Industrial Drive (Ward 3), be received.

CARRIED

(b) (Nann/Pauls)

That Report PED25091, dated April 8, 2025, respecting Application for Ministry of the Environment, Conservation and Parks Environmental Compliance Approval for a Waste Processing Facility for Lands Located at 1133 Industrial Drive (Ward 3), be received and the following recommendations be approved:

- (a) That Waste Approvals, Environmental Permissions Branch of the Ontario Ministry of the Environment, Conservation and Parks be advised that should the Ministry consider approving Application 0433-D4GP8R by 2388455 Ontario Inc. (c/o Alex Agius), applicant for a new Environmental Compliance Approval for a Waste Disposal Site Reference # 0433-D4GP8R to permit a waste processing and transfer station on the lands located at 1133 Industrial Drive (Hamilton) as shown on Appendix A attached to Report PED25091, that the City of Hamilton requests:
 - (i) That, if approved, the Environmental Compliance Approval includes the Recommended Conditions as shown in Appendix B attached to Report PED25091;
 - (ii) That a copy of Report PED25091 be forwarded to the Waste Approvals, Environmental Permissions Branch of the Ontario Ministry of the Environment, Conservation and Parks for their consideration; and,

- (iii) That the Waste Approvals, Environmental Permissions Branch of the Ontario Ministry of the Environment, Conservation and Parks be requested to forward a copy of its final decision respecting the Certificate of Approval to the Clerk, City of Hamilton.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

10. MOTIONS

10.1 Feasibility of Permitting Chickens and Roosters within the Settlement Residential (S1) Zone

(Cassar/Nann)

That the following written submissions be received:

- (i) Trevor Smykaluk
- (ii) Jenny Zapparoli
- (iii) Mary Dawn Vessey

CARRIED

(Cassar/A. Wilson)

WHEREAS, many farm animals, including chickens and roosters are already permitted in Hamilton's rural residential areas;

WHEREAS Zoning in Rural Settlement Areas (S1 Zone) prohibits the keeping of farm animals, including chickens and roosters;

WHEREAS, in recent years, the cost of food has increased significantly making household budgeting difficult for many residents;

WHEREAS, hens are relatively inexpensive and one hen can produce approximately 260-360 eggs per year depending on the breed;

WHEREAS, free range eggs sold by local grocery stores are considerably more expensive at over \$8 per dozen;

WHEREAS, hens are extremely efficient at breaking down household scraps and turning that into fertilizer and enriching the soil;

WHEREAS, ticks and associated illnesses are a growing health concern that can be mitigated by hen keeping;

WHEREAS, backyard hens help to reduce negative impacts on the climate by eliminating the need for eggs to be transported to market;

WHEREAS, allowing chickens and roosters in Rural Settlement Areas (S1 Zone) would improve access to affordable and nutritious food close to home;

THEREFORE, BE IT RESOLVED:

That Animal Services, Municipal Law Enforcement, Public Health and Planning staff be directed to explore the feasibility of permitting chickens and roosters as permitted Agricultural uses within the Settlement Residential (S1) Zone and report back to Planning Committee in Q4, 2025.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

**10.2 Hamilton Heritage Property Grant Program Application Criteria
 Exception for the Property Municipally Addressed as 2295 Troy Road,
 Flamborough (Former Troy School)**

(Cassar/A. Wilson)

WHEREAS, the Hamilton Heritage Property Grant Program (the Program) is intended to provide financial assistance to commercial, institutional, industrial or multi-residential properties that are designated under the *Ontario Heritage Act*, in the form of a grant for the conservation and restoration of heritage features, including the structural and stability work, up to a maximum of \$150,000, and for an additional \$20,000 for any studies, reports or assessments related to said work;

WHEREAS, applicants must meet the Council approved Program eligibility and grant criteria, including being located within defined geographic areas across the city, including Community Improvement Project Areas, the Mount Hope/Airport Gateway or the lower city between Highway 403 and the Red Hill Valley Parkway;

WHEREAS, program applications are subject to a comprehensive review by the City of Hamilton's Economic Development Division and approval of all Program applications are at the absolute discretion of the General Manager, Planning and Economic Development, and subject to the availability of funds;

WHEREAS, the property located at 2295 Troy Road, Flamborough, known as the former Troy School, (the Property) is designated under Part IV of the *Ontario Heritage Act* by Former Town of Flamborough By-law No. 95-67;

WHEREAS, the Property's existing historic wood siding is in a state of disrepair, and the estimated cost to restore and/or replace the wood siding with appropriate wood or wood-composite materials is approximately \$80,000 to \$120,000, and the Property owner has requested that the designation by-law be repealed because they do not have the funds required to appropriately conserve and repair the siding;

WHEREAS, the Property is not located within the geographic eligibility area of the existing Hamilton Heritage Property Grant Program, and would currently only be eligible for a maximum matching grant of \$5,000 per year under the Hamilton Heritage Conservation Grant Program; and,

WHEREAS, the Property is one of several designated heritage properties that are not currently eligible for the Hamilton Heritage Property Grant Program due to their geographic location, but its owners wish to undertake conservation and restoration work that warrants substantially more funding than is currently available under the Hamilton Heritage Conservation Grant Program;

THEREFORE, BE IT RESOLVED:

- (a) That, on a one-time basis, staff be directed to accept a Hamilton Heritage Property Grant Program application for 2295 Troy Road, Flamborough (Former Troy School) (the Property), for Program eligible heritage conservation and restoration work;
- (b) That staff be directed to review, process and approve any such application, provided the application, applicant and Property meet all other applicable Council-approved Program terms; and

- (c) That staff be directed to investigate opportunities to improve the Hamilton Heritage Property Grant Program and Hamilton Heritage Conservation Grant Program, including the potential to expand the geographic eligibility and funding amounts of the programs and any related impacts on funding, staffing and resources, and bring forward a report to the Planning Committee with recommendations, including any potential 2026 budget requests which may be required to support any recommended changes, by the end of Q3 2025.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

10.3 Enhanced Parking Enforcement Services

(Nann/Kroetsch)

WHEREAS, there are currently no regularly scheduled enforcement services between 5:45 a.m. and 10:00 p.m. on Sundays

WHEREAS, the absence of enforcement during this time has been a longstanding gap in service, and implementing changes would represent a significant improvement in customer service, public safety, and compliance with parking regulations;

WHEREAS, expanding enforcement to include Sundays could support local businesses by ensuring parking turnover as well as address concerns related to unauthorized or unsafe parking practices that may impact public safety, accessibility, traffic operations and neighborhood livability;

WHEREAS, the current staffing complement of 26 Full-Time Equivalent (FTE) Parking Control Officers is responsible for enforcement citywide, covering six working days across four designated shifts, often leaving only 2 to 8 officers available per shift to address enforcement requests (not including contracted enforcement);

WHEREAS, an evaluation of additional staffing and resources may be necessary to ensure service levels, maintain manageable workloads, and support the successful implementation of expanded enforcement hours;

THEREFORE, BE IT RESOLVED:

That City staff be directed to conduct a comprehensive review of enhanced parking enforcement service options to include regularly scheduled parking enforcement on Sundays, including consultation with the BIA's (Business Improvement Areas), and report back to Council in Q4 of 2025, in advance of the 2026 City of Hamilton Budget, with recommendations that assess operational and financial implications of expanding enforcement services, including budgetary requirements and potential revenue offsets.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

11. NOTICES OF MOTION

There were no Notices of Motion.

12. PRIVATE & CONFIDENTIAL

Committee determined that discussion of Item 12.1 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

12.1 Closed Session Minutes – March 18, 2025

(McMeekin/Nann)

That the Closed Session Minutes of the March 18, 2025 Planning Committee meeting, be approved and remain confidential.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

(Tadeson/Cassar)

That Committee move into Closed Session for Item 12.2 pursuant Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Result: Motion CARRIED by a vote of 9 to 0, as follows:

CONFLICT – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 YES – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

The Committee reconvened in Open Session at 3:56 p.m.

12.2 LS25008

Update on Various Appeals for Non-Decision to the Ontario Land Tribunal within the Airport Employment Growth District (Wards 11 and 12)

(Beattie/Tadeson)

- (a) That Report LS25008, dated April 8, 2025, respecting Update on Various Appeals for Non-Decision to the Ontario Land Tribunal within the Airport Employment Growth District (Wards 11 and 12) be received, and the following recommendations be approved:
 - (i) That the directions to staff in Closed Session respecting Report LS25008 be approved;
 - (ii) That closed session recommendations (1) and (2) to Report LS25008, be approved and remain confidential until made public as the City' position before the Ontario Land Tribunal
 - (iii) That the balance of Report LS25008 remain confidential.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

NOT PRESENT – Ward 1 Councillor M. Wilson
 NOT PRESENT – Ward 2 Councillor C. Kroetsch
 YES – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 NOT PRESENT – Ward 5 Councillor M. Francis
 NOT PRESENT – Ward 7 Councillor E. Pauls
 NOT PRESENT – Ward 8 Councillor J.P. Danko
 YES – Ward 10 Councillor J. Beattie
 YES – Ward 11 Councillor M. Tadeson
 YES – Ward 12 Councillor C. Cassar
 YES – Ward 13 Councillor A. Wilson
 YES – Ward 15 Councillor T. McMeekin

13. ADJOURNMENT

There being no further business, the Planning Committee adjourned at 3:57 p.m.

Respectfully submitted,

Lisa Kelsey
Legislative Coordinator
Office of the City Clerk

Councillor T. Hwang,
Chair, Planning Committee



City of Hamilton Report for Information

To: Chair and Members
Planning Committee

Date: April 29, 2025

Report No: PED25035(a)

Subject/Title: Update on Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for Lands Located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek

Ward(s) Affected: Ward 10

Recommendations

- 1) That Report PED25035(a) respecting Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications for lands located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek **BE RECEIVED** for information.

Key Facts

- The Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, filed by MHBC Planning Ltd. (c/o Dave Aston) on behalf of Losani Homes (Winona) Ltd. (c/o Daniel Borelli), Owner, were received on November 5, 2024, and deemed complete on November 18, 2024.
- On February 4, 2025, Planning Committee considered Report PED25035 recommending denial of a proposed development that consisted of 189 townhouse dwelling units, a 0.318-hectare park block, and future development block, as shown in Appendix B attached to Report PED25035(a).
- The item was deferred by Planning Committee to provide staff with an opportunity to work with the applicant on a revised Concept Plan, with an interim report on the progress of the discussions to be brought back to Planning Committee in April 2025.
- On February 20, 2025, a revised Concept Plan was received, consisting of 117 townhouse dwellings, a 1.68-hectare park block, and a future development block, as shown in Appendix C attached to Report PED25035(a).

Update on Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for Lands Located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek (Ward 10)

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- At the time of drafting this report, the supporting information to review the revised Concept Plan has not been submitted. Staff identified the updated materials required for review on February 28, 2025.

Financial Considerations

Not applicable.

Background

Report PED25035(a) has been prepared in accordance with Council's motion dated February 4, 2024, "That Report PED25035, respecting Applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for Lands Located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek (Ward 10), be DEFERRED to provide staff with an opportunity to work with the applicant on the revised Concept Plan, with an interim report on the progress of the discussions to be brought back to the Planning Committee in April 2025".

The subject property is municipally known as 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek and is located on the east side of McNeilly Road and the north side of Highway No. 8, as shown in Appendix A attached to Report PED25035(a). The applicant has applied for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision.

On February 20, 2025, the applicant provided an updated concept plan for review. Internal discussions and correspondence regarding a parkland credit have occurred in response to the over-dedication of parkland that the applicant is looking to provide. On February 28, 2025, staff identified the updated reports, studies and drawings that would be required to be submitted in order to review the updated concept plan. Further reports and studies for support of the new concept plan have not been provided to date. However, it is staff's understanding that this information is forthcoming. At the time of preparing this report, the City and Losani are reviewing the potential purchase and/or use of parkland credits attributed to the additional park area.

Analysis

Staff recognize the revised concept as an effort to address previous concerns regarding conformity with the Urban Hamilton Official Plan's parkland policies, consistency with the Fruitland-Winona Secondary Plan and Block 3 Servicing Strategy, and orderly development. Further information and review will be required to confirm the revised concept plan can be supported, including:

- Updated Draft Official Plan Amendment, Draft Zoning By-law Amendment and Draft Plan of Subdivision;

Update on Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for Lands Located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek (Ward 10)

Page 3 of 4

- Updated Planning Justification Report;
- Updated Building Elevations and Urban Design Brief;
- Updated Heritage Impact Assessment;
- Updated Noise Impact Study;
- Updated Tree Protection Plan;
- Updated Landscape Concept;
- Updated Transportation Impact Study;
- Updated Functional Servicing Report and Stormwater Management Report;
- Updated Watermain Hydraulic Analysis;
- Updated Hydrogeological Report;
- Updated Engineering Drawings;
- Zoning Compliance Letter; and,
- Air Drainage Analysis.

At the time of preparation of this report, the additional supporting information has not been received. Once it has been provided, staff will review the information and continue to work with the applicant on the revised concept plan.

Relationship to Council Strategic Priorities

Priority 1. Sustainable Economic & Ecological Development

- 1.4 Protect green space and waterways

Priority 3. Responsiveness & Transparency

- 3.1 Prioritize customer service and proactive communication.

Previous Reports Submitted

- [Applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for Lands Located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek](#)

Consultation

N/A

Appendices and Schedules Attached

Appendix A: Location Map

Appendix B: Previous Concept Plan

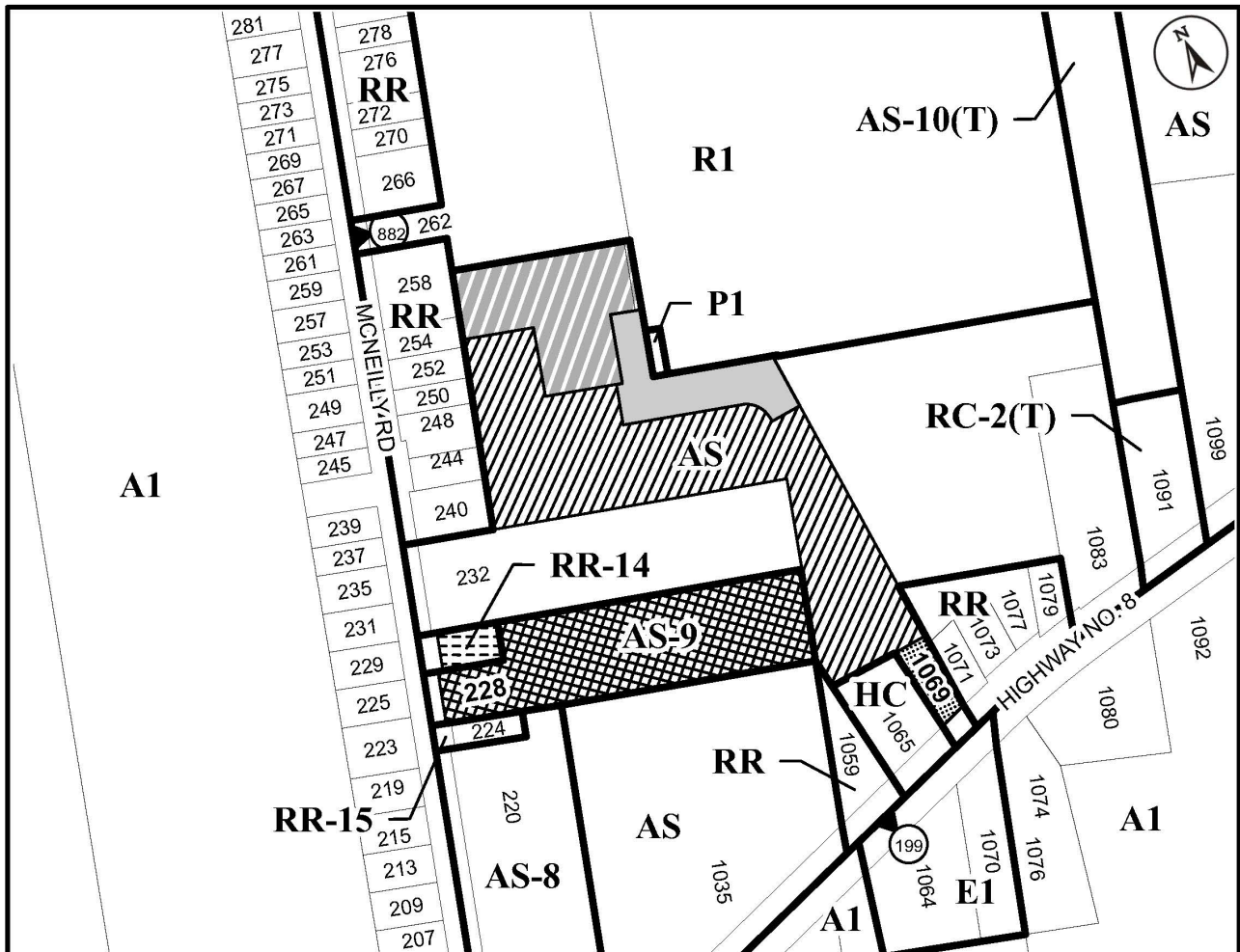
Appendix C: Revised Concept Plan

Update on Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for Lands Located at 228 McNeilly Road and 1069 Highway No. 8, Stoney Creek (Ward 10)

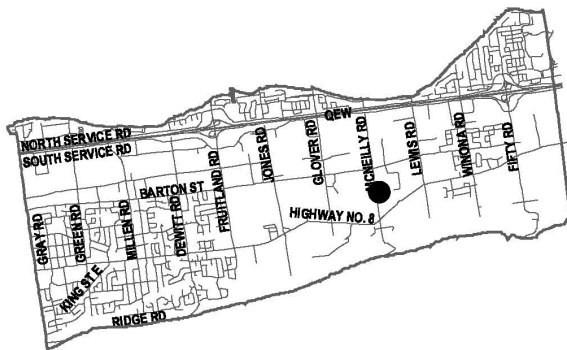
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Prepared by: James Van Rooi, Senior Planner
Planning and Economic Development Department Planning Division

Submitted and recommended by: Anita Fabac, Acting Director of Planning and Chief Planner
Planning and Economic Development Department



● Site Location



Key Map - Ward 10

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-24-030 & UHOPA-24-009

Date:
January 6, 2025

Appendix "A"

Scale:
N.T.S

Planner/Technician:
JV/AL

Subject Property

228 McNeilly Road & 1069 Highway 8



Block 1 - Change in zoning from Agricultural Specialty "AS" Zone, to the Multiple Residential "RM3-XX" Zone, Modified



Block 2 - Change in zoning from the Agricultural Specialty "AS-9" Zone, Modified to the Multiple Residential "RM3-XX" Zone, Modified



Block 3 - Change in zoning from Rural Residential "RR-14" Zone, Modified to the Multiple Residential "RM3-XX" Zone, Modified



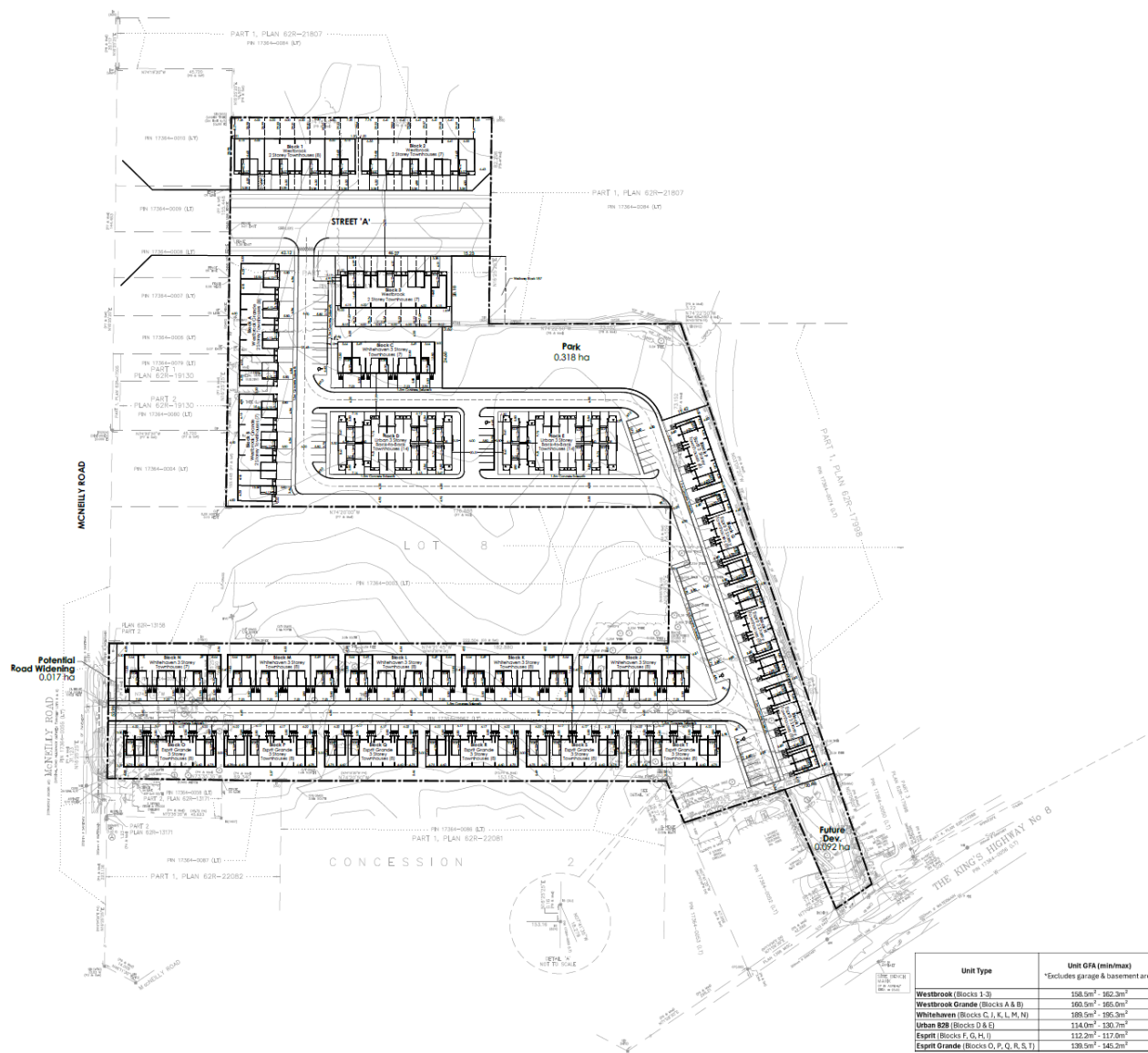
Block 4 - To add the lands as Low Density Residential (R1, XXX) Zone



Block 5 - To add the lands as Low Density Residential (R1) Zone



Block 6 - To add the lands as Neighbourhood Park (P1) Zone



PART OF LOT 8 CONCESSION 2;
GEOGRAPHIC TOWNSHIP OF SALT FLEET IN THE
CITY OF HAMILTON

Map of the subject site location in the City of Los Angeles. The map shows the intersection of Highway No. 8 and Barton St. The subject property is located on Barton St, south of Highway No. 8 and west of Lemus Rd. Other streets shown include Arvin Av, Modesto Rd, and Lacombe Dr. A legend indicates that the shaded area represents the 'Subject Site'. A north arrow is also present.

Zoning Summary: Multifamily Residential (RM1) Zoning By Ordinance 2002.02		
	Required	Prohibited
Single Units		
Lot Area (min.)	4,000 sq ft (1 acre)	30,000 sq ft (0.7 acre)
Lot Coverage (min.)	10%	70% max.
Front Yard Setback	15 ft min.	5 ft min.
Side Yard Setback	5 ft min.	5 ft min. (RM1, V-1, V-2) 10 ft min. (RM2, RM3, V-3, V-4) 15 ft min. (RM4, RM5, V-5, V-6) 20 ft min. (RM6, RM7, V-7, V-8) 25 ft min. (RM8, RM9, V-9, V-10) 30 ft min. (RM10, RM11, V-11, V-12) 35 ft min. (RM12, RM13, V-13, V-14) 40 ft min. (RM14, RM15, V-15, V-16) 45 ft min. (RM16, RM17, V-17, V-18) 50 ft min. (RM18, RM19, V-19, V-20) 55 ft min. (RM20, RM21, V-21, V-22) 60 ft min. (RM22, RM23, V-23, V-24) 65 ft min. (RM24, RM25, V-25, V-26) 70 ft min. (RM26, RM27, V-27, V-28) 75 ft min. (RM28, RM29, V-29, V-30) 80 ft min. (RM30, RM31, V-31, V-32) 85 ft min. (RM32, RM33, V-33, V-34) 90 ft min. (RM34, RM35, V-35, V-36) 95 ft min. (RM36, RM37, V-37, V-38) 100 ft min. (RM38, RM39, V-39, V-40) 105 ft min. (RM40, RM41, V-41, V-42) 110 ft min. (RM42, RM43, V-43, V-44) 115 ft min. (RM44, RM45, V-45, V-46) 120 ft min. (RM46, RM47, V-47, V-48) 125 ft min. (RM48, RM49, V-49, V-50) 130 ft min. (RM50, RM51, V-51, V-52) 135 ft min. (RM52, RM53, V-53, V-54) 140 ft min. (RM54, RM55, V-55, V-56) 145 ft min. (RM56, RM57, V-57, V-58) 150 ft min. (RM58, RM59, V-59, V-60) 155 ft min. (RM60, RM61, V-61, V-62) 160 ft min. (RM62, RM63, V-63, V-64) 165 ft min. (RM64, RM65, V-65, V-66) 170 ft min. (RM66, RM67, V-67, V-68) 175 ft min. (RM68, RM69, V-69, V-70) 180 ft min. (RM70, RM71, V-71, V-72) 185 ft min. (RM72, RM73, V-73, V-74) 190 ft min. (RM74, RM75, V-75, V-76) 195 ft min. (RM76, RM77, V-77, V-78) 200 ft min. (RM78, RM79, V-79, V-80) 205 ft min. (RM80, RM81, V-81, V-82) 210 ft min. (RM82, RM83, V-83, V-84) 215 ft min. (RM84, RM85, V-85, V-86) 220 ft min. (RM86, RM87, V-87, V-88) 225 ft min. (RM88, RM89, V-89, V-90) 230 ft min. (RM90, RM91, V-91, V-92) 235 ft min. (RM92, RM93, V-93, V-94) 240 ft min. (RM94, RM95, V-95, V-96) 245 ft min. (RM96, RM97, V-97, V-98) 250 ft min. (RM98, RM99, V-99, V-100) 255 ft min. (RM100, RM101, V-101, V-102) 260 ft min. (RM102, RM103, V-103, V-104) 265 ft min. (RM104, RM105, V-105, V-106) 270 ft min. (RM106, RM107, V-107, V-108) 275 ft min. (RM108, RM109, V-109, V-110) 280 ft min. (RM110, RM111, V-111, V-112) 285 ft min. (RM112, RM113, V-113, V-114) 290 ft min. (RM114, RM115, V-115, V-116) 295 ft min. (RM116, RM117, V-117, V-118) 300 ft min. (RM118, RM119, V-119, V-120) 305 ft min. (RM120, RM121, V-121, V-122) 310 ft min. (RM122, RM123, V-123, V-124) 315 ft min. (RM124, RM125, V-125, V-126) 320 ft min. (RM126, RM127, V-127, V-128) 325 ft min. (RM128, RM129, V-129, V-130) 330 ft min. (RM130, RM131, V-131, V-132) 335 ft min. (RM132, RM133, V-133, V-134) 340 ft min. (RM134, RM135, V-135, V-136) 345 ft min. (RM136, RM137, V-137, V-138) 350 ft min. (RM138, RM139, V-139, V-140) 355 ft min. (RM140, RM141, V-141, V-142) 360 ft min. (RM142, RM143, V-143, V-144) 365 ft min. (RM144, RM145, V-145, V-146) 370 ft min. (RM146, RM147, V-147, V-148) 375 ft min. (RM148, RM149, V-149, V-150) 380 ft min. (RM150, RM151, V-151, V-152) 385 ft min. (RM152, RM153, V-153, V-154) 390 ft min. (RM154, RM155, V-155, V-156) 395 ft min. (RM156, RM157, V-157, V-158) 400 ft min. (RM158, RM159, V-159, V-160) 405 ft min. (RM160, RM161, V-161, V-162) 410 ft min. (RM162, RM163, V-163, V-164) 415 ft min. (RM164, RM165, V-165, V-166) 420 ft min. (RM166, RM167, V-167, V-168) 425 ft min. (RM168, RM169, V-169, V-170) 430 ft min. (RM170, RM171, V-171, V-172) 435 ft min. (RM172, RM173, V-173, V-174) 440 ft min. (RM174, RM175, V-175, V-176) 445 ft min. (RM176, RM177, V-177, V-178) 450 ft min. (RM178, RM179, V-179, V-180) 455 ft min. (RM180, RM181, V-181, V-182) 460 ft min. (RM182, RM183, V-183, V-184) 465 ft min. (RM184, RM185, V-185, V-186) 470 ft min. (RM186, RM187, V-187, V-188) 475 ft min. (RM188, RM189, V-189, V-190) 480 ft min. (RM190, RM191, V-191, V-192) 485 ft min. (RM192, RM193, V-193, V-194) 490 ft min. (RM194, RM195, V-195, V-196) 495 ft min. (RM196, RM197, V-197, V-198) 500 ft min. (RM198, RM199, V-199, V-200) 505 ft min. (RM200, RM201, V-201, V-202) 510 ft min. (RM202, RM203, V-203, V-204) 515 ft min. (RM204, RM205, V-205, V-206) 520 ft min. (RM206, RM207, V-207, V-208) 525 ft min. (RM208, RM209, V-209, V-210) 530 ft min. (RM210, RM211, V-211, V-212) 535 ft min. (RM212, RM213, V-213, V-214) 540 ft min. (RM214, RM215, V-215, V-216) 545 ft min. (RM216, RM217, V-217, V-218) 550 ft min. (RM218, RM219, V-219, V-220) 555 ft min. (RM220, RM221, V-221, V-222) 560 ft min. (RM222, RM223, V-223, V-224) 565 ft min. (RM224, RM225, V-225, V-226) 570 ft min. (RM226, RM227, V-227, V-228) 575 ft min. (RM228, RM229, V-229, V-230) 580 ft min. (RM230, RM231, V-231, V-232) 585 ft min. (RM232, RM233, V-233, V-234) 590 ft min. (RM234, RM235, V-235, V-236) 595 ft min. (RM236, RM237, V-237, V-238) 600 ft min. (RM238, RM239, V-239, V-240) 605 ft min. (RM240, RM241, V-241, V-242) 610 ft min. (RM242, RM243, V-243, V-244) 615 ft min. (RM244, RM245, V-245, V-246) 620 ft min. (RM246, RM247, V-247, V-248) 625 ft min. (RM248, RM249, V-249, V-250) 630 ft min. (RM250, RM251, V-251, V-252) 635 ft min. (RM252, RM253, V-253, V-254) 640 ft min. (RM254, RM255, V-255, V-256) 645 ft min. (RM256, RM257, V-257, V-258) 650 ft min. (RM258, RM259, V-259, V-260) 655 ft min. (RM260, RM261, V-261, V-262) 660 ft min. (RM262, RM

Zoning Summary: Street Towns (R1) Zoning By-Law 04-200		
	Desired	Provided
Total Units	-	122
Lot Area (m ²)	180 m ²	180 m ²
Unit (m ² /m)	4.0	6.2
Front Yard (m)	4.0	6.0
Side Yard (m)	1.2 m	1.21 m (Min. 1)
Back Yard (m)	3.0 m	6.40 m (Min. 2)
Rear Yard (m)	7.5 m	7.5 m
Building Height (m)	10.6 m	11.8 m
Front Yard Landscaped Area (m ²)	50%	N/A (m)
Intensity % of Lot (m ² /m)	65%	67% (m)
Garage	1 space unit	2.2 spaces (1' appx) unit
Decking/Parking Space (Square m)	3.0 m x 6.0 m	3.0 m x 6.0 m

Notes:

- All dimensions are in metres unless otherwise noted.
- Property boundary & topographic survey base provided by A.T. McLaren Ltd. February, 2024.
- Adjacent parcel fabric and existing features approximate.
- Fire route to be designated by by-law.
- Dimensions from face of curb to face of curb.
- C.S.W. = Concrete Sidewalk.

1.	May 22, 2024	For Plan Submission
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Approval Stamp THE CITY OF HAMILTON
Plans and drawings are approved pursuant
to (Section 41 of the Planning Act)

Date of Approval

Anita Patric
Manager, Development Planning
Planning & Economic Development Department

Project	BUCCI LANDS
---------	-------------

LOSANI HOMES
430 McNeilly Road
Stoney Creek, ON. L8E 5E
P: 905.561.1700

File Name: CONCEPT PLAN

K1111728 - Rust Landi Shores Creek/SRP, Mar22, 2024, JWB

Date	May 22, 2018
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Drawn By

GCIJ

Plan Scale 1:750 (30' = 1")

File No. 4437

1174	

Checked By	D.A.
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Other	
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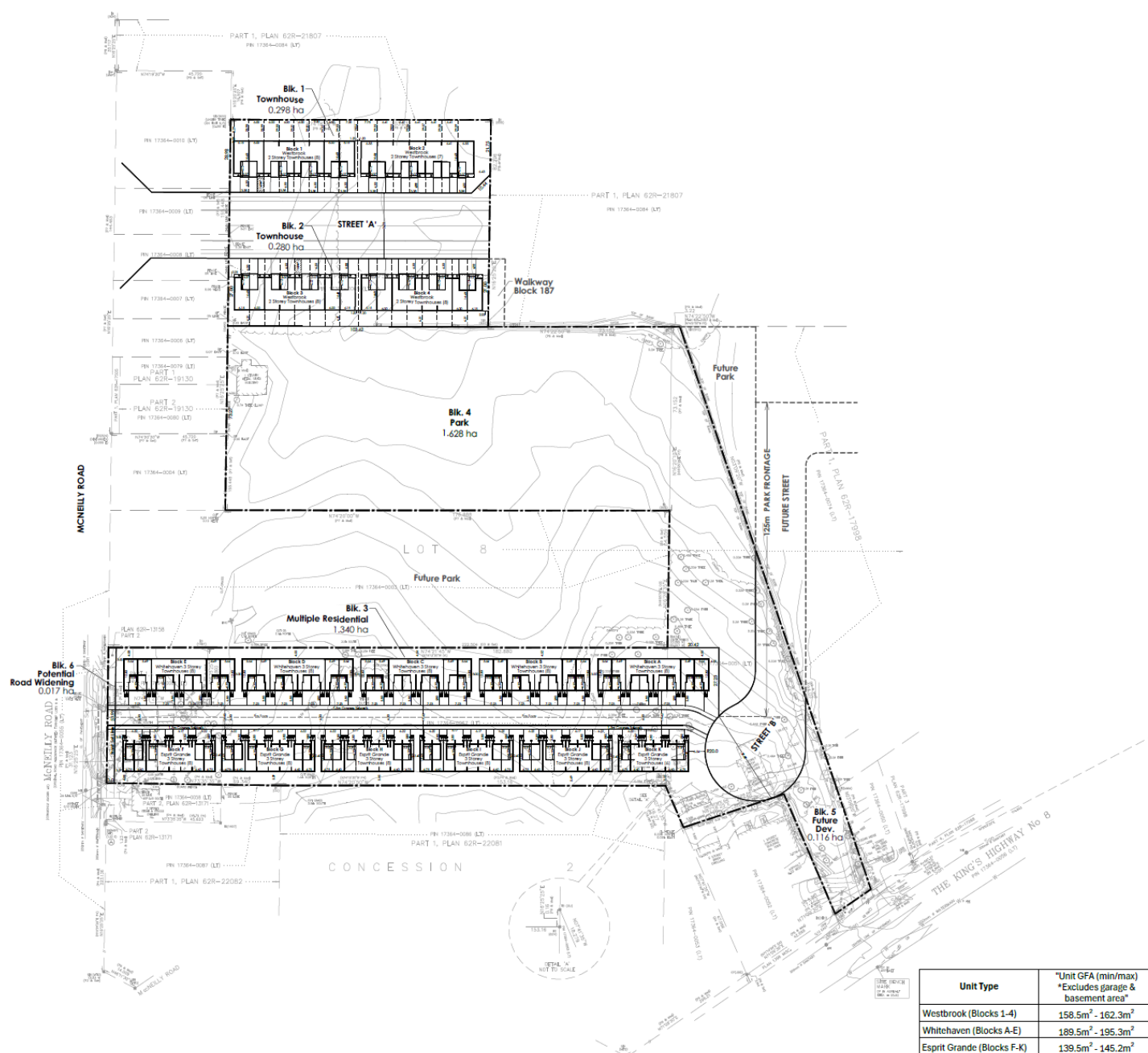
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City of Hamilton Report for Information

To:	Chair and Members Planning Committee
Date:	April 29, 2025
Report No:	PED25086
Subject/Title:	Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications
Ward(s) Affected:	City Wide

COUNCIL DIRECTION

In accordance with the June 16, 2015, Planning Committee direction, this Report provides a status of all active Zoning By-law Amendment, Official Plan Amendment and Plan of Subdivision Applications relative to the statutory timeframe provisions of the *Planning Act* for non-decision appeals. In addition, this Report also includes a list and status of all Applications appealed to the Ontario Land Tribunal for non-decision.

INFORMATION

Staff were directed to report back to Planning Committee with a reporting tool that seeks to monitor Applications where the applicable statutory timeframes apply. This reporting tool would be used to track the status of all active Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications.

For the purposes of this Report, the status of active Zoning By-law Amendment, Official Plan Amendment and Plan of Subdivision applications have been divided, relative to the statutory timeframe provisions of the *Planning Act*, which were in effect pursuant to statutory timeframes prescribed in *Bill 73*, *Bill 139*, and *Bill 108*.

Applications Deemed Complete Prior to Royal Assent of Bill 139 (December 12, 2017)

Attached as Appendix A to Report PED25086 is a table outlining the active applications received prior to December 12, 2017, sorted by Ward, from oldest

**Active Official Plan Amendment, Zoning By-law Amendment and Plan of
Subdivision Applications (City Wide)**
Page 2 of 3

application to newest. As of March 18, 2025, there were:

- 3 active Official Plan Amendment applications, all of which were submitted after July 1, 2016, and therefore subject to the 90 day extension to the statutory timeframe from 180 days to 270 days;
- 5 active Zoning By-law Amendment applications; and,
- 3 active Plan of Subdivision applications.

Within 60 to 90 days of March 18, 2025, all five development proposals have passed the applicable 120, 180 and 270 day statutory timeframes.

Applications Deemed Complete After Royal Assent of Bill 139 (December 12, 2017)

Attached as Appendix B to Report PED25086 is a table outlining the active applications received after December 12, 2017, but before Royal Assent of Bill 108, sorted by Ward, from oldest application to newest. As of March 18, 2025, there were:

- 1 active Official Plan Amendment application subject to the 90 day extension to the statutory timeframe from 210 days to 300 days;
- 4 active Zoning By-law Amendment applications; and,
- 2 active Plan of Subdivision applications.

Within 60 to 90 days of March 18, 2025 all four development proposals have passed the applicable 150, 180 or 300 day statutory timeframes.

Applications Deemed Complete After Royal Assent of Bill 108 (September 3, 2019)

Attached as Appendix C to Report PED25086 is a table outlining the active applications received after September 3, 2019, and subject to the new statutory timeframes, sorted by Ward, from oldest application to newest. As of March 18, 2025, there were:

- 14 active Official Plan Amendment applications;
- 30 active Zoning By-law Amendment applications; and,
- 18 active Plan of Subdivision applications.

Combined to reflect property addresses, and as of March 18, 2025, 10 development proposals are approaching the 90 or 120 day statutory timeframe and will be eligible for appeal. There are 28 development proposals that have passed the 90 or 120 day statutory timeframe.

**Active Official Plan Amendment, Zoning By-law Amendment and Plan of
Subdivision Applications (City Wide)**
Page 3 of 3

Planning Division Active Files

Combined to reflect property addresses, and as of March 18, 2025, there are 47 active development proposals, which is a 13% decrease compared to April, 2024. Nine proposals are 2025 files (19%), eight proposals are 2024 files (17%), five proposals are 2023 files (11%), and 25 proposals are pre 2023 files (53%). Planning staff will be contacting the applicants for the pre-2023 files to determine if the application is still proceeding and/or the timing for any resubmissions. If no response is received, staff will proceed with closure of the file.

Current Non-Decision Appeals to the Ontario Land Tribunal

At the February 2, 2021, Planning Committee meeting, Planning Committee requested that information be reported relating to development applications that have been appealed for non-decision to the Ontario Land Tribunal. Attached as Appendix D to Report PED25086 is a table outlining development applications, along with the applicant/agent, which have been appealed for non-decision to the Ontario Land Tribunal. There are currently 16 active appeals for non-decision of which four are Zoning By-law Amendment applications, three are Plan of Subdivision applications, six are combined Official Plan Amendment and Zoning By-law Amendment applications, and three are combined Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications. Third party appeals are not included in this information as Council has made a decision on the application.

APPENDICES AND SCHEDULES ATTACHED

- Appendix A to Report PED25086 - List of Active Development Applications (prior to December 12, 2017)
- Appendix B to Report PED25086 - List of Active Development Applications (after December 12, 2017, but before September 3, 2019)
- Appendix C to Report PED25086 - List of Active Development Applications (after September 3, 2019)
- Appendix D to Report PED25086 - *Planning Act* Applications Currently Appealed for Non-Decision to the Ontario Land Tribunal

Prepared by:

Johanna Howard, Business Facilitator
Planning and Economic Development Department
Development Planning

**Submitted and
recommended by:**

Anita Fabac, Acting Director of Planning and Chief Planner
Planning and Economic Development Department

Appendix A to Report PED25086
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Active Development Applications
Deemed Complete Prior to December 12, 2017
(Effective March 18, 2025)

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	120 day cut off (Rezoning)	180 day cut off (Plan of Sub)	270 day cut off OPA*	Applicant/ Agent	Days Since Received and/or Deemed Complete as of March 18, 2025
Ward 7									
UHOPA-17-31 ZAC-17-071	1625 - 1655 Upper James Street, Hamilton	27-Sep-17	n/a	02-Oct-17	25-Jan-18	n/a	24-Jun-18	MB1 Development Consulting Inc.	2787
Ward 9									
UHOPA-16-26 ZAC-16-065 25T-201611	478 and 490 First Road West, Stoney Creek	12-Oct-16	n/a	02-Nov-16	09-Feb-17	10-Apr-17	09-Jul-17	T. Johns Consultants Inc.	3152
UHOPA-16-27 ZAC-16-066 25T-201612	464 First Road West, Stoney Creek	12-Oct-16	n/a	02-Nov-16	09-Feb-17	n/a	09-Jul-17	T. Johns Consultants Inc.	3152
Ward 10									
ZAC-15-040	9 Glencrest Avenue, Stoney Creek	02-Jul-15	n/a	17-Jul-15	30-Oct-15	n/a	n/a	WEBB Planning Consultants Inc.	3575

Appendix A to Report PED25086
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Active Development Applications
Deemed Complete Prior to December 12, 2017
(Effective March 18, 2025)

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	120 day cut off (Rezoning)	180 day cut off (Plan of Sub)	270 day cut off OPA*	Applicant/ Agent	Days Since Received and/or Deemed Complete as of March 18, 2025
Ward 12									
ZAC-17-062 25T-201709	45 Secinaro Avenue, Ancaster	28-Jul-17	n/a	01-Aug-17	25-Nov-17	n/a	n/a	T. Johns Consultants Inc.	2818

Active Development Applications

- When an Application is deemed incomplete, the new deemed complete date is the day the new materials are submitted. In these situations, the 120, 180 and 270 day timeframe commences on the date the new materials were submitted. In all other situations, the 120, 180 and 270 day timeframe commences the day the Application was received.

* In accordance with Section 17 (40.1) of the *Planning Act*, the City of Hamilton has extended the approval period of Official Plan Amendment Applications by 90 days from 180 days to 270 days. However, Applicants can terminate the 90 day extension if written notice to the Municipality is received prior to the expiration of the 180 statutory timeframe.

**Active Development Applications
Deemed Complete After December 12, 2017
(Effective March 18, 2025)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	150 day cut off (Rezoning)	180 day cut off (Plan of Sub.)	300 day cut off (OPA)	Applicant/Agent	Days since Received and/or Deemed Complete as of March 18, 2025
Ward 2									
ZAR-19-008	124 Walnut Street South, Hamilton	21-Dec-18	n/a	18-Jan-19	20-May-19	n/a	n/a	IBI Group	2307
Ward 11									
UHOPA-18-016* ZAC-18-040 25T-2018007	9511 Twenty Road West, Glanbrook	10-Jul-18	n/a	15-Aug-18	n/a	06-Jan-19	06-May-19*	Corbett Land Strategies	2471
Ward 12									
ZAC-18-048 25T-2018009	387, 397, 405 and 409 Hamilton Drive, Ancaster	09-Sep-18	n/a	28-Sep-18	06-Feb-19	08-Mar-19	n/a	Fothergill Planning & Development Inc.	2410
Ward 14									
ZAC-19-011	1193 Old Mohawk Road, Ancaster	12-Dec-18	n/a	10-Jan-19	11-May-19	n/a	n/a	Urban Solutions Planning & Land Development	2316

**Active Development Applications
Deemed Complete After December 12, 2017
(Effective March 18, 2025)**

Active Development Applications

1. When an Application is deemed incomplete, the new deemed complete date is the day the new materials are submitted. In these situations, the 150, 180, 210 and 300 day timeframe commences on the date the new materials were submitted. In all other situations, the 150, 180, 210 and 300 day timeframe commences the day the Application was received.
- * In accordance with Section 34 (11.0.0.0.1), of the *Planning Act*, the approval period for Zoning By-law Amendment Applications submitted concurrently with an Official Plan Amendment, will be extended to 210 days.
- * In accordance with Section 17 (40.1) of the *Planning Act*, the City of Hamilton has extended the approval period of Official Plan Amendment Applications by 90 days from 210 days to 300 days. However, Applicants can terminate the 90 day extension if written notice to the Municipality is received prior to the expiration of the 210 statutory timeframe.

Appendix C to Report PED25086

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**Active Development Applications
Deemed Complete After September 3, 2019
(Effective March 18, 2025)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of March 18, 2025
Ward 1								
UHOPA-17-036 ZAC-17-036	644 Main Street West, Hamilton (in abeyance)	01-Nov-17	n/a	23-Nov-17	n/a	01-Mar-18	Urban Solutions Planning & Land Development	2651
UHOPA-24-11 ZAC-24-034	1630 Main Street West and 69 Sanders Boulevard, Hamilton	19-Nov-24	n/a	2-Dec-24	n/a	19-Mar-25	Landwise	119
UHOPA-25-003 ZAC-25-013	1570 Main Street West, Hamilton	25-Feb-25	n/a	28-Feb-25	n/a	25-Jun-25	Kindred Works	21
Ward 2								
UHOPA-23-012 ZAC-23-027	175 John Street North, Hamilton	19-Dec-22	n/a	30-Jan-23	n/a	18-Apr-23	Philip Alaimo	820
ZAC-23-019	117 Forest Avenue, Hamilton	23-Dec-22	n/a	17-Jan-23	23-Mar-23	n/a	Urban Solutions Planning & Land Development	816
ZAC-23-029 25T-202303	215 King Street West, Hamilton	23-Dec-22	n/a	2-Feb-23	n/a	22-Apr-23	Arcadis IBI Group	816

Appendix C to Report PED25086

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**Active Development Applications
Deemed Complete After September 3, 2019
(Effective March 18, 2025)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of March 18, 2025
Ward 3								
ZAC-22-049	338 Cumberland Avenue, Hamilton	20-July-22	n/a	20-July-22	18-Oct-22	n/a	Urban Solutions Planning & Land Development	973
25T-202403	386 Wilcox Street, Hamilton	31-May-24	n/a	6-June-24	n/a	28-Sep-24	MHBC Planning Ltd.	293
ZAC-25-007	87-109 Ashley Street, Hamilton	23-Jan-25	n/a	24-Jan-25	23-Apr-25	n/a	Tyros Development Inc	54
ZAC-25-010	120 Wentworth Street North, Hamilton	24-Jan-25	n/a	6-Feb-25	24-Apr-25	n/a	Indwell Community Homes	53
Ward 5								
UHOPA-23-013 ZAC-23-028 25T-85033R	117 Nashville Circle, Hamilton	23-Dec-22	n/a	22-Feb-23	n/a	22-Apr-23	Bousfields Inc.	816
Ward 6								
ZAC-23-009	1280 Rymal Road East, Hamilton	15-Dec-22	n/a	6-Jan-23	15-Mar-23	n/a	Fothergill Planning & Development Inc.	825
ZAC-24-027 25T-202406	790 Rymal Road East, Hamilton	15-Oct-24	n/a	27-Oct-24	n/a	12-Feb-25	Dicenzo Construction Company Ltd.	154

Appendix C to Report PED25086

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**Active Development Applications
Deemed Complete After September 3, 2019
(Effective March 18, 2025)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of March 18, 2025
Ward 7								
ZAC-22-016	48 Miles Road, Hamilton	25-Jan-22	n/a	10-Feb-22	25-Apr-22	n/a	IBI Group	1132
Ward 8								
ZAC-21-029 25T-202108	204, 212, 220, 226 Rymal Road West, Hamilton	05-July-21	n/a	09-Aug-21	n/a	02-Nov-21	T. Johns Consulting Group	1346
ZAC-22-024 25T-202204	1456-1460 Upper James Street, Hamilton	28-Mar-22	n/a	08-Apr-22	n/a	26-Jul-22	A.J. Clarke & Associates	1087
Ward 9								
ZAC-22-001	2153, 2155, and 2157 Rymal Road East, Stoney Creek	4-Nov-21	n/a	n/a	2-Feb-22	n/a	Weston Consulting	1230

Appendix C to Report PED25086

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**Active Development Applications
Deemed Complete After September 3, 2019
(Effective March 18, 2025)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of March 18, 2025
Ward 9 (continued)								
ZAC-22-029 25T-202206	481 First Road West, Stoney Creek	22-Apr-22	n/a	n/a	n/a	24-Jul-22	Kuok Kei Hong	1063
UHOPA-24-008 ZAC-24-026	1809 – 1843 Rymal Rd E. Stoney Creek	21-Aug-24	n/a	27-Aug-24	n/a	19-Dec-24	MHBC Planning LTD.	209
25T-202405	82 Carlson Street and 238, 240 & 242 Highland Road West Stoney Creek	18-Sept-24	n/a	18-Sept-24	n/a	16-Jan-25	Losani Homes	181
Ward 10								
UHOPA-22-020 ZAC-22-046 25T-202208	220 McNeilly Road, Hamilton	8-July-22	n/a	22-July-22	n/a	5-Nov-22	T. Johns Consulting Group	985
ZAC-25-008 25T202501	515 Jones Road, Stoney Creek	7-Feb-25	n/a	7-Feb-2025	8-May-25	n/a	2787685 Ontario Ltd	39
ZAC-25-014	255 Lewis Road, Stoney Creek	28-Feb-25	n/a	3-Mar-2025	29-May-25	n/a	Ashenhurst Nouwens & Associates Inc	18

Appendix C to Report PED25086

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**Active Development Applications
Deemed Complete After September 3, 2019
(Effective March 18, 2025)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of March 18, 2025
Ward 11								
UHOPA-22-014 ZAC-22-027 25T-202205	2876 Upper James Street, Glanbrook	05-Apr-22	n/a	05-Apr-22	n/a	03-Aug-22	Rice Group	1079
ZAC-22-055	2640 Binbrook Road, Glanbrook	16-Aug-22	n/a	18-Aug-22	14-Nov-22	n/a	IBI Group	946
UHOPA-25-006 ZAC-25-015 25T-201405R	3105 Fletcher Road, Glanbrook	7-Mar-25	n/a	19-Mar-25	17-Jul-25	5-July-25	Cachet Developments (Binbrook) Inc.	11
UHOPA-25-004 RHOPA-25-005	White Church Urban Boundary Expansion	4-Mar-25	n/a	4-Mar-25	2-Jul-25	2-July-25	Urban Solutions Planning & Land Development Consultants	14
Ward 12								
25T-202102	370 Garner Road East, Ancaster	18-Dec-20	n/a	22-Jan-21	n/a	17-Apr-21	A.J. Clarke & Associates Ltd.	1579
25T-202105	700 Garner Road East, Ancaster	18-Jan-21	n/a	04-Feb-21	n/a	18-May-21	MHBC Planning Ltd.	1548

Appendix C to Report PED25086

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**Active Development Applications
Deemed Complete After September 3, 2019
(Effective March 18, 2025)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of March 18, 2025
Ward 12 (continued)								
UHOPA-21-022 ZAC-21-047	559 Garner Road East, Ancaster	15-Oct-21	n/a	20-Oct-21	n/a	12-Feb-22	Urban Solutions Planning and Land Development	1250
ZAC-25-012 25T-202502	448 Book Road East, Ancaster	14-Feb-2025	n/a	18-Feb-2025			Glen Schnarr & Associates	32
UHOPA-25-001	392-412 Wilson Street East & 15 Lorne Avenue, Ancaster	3-Feb-2025	n/a	3-Feb-2025			Urban Solutions Planning & Land Development Consultants	43
Ward 13								
25T-202401	1524 Kirkwall Road, Flamborough	26-Jan-24	n/a	9-Feb-24	n/a	25-May 24	Carson Reid Homes Ltd.	419
RHOPA-24-003 ZAC-24-009	1278 Old Highway 8, Flamborough	27-Mar-24	n/a	27-Mar-24	n/a	25-Jul-24	A.J. Clarke & Associates	359
ZAC-24-031	94 Midsummers Lane, Flamborough	12-Nov-24	n/a	14-Nov-24	10-Feb-24		Pandora Development Inc.	126

Appendix C to Report PED25086

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**Active Development Applications
Deemed Complete After September 3, 2019
(Effective March 18, 2025)**

File	Address	Date Received	Date ¹ Deemed Incomplete	Date ¹ Deemed Complete	90 day cut off (Rezoning)	120 day cut off (OPA or Plan of Sub)	Applicant/Agent	Days Since Received and/or Deemed Complete as of March 18, 2025
Ward 15								
ZAC-20-006	518 Dundas Street East, Dundas	23-Dec-19	n/a	22-Jan-20	n/a	21-Apr-20	Urban Solutions Planning and Land Development	1913
UHOPA-21-003 ZAC-21-007 25T-202103	562 Dundas Street East, Flamborough	23-Dec-20	n/a	08-Feb-21	n/a	22-Apr-21	Metropolitan Consulting Inc.	1547
25T-201507R	74 Parkside Drive, Flamborough	11-Aug-22	n/a	18-Aug-22	n/a	17-Oct-22	IBI Group	951

Active Development Applications

1. When an Application is deemed incomplete, the new deemed complete date is the day the new materials are submitted. In these situations, the 90 and 120 day timeframe commences on the date the new materials were submitted. In all other situations, the 90 and 120 day timeframe commences the day the Application was received.

Appendix D to Report PED25086

Page 1 of 3

**Planning Act Applications
Currently Appealed for Non-Decision to the
Ontario Land Tribunal (Effective March 18, 2025)**

File	Address	Applicant /Agent	Date Appeal Received
Ward 1			
UHOPA-20-027 ZAC-20-042	1629-1655 Main Street West, Hamilton	GSP Group	February 2024
UHOPA-23-008 ZAC-23-020	17 Ewen Road, Hamilton	GSP Group	February 2024
Ward 7			
UHOPA-23-001 ZAC-23-001	499 Mohawk Road East, Hamilton	Urban Solutions Planning & Land Development Consultants Inc.	August 2023
Ward 8			
UHOPA-20-017 ZAC-20-029 25T-202003	393 Rymal Road West, Hamilton	GSP Group Inc.	June 2024
ZAC-24-020	1494 Upper Wellington Road, Hamilton	MHBC Planning	December 2024
Ward 10			
UHOPA-21-18 ZAC-21-039	1400 South Service Road, Stoney Creek	MHBC Planning Ltd.	November 2023

Appendix D to Report PED25086

Page 2 of 3

**Planning Act Applications
Currently Appealed for Non-Decision to the
Ontario Land Tribunal (Effective March 18, 2025)**

File	Address	Applicant /Agent	Date Appeal Received
Ward 11			
UHOPA-22-008 ZAC-22-017 25T-202202	3054 Homestead Drive, Hamilton	Urban Solutions Planning & Land Development	April 2024
25T-202203	9451 Dickenson Road West, Glanbrook	Korsiak Urban Planning	July 2024
UHOP-22-014 ZAC-22-027 25T-202204	2876 Upper James Street, Hamilton	RGC Upper James Hamilton Inc. Pure Upper James Street Holdings	November 2024
Ward 12			
25T-201806	140 Garner Road, Ancaster	Urban Solutions Planning and Land Development Consultants Inc.	February 2022
UHOPA-23-010 ZAC-23-025	509 Southcote Road, Ancaster	Urban Solutions Planning and Land Development Consultants Inc.	June 2023

Appendix D to Report PED25086

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**Planning Act Applications
Currently Appealed for Non-Decision to the
Ontario Land Tribunal (Effective March 18, 2025)**

File	Address	Applicant /Agent	Date Appeal Received
Ward 12 (continued)			
ZAC-21-027	140 and 164 Sulphur Springs Road, Ancaster	Fothergill Planning & Development Inc.	July 2023
UHOPA-20-013 ZAC-20-017	210 Calvin Street, Ancaster	SGL Planning & Design Inc.	May 2024
25T-202102	370, 378, 412 & 436 Garner Road East, Ancaster	First Gulf Corporation	November 2024
ZAC-23-010	299 Fiddlers Green Road, Ancaster	Wellings Planning Consultants	October 2024
Ward 15			
ZAC-13-039	111 Silverwood Drive (111 Parkside Drive), Flamborough (Waterdown)	Metropolitan Consulting Inc.	October 2017

* The OLT Hearing has taken place and awaiting a decision to be issued.



City of Hamilton Report for Information

To: Chair and Members
Planning Committee

Date: April 29, 2025

Report No: PED24209(a)

Subject/Title: Fruitland-Winona Secondary Plan Block 1 Servicing Strategy

Ward(s) Affected: Ward 10

RECOMMENDATION

- 1) That Report PED24209(a) respecting an update on the Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (PED24209) **BE RECEIVED** for information.

Key Facts

- On December 10, 2024, Council approved PED24209 with several recommendations directing staff to report back in Q1 2025 as part of finalizing the Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (the Servicing Strategy).
- Report PED24209(a) is intended to provide an update on progress made since December 2024 in addressing Council's direction, namely:
 - Public Consultation on the Draft Servicing Strategy Report
 - Development of an Implementation Plan
 - Finalization of the Servicing Strategy and Public Consultation
 - The Core Infrastructure Agreement
 - Options for Watercourse 5.0 Realignment and Naturalization.

Financial Considerations

Not Applicable

Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (Ward 10)

Page 2 of 7

Background

The completion of block servicing strategies is a requirement of the Fruitland-Winona Secondary Plan prior to submission of development applications. The Block 1 Land Owner Group has been leading the Servicing Strategy for Block 1 process since 2016. The Draft Block 1 Servicing Strategy Report (PED24209) was presented to Planning Committee on December 3, 2024. The following recommendations were approved by Council on December 10, 2024:

- (a) That the Draft Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report for lands in Phase 1 West of Jones Road, prepared by Urbantech Consulting, dated October 2024, on behalf of the Block 1 land ownership group (Land Owner Group membership, as shown on Appendix “E” to Report PED24209, is Marz Homes, Melrose Group, Chiaravalle Homes, Benemar Homes, Mountainview Fruitland, Mountainview Serland, Serland and 212/218 Fruitland Road), attached as Appendix “A” to Report PED24209, be received;

Note: The Draft Block Servicing Strategy Fruitland - Winona Secondary Plan Block 1, prepared by Urbantech Consulting (October 2024) due to its size can be found online at: <https://www.hamilton.ca/environmental-assessments/block-servicing-strategies-stoney-creek-and-gordon-dean#reports>.

- (b) That Planning and Economic Development staff be directed and authorized to consult on the Draft Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report for lands in Phase 1 West of Jones Road, and that staff report back on the results of the consultation to Planning Committee in Q1 2025.
- (c) That Planning and Economic Development staff be directed to develop an Implementation Plan for the Draft Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report for lands in Phase 1 West of Jones Road, including any necessary adjustments to the Block Servicing Strategy and any Official Plan Amendments and report back to Planning Committee in Q1 2025.
- (d) That Planning and Economic Development Department staff report back to Planning Committee with the Final Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report – Phase 1 West of Jones Road in Q1 2025.
- (e) That the Final Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report – Phase 1 West of Jones Road, prepared by Urbantech Consulting, dated October 2024, be used by Planning and Economic Development staff in reviewing development applications within the Block 1 Servicing Strategy area in the Fruitland- Winona Secondary Plan area.
- (f) That Council direct Planning and Economic Development staff to prepare Phase 2 of the Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report for lands east of Jones Road upon resolution of outstanding Ontario Land Tribunal appeals, including consultation and development of an Implementation

Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (Ward 10)**Page 3 of 7**

Strategy, with funding for the study to be referred to the Capital Budget process.

- (g) That the General Manager of Planning and Economic Development in consultation with the General Manager of Finance and Corporate Services be directed and authorized to negotiate the terms of an Agreement with the Block 1 Land - Owner Group based on the principles outlined on page 14 of Report PED24209 for the purposes of permitting the installation of Core Infrastructure to support development of Block 1 in the Fruitland Winona Secondary Plan Area in advance of formal development approvals.
- (h) That Planning and Economic Development staff report back to Council with details of the Agreement, including requesting authority to execute the Agreement no later than Q3 2025.
- (i) That consultation and the final block servicing strategy include alternatives to maintain and enhance natural watercourses and floodplains in alignment with the City's climate change and biodiversity action plans, consider realigning development densities, while providing engineering options to alleviate local current and future potential flooding.

Analysis

Through the approved recommendations, Council directed that staff report back on specific items concerning the Servicing Strategy in Q1 2025. The following provides an update on that direction with reference to the pertinent recommendation in PED24209:

1. Public Consultation on the Draft Servicing Strategy (Recommendation (b)):

The Draft Servicing Strategy Report was made available for public, agency, and Indigenous Nations comments for two weeks, from January 10 to January 27, 2025, both electronically on the City's project website and in hard copy at:

- Stoney Creek Library, 777 Highway 8, Stoney Creek
- Hamilton City Hall, 6th Floor 71 Main Street West

All Study Area landowners and those within 120m of the Study Area received hard copy Notices via direct mail. City staff and Agencies received Notices via e-mail. Indigenous Nations received letters via email and follow up phone calls to ensure engagement was initiated. A Public Notice was also published on the City's project website and Hamilton Spectator on January 10, 2025.

Consultation highlights include:

- (a) One general comment was received from a property owner in the Study Area.
- (b) Hamilton-Wentworth District School Board advised that the approved land block for the future elementary school is insufficient based on changes in

Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (Ward 10)**Page 4 of 7**

Provincial requirements. Any changes in location or size of the approved parcel will require an Official Plan Amendment. Planning Division staff have engaged with the school board to discuss options.

- (c) Various Indigenous Nation expressed the following:
- concerns about the content of the Servicing Strategy's Natural Heritage Report and how engagement should be facilitated;
 - desire to see the Watercourse 5.0 alternatives and their evaluation before providing comments; and,
 - desire to be included in any Stage 2 Archaeological assessment field work.
- (d) The Ministry of Citizenship and Multiculturalism expressed the need for the study to identify Archaeology, Built Heritage, and Heritage Landscape resources within the Final Servicing Strategy Report and related next steps during the Development Planning process.

Appendix A to Report PED24209(a) includes a full record of communications, (some of which are ongoing) and contains a list of agencies and Indigenous Nations that were contacted.

Public and stakeholder consultation on the Block 1 Servicing Strategy through the course of the study has been comprehensive, and although not a legislative requirement, meaningful feedback has been and is being sought to inform development plans for the community. In that regard, consultation will continue through the finalization of the Block 1 Servicing Strategy. For example, staff are currently liaising with Indigenous Nations representatives and the Land Owner Group on an appropriate way to engage on matters related to the Natural Heritage Systems. In addition, there will be an opportunity to provide feedback on alternatives for Watercourse 5.0 through public review of the Final Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report – Phase 1 West of Jones Road, prior to Council approval.

Development of an Implementation Plan (Recommendation (c)):

Staff has prepared a Draft Implementation Plan to support the orderly development and build out of Block 1. The plan is based on a novel approach which permits construction of key pieces of municipal infrastructure to be implemented in parallel with the finalizing of development approvals to expedite the development process and ready the area for growth. The strategy is also intended to define the servicing components together with details of development application phasing to ensure future draft plans of subdivision can be implemented in a systematic manner.

Further work on the Implementation Plan is required to be completed upon finalization of the Block 1 Servicing Strategy (refer to #3 below). The Final

Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (Ward 10)**Page 5 of 7**

Servicing Strategy will be used to: inform required elements to be included in the Core Infrastructure Agreement (refer to #4 below); formalize the proposed development phasing plan; identify any required Official Plan Amendments, including the expected timing of the required amendments; and indicate major infrastructure requirements that will provide for orderly development.

2. Finalization of the Servicing Strategy Block 1 Report (Phase 1 west of Jones Road) – Recommendation (d):

The work required towards finalization of Phase 1 of the Servicing Strategy is proceeding, but because of additional direction provided by Planning Committee in recommendation (i) of Report PED24209 (refer to #5 below), the original timeline of Q1, 2025 could not be met and more time is required to finalize the Strategy. This work is anticipated to be completed in Q2, 2025, provided the necessary material is completed and submitted in a timely manner by the Land Owner Group's consulting team.

Since December 2024 staff have been working with the Land Owner Group's consulting team addressing the outstanding issues required to finalize Phase 1 of the Strategy.

3. The Core Infrastructure Agreement – Recommendation (g and h)):

The Land Owner Group, is proposing that the work proceed on the Core Infrastructure Agreement, but in the short term their focus is on addressing Council's direction detailed in recommendation (i). Once the draft Agreement is received it will be reviewed by Legal Services staff and will lead to a series of meetings with the Land Owner Group to negotiate terms and conditions prior to finalizing the Agreement and reporting back to Council. With this deferral, it is expected that finalization of the Agreement may not occur until Q2 2026.

4. Options for Watercourse 5.0 Realignment and Naturalization – Recommendation (i)

Work has been ongoing between City staff and the Land Owner Group's consulting team to address this matter. Draft materials for staff's consideration were received -on March 31, 2025 and will be reviewed by staff and Hamilton Conservation Authority. Once approved, the Block 1 Servicing Strategy will be updated to reflect any changes to the plan. In accordance with Council direction, staff will then facilitate consultation with the public and stakeholders on the options considered as part of consultation planned for the Final Block Servicing Strategy Fruitland – Winona Secondary Plan Block 1 Report – Phase 1 West of Jones Road.

Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
 - 1.1. Accelerate our response to climate change:
 - Proposed Watercourse 5.0 floodplain control to contain up to 100-year floods.
 - 1.2. Protect green space and waterways.
 - Enhance Watercourse 5.0 and other study area's developments, to ensure that City's biodiversity and forest canopy increase is maximized.
2. Safe & Thriving Neighbourhoods
 - 2.2. Make sure people can safely and efficiently move around by foot, bike, transit or car.
 - Block Servicing Strategy's pedestrian and cycling connectivity will ensure that people can move safely and efficiently by foot, bike, transit, and car.
 - 2.3. Provide vibrant parks, recreation and public space.
 - Two parks are planned for within Block 1 study area: Neighbourhood Park, to serve immediate population, and a Community Park which will provide community space for a greater area, and will provide amenities such as washroom facilities, and access for all ages.
3. Get more people involved in decision making and problem solving.
 - The Draft Block 1 Servicing Strategy was made available following Provincial requirements under the Municipal Class Environmental Assessment document (Municipal Engineers Association's document, 2023) as well as City's Inclusion Diversity, Equity and Ability policies, guidelines. All area landowners and those within 120m boundary of the Study Area, along with Agencies and Indigenous Nations were circulated on its contents via direct mail, publication in Hamilton Spectator; the electronic copy was available on the City project web page, and hard copies of the Report were made available in two locations.

Previous Reports Submitted

Previously Submitted Report PED24209 can be found at the link below:.

<https://pub-hamilton.escribemeetings.com/Meeting.aspx?Id=e831d260-84d0-46c7-9c66-76be66e3bfba&Agenda=Merged&lang=English&Item=28&Tab=attachments>

Consultation

The following staff were consulted on preparation of Report PED24209(a):

Planning and Economic Development Department:

- Jennifer DiDomenico, Senior Project Manager, Indigenous Relations
- Alissa Golden, Program Lead, Heritage and Urban Design
- Melissa Kiddie, Natural Heritage Planner, Heritage, and Urban Design
- Melanie Pham, Acting Manager, Sustainable Committees
- James Van Rooi, Senior Planner, Planning Division
- Steve Molloy, Manager, Transportation Planning
- Monir Moniruzzaman, Manager, Development Engineering

Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (Ward 10)**Page 7 of 7**

Public Works Department:

- Kara Bunn, Manager Cemeteries, Environmental Services
- Megan Stewart, Supervisor, Landscape Architectural Services

Appendices and Schedules Attached

- Appendix A: Draft Block 1 Servicing Strategy Report Public Engagement Compendium

Prepared by: Margaret Fazio, Senior Project Manager, Planning and Economic Development Department, Growth Management Division.

Submitted and recommended by: Ashraf Hanna, Director, Growth Management and Chief Development Engineer, Planning and Economic Development Department, Growth Management Division.

Appendix A – Block 1 Servicing Strategy Draft Report Public Engagement Compendium

Notice of Draft Study Report

Fruitland - Winona Secondary Plan Area

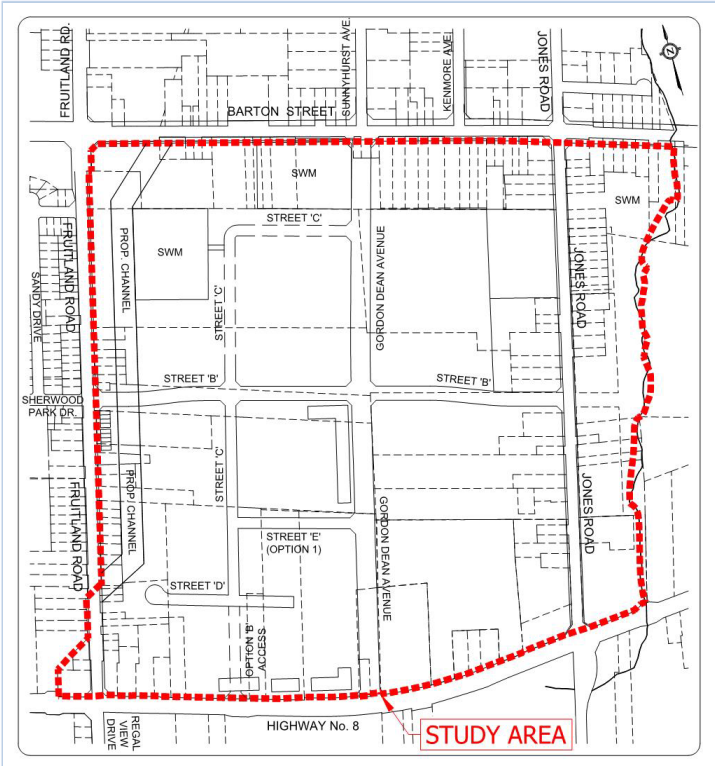
Block 1 Servicing Strategy

A development landowner group representing specific landowners in Block 1 of the Fruitland - Winona Secondary Plan Area is leading the preparation of a Block Servicing Strategy for the Block 1 area as illustrated on the adjacent map.

The Strategy proposes a Development Concept Plan for water, wastewater, stormwater, and transportation infrastructure to support residential development in the Block.

Council has directed staff to consult with the public on the Draft Study Report which is now available for viewing online or in person.

This is the first of two opportunities to comment on the Strategy as Council also directed that additional options for improving Watercourse 5 be considered by the landowner group. As such, there will be another opportunity to provide feedback later in 2025.



Review Materials Online	Review the Materials in Person
<p>Visit the project website to review the Draft Study Report at:</p> <p>www.hamilton.ca/blockservicingstrategies</p>	<p>Review Draft Study Report in person (Monday to Friday: 8:30 a.m. – 4:30 p.m.) at:</p> <p>LOCATIONS:</p> <ol style="list-style-type: none">1. Stoney Creek Library 777 Highway 8, Stoney Creek2. Hamilton City Hall, 6th Floor 71 Main Street West
<p>Please provide any comments and questions by January 27, 2025. See contact information below.</p>	

Note: If you would like to be added to the project mailing list or if you have any accessibility requirements to enable reviewing and/or commenting on the provided materials, please advise the staff member below using the contact information provided.

Margaret Fazio, RPP and MCIP
Senior Project Manager, Infrastructure Planning
Planning and Economic Development
City of Hamilton
71 Main Street West, 6th Floor, L8P 4Y5
Phone 905-546-2822 Ext. 2218
Email: iplanning@hamilton.ca

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice was published in the Hamilton Spectator on January 10, 2025.

Block 1 Servicing Strategy Mailing List

City of Hamilton		
Department	Division	
City Manager's Office	City Manager's Office	
Corporate Services	Corporate Services, Financial Planning Administration and Policy	
Government Relations and Community Engagement	Community Initiatives	
Hamilton Police Service	Hamilton Police	
Healthy and Safe Communities Department	Healthy and Safe Communities, Hamilton Fire Department, Healthy Environments, Indigenous Relations, Office of the Medical Officer of Health and Provincial Subsidy	
Planning & Economic Development	Climate Change Initiatives, Development Construction, Development Engineering, Economic Development, Growth Management, Heritage and Urban Design, Infrastructure Planning, LRT, Planning, Sustainable Communities, Transportation Planning and Parking	
Public Works	Corporate Asset Management, Engineering Services, Environmental Services, Hamilton Water, Transit, Transportation, Waste Management	
Job Title	Organization	Street Address
Councillors - and Office Staff	OFFICE	PHONE
Councillor, Ward 10	WARD 10	905-546-2701
Administrative Assistant	WARD 10	905-546-2701
Conservation Authority		
Director, Watershed Planning & Engineering	Hamilton Conservation Authority	838 Mineral Springs Road, Box 81067
Manager, Watershed Planning Services	Hamilton Conservation Authority	838 Mineral Springs Road, Box 81067
Provincial Authorities		
Team Lead - Heritage	Ministry of Citizenship and Multiculturalism	1700 - 401 Bay Street
Manager, Growth Policy	Ministry of Municipal Affairs & Housing	2304 - 777 Bay Street
Director	Capital Program Branch Ministry of Education	19th Floor, Mowat Block, 900 Bay Street
Environmental Facilities Coordinator	Ontario Provincial Police	2 - 777 Memorial Avenue
Chief Administrative Officer	Ministry of Agriculture, Food and Rural Affairs	1 Stone Rd. W., 2nd Floor
Director, Land Use Planning	Infrastructure Ontario	2000 - 1 Dundas Street West
Manager, Strategic Support Unit	Ministry of Energy	6 - 77 Grenville Street
Environmental Assessment & Planning Co-Ordinator	Ministry of the Environment, Conservation & Parks	119 King St. W., 12th Floor
Environmental Specialist	Infrastructure Ontario	2000 - 1 Dundas Street West
District Supervisor	Ministry of Natural Resources and Forestry	1 Stone Rd. W.
Heritage Planner	Ministry of Citizenship and Multiculturalism	1700 - 401 Bay Street
Initiatives Coordinator	Ministry of Energy	2 - 933 Ramsey Lake Road
Cabinet Liaison and Strategic Policy Branch Coordinator	Ministry of Energy	6 - 77 Grenville Street
Manager, Program Services	Niagara Escarpment Commission	232 A Guelph Street
Business Coordinator (Acting)	Ministry of Natural Resources and Forestry	1 Stone Rd. W.
Planner	Ministry of Municipal Affairs & Housing	777 Bay St., 13th Floor
	Infrastructure Ontario	4 - 1 Stone Road West
Federal Authorities		
c/o Canadian Wildlife Services	Environment and Climate Change Canada	351 St. Joseph Blvd, 16th floor
Manager, Environmental Assessment Section	Ontario Region Environmental and Climate Change Canada	4905 Dufferin Street
Environment Officer- Environment Unit, Ontario Region	Lands and Trusts Services Env. Unit INAC	25 St. Clair Ave. E. 8th floor
Indigenous Communities		
Archaeology Coordinator Director Secretary Consultation Supervisor	Six Nations Land and Resources Department, Land Use Unit for the Six Nations of the Grand River Elected Council (SNEC)	2498 Chiefswood Road PO Box 5000
Field Liaison Representative with Department of Consultation and Accommodation (DOCA)	Mississaugas of the Credit First Nation	2789 Mississauga Road - RR #6
Conseiller en gestion du territoire Grand Chief	Huron Wendat First Nation at Wendake	255 Place Chef Michel-Laveau
Program Coordinator	Haudenosaunee Development Institute (HDI) for the Haudenosaunee Confederacy of Chiefs Council (HCCC)	16 Sunrise Court, Suite 600 PO Box 714
Metis Consultation Unit	Metis Nation of Ontario	500 Old St. Patrick Street, Unit #3

BIAs and Neighborhood Groups/Organizations		
The Fruitland-Winona-Stoney Creek Community Association Inc.	905-643-6819	
Other Related Community Groups-		
Executive Director	Environment Hamilton	22 Wilson Street, Unit 4
Organizer	Citizens at City Hall (CATCH)	
President	Hamilton Wentworth Council of Home & School Associations	
Chair	Hamilton Community Foundation	120 King St. W., Suite 700
Utilities		
Supervisor, Design, Customer Capital	Alectra Utilities Corporation	55 John St. N., 6th Floor
	BellCanada	20 Hunter St. W.
Manager, Utilities East Engineering Projects	Canadian Pacific Railway	1290 Central Parkway West, Suite 700
Manager, Public Works Design & Construction	CN	4 Welding Way off Administration Road
Planning Lead Hand Niagara/Hamilton	Cogeco Cable Inc	7170 McLeod Rd
Advisor, Construction and Project Management	Enbridge Pipelines Inc. (Construction and Growth Group).	918 South Service Rd.
Sr. Analyst, Lands & ROW	Enbridge Pipelines Inc.	Chatham, ON N7M 5M1
Sr. Analyst, Lands & ROW	Enbridge Pipelines Inc.	PO Box 398 Edmonton, AB T5J 2J9
Executive Director	Environment Hamilton	51 Stuart Street
Director of Energy	HCE Energy Inc.	HCE Operations 79 Bay St. North
Energy Operations Manager	HCE Energy Inc.	HCE Operations 79 Bay St. North
Hydro One Real Estate Management	Hydro One	185 Clegg Road
Land Agent - Eastern Pipeline Operations	Imperial Oil Products & Chemical Division	100 - 5th Concession Rd. E.
Environmental Specialist, Corporate Programs	Ontario Power Generation	700 University Avenue
Planner/Designer	Source Cable	1090 Upper Wellington St
Regional Director - Marketing	Southern Ontario Railway	241 Stuart St. W.
	Sun Canadian Pipeline	
Land Analyst, Urban Development	TransCanada Pipelines	450-1st Street S.W.
New Business Project Coordinator	Union Gas	918 South Service Road
Construction Project Manager	Union Gas	918 South Service Road
Schools		
Senior Manager, Facilities Management	Hamilton-Wentworth District School Board	100 King Sreet West - P.O. Box 2558
	French Catholic School Board	110 Drewry Avenue
President of the Ontario Catholic School Trustees' Association (OCSTA)	Hamilton-Wentworth Catholic District School Baord	P.O. Box 2012 90 Mulberry Street
Chair	Hamilton-Wentworth District School Board	20 Education Court Mailing address PO Box 2558 L8N 3L1
Director of Planning	French Public-School Board	116 Cornelius Parkway
Associate Director of Corporate Services	Hamilton-Wentworth Catholic District School Baord	P.O. Box 2012 90 Mulberry Street
Transportation		
Executive Director	Bike Share	103-91 James St. N.
Chair	Cycle Hamilton	
City Liaison for Hamilton Cycling Committee	Hamilton Cycling Committee	
Chair	Hamilton Cycling Committee	
Chairman	Ontario Trucking Association	555 Dixon Road
Executive Director	Social Bicycle (SoBi)	126 Catherine Street North
President	Zipcar	129 Spadina Avenue
Other		
Manager of Communications and External Relations	REALTORS Association of Hamilton-Burlington	505 York Blvd.

January 17, 2025

[REDACTED]
Haudenosaunee Development Institute
[REDACTED]
[REDACTED]

Dear [REDACTED]:

Subject: Block 1 Servicing Strategy – Notice of Draft Study Report Completion

A development landowner group representing specific landowners in Block 1 of the Fruitland - Winona Secondary Plan Area is leading the preparation of a Block Servicing Strategy for the Block 1 area as illustrated on the attached Notice of Draft Study Report Completion.

The Strategy proposes a Development Concept Plan for water, wastewater, stormwater, and transportation infrastructure to support residential development in the Block.

Council has directed staff to consult with the public on the Draft Study Report which is now available for viewing online or in person.

This is the first of two opportunities to comment on the Strategy as Council also directed those additional options for improving Watercourse 5.0 be considered by the landowner group. As such, there will be another opportunity to provide feedback later in 2025.

Stage 1 Archaeology Reports were previously completed within the study area as part of the Gordon Dean Avenue Phases 3 and 4 Municipal Class Environmental Assessment, and Stage 2 Archaeology is recommended for subsequent studies (at Detailed Design). Also, another Stage 1 Archaeology Report was completed for Watercourse 5 and 6 Environmental Assessment Study. Copies of these Stage 1 Archaeology Reports can be found at the following location under the Reports section: [Block 1 Servicing Strategy Area Archaeology Reports](#)

The Draft Natural Heritage Report as well as other field work are available for viewing on the study web page: [Draft Natural Heritage Report & Field Work](#)

We are reaching out to you in case you have any questions or comments that you wish to share with City staff or the study team, or to ask if you wish to meet to discuss any of the above and if additional time to comment is required.

Please do not hesitate to contact the undersigned at iplanning@hamilton.ca at the below phone numbers.

On behalf of the Project Team, thank you for your interest and involvement in this study.

Sincerely,



Margaret Fazio, B.Sc., E.P., RPP, MCIP

Senior Project Manager, Infrastructure Planning,

Planning and Development Department, City of Hamilton, Tel: 905-546-2822 Ext.2218



Re: Block 1 Servicing Strategy - Notice of Draft Study Report Completion - Response from COH

From [REDACTED]
Date Thu 2/27/2025 4:16 PM
To Fazio, Margaret <Margaret.Fazio@hamilton.ca>
Cc Yip, Patrick <Patrick.Yip@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>; Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>; [REDACTED]
[REDACTED] Norman, Gavin <Gavin.Norman@hamilton.ca>;
LaForme, Katelyn <Katelyn.LaForme@hamilton.ca>

I External Email: Use caution with links and attachments

I just wanted to once again send another email confirming that the City of Hamilton will not be accepting any materials from the proponent where they are refusing to meet with indigenous people in a manner that works best for the indigenous people.

I am confirming that this is the city of Hamilton's position where we are understand the PPS actually requires an obligate the city of Hamilton engage on any planning activities

We look forward to hearing from the City of Hamilton how and when engagement consistent with the PPS is going to take place on these particular applications.

[REDACTED]

[REDACTED]

On Thu, Feb 27, 2025, 2:40 p.m. Fazio, Margaret <Margaret.Fazio@hamilton.ca> wrote:

Good afternoon,

Please see the following response from the Block 1 Team:

Thank your offer of providing translation services. We would welcome that at any future meetings.

The Block 1 Team is not in a position to attend the meeting on Friday. Receiving a list of detailed concerns will provide our Team time to review specific concerns and gather the appropriate information and respond appropriately in order for a meaningful and productive outcome.

The Block 1 SS Landowners Group Team has acknowledged receipt of the email from HDI dated January 25th, 2025. And as input to your meeting this week we can advise that our Team of consultants will be addressing the noted concerns related to Natural Heritage PPS 2024 Policies, through the many Technical Reports and Studies required at the Draft Plan application stage. We are committed to provide essential communication as required by the Block Servicing Process and all future Planning Application processes. If a subsequent meeting is required, we will rely on written feedback and comments from HDI outlining details of the specific areas to be addressed.

Thank you for your assistance.

Angelo Cutaia P.Eng.

Land Development Consultant

AC III Group Inc.



Mobile: (905) 580 6441

Thank you,

Margaret Fazio E.P., RPP and MCIP

Senior Project Manager, Infrastructure Planning
Planning and Economic Development

[City of Hamilton](#)

[71 Main Street West, 6th Floor, L8P 4Y5](#)

Phone 905-546-2822 Ext. 22

Email: margaret.fazio@hamilton.ca



From: [REDACTED]

Sent: Thursday, February 27, 2025 12:05 PM

To: Fazio, Margaret <Margaret.Fazio@hamilton.ca>

Cc: Yip, Patrick <Patrick.Yip@hamilton.ca>; DiDomenico, Jennifer

<Jennifer.DiDomenico@hamilton.ca>; Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>;

[REDACTED] Norman, Gavin

<Gavin.Norman@hamilton.ca>; LaForme, Katelyn <Katelyn.LaForme@hamilton.ca>

Subject: Re: Block 1 Servicing Strategy - Notice of Draft Study Report Completion - Response from COH

External Email: Use caution with links and attachments

Good Afternoon

How are you going to understand our presentation if you do not have anyone available, who speaks Mohawk or Cayuga and at the same time, how are you going to integrate this information into your decision-making process if you don't have anyone speaking Mohawk or Cayuga?.

Regards

[REDACTED]

On Wed, Feb 26, 2025, 1:56 p.m. Fazio, Margaret <Margaret.Fazio@hamilton.ca> wrote:

Hello,

I'm just following up on our last correspondence and looking for specific agenda items/concerns and questions, you would like to propose for our meeting on Feb 28th so that everyone can appropriately prepare.

Thank you,

Margaret Fazio E.P., RPP and MCIP
Senior Project Manager, Infrastructure Planning
Planning and Economic Development
[City of Hamilton](#)
[71 Main Street West, 6th Floor, L8P 4Y5](#)
Phone 905-546-2822 Ext. 2218
Email: margaret.fazio@hamilton.ca



From: Fazio, Margaret
Sent: Friday, February 14, 2025 4:03 PM
To: [REDACTED]
Cc: Yip, Patrick <Patrick.Yip@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>; Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>; [REDACTED]; Norman, Gavin <Gavin.Norman@hamilton.ca>; Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>; LaForme, Katelyn <Katelyn.LaForme@hamilton.ca>
Subject: RE: Block 1 Servicing Strategy - Notice of Draft Study Report Completion - Response from COH

Hello,

Thank you for your response. Please be advised that the Block 1 Servicing Strategy (B1SS) is not a [City of Hamilton](#) undertaking. The City of Hamilton does not currently have a policy which would require developers to provide translation or interpretation services or provide compensation for them.

We respect your request and will take it under advisement for future City - led undertakings.

City staff have conveyed your comments and concerns, along with request for a meeting with the Landowners Group for Block 1 Servicing Strategy, who extend their thanks for your letter. Further, they add the following comments addressed to HDI:

"Your comments are noted and will be addressed in the many Technical Reports and Studies required at the Draft Plan application stage. It is our Teams protocol, in order to meet with any concerned individual or group, we require written comments detailing items of concern to allow our Team to prepare with specific details that will address the concerns and have a productive and meaningful meeting. Our Team is committed to provide the essential communication as required by the Block Servicing Process and all future Planning Application processes. If a meeting is still required, we thank HD/ for their offer to provide a translator to assist in communications. We look forward to the follow up correspondence".

The Block 1SS consulting team representatives are cc'd on this response: Angelo Cutaia and Rob Merwin.

Please advise if you have any questions and please Respond to ALL in future communications in this matter.

Regards,

Margaret Fazio E.P., RPP and MCIP
Senior Project Manager, Infrastructure Planning
Planning and Economic Development
[City of Hamilton](#)
[71 Main Street West, 6th Floor, L8P 4Y5](#)
Phone 905-546-2822 Ext. 2218
Email: margaret.fazio@hamilton.ca



From: [REDACTED]
Sent: Thursday, January 30, 2025 8:38 PM
To: Fazio, Margaret <Margaret.Fazio@hamilton.ca>
Cc: [REDACTED] Yip, Patrick <Patrick.Yip@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>; Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>; [REDACTED]; Norman, Gavin <Gavin.Norman@hamilton.ca>
Subject: Re: Block 1 Servicing Strategy - Notice of Draft Study Report Completion - Response from COH

External Email: Use caution with links and attachments

Good Evening

We are available to meet to review the deficiencies on February 28, 2025 however we will be going through the material in the Cayuga language and using some Mohawk as well.

We are very excited that we are now in a position to use our languages as the effects of colonialism and residential schools has been devastating but we have overcome!! It really is amazing that we are now in this position to revitalize not only our languages but our culture and ways of life after the trauma imposed by colonial structures and systems.

We are glad that you will be joining us on this path to real and actual productive reconciliation.

Please advise if you will require translators.

Regards,

[REDACTED]

On Jan 30, 2025, at 2:48 PM, Fazio, Margaret <Margaret.Fazio@hamilton.ca> wrote:

Hello,

We would be available to meet to discuss the below mentioned items with you on one of the following occasions.

Wednesday, Feb 26, 2025, 9-10 a.m.

Friday, Feb 28, 2025, 9-10 a.m.

Please advise if these work for you.

Thank you,

Margaret Fazio E.P., RPP and MCIP
Senior Project Manager, Infrastructure Planning
Planning and Economic Development
[City of Hamilton](#)
[71 Main Street West, 6th Floor, L8P 4Y5](#)
Phone 905-546-2822 Ext. 2218
Email: margaret.fazio@hamilton.ca



From: [REDACTED]
Sent: Tuesday, January 21, 2025 5:15 PM
To: Fazio, Margaret <Margaret.Fazio@hamilton.ca>
Cc: [REDACTED] Yip, Patrick <Patrick.Yip@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>; Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>; [REDACTED]; Norman, Gavin <Gavin.Norman@hamilton.ca>

Subject: Re: Block 1 Servicing Strategy - Notice of Draft Study Report Completion
Response from COH

External Email: Use caution with links and attachments

Good Afternoon

Can you please advise on your availability to meet to go through the deficiencies in the Natural Heritage Report.

At the same time no engagement has been undertaken by Hamilton and/or the proponent on the Block Servicing Strategy.

Can you advise how and when the engagement will be commenced so that we can set out and clarify s.35 rights and interests associated with the subject property that need to be included in the Natural Heritage Report.

Regards,

[REDACTED]

On Jan 21, 2025, at 4:57 PM, Fazio, Margaret
<Margaret.Fazio@hamilton.ca> wrote:

Hello [REDACTED],

Thank you for your comments regarding the Block 1 Servicing Strategy Draft Report. The Natural Heritage Report within Block 1 Servicing Strategy has not been approved by City staff and we continue to work with the proponent on finalizing the Natural Heritage Report.

For any outstanding items additional Environmental Impact Statements (individual reports that will characterize the natural features, assess impacts, and provide mitigation measures) will be required for each development application through the Planning Act process.

Please advise if you have further questions or comments.

Thank you,

Margaret Fazio E.P., RPP and MCIP
Senior Project Manager, Infrastructure Planning
Planning and Economic Development
[City of Hamilton](#)
[71 Main Street West, 6th Floor, L8P 4Y5](#)
Phone 905-546-2822 Ext. 2218
Email: margaret.fazio@hamilton.ca

<image001.png>

From: [REDACTED] >
Sent: Sunday, January 19, 2025 11:39 AM
To: Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>; Yip, Patrick <Patrick.Yip@hamilton.ca>; Fazio, Margaret <Margaret.Fazio@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>

Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Block 1 Servicing Strategy - Notice of Draft Study Report Completion

I External Email: Use caution with links and attachments

Good Morning

Can someone from Hamilton please advise if Hamilton has any Natural Heritage policies over and above those set out in the PPS 2024.

I note that the Natural Heritage Reference Manual has not been updated for the PPS 2024 and I am assuming at this point that it is still an applicable policy for guidance on whether or not a Natural Heritage Report will be accepted. For example if the Natural Heritage Report is not compliant with the PPS 2024, the Natural Reference Heritage Manual and/or the Significant Wildlife Habitat Technical Guide I am assuming that Hamilton will not accept such a Natural Heritage Report.

On my initial review I can advise that the NATURAL HERITAGE CHARACTERIZATION ASSESSMENT BLOCK 1 LANDS - CITY OF HAMILTON prepared for Fruitland-Winona Block 1 Owners and dated April 2024 does not comply with the PPS 2024 and subsuming policy and legislation.

We would be pleased to meet in person to review the deficiencies where we require the participation of Chiefs and Clanrnothers who will be reviewing the deficiencies, in part, in Mohawk and Cayuga.

We also have a number of Chiefs and Clanmothers who are not fluent in English and who do not use English as a first or second language. May we please receive the reports in Mohawk and Cayuga.

We would be please to arrange for translators for you if you do not have Cayuga and Mohawk speakers.

We look forward to hearing from you on the above.

Regards,

[REDACTED]

docs.ontario.ca

[1 Significant wildlife habitat technical guide](#)

ontario.ca

[<image002.png>](#)

[Here is a copy of an ESR that was never provided to us.](#)

<https://www.hamilton.ca/sites/default/files/2023-02/b1ock2-servicingstrategy-fina1report-sept2018.pdf>

On Jan 19, 2025, at 10:56 AM, [REDACTED]

[REDACTED] wrote:

[Good Morning Ms Fazio and Ms. Thumma](#)

[Attached below is the email we sent in 2010 some 15 years ago explaining about the process and the application. Note that Ms. Fazio was copied on this email.](#)

[Hamilton's refusal to follow our process or suggest a reasonable alternative is the reason that this project as well as many Hamilton projects will shortly come to an impasse in terms of moving forward.](#)

[Regards,](#)

[REDACTED]

[Begin forwarded message:](#)

[From:](#) [REDACTED]

[Subject: Lower Davis Creek Erosion and Flooding Class EA](#)

[Date: September 30, 2010 at 4:05:05 PM EDT](#)

[To: Julian Torres <Julian.Torres@hamilton.ca>, Margaret Fazio <Margaret.Fazio@hamilton.ca>](#)

[Cc:](#) [REDACTED]

[REDACTED]

On Jan 17, 2025, at 7:14PM, [REDACTED]

[REDACTED] wrote:

Begin forwarded message:

From: "Thumma, Sprihaa"
<Sprihaa.Thumma@hamilton.ca>

Subject: Block 1 Servicing
Strategy - Notice of Draft Study
Report Completion

Date: January 17, 2025 at
4:06:57 PM EST

To: [REDACTED]

Cc: "Yip, Patrick"
<Patrick.Yip@hamilton.ca>, "Fazio,
Margaret"
<Margaret.Fazio@hamilton.ca>, .
"DiDomenico, Jennifer"
<Jennifer.DiDomenico@hamilton.ca>

Sent on behalf of Margaret Fazio:

Hello [REDACTED],

Please find attached the Notice of
the opening of a Comment Period
for Draft Study Report for Block 1
Servicing Strategy in Fruitland-
Winona Secondary Plan, in the
City of Hamilton. The project is
being conducted by a landowner
group within Block 1 study area,
but City of Hamilton staff would like
to engage with Haudenosaunee
Nation right now, as directed by
Council.

Please advise if you have any
questions or comments.

Thank you,

Margaret Fazio E.P., RPP and MCIP

Senior Project Manager,
Infrastructure Planning

Planning and Economic
Development

City of Hamilton

71 Main Street West, 6th Floor,
L8P 4Y5

Phone 905-546-2822 Ext. 2218

Email: margaret.fazio@hamilton.ca
g

Sprihaa Thumma

Infrastructure Planning Student

Planning and Economic Development

Growth Management, City of Hamilton

(905) 546-2424 Ext. 4123

<image003.png>

January 17, 2025

[REDACTED]
Six Nations Land & Resources Dept.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Block 1 Servicing Strategy – Notice of Draft Study Report Completion

A development landowner group representing specific landowners in Block 1 of the Fruitland - Winona Secondary Plan Area is leading the preparation of a Block Servicing Strategy for the Block 1 area as illustrated on the attached Notice of Draft Study Report Completion.

The Strategy proposes a Development Concept Plan for water, wastewater, stormwater, and transportation infrastructure to support residential development in the Block.

Council has directed staff to consult with the public on the Draft Study Report which is now available for viewing online or in person.

This is the first of two opportunities to comment on the Strategy as Council also directed those additional options for improving Watercourse 5.0 be considered by the landowner group. As such, there will be another opportunity to provide feedback later in 2025.

Stage 1 Archaeology Reports were previously completed within the study area as part of the Gordon Dean Avenue Phases 3 and 4 Municipal Class Environmental Assessment, and Stage 2 Archaeology is recommended for subsequent studies (at Detailed Design). Also, another Stage 1 Archaeology Report was completed for Watercourse 5 and 6 Environmental Assessment Study. Copies of these Stage 1 Archaeology Reports can be found at the following location under the Reports section: [Block 1 Servicing Strategy Area Archaeology Reports](#)

The Draft Natural Heritage Report as well as other field work are available for viewing on the study web page: [Draft Natural Heritage Report & Field Work](#)

We are reaching out to you in case you have any questions or comments that you wish to share with City staff or the study team, or to ask if you wish to meet to discuss any of the above and if additional time to comment is required.

Please do not hesitate to contact the undersigned at iplanning@hamilton.ca at the below phone numbers.

On behalf of the Project Team, thank you for your interest and involvement in this study.

Sincerely,



Margaret Fazio, B.Sc., E.P., RPP, MCIP

Senior Project Manager, Infrastructure Planning,

Planning and Development Department, City of Hamilton, Tel: 905-546-2822 Ext.2218



RE: Block 1 Servicing Strategy - Notice of Draft Study Report Completion

From [REDACTED]
Date Mon 1/20/2025 10:31 AM
To Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>

I External Email: Use caution with links and attachments

Good morning Margaret,

Thank you for notifying us. We're like to hold any comments until the watercourse can be fully discussed. During the associated EA, the proponent avoided discussing mitigation by punting it to later watercourse improvements and detailed design, so I'd like to see the 'Functional Design of WC5.0 and implementation plan' first.

Thank you, [REDACTED]

From: Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>
Sent: January 17, 2025 4:10 PM
To: [REDACTED]
Cc: Yip, Patrick <Patrick.Yip@hamilton.ca>; Fazio, Margaret <Margaret.Fazio@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>
Subject: [External] Block 1 Servicing Strategy- Notice of Draft Study Report Completion

Sent on behalf of Margaret Fazio:

Hello [REDACTED],

Please find attached the Notice of the opening of a Comment Period for Draft Study Report for Block 1 Servicing Strategy in Fruitland-Winona Secondary Plan, in the City of Hamilton. The project is being conducted by a landowner group within Block 1 study area, but City of Hamilton staff would like to engage with the Six Nations right now, as directed by Council.

Please advise if you have any questions or comments.

Thank you,

Margaret Fazio E.P., RPP and MCIP
Senior Project Manager, Infrastructure Planning
Planning and Economic Development
City of Hamilton
71 Main Street West, 6th Floor, L8P 4Y5
Phone 905-546-2822 Ext. 2218
Email: margaret.fazio@hamilton.ca

Sprihaa Thumma
Infrastructure Planning Student
Planning and Economic Development
Growth Management, City of Hamilton
(905) 546-2424 Ext. 4123

January 17, 2025

[REDACTED]
Mississaugas of the Credit First Nation
[REDACTED]
[REDACTED]

Dear [REDACTED]:

Subject: Block 1 Servicing Strategy – Notice of Draft Study Report Completion

A development landowner group representing specific landowners in Block 1 of the Fruitland - Winona Secondary Plan Area is leading the preparation of a Block Servicing Strategy for the Block 1 area as illustrated on the attached Notice of Draft Study Report Completion.

The Strategy proposes a Development Concept Plan for water, wastewater, stormwater, and transportation infrastructure to support residential development in the Block.

Council has directed staff to consult with the public on the Draft Study Report which is now available for viewing online or in person.

This is the first of two opportunities to comment on the Strategy as Council also directed those additional options for improving Watercourse 5.0 be considered by the landowner group. As such, there will be another opportunity to provide feedback later in 2025.

Stage 1 Archaeology Reports were previously completed within the study area as part of the Gordon Dean Avenue Phases 3 and 4 Municipal Class Environmental Assessment, and Stage 2 Archaeology is recommended for subsequent studies (at Detailed Design). Also, another Stage 1 Archaeology Report was completed for Watercourse 5 and 6 Environmental Assessment Study. Copies of these Stage 1 Archaeology Reports can be found at the following location under the Reports section: [Block 1 Servicing Strategy Area Archaeology Reports](#)

The Draft Natural Heritage Report as well as other field work are available for viewing on the study web page: [Draft Natural Heritage Report & Field Work](#)

We are reaching out to you in case you have any questions or comments that you wish to share with City staff or the study team, or to ask if you wish to meet to discuss any of the above and if additional time to comment is required.

Please do not hesitate to contact the undersigned at iplanning@hamilton.ca at the below phone numbers.

On behalf of the Project Team, thank you for your interest and involvement in this study.

Sincerely,



Margaret Fazio, B.Sc., E.P., RPP, MCIP

Senior Project Manager, Infrastructure Planning,

Planning and Development Department, City of Hamilton, Tel: 905-546-2822 Ext.2218

Mississaugas of the Credit First Nation	1/22/2025 – 4:10 PM. Called 905-768-1133 – Call was picked up by a Clerk and transferred to [REDACTED]. They said they would look at it and forward it to other members of their team and get back with a response shortly.
--	---



RE: Block 1 Servicing Strategy - Notice of Draft Study Report Completion DOCA# 2025-0081

From [REDACTED]
Date Wed 1/22/2025 4:38 PM
To Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>; [REDACTED]
[REDACTED]
Cc Yip, Patrick <Patrick.Yip@hamilton.ca>; Fazio, Margaret <Margaret.Fazio@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>

I External Email: Use caution with links and attachments

Good Afternoon Sprihaa,

Thank you for notifying the Mississaugas of the Credit First Nation (MCFN) and the Department of Consultation and Accommodation (DOCA) of the regarding the Block 1 Servicing Strategy and sharing the stage 1 archaeological assessments.

I will review the archaeological reports and respond with any comments I have. MCFN does have interest in participation in the stage 2 archaeological studies, if the city of Hamilton could help facilitate a meeting between MCFN and the Landowners group so that we may express that requirement it would be appreciated.

As some of you may be aware DOCA has recently gone through some growth. I have included the rest of the DOCA management team as well as DOCAs Consultation Coordinator in this email, they may have additional questions or comments.

For consultation, please contact Consultation Coordinator [REDACTED] and Manger of Consultation [REDACTED]

For natural heritage and environment assessments please include the Manager of Environment [REDACTED]

Kind Regards,

[REDACTED]

I choose to work flexibly and am sending this message now because it works for me. Feel free to read, act on or respond at a time that works for you.

Disclaimer

The Mississaugas of the Credit First Nation (MCFN) asserts the right to maintain stewardship on our ancestral homelands which includes the right to protect the lands and waters that sustain and support the life and health of all. Historically, and without our consent, MCFN homelands have been industrialized to the point where cumulative effects have already surpassed the point of a questionable future for coming generations. In this era of reconciliation, building a renewed relationship with First Nation peoples based on recognition of rights, respect and partnership, MCFN fully expect legal obligations with the body of the politic to adhere to National interests and engage MCFN in all future development taking place within our ancestral lands.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the Mississaugas of the Credit First Nation.

From: Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>

Sent: Friday, January 17, 2025 4:08 PM

To: [REDACTED]

Cc: Yip, Patrick <Patrick.Yip@hamilton.ca>; Fazio, Margaret <Margaret.Fazio@hamilton.ca>; DiDomenico, Jennifer <Jennifer.DiDomenico@hamilton.ca>

Subject: Block 1 Servicing Strategy- Notice of Draft Study Report Completion

Sent on behalf of Margaret Fazio:

Hello [REDACTED],

Please find attached the Notice of the opening of a Comment Period for Draft Study Report for Block 1 Servicing Strategy in Fruitland-Winona Secondary Plan, in the City of Hamilton. The project is being conducted by a landowner group within Block 1 study area, but City of Hamilton staff would like to engage with the Mississaugas of the Credit First Nation right now, as directed by Council.

Please advise if you have any questions or comments.

Thank you,

Margaret Fazio E.P., RPP and MCIP

Senior Project Manager, Infrastructure Planning
Planning and Economic Development
City of Hamilton
71 Main Street West, 6th Floor, L8P 4Y5
Phone 905-546-2822 Ext. 2218
Email: margaret.fazio@hamilton.ca

Sprihaa Thumma

Infrastructure Planning Student
Planning and Economic Development
Growth Management, City of Hamilton
(905) 546-2424 Ext. 4123



January 17, 2025

[REDACTED]
Huron Wendat First Nation at Wendake
[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]:

Subject: Block 1 Servicing Strategy – Notice of Draft Study Report Completion

A development landowner group representing specific landowners in Block 1 of the Fruitland - Winona Secondary Plan Area is leading the preparation of a Block Servicing Strategy for the Block 1 area as illustrated on the attached Notice of Draft Study Report Completion.

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This is the first of two opportunities to comment on the Strategy as Council also directed those additional options for improving Watercourse 5.0 be considered by the landowner group. As such, there will be another opportunity to provide feedback later in 2025.

Stage 1 Archaeology Reports were previously completed within the study area as part of the Gordon Dean Avenue Phases 3 and 4 Municipal Class Environmental Assessment, and Stage 2 Archaeology is recommended for subsequent studies (at Detailed Design). Also, another Stage 1 Archaeology Report was completed for Watercourse 5 and 6 Environmental Assessment Study. Copies of these Stage 1 Archaeology Reports can be found at the following location under the Reports section: [Block 1 Servicing Strategy Area Archaeology Reports](#)

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On behalf of the Project Team, thank you for your interest and involvement in this study.

Sincerely,



Margaret Fazio, B.Sc., E.P., RPP, MCIP

Senior Project Manager, Infrastructure Planning,

Planning and Development Department, City of Hamilton, Tel: 905-546-2822 Ext.2218

<p>Huron Wendat First Nation at Wendake</p>	<p>1/22/2025 – 3:50 PM. Called 418-843-3767 – Call was picked up by a Clerk. They asked to forward the email sent and that they will forward it to the person responsible.</p> <p>1/24/2025 – 3:33 PM. Called 418-843-3767 – Call was not picked up.</p> <p>02/04/2025 – 2:45 PM. Called 418-843-3767 – Call was not picked up.</p>
--	---

January 17, 2025

[REDACTED]
Metis Nation of Ontario
[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]:

Subject: Block 1 Servicing Strategy – Notice of Draft Study Report Completion

A development landowner group representing specific landowners in Block 1 of the Fruitland - Winona Secondary Plan Area is leading the preparation of a Block Servicing Strategy for the Block 1 area as illustrated on the attached Notice of Draft Study Report Completion.

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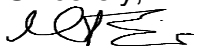
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On behalf of the Project Team, thank you for your interest and involvement in this study.

Sincerely,



Margaret Fazio, B.Sc., E.P., RPP, MCIP

Senior Project Manager, Infrastructure Planning,

Planning and Development Department, City of Hamilton, Tel: 905-546-2822 Ext.2218

<p>Metis Nation of Ontario</p>	<p>1/22/2025 – 4:03 PM. Called +1 800 263 4889 – Call was picked up by a Clerk. They asked to forward the email sent again and said that someone should get back shortly.</p> <p>1/24/2025 – 3:34 PM. Called +1 800 263 4889 – Call was not picked up.</p> <p>02/04/2025 – 2:29 PM. Called + 1 800 263 4889 – Call was not picked up. Called 705-528-4542 – Call was not picked up and sent to voicemail. I left a voicemail.</p>
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Hamilton

MEETING MINUTES

FILE #: N:\Infrastructure Planning\04_Class EAs_Projects\1_Current\Block 1\Reports\2nd V Draft Report\Major Outstanding Issues

Meeting Purpose: Block 1 SS - Establishing direction for floodplain model approach based on HCA Numbered Watercourses study in Stoney Creek

Meeting Date: January 30, 2025

Attendance:

Organization		Attendees and Titles
Hamilton Conservation Authority		Jonathan Bastien (SWM Engineer), (JB) Chris Doherty (Environmental Water Resources Group Ltd.– Consultant for HCA - Numbered Watercourses Study 2024)), Mike Stone (Manager) (CD)
City of Hamilton		Margaret Fazio (Block 1SS Liaison, Sr. Project Manager), (MF) Jim Harnum (Project Manager Stormwater), (JH) Mark Hartley (Sr. Engineer), (MH) Aaron Inrig (Development Coordinator), (AI) Melissa Kiddie (Natural Heritage Planner), (MK) Monir Moniruzzaman (Manager, Development Engineering), (MM) Sprihaa Thumma (Infrastructure Planning Co-op Student) (ST)
Item No.	Discussion	Action by
1	<ul style="list-style-type: none">- Peak Flows for the 100-year flood (Numbered Watercourses Study 2024) are much lower than the developers' (9.6 vs. 5.2m3/s). Discussion on how to provide direction to the B1SS Consultant team, to use HCA numbers.- Potential solutions: Developers need to change their release rates to match ours or maintain the upstream approach, which may require enlarging the pond.	JB
2	<ul style="list-style-type: none">- Suggested using the buffer space around the pond during Block 1SS and development stage by holding properties surrounding the ponds, until their size is confirmed/approved.	MM
3	<ul style="list-style-type: none">- Emphasized addressing any undersized features.- Other options exist but may not be favorable, such as: providing and allowing Urbantech to run the GAWSER model, which requires understanding and implementation effort that they may not wish to carry out/duplication of effort on an already reworked aspect of Block 1SS.	JB
4	<ul style="list-style-type: none">- Recommended providing only Option 1 – requiring developers to match HCA model pre-development release rates (developed using unit-area flows) within their model (post-development flows)	MF
5	<ul style="list-style-type: none">- Inquired about the developers' unit flow rate.- Noted that unit flow rates must account for erosion.	MH CD
6	<ul style="list-style-type: none">- Stated that a figure for the 100-year flood event is yet to be prepared.- A draft memo comparing the North Oakville approach with its applicability to Stoney Creek's watercourses should be created.	MH

Action Items:

- A memo relating to agreed-upon direction (Option1) to be drafted – HCA/JB.
- HCA/JB to confirm the earliest date when the memo will be made available - Suggested date – Monday, Feb 24, 2025.
- City Staff to forward the Memo from HCA/JB to Block 1SS – ACIII/Urbantech Consultant team when available.

/st



FW:B1SS - Public Engagement Record and related land severance for Committee of Adjustment on Meeting Feb 13th

From Fazio, Margaret <Margaret.Fazio@hamilton.ca>
Date Wed 2/5/2025 4:44 PM
To Thumma, Sprihaa <Sprihaa.Thumma@hamilton.ca>

1 attachment (3 MB)
20250205_135638.jpg;

Hi Sprihaa,

Please add the below to the B1SS Public Engagement Record/Appendix and Summary

Record of Public Engagement: Feb 5, 2025

1. Spoke on the phone with **a Landowner along south – eastern edge of Fruitland Road within Block 1SS study area.**
 - a. [REDACTED]
2. [REDACTED] questions pertained to:
 - a. land use designations (why is low density colour left under the WC 5.0?). I explained that it's an overlay and the watercourse is not intended to be underground/under future homes. [REDACTED] thought the underlaying colour under the watercourse is confusing and should be removed.
 - a. Will [REDACTED] have neighbours immediately behind [REDACTED] along back of [REDACTED] property. I explained that [REDACTED] won't – just the watercourse. The dimensions
3. What WC5 stood for. I explained that it stands for Watercourse 5.0, just east of Fruitland Road.
 - a. [REDACTED] asked if one could see the watercourse now, and I explained that right now it is more like a ditch, where water doesn't always flow through quickly, has some blockages and some invasive species living along its edges.
 - b. [REDACTED] asked about the details of the proposed Watercourse and what individual lines along it meant. I explained that the intent is for the watercourse to be widened, to include the current volume of water, and provide space for flood waters for the largest storm (historical "100-year storm") and projected volumes based on coming developments. The valley of the WC is proposed to be approximately 10m wide. It must have 15m buffer spaces, where trails, and plantings will be located. This will form a barrier between [REDACTED] property and the neighbours on the other side, including the proposed neighbourhood park. Dimensions are preliminary and will be refined during Development Planning application process (detailed design).
4. Planning process:
 - a. What is the Block Servicing Strategy for? My answer: The Secondary Plan is the Planning process which set the colours/land uses and densities on the Concept Plan. The Block SS is to plan out the related water, wastewater, stormwater, and transportation services for the coming development, e.g. to get from the roads already visible on the plan, more roadways will be needed to access properties inside the Block, i.e. none can be land-locked.

5. [REDACTED] had a question related to the attached – there was a second page which explained that the landowner of #669 Highway 8 is looking to absorb the neighbouring property (667).
- a. [REDACTED] thought the seller should have approached other neighbours to offer purchase so that they could expand their properties instead/expand their backyard, etc. I explained that although I don't know the specifics of this purchase, it is likely that the landowner of #699 Highway 8 is a developer and is looking to include more land into their proposed future development and approached the seller specifically for this.
 - b. [REDACTED] was confused about the attachment also and thought if [REDACTED] didn't know what was going to be built there, [REDACTED] didn't know if [REDACTED] should be coming to the Committee of Adjustment meeting scheduled for Feb 13, 2025. I explained the developers are likely trying to amass larger parts of land, purchased at a price reflective of their land use designation in the Secondary Plan.
 - c. I provided contact information with phone extension to the Committee of Adjustment Staff member listed on the attached, and their email address. I also added that if ever in doubt, to call 905-546-CITY (2489) for the City's Contact Centre, to be connected to appropriate staff in the future.

[REDACTED] thanked me for taking the time to explain everything above to [REDACTED]

Thank you,

Margaret Fazio E.P., RPP and MCIP

Senior Project Manager, Infrastructure Planning
Planning and Economic Development
City of Hamilton

71 Main Street West, 6th Floor, L8P 4Y5

Phone 905-546-2822 Ext. 2218

Email: margaret.fazio@hamilton.ca



From: [REDACTED]
Sent: Wednesday, February 5, 2025 1:59 PM
To: Fazio, Margaret <Margaret.Fazio@hamilton.ca>
Subject: Meeting Feb 13th

External Email: Use caution with links and attachments



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Hamilton

MEETING MINUTES

FILE#: N:\Infrastructure Planning\04_Class EAs_Projects\1_Current\Block 1\Reports\2nd V Draft Report\HWDSB

Meeting Purpose: Block 1 Servicing Strategy's Draft Study Report – Hamilton-Wentworth District School Board (HWDSB) Comments


Meeting Date: February 12, 2025

Attendance:

Organization	Attendees and Titles
Hamilton-Wentworth District School Board	Nicole Thibeault, (NT) Ellen Warling, (EW)
City of Hamilton	Rino Dal Bello (Director – Development Planning), (RDB) Dave Heyworth (Director & Senior Advisor – Strategic Growth), (DH) Margaret Fazio (Block 1SS Liaison, Sr. Project Manager), (MF) Melanie Pham (Acting Manager, Sustainable Communities), (MP) Sprihaa Thumma (Infrastructure Planning Co-op Student) (ST) James Van Rooi (Senior Planner), (JVR)

Agenda:

1. Status of the block servicing strategy.
2. Potential new needs of the HWDSB.
3. Potential impacts to land use/Block 1.
4. Core Infrastructure Agreement.
5. Next Steps

Item No.	Discussion	Action by
1	<p>Referencing the Fruitland-Winona Secondary Plan's Block 1 Servicing Strategy (B1SS) Draft Study Report comments AND the B1SS Concept Plan. Concept Plan can be accessed here: https://www.hamilton.ca/sites/default/files/2024-11/block1ss-fruitland-winona-secplan-volume2-study-report-conceptplan.pdf</p>  <p>Size of Existing Designated School Site: The site listed is now too small (2ha) for the school's needs. New school sites are now required to have 7-8-acre (~3ha) size lots to build on, due to now standard additions of daycares, additional parking associated with</p>	

	<p>them and larger school size requirements.</p> <p>Land Acquisition Issue: The Fruitland-Winona Secondary Plan /Block 1 designated school site is split into 12 parcels, making acquisition difficult and designated space insufficient for the needs of the future school site. Consider moving the school to the Community Park Block (SW corner) – this was the topic of conversation with Cllr. Beattie and Steve R.</p> <p>New rules for property acquisition/expropriation have been made by the Province in 2023, which makes the acquisition of all 12 properties too cumbersome and may not be achievable due to the difference of understanding between school boards’ “fair market value” vs. that of the province.</p> <p>HWDSB discussion with Councilor & Steve Robichaud in Nov 2024: Potential to move the school block into the lands currently designated as Community Park – specifically at the corner of Gordon Dean Ave. and Street “B” within the Block 1SS Concept Plan.</p> <p>MF expressed that future Gordon Dean Ave. is going to be an arterial road, designated as a truck route and form a future higher order transit connection between Highway 8 and Barton Street. Transportation Planning have previously opposed setting an elementary school at a location carrying such heavy traffic due to safety and noise impacts. Another possibility may be to move the school site along Street B, between Gordon Dean, and just west of current land designation.</p> <p>Also, the southern portion of the lands designated as Community Park, are currently not yet owned by the City, but by private developers – part of the Landowners Group paying for/leading Block 1 Servicing Strategy.</p> <p>MP noted that Parks staff do not support a reduction in the park size as this will negatively impact their ability to fit all planned amenities into the space.</p> <p>EW mentioned that Steve R. was to follow up with Parks staff.</p> <p>TO DO: MF/DH to follow up with Steve R./Parks.</p> <p>Block 1 SS last Public Information Center (PIC) Notification: Inquired whether HWDSB was notified about the most recent Block 1 SS PIC 3 meeting (September 2023).</p> <p>TO DO: EW/NT to confirm.</p>	<p>MF/DH</p> <p>EW/NT</p> <p>MF/DH</p>
2	<p>Expropriation Feasibility: DH questioned whether HWDSB could expropriate multiple parcels.</p> <p>Ministry Consultation: EW stated HWDSB will consult with the Ministry in their upcoming meeting.</p> <p>Approval Criteria & Budget: DH requested clarification on Ministry criteria for approval and funding allocation.</p> <p>Alternative Locations: MF suggested expropriation on the north side, but EW noted that space constraints (~7 acres required) remain a challenge and that additional properties to the north may also be required.</p> <p>TO DO: EW/NT to explore acquisition/expropriation of less but still multiple land parcels with the Province at the coming meeting and let the City staff know.</p>	<p>EW/NT</p>
3	<p>Density Considerations & Zoning Constraints: NT indicated that initial reviews showed higher densities in FCs, which may also trigger the need to have portables on site as a temporary measure, or increase the footprint of the</p>	

	<p>building, increasing the size of lot further.</p> <p>Building Height Limitation: MF noted height restrictions due to airshed sensitivity of tender fruit farms south of Highway 8, could impact feasibility of increasing the building height without increasing its footprint. This consideration also includes building orientation and all development applications require an air drainage report as part of the application package.</p> <p>Official Plan Amendment (OPA) Requirement: MP clarified that increasing school site size would require an OPA with a strong, defensible rationale. City staff advised that the OPA may need to be initiated by the School Board.</p> <p>Timing Concerns: EW explained that rationale has been already provided to the City via FC circulation. NT emphasized the need to be included in the development application.</p> <p>TO DO: EW/NT to provide detailed rationale for OPA at development application stage.</p>	EW/NT
4	<p>Land Acquisition Feasibility & Infrastructure Responsibilities: MP questioned whether HWDSB would consider acquiring land to the north and how many parcels they could feasibly work with.</p> <p>Road Improvements Concern: EW mentioned that when the former school site lands were being sold by the landowner, they refused to sell to the HDWSB at that time.</p> <p>EW inquired about whether building on either current designated land and/or former HWDCSB site would make HWDSB responsible for road improvements and dependency on development of SWM Pond 3 – in phase 2 of the Block 1 SS, noting it would not be a viable option for them to do so.</p> <p>TO DO: MF mentioned that road improvements may be flexible, and stormwater servicing would be something the City has to get back to attendees on after this meeting.</p>	MF

Next Steps/TO DOs:

- **Margaret Fazio:**
 - o Stormwater servicing – ID of SWM Pond drainage location, and timing of implementation,
 - o Clarify responsibility/timing for Jones Rd improvements.
 - o Schedule next meeting with current attendees in a few weeks.
- **James Van Rooi:** Provide updated population projections and unit type data.
- **Ellen Warling:** Consult with the Ministry and provide feedback on expropriation feasibility.
- **Margaret Fazio or Dave Heyworth** to follow up with Steve Robichaud regarding previous meeting with HWDSB.

/st

Attachment: HWDSC Comments re Notice of Block 1SS Draft Study Report

**Ministry of Citizenship
and Multiculturalism**

Heritage Planning Unit
Heritage Operations Branch
Citizenship, Inclusion and
Heritage Division
5th Flr, 400 University Ave
Toronto, ON M5G 1S7
Tel.: 416-660-1027

**Ministère des Affaires civiques
et du Multiculturalisme**

Planification relative au patrimoine
Opérations relatives au patrimoine
Division des affaires civiques, de
l'inclusion et du patrimoine
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February 27, 2025

EMAIL ONLY

Margaret Fazio
Senior Project Manager, Infrastructure Planning
City of Hamilton
71 Main Street West, 6th Floor
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iplanning@hamilton.ca
Margaret.Fazio@hamilton.ca

MCM File : **0006855**
Proponent : **City of Hamilton**
Subject : **Notice of Draft Study Report**
Project : **Fruitland – Winona Secondary Plan Area - Block 1 Servicing Strategy**
Location : **City of Hamilton**

Dear Margaret Fazio:

Thank you for providing the Ministry of Citizenship and Multiculturalism (MCM) with the Notice of Draft Study Report for the above-referenced project.

MCM's interest in this project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- archaeological resources, including land and marine;
- built heritage resources, including bridges and monuments; and
- cultural heritage landscapes.

Under the EA process, the proponent is required to determine a project's potential impact on known (previously recognized) and potential cultural heritage resources.

Project Summary

On May 14, 2014, the City of Hamilton Council passed Amendment No. 17 to incorporate the Fruitland Winona Secondary Plan into the Urban Hamilton Official Plan. The Secondary Plan has identified three blocks: Block 1, Block 2 and Block 3, for the completion of the servicing strategies.

A development landowner group representing specific landowners in Block 1 of the Fruitland - Winona Secondary Plan Area is leading the preparation of a Block Servicing Strategy (BSS1) for the Block 1 area. The Strategy proposes a Development Concept Plan for water, wastewater, stormwater, and transportation infrastructure to support residential development in the Block. Council has directed staff to consult with the public on the Draft Study Report.

Comments

We have reviewed the *Block Servicing Strategy – Fruitland – Winona Secondary Plan Block 1 – Draft Report* (dated October 2024 and prepared by Urbantech) and have the following comments and recommendations:

We understand BSS1 has been completed in accordance with policy B.7.4.14 of the Fruitland-Winona Secondary Plan and Stoney Creek Urban Boundary Expansion Subwatershed Study. However, we recommend that the report be revised to further clarify next steps in terms of the legislative framework, e.g., what applications under the *Planning Act* or studies under the Municipal Class Environmental Assessment will be necessary before implementation.

While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation, as described in our letter of June 22, 2017.

The draft report does not document due diligence as it relates to cultural heritage resources. There is not mention of the known (previously recognized) or potential cultural heritage resources in the study area, potential effects of the proposed undertaking(s) on them, or mitigation measures to address those effects.

The draft report should be revised to include a section to (1) describe the existing conditions as it relates to known and potential cultural heritage resources, and (2) discuss the potential effects (impacts) and mitigation measures for the future undertakings. Section 8 and 9 would also need to be revised, e.g., to identify further technical cultural heritage studies that will be required.

Archaeological Resources

This undertaking may impact archaeological resources. Please advise whether the study area has been screened for archaeological potential and/or is subject of an archaeological assessment. If an archaeological assessment has been previously undertaken, please send us the Project Information Form number.

If the study area has not been previously screened or assessed, the Ministry's [Criteria for Evaluating Archaeological Potential](#) and [Criteria for Evaluating Marine Archaeological Potential](#) (if shoreline or in-water works are proposed) can assist you to determine if an archaeological assessment is needed. We understand that the City of Hamilton has an Archaeological Management Plan and we recommend that the City's heritage planner be contacted for further advice.

If it is determined that the study area exhibits archaeological potential, then an archaeological assessment (AA) shall be carried during the planning phase. Please note that AAs are required to be carried out by an archaeologist licenced under the *Ontario Heritage Act (OHA)*, who is responsible for submitting the report directly to MCM for review.

Please note that archaeological concerns have not been fully addressed until reports have been entered into the Ontario Public Register of Archaeological Reports ('the Register') where those reports recommend that:

1. the archaeological assessment of the project area is complete and

2. all archaeological sites identified by the assessment are either of no further cultural heritage value or interest (as per Section 48(3) of the Ontario Heritage Act) or that mitigation of impacts has been accomplished through excavation or an avoidance and protection strategy.

Approval authorities and/or proponents should wait to receive the MCM's written confirmation that the archaeological assessment report(s) has been entered into the Register before issuing a decision or proceeding with any ground disturbing activities. The letter will also indicate either that there are no further concerns for impacts to archaeological resources or articulate next steps to mitigate those concerns.

Proponents must follow the recommendations of the archaeological assessment report(s). MCM recommends that further stages of archaeological assessment (if recommended) be undertaken as early as possible during detailed design and prior to any ground disturbing activities.

Built Heritage Resources and Cultural Heritage Landscapes

This undertaking may impact known (previously recognized) and potential built heritage resources and cultural heritage landscapes. Please advise whether the study area has been screened for built heritage resources or cultural heritage landscapes and/or is subject of a cultural heritage assessment. If technical cultural heritage studies have been previously undertaken for this study area, please send us an electronic copy of the study(ies).

If the study area has not been previously screened or assessed, the Ministry's [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#) can assist you to determine if a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, Cultural Heritage Evaluation Report and/or Heritage Impact Assessment is needed.

Technical cultural heritage studies will be undertaken by a qualified person who has expertise, recent experience, and knowledge relevant to the type of cultural heritage resources being considered and the nature of the activity being proposed.

Community input should be sought to identify locally recognized and potential cultural heritage resources. Sources include, but are not limited to, municipal heritage committees, historical societies and other local heritage organizations.

Cultural heritage resources are often of critical importance to Indigenous communities. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Indigenous communities includes a discussion about known or potential cultural heritage resources that are of value to them.

Environmental Assessment Reporting

All technical cultural heritage studies and their recommendations are to be addressed and incorporated into EA projects. Please provide them to MCM before issuing a Notice of Completion. If screening has identified no known or potential cultural heritage resources, or no impacts to these resources, please include the completed checklists and supporting documentation in the EA report or file.

Please note that the responsibility for administration of the *Ontario Heritage Act* and matters related to cultural heritage have been transferred from the Ministry of Tourism, Culture and Sport (MTCS) to the Ministry of Citizenship and Multiculturalism (MCM). Individual staff roles and contact information remain unchanged. Please continue to send any notices, report and/or documentation **via email only** to both Dan Minkin and me.

- Karla Barboza, Team Lead - Heritage | Heritage Planning Unit (Citizenship and Multiculturalism) | 416-660-1027 | karla.barboza@ontario.ca
- Dan Minkin, Heritage Planner | Heritage Planning Unit (Citizenship and Multiculturalism) | 416-786-7553 | dan.minkin@ontario.ca

Thank you for consulting MCM on this project and please continue to do so throughout the EA process. If you have any questions or require clarification, please do not hesitate to contact me.

Sincerely,

Karla Barboza
Team Lead, Heritage
karla.barboza@ontario.ca

Copied to: Dan Minkin, Heritage Planner, Heritage Planning Unit, MCM
Sprihaa Thumma, City of Hamilton
Patrick Yip, City of Hamilton

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. The Ministry of Citizenship and Multiculturalism (MCM) makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MCM be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out an archaeological assessment, in compliance with Section 48(1) of the *Ontario Heritage Act*.

The *Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33* requires that any person discovering human remains must cease all activities immediately and notify the police or coroner. If the coroner does not suspect foul play in the disposition of the remains, in accordance with *Ontario Regulation 30/11* the coroner shall notify the Registrar, Ontario Ministry of Public and Business Service Delivery and Procurement, which administers provisions of that Act related to burial sites. In situations where human remains are associated with archaeological resources, the Ministry of Citizenship and Multiculturalism should also be notified (at archaeology@ontario.ca) to ensure that the archaeological site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.



City of Hamilton Report for Consideration

To: Chair and Members
Planning Committee

Date: April 29, 2025

Report No: PED25036

Subject/Title: Applications for Zoning By-law Amendment and
Draft Plan of Subdivision for Lands Located at 387,
397, 405 and 409 Hamilton Drive, Ancaster

Ward(s) Affected: Ward 12

Recommendations

- 1) That **Amended Zoning By-law Amendment Application ZAC-18-048, by Weston Consulting, c/o Martin Quarcoopome, on behalf of Lux 387 M.D. Holdings Inc, Lux 397 M.D. Holdings Inc, Lux 405 M.D. Holdings Inc, Lux 409 M.D. Holdings Inc, c/o Hamid Hakimi, Owner**, for a change in zoning from the Agricultural “A-216” Zone, Modified to a site specific Low Density Residential (R1, 930) Zone, Open Space (P4, 931) Zone and Conservation/Hazard Land (P5, 932) Zone to permit the development of a residential subdivision containing 17 lots for single detached dwellings, for lands located at 387, 397, 405 and 409 Hamilton Drive, Ancaster, as shown in Appendix A attached to Report PED25036, **BE APPROVED** on the following basis:
 - (i) That the draft By-law, attached as Appendix B to Report PED25036, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council; and,
 - (ii) That the proposed changes in zoning are consistent with the Provincial Planning Statement (2024) and comply with the Urban Hamilton Official Plan.
- 2) That **Amended Draft Plan of Subdivision Application 25T-201809, by Weston Consulting, c/o Martin Quarcoopome, on behalf of Lux 387 M.D. Holdings Inc, Lux 397 M.D. Holdings Inc, Lux 405 M.D. Holdings Inc, Lux 409 M.D. Holdings Inc, c/o Hamid Hakimi, Owner**, on lands located at 387, 397, 405 and 409 Hamilton

Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 387, 397, 405 and 409 Hamilton Drive, Ancaster (Ward 12)

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Drive, Ancaster, Lots 39 and 40, Concession 3, Geographic Township of Ancaster, in the City of Hamilton, as shown in Appendix A attached to Report PED25036, **BE APPROVED**, in accordance with By-law No. 07-323 being the delegation of the City of Hamilton's Assigned Authority Under the *Planning Act* for the Approval of Subdivisions and Condominium, on the following basis:

- (i) That this approval apply to the Draft Plan of Subdivision certified by Bruce MacLeod, O.L.S, dated January 22, 2025, consisting of 17 lots for single detached dwellings (Lots 1 to 17), one stormwater management block (Block 18), one right-of-way widening block (Block 19), and the extension of Braithwaite Avenue, as shown on the Draft Plan of Subdivision in Appendix C attached to Report PED25036;
- (ii) That the Owner enter into a standard form Subdivision Agreement as approved by City Council and that the Special Conditions of Draft Plan of Subdivision Approval 25T-201809, as shown in Appendix D attached to Report PED25036, be received and endorsed by City Council;
- (iii) That in accordance with the City's Comprehensive Development Guidelines and Financial Policies Manual, there will not be any City of Hamilton cost sharing for this subdivision; and,
- (iv) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

Key Facts

- The purpose of the report is to provide a recommendation regarding the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Weston Consulting, c/o Martin Quarcoopome, on behalf of Lux 387 M.D. Holdings Inc, Lux 397 M.D. Holdings Inc, Lux 405 M.D. Holdings Inc, Lux 409 M.D. Holdings Inc, c/o Hamid Hakimi, Owner.
- The proposal is to permit a residential subdivision consisting of 17 lots for single detached dwellings, one stormwater management facility and the extension of Braithwaite Avenue.
- The subject lands are designated "Low Density Residential 1" on Map B.2.2-2 of the Shaver Neighbourhood Secondary Plan and zoned Agricultural "A-216" Zone, Modified, in Town of Ancaster Zoning By-law No. 87-57.

Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 387, 397, 405 and 409 Hamilton Drive, Ancaster (Ward 12)

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- Staff recommends approval of the applications for Zoning By-law Amendment and Draft Plan of Subdivision as shown in Appendices B and C, and subject to the conditions as shown in Appendix D attached to Report PED25036.

Financial Considerations

Not applicable.

Analysis

The subject lands are municipally known as 387, 397, 405 and 409 Hamilton Drive, in Ancaster and are located east of Hamilton Drive, west of Braithwaite Avenue and south of the Alexander Graham Bell Parkway, Chedoke Expressway (Highway 403). The subject lands are approximately 2.2 hectares in size and have an irregular shape with frontage along Hamilton Drive and Braithwaite Avenue. The applications propose a residential subdivision consisting of 17 lots for single detached dwellings, one stormwater management facility and the extension of Braithwaite Avenue.

A full review of the applicable Provincial Planning Statement (2024) and Urban Hamilton Official Plan policies is provided in Appendix F attached to Report PED25036.

Provincial Planning Statement (2024)

The Provincial Planning Policy Framework is established through the *Planning Act* (Section 3) and the Provincial Planning Statement (2024). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the Provincial Planning Statement (2024).

The proposal supports the development of healthy, liveable, and complete communities by permitting residential uses within the urban area on vacant lands. The subject lands are proposed to be developed with 17 lots for single detached dwellings, a stormwater management facility, and the extension of Braithwaite Avenue in an area surrounded by existing low density residential dwellings. The proposal is compatible with the surrounding area as it is characterized by low density residential and continues to make efficient use of existing municipal infrastructure and completing the existing road network. The extension of Braithwaite Avenue to Hamilton Drive will complete a missing street linkage within the existing neighbourhood and increase connectivity for residents utilizing active transportation methods to travel through the neighbourhood.

The natural heritage features of the site have been evaluated through the review of the applications. Various mitigation measures secured by the application of the Conservation/Hazard Land (P5, 932) Zone and through Special Conditions of Draft Plan of Subdivision approval contained in Appendix D attached to Report PED25036 have included to secure items such as tree planting and tree compensation.

Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 387, 397, 405 and 409 Hamilton Drive, Ancaster (Ward 12)

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The applications are consistent with the Provincial Planning Statement (2024).

Urban Hamilton Official Plan and Shaver Neighbourhood Secondary Plan

The subject lands are identified as “Neighbourhoods” on Schedule E – Urban Structure and designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations. Lands designated “Neighbourhoods” are characterized as complete communities that include a range of residential dwelling types, densities and supporting uses to serve local residents. The subject lands are also designated “Low Density Residential 1” in the Shaver Neighbourhood Secondary Plan.

The proposal would facilitate the development of 17 single detached dwellings, a stormwater management facility, and the extension of Braithwaite Avenue on the subject lands. The subject lands fall into the low-density residential category of the “Neighbourhoods” designation, which permits single detached dwellings. As the proposal is considered greenfield development, the Residential Greenfield Design policies of Section E.3.7 apply. The proposal complies with these policies as the subdivision will contribute to the character of the Shaver Neighbourhood, complete the local street pattern, and proposed for the urbanization of Hamilton Drive adjacent to the subject lands with the inclusion of sidewalks. The proposal has been evaluated against Policy F.14.1.2 and it complies with the criteria for Draft Plans of Subdivision by illustrating the replacement and compensation of trees as shown in Appendix C attached to Report PED25036.

The subject lands include a large, wooded area and are adjacent to a “Core Area” (significant woodland). Recognizing that this feature is part of the broader landscape of the area, it was staked in consultation with the City in 2014 and reevaluated in 2018. The applications included the submission of an Environmental Impact Statement and Tree Protection Plan. To accommodate the extension of Braithwaite Avenue as envisioned in the Shaver Neighbourhood Secondary Plan, the building envelope of the proposed single detached dwellings, the required stormwater management facility, as well as the necessary grading and servicing easement, 683 trees are proposed to be removed. The applicant has proposed to retain 125 trees and plant 157 trees on site. In addition, cash in lieu for tree compensation for approximately 526 trees will be provided.

The Tree Protection Plan, prepared by GeoProcess, dated July 10, 2024, surveyed 757 trees. These trees were located individually as well as in a woodland and abandoned orchard. The woodland composition included a majority of Black Cherry, White Pine, and Norway Spruce Trees. Orchard species included, but were not limited to, Apple, Black Cherry, Manitoba Maple, Black Walnut and Butternut trees. Approximately 45 of the trees that are to be removed are invasive species, including Norway Maple, Manitoba Maple, Norway Spruce, and White Mulberry. As a condition of approval of the Draft Plan of Subdivision, the applicant is required to submit a Butternut Health

Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 387, 397, 405 and 409 Hamilton Drive, Ancaster (Ward 12)

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Assessment to be approved by the Ministry of the Environment, Conservation and Parks prior to the removal of any Butternut trees on the subject lands.

The City's Urban Forest Strategy establishes a goal to achieve 40 percent canopy cover in the urban area by 2050. Although there are no site-specific targets, each development contributes to the City wide goal. Maximizing existing trees on site and requiring tree relocation and replacement on the subject lands are ways to assist in achieving this goal. Several measures to mitigate the impacts have been considered and staff are recommending a number of conditions to ensure that trees are protected, transplanted, and replanted successfully. To ensure that there will be space for trees to mature, the Zoning By-law Amendment will zone a portion of the subject lands as Conservation/Hazard Land (P5, 932) Zone. The zone only permits the construction of a retaining wall as this area is intended to accommodate the majority of the 157 trees intended to be replanted on the subject lands. Conditions include, but not limited to, the submission and approval of a revised Tree Protection Plan, a Butternut Health Assessment be completed, a revised Landscape Plan showing the placement and compensation of the trees be provided. In addition, warning clauses regarding the zoning and development restrictions that apply to the subject lands, tree protection and grading restrictions are required in all agreements of purchase and sale or lease agreements to ensure that residents are aware of the requirements. In addition, the owner is required to provide cash in lieu for compensation of any trees that cannot be planted. A full list of recommended conditions is in Appendix D attached to Report PED25036.

The Open Space (P4, 931) Zone permits the stormwater management facility as well as provides opportunities for additional tree planting and the inclusion of bat boxes.

The proposal contributes to the achievement of creating complete communities by providing family friendly homes on underutilized land, extends the existing right-of-way of Braithwaite Avenue to Hamilton Drive to further improve the connectivity of the area by completing the existing road network. The extension of Braithwaite Avenue was contemplated in the former Town of Ancaster Official Plan and Shaver Neighbourhood as illustrated on Appendix J attached to Report PED25036 and the proposed location is consistent with the intent of the plan.

Based on the foregoing, the proposal complies with the applicable policies of the Urban Hamilton Official Plan and Shaver Neighbourhood Secondary Plan.

City of Hamilton Zoning By-law No. 05-200

The purpose of the Zoning By-law Amendment application is for a change in zoning from the Agricultural "A-216" Zone, Modified, to a site specific Low Density Residential (R1, 930) Zone, Open Space (P4, 931) Zone and Conservation/Hazard Land (P5, 932) Zone in Zoning By-law No. 05-200, to permit the development of 17 single detached

Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 387, 397, 405 and 409 Hamilton Drive, Ancaster (Ward 12)

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dwelling. Modifications to the Low Density Residential (R1) Zone, Open Space (P4) Zone and Conservation/Hazard Land (P5) Zone are required to facilitate the development and to protect existing and replanted trees and are discussed in Appendix G attached to Report PED25036.

Rationale For Recommendation

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Planning Statement (2024);
 - (ii) It complies with the Urban Hamilton Official Plan; and,
 - (iii) The proposal is compatible with existing development in the area and represents good planning by providing an efficient built form, increasing housing stock, and contributing to the achievement of a complete community.

2. Zoning By-law Amendment

The application for Zoning By-law Amendment is to rezone the subject lands to a site specific Low Density Residential (R1, 930) Zone, Open Space (P4, 931) Zone and Conservation/Hazard Land (P5, 932) Zone, to permit the development of 17 single detached dwellings.

An analysis of the requested modifications is provided in Appendix G attached to Report PED25036. Staff are satisfied that the proposed Zoning By-law Amendment, as amended, complies with the policies of the Urban Hamilton Official Plan and Shaver Neighbourhood Secondary Plan. The proposal includes the extension of Braithwaite Avenue, which will complete the transportation network of the neighbourhood by improving connectivity and the proposed lot fabric is consistent with the existing character of the area. By including the Open Space (P4, 931) Zone and Conservation/Hazard Land (P5, 932) Zone it provides opportunities for tree compensation and the development of the stormwater management facility necessary to service the proposed subdivision.

Therefore, staff support the proposed Zoning By-law Amendment.

3. Draft Plan of Subdivision

Staff have reviewed the application against criteria set out in the *Planning Act* sub-section 51(24) to assess the appropriateness of the proposed subdivision, and advise that:

Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 387, 397, 405 and 409 Hamilton Drive, Ancaster (Ward 12)

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-
- (i) The proposal is consistent with the Provincial Planning Statement (2024);
 - (ii) The proposal represents a logical and timely extension of existing development and services and is in the public interest;
 - (iii) The proposal complies with the applicable policies of the Urban Hamilton Official Plan;
 - (iv) The proposal completes the street network within the Shaver Neighbourhood Secondary Plan, subject to applicable conditions of draft plan approval contained in Appendix D attached to Report PED25036;
 - (v) The subject lands can be appropriately used for the purposes for which it is to be subdivided;
 - (vi) The dimensions and shape of the lots and blocks are appropriate;
 - (vii) Restrictions and regulations for the development of the subdivision are included in the implementing Zoning By-law Amendment, conditions of draft plan approval and in the Subdivision Agreement;
 - (viii) Adequate utility and municipal services will be available, the particulars of which will be determined as part of the conditions of draft plan approval and the Subdivision Agreement; and,
 - (ix) Public land will be conveyed to create road rights-of-way, the particulars of which will be determined as part of the conditions of draft plan approval, Standard Subdivision Agreement, and final registration of the Plan of Subdivision.

Therefore, staff are supportive of the proposed Draft Plan of Subdivision and recommend its approval.

Alternatives

Should the applications be denied, the subject property can be used in accordance with the Agricultural “A-216” Zone, Modified in Zoning By-law No. 6593.

Relationship to Council Strategic Priorities

Priority 3: Responsiveness and Transparency

- 1.2: Prioritize customer service and proactive communication.

Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 387, 397, 405 and 409 Hamilton Drive, Ancaster (Ward 12)

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Consultation

The applications were circulated to internal departments and external agencies. Refer to the comments provided in Appendix H attached to Report PED25036.

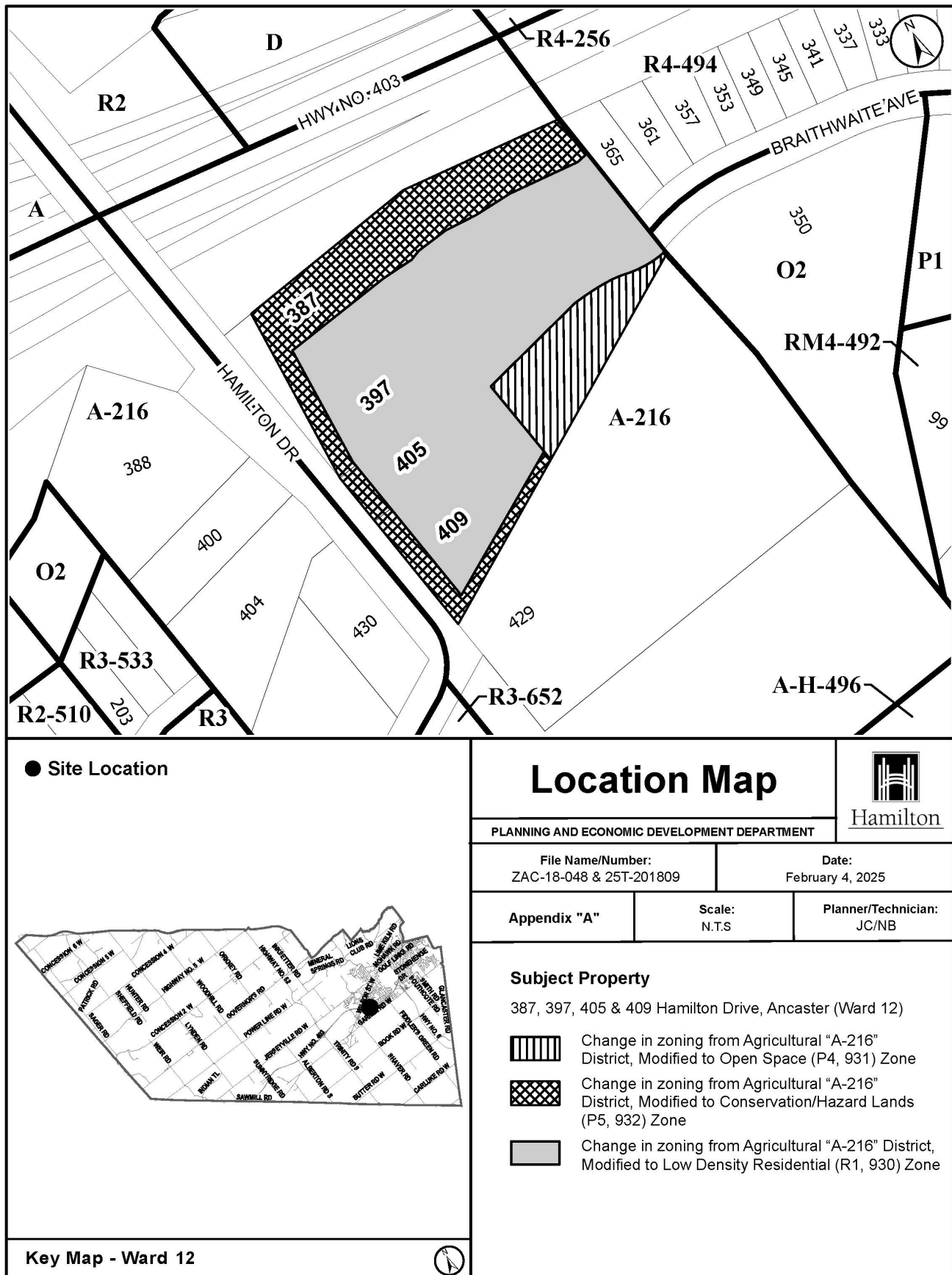
The applicant submitted a Public Consultation Strategy which stated that a Neighbourhood Meeting would occur if required. To date, no Neighbourhood Meeting was hosted for the proposed development. Nine submissions were received from the public regarding the proposed development and a summary is included as Appendix H attached to Report PED25036. Residents were concerned with the potential consequences the proposal would have on the local community, habitat in the area, impacts to the water table with the inclusion of a stormwater management facility, requests for traffic calming measures to be implemented, and the potential connection to Tollgate Drive was noted as a potential solution to mitigate future traffic issues.

Appendices and Schedules Attached

- Appendix A: Location Map
- Appendix A1: Existing Land Use, Surrounding Lands and Zoning Chart
- Appendix B: Amendment to Zoning By-law No. 05-200
- Appendix C: Proposed Concept Plan and Draft Plan of Subdivision
- Appendix D: Draft Plan of Subdivision Special Conditions
- Appendix E: Historical Background Report Fact Sheet
- Appendix F: Policy Review
- Appendix G: Zoning Modification Table
- Appendix H: Staff and Agency Comments
- Appendix I: Public Comments
- Appendix J: Former Town of Ancaster Shaver Neighbourhood Map 1

Prepared by: Jennifer Catarino, Area Planning Manager – West
Development Planning, Planning and Economic
Development Department

Submitted and recommended by: Anita Fabac, Acting Director of Planning and Chief Planner
Planning and Economic Development Department



Existing and Surrounding Land Uses and Zoning

	Existing Land Use	Existing Zoning
Subject Lands:	Vacant single detached dwellings.	Agricultural "A-216" Zone, Modified.
Surrounding Land Uses:		
North	Alexander Graham Bell Parkway, Chedoke Expressway (Highway 403).	Agricultural "A-216" Zone, Modified, Deferred Development "D" Zone and Low Density Residential – Large Lot (R2) Zone.
South	Vacant.	Agricultural "A-216" Zone, Modified.
East	Single detached dwellings.	Residential "R4-494" Zone, Modified and Public Open Space "O2" Zone.
West	Single detached dwellings.	Agricultural "A-216" Zone, Modified.

Authority: Item ,
Report (PED25036) CM: March 18, 2025
Ward: 12

Bill No.

CITY OF HAMILTON

BY-LAW NO.

**To amend Zoning By-law No. 05-200 with respect to lands located at
387- 409 Hamilton Drive, Ancaster**

WHEREAS Council approved Item --- of Report PED25036 of the Planning Committee, at its meeting held on , 2025;

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan;

NOW THEREFORE Council amends Zoning By-law No. 05-200 as follows:

1. That Map No. 1385 of Schedule “A” – Zoning Maps is amended by adding the Low Density Residential (R1, 930) Zone, Open Space (P4, 931) Zone, and Conservation/Hazard Land (P5, 932) Zone to the lands attached as Schedule “A” to this By-law.
2. That Schedule C: Exceptions of Zoning By-law No. 05-200, as amended, is hereby further amended by adding the following sub-section:

“930. Within the lands zoned Low Density Residential (R1, 930) Zone, identified on Map No. 1385 of Schedule “A” Zoning Maps and described as 387- 409 Hamilton Drive, the following special provisions shall apply:

 - (a) That notwithstanding the provisions of the Subsections 4.23 d) and e), all buildings or structures located on a property shall have a minimum setback of 1.2 metres from a P5 Zone.
 - (b) That notwithstanding the provisions of Subsections 15.1.2 “Regulations” of Section 15: Low Density Residential (R1) Zone, the provisions of the Low Density Residential (R1, 930) Zone, shall apply to the lands zoned (R1, 930):

Regulations

Notwithstanding Section 15.1.2.1 b), e), and f), on the lands zoned (R1, 930), the following regulations shall apply:

- | | | |
|-----|--|-------------|
| (b) | Minimum Lot Width | 10.5 metres |
| (e) | Minimum Setback from a Flankage Lot Line | 1.2 metres |
| (f) | Minimum Setback from the Rear Lot Line | 7.0 metres |

931. That notwithstanding the provisions of the Subsections of 7.4.1 “Permitted Uses” of Section 7: Open Space (P4) Zone, the provisions of Open Space (P4, 931) Zone, shall apply to the lands zoned (P4, 931):

Permitted Uses

- (a) Stormwater management facilities.

932. That in addition to the provisions of the Subsections of 7.5.1 “Permitted Uses” of Section 7: Conservation/Hazard Land (P5) Zone, the provisions of Conservation/Hazard Land (P5, 932) Zone, shall apply to the lands zoned (P5, 932):

Permitted Uses

- (a) Retaining Wall.

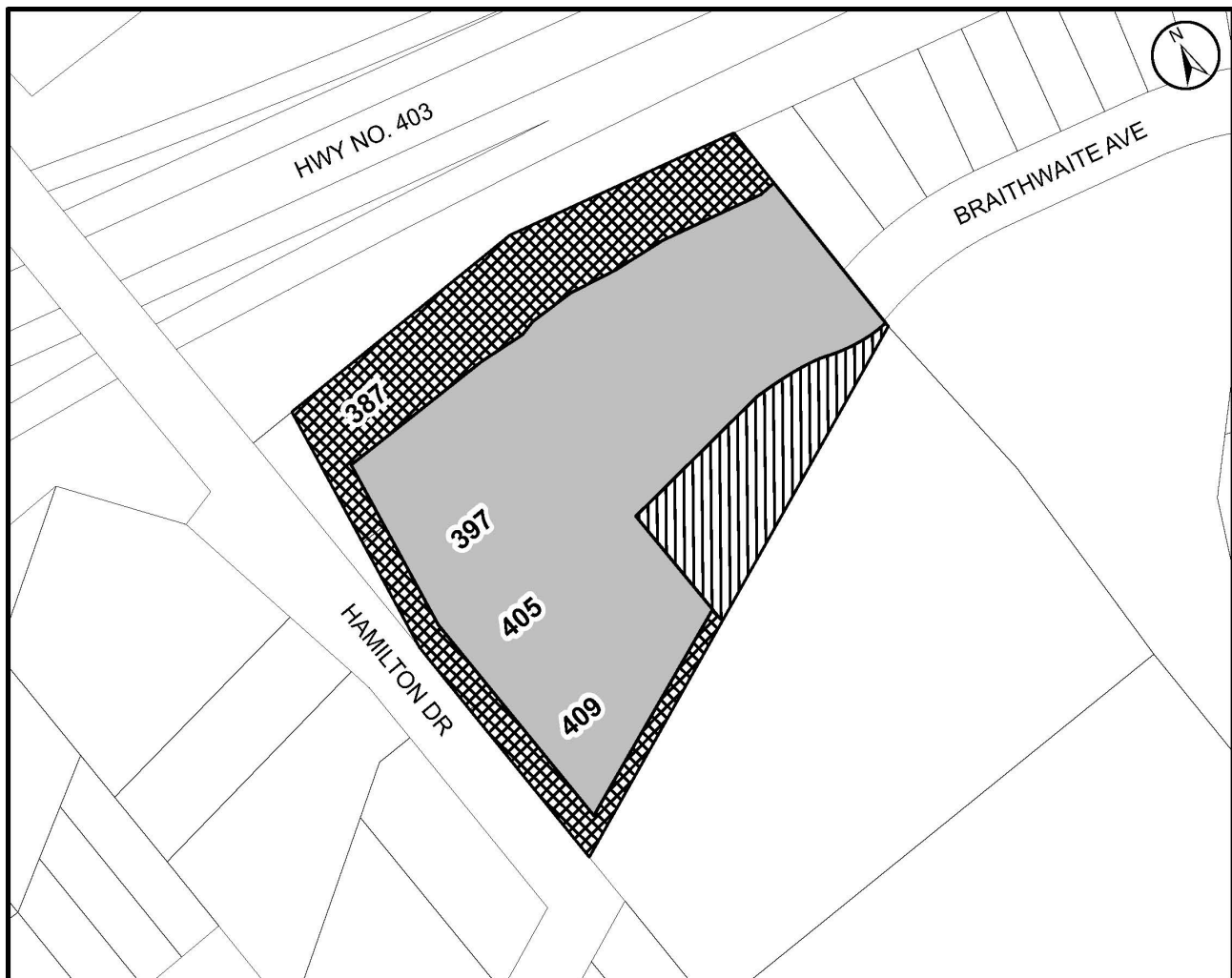
3. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the Low Density Residential (R1) Zone, Open Space (P4) Zone, and Conservation/Hazard Land (P5) Zone, subject to the special requirements referred to in Section No. 2 of this By-law.
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

PASSED AND ENACTED this _____ day of _____, 2025.

A. Horwath
Mayor

Matthew Trennum
City Clerk

ZAC-18-048



This is Schedule "A" to By-law No. 25-

Passed the day of, 2025

Mayor

Clerk

Schedule "A"

Map forming Part of
By-law No. 25-_____

to Amend By-law No. 05-200
Map 1385

Subject Property

387, 397, 405 & 409 Hamilton Drive, Ancaster (Ward 12)



Change in zoning from Agricultural "A-216"
District, Modified to Open Space (P4, 931) Zone



Change in zoning from Agricultural "A-216"
District, Modified to Conservation/Hazard Lands
(P5, 932) Zone



Change in zoning from Agricultural "A-216" District,
Modified to Low Density Residential (R1, 930) Zone

Scale:
N.T.S

File Name/Number:
ZAC-18-048 & 25T-201809

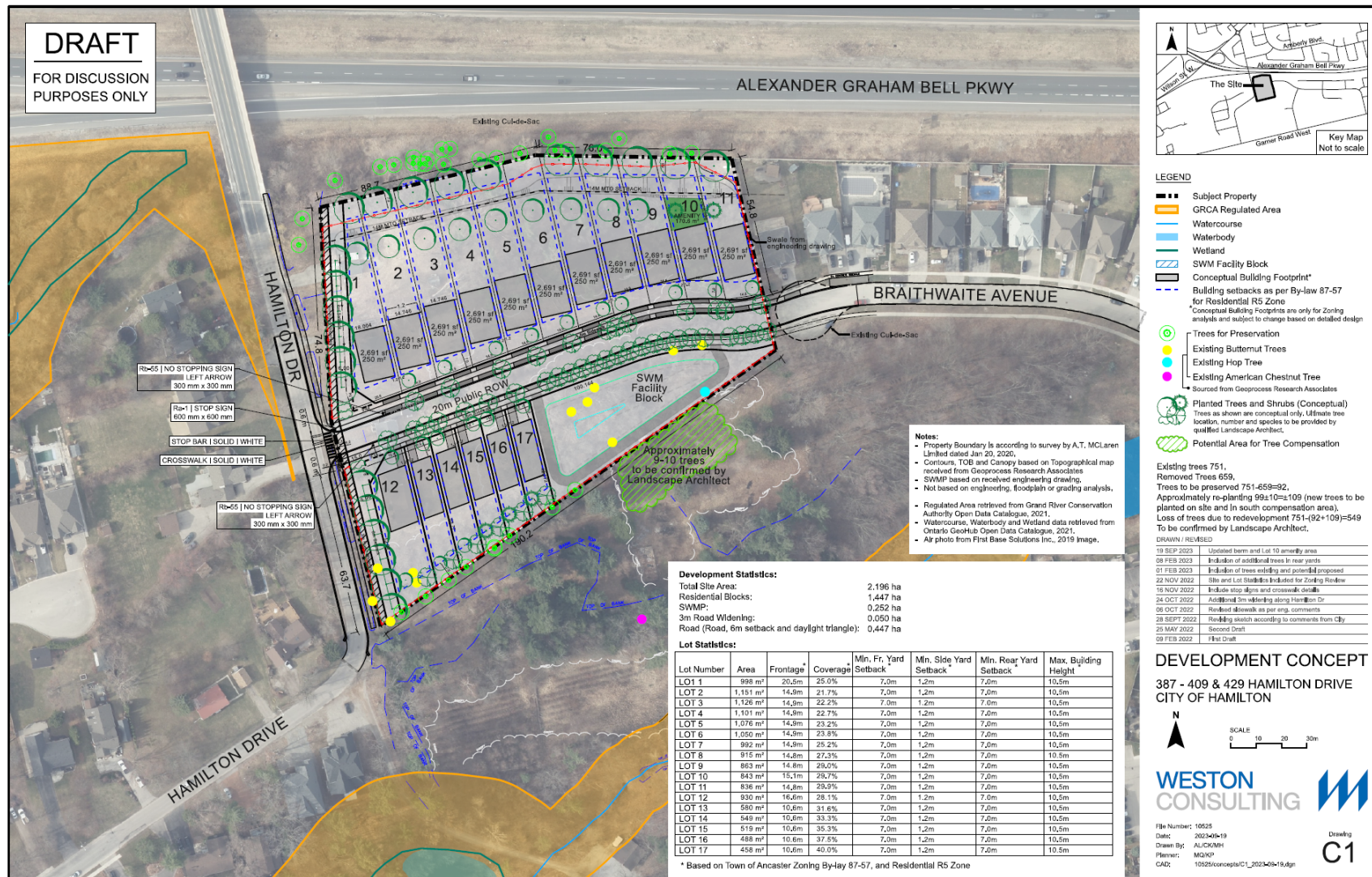
Date:
February 4, 2025

Planner/Technician:
JC/SH



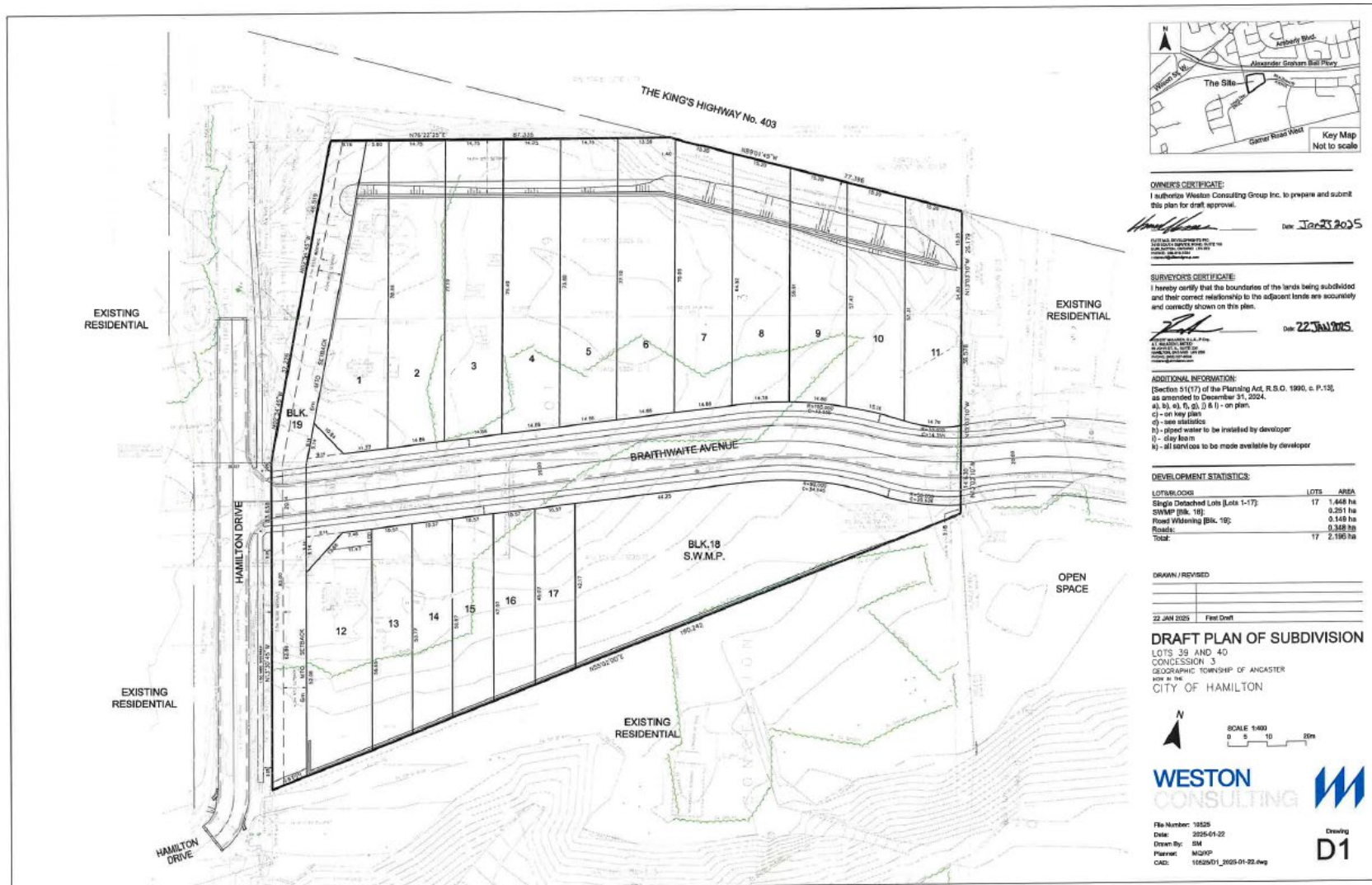
Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



Appendix C to Report PED25036

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Special Conditions for Draft Plan of Subdivision Approval for 25T- 201809

That this approval apply to the Draft Plan of Subdivision “10525” certified by Bruce MacLeod, O.L.S., dated January 22, 2025, consisting of 17 lots for single detached dwellings (Lots 1 to 17), one block for a stormwater management facility (Block 18), and one block for a right-of-way widening (Block 19), and the extension of Braithwaite Avenue, be received and endorsed by City Council with the following special conditions:

Development Engineering:

1. That, **prior to the registration of the final plan of subdivision**, the owner shall agree to include in all the agreements of purchase and sale and/or lease of residential units, the following warning clauses, to the satisfaction of the Director of Growth Management and Chief Development Engineer:
 - i. “All Purchasers shall be advised of the proposed retaining wall located at the rear yard of Lots 12-17 and to be informed that the maintenance of the retaining wall will be entirely their responsibility.”
 - ii. “All Purchasers shall be advised of the proposed noise attenuation wall located at the rear yard of Lots 1-11 and to be informed that the maintenance of the noise wall will be entirely their responsibility.”
2. That, **prior to the City Assuming the Stormwater Management Facility**, the owner shall agree to the following, to satisfaction of the Director of Growth Management and Chief Development Engineer:
 - i. Submit an Operation and Maintenance manual, as per the City of Hamilton Operation and Maintenance Report for Stormwater Management Facilities (May 2009), for approval by the Director of Growth Management and Chief Development Engineer, and inspect and monitor the stormwater management facility upon commencement of construction or pre-grading of the subject lands through to assumption of the facility;
 - ii. Construct, operate, and maintain at the owner’s expense, the stormwater management facility, in a manner acceptable to the City, including any changes to conditions of the Ministry of Environment’s approval, throughout servicing of all stages of draft plan registration and development of all registered lots and blocks, or until such time as determined by Director of Growth Management and Chief Development Engineer; and,
 - iii. Remove sediment from the stormwater management facility attributed to development, carry out a survey and verify volumetric capacity of the stormwater management facility, prior to release of the owner’s operation and maintenance responsibilities for the stormwater management facility.

3. That, **prior to registration of the final plan of subdivision**, the owner dedicate two 9.14 metre by 9.14 metre daylight triangles at the intersection of Braithwaite Avenue and Hamilton Drive to the City as Public Highway under the Owner's Certificate on the final Plan of Subdivision, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
4. That, **prior to registration of the final plan of subdivision**, the owner agrees that the final plan of the subdivision shall include a 3.0 metre road widening block to be dedicated to the City of Hamilton as public highway by the owner's certificate on the plan, to establish the widened limit of Hamilton Drive at 26.213 metres from the center line of the original road allowance to the satisfaction of the Director of Growth Management and Chief Development Engineer.
5. That, **prior to registration of the final plan of subdivision**, the owner shall agree in writing to register the 9.0 metre wide service easement located within the adjacent property to the south at the municipal address 429 Hamilton Drive, in favour of the City of Hamilton, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
6. That, **prior to the registration of the final plan of subdivision**, the owner shall urbanize Hamilton Drive from the existing terminus to the west (fronting 445 Hamilton Drive) to the northern limit of the subject draft plan lands (up to the Highway 403 bridge), to the satisfaction of the Director of Growth Management and the Chief Development Engineer.
7. That, **prior to registration of the final plan of subdivision**, the owner dedicate Braithwaite Avenue (20.0 metre Right-of-Way) to the City as Public Highway under the Owner's Certificate on the final Plan of Subdivision, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
8. That, **prior to registration of the final plan of subdivision**, the owner shall indicate all driveway locations on the engineering drawings so that no driveway shall be located within a daylight triangle.
9. That, **prior to registration of the final plan of subdivision**, a minimum of 40% of on-street parking spaces shall be provided within the City Right-of-Ways, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
10. That, **prior to registration of the final plan of subdivision**, the owner agrees to submit the necessary transfer deeds to the City's Legal Department to transfer adequate lands for the stormwater management facility block (Block 18), subject to an approved stormwater management design, as required, within the draft plan, to the satisfaction of the Director of Growth Management and Chief Development Engineer.

11. That, **prior to registration of the final plan of subdivision**, the owner agrees that they will perform all required Winter Maintenance activities on all Public Highways within the registered plan as per Ontario Regulation 239/02 - Minimum Maintenance Standards for Municipal Highways - made under the *Municipal Act*, 2001 (MMS) until the criteria for municipal Winter Maintenance activities are met. Additionally, the owner commits to submitting an application to the City for assuming Winter Maintenance responsibilities before September 15th, provided that the following criteria are to the satisfaction of the Manager of Roadway Maintenance:
 - i) Sites are easily accessible;
 - ii) Roads are free of all construction debris and have at least the base course asphalt complete;
 - iii) Trucks shall be able to enter and exit without backing up; and,
 - iv) Utility chambers are ramped at a minimum 2.0 metres from each chamber or set to grade.
12. That, **prior to registration of the final plan of subdivision**, the owner agrees that until an application for Waste Collection Services has been submitted and approved as per the City of Hamilton Waste Requirements for the Design of New Developments and Collection, the owner shall make the appropriate arrangements for the collection and disposal of household waste, entirely at the owner's expense, all to the satisfaction of the Manager of Waste Collection.
13. That, **prior to registration of the final plan of subdivision**, the owner agrees that prior to the installation of the permanent Street Name Signs by the City, the owner shall install temporary street name signs, consisting of a painted and legible sign on wooden backing, fastened securely to a post 2.6 metres above ground level (to bottom of sign) that shall be erected at all street intersections within the subdivision immediately following base course asphalt placement. The signs shall be visible from both directions (i.e., double-sided). The street name signs shall be maintained until such time as all boulevard grading has been completed, all to the satisfaction of the Director of Growth Management and Chief Development Engineer.
14. That, **prior to registration of the final plan of subdivision**, the owner shall pay the appropriate fees for the installation of street signage, in accordance with the City's standards and the City's current user fees schedule, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
15. That, **prior to registration of the final plan of subdivision**, the owner shall design, install, and energize the street lighting system, entirely at the owner's expense, all to the satisfaction of the Director of Growth Management and Chief Development Engineer.
16. That, **prior to preliminary grading**, the owner shall prepare and provide a pre-post construction survey of surrounding roads such as: Hamilton Drive, and the

existing Braithwaite Avenue, including existing sidewalk, curb, and driveways, to the satisfaction of the Director of Growth Management and Chief Development Engineer.

17. That, **prior to preliminary grading**, the owner shall obtain the required permits and approval from the Ministry of Transportation prior to the satisfaction of the Director of Growth Management and Chief Development Engineer.
18. That, **prior to preliminary grading**, the owner shall obtain a permit from the Hamilton Conservation Authority under its Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation 161/06 under Ontario Regulation 97/04 prior to any watercourse alteration, construction and/or grading activities within HCA's Regulated Area, to the satisfaction of the Hamilton Conservation Authority.
19. That, **prior to preliminary grading**, the owner agrees to provide a plan or procedure for dealing with issues concerning dust control and street cleaning (external roads included) throughout construction within the subdivision, and surrounding areas. This document will also include, the first point of contact, a schedule for regular cleaning of streets that is specific to the methods to be used, the source of water, and the contractor or agent to be used to undertake the works as well as the contractor/agent contact information so that the City can direct works be completed as necessary, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
20. That, **prior to preliminary grading**, the owner shall obtain the necessary permission/consent from the adjacent landowners of the surrounding lands, to accommodate any grading encroachment on their properties required for the construction of the subject draft plan lands, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
21. That, **prior to preliminary grading**, the owner shall submit a detailed stand-alone stormwater management report prepared by a professional engineer that includes, but is not limited to, the following, all, to the satisfaction of the Director of Growth Management and Chief Development Engineer:
 - a) Demonstrate how the post-development flow from the subject development, including applicable external lands, will be controlled to pre-development levels for all ranges of storm events including the 100-year event through the proposed stormwater management facility (dry pond in Block 18);
 - b) Demonstrate with erosion exceedance analyses of the existing tributary of Big Creek, between the proposed storm outlet and the existing culvert under Garner Road West, that the potential for excess erosion within the watercourse from 25mm storm event runoff will be mitigated by proposed stormwater management measures; alternatively, the stormwater

management facility quantity control design should demonstrate that the runoff from a 25 mm design storm (4 hour Chicago distribution) will be detained and released over a period of at least 24 hours from erosion control perspective.

- c) Verify that the proposed stormwater management facility, Block 18, shall be of sufficient size and shape/geometry to adequately accommodate post-development flows up to 100 year storm events from the subject and applicable external lands, and erosion control volume, including a maintenance access road as per City of Hamilton Comprehensive Development Guideline (current) and the MECP Stormwater Management Planning and Design Manual (2003). Until such time as the shape and size of the stormwater management facility is confirmed, Lots 15, 16 and 17 shall be considered undevelopable;
 - d) Demonstrate how the proposed flow diversion manhole (MH13) with the proposed weir will divert the controlled outflows from the proposed dry pond to the downstream Big Creek Tributary bypassing the existing Marshall Estate stormwater management pond and confirm that the original design flows to the Marshall Estate stormwater management pond will not increase;
 - e) Demonstrate Level 1 'Enhanced Protection' quality control for stormwater runoff from the subject development and all applicable external areas;
 - f) Demonstrate an adequate outlet through the proposed easement within 429 Hamilton Drive for minor, major flow and emergency flow from drainage area of Hamilton Drive to be urbanized from south of the intersection of Hamilton Drive and the Braithwaite Avenue extension to 445 Hamilton Drive and drainage area upstream of the existing 400 millimetre diameter culvert at the road bend fronting 430 Hamilton Drive including applicable drainage from properties fronting the Hamilton Drive to be urbanized; and demonstrate Level 1 'Enhanced Protection' quality control for stormwater runoff from the Hamilton Drive and associated drainage area; and,
 - g) Demonstrate that the hydraulic grade line (HGL) for the post-development 100 year return period flow will be at a minimum of 0.30m below the top of grate elevation at all inlet locations and the 5 year HGL will be within storm sewers considering the 100 year and 5 year pond operating levels, respectively.
22. That, **prior to preliminary grading**, the owner agrees to monitor drainage across the existing lands from the proposed storm outlet at the Big Creek

Tributary to the existing culvert at Garner Road to ensure that the above-mentioned existing lands are not negatively impacted by the subject development. The development impact monitoring plan shall develop baseline conditions of the downstream systems and the monitoring shall occur throughout the construction of the subdivision and for a period of not less than two years after all lot/blocks within the approved draft plan are fully developed. In the event a problem arises, the owner further agrees to take the necessary remedial action as per the monitoring report, at their cost. The engineering design and cost estimate schedules for the outlet works shall include a minimum of \$100,000.00 cash security for potential remedial works. The security shall not be released or reduced until it has been demonstrated that there are no impacts as a result of development for a period of not less than two years after full buildout of the draft approved plan to the satisfaction of the Director of Growth Management and Chief Development Engineer.

23. That, **prior to servicing**, the owner agrees to submit and obtain approval for the watermain hydraulic analysis in accordance with City standards to the satisfaction of the City's Director of Water and Wastewater Planning and Capital, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
24. That, **prior to servicing**, the owner shall include in the engineering design and cost estimate schedule provisions for a suitable storm sewer outlet on the proposed Braithwaite Avenue to accommodate the major overland flows from the west portion of the site (external drainage area "A1") and the overland flow west of the proposed high point on Braithwaite Avenue extension. The storm sewer will be designed to capture the 100 year storm and convey it to the proposed stormwater management facility, at the owner sole expense, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
25. That, **prior to servicing**, the owner shall include in the engineering design and cost estimate schedule provisions for a suitable storm sewer outlet to accommodate major overland flows originating south of the Braithwaite Avenue and Hamilton Drive intersection, and east of the high point on Hamilton Drive (fronting 445 Hamilton Drive), extending to the south limit of 429 Hamilton Drive through the proposed 9.0 metre service easement. The storm sewer shall be designed to capture the 100 year storm event and convey it to the existing watercourse, to the satisfaction of the Director of Growth Management and the Chief Development Engineer.
26. That, **prior to servicing**, the owner/ shall include in the engineering design and cost estimate schedule provisions for the removal and replacement of the existing storm sewer system on the existing Braithwaite Avenue to the east, to convey the outlet flow from the proposed stormwater management facility to the existing Creek downstream including oil grit separators (OGS), headwalls, erosion control, road access, restoration, etc. at the owner's sole expense, to the

satisfaction of the Director of Growth Management and Chief Development Engineer.

27. That, **prior to servicing**, the owner shall include in the engineering design and cost estimate schedule provisions for the urbanization of Hamilton Drive from the existing terminus (fronting 445 Hamilton Drive) to the northern limit of the subject draft plan lands (up to the Highway 403 bridge). All work shall be completed to the satisfaction of the Director of Growth Management and the Chief Development Engineer.
28. That, **prior to servicing**, the owner agrees to include in the engineering design and cost estimate schedule provisions to relocate, as required, any affected utility poles, hydrants, pedestals, hydro vaults, etc., on existing Braithwaite Avenue and Hamilton Drive at the owner's sole expense, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
29. That, **prior to servicing**, the owner agrees to include provisions for installation of a sump pump completed with a secondary relief/overflow for each lot within the draft plan lands, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
30. That, **prior to servicing**, the owner shall include in the Engineering design and cost estimates provisions for the construction a 1.5 metre high black vinyl coated heavy-duty chain-link fence in the following locations, all, to the satisfaction of the Director of Growth Management and Chief Development Engineer:
 - i. along the south property line of the proposed stormwater management pond;
 - ii. along the property line between Lot 17 and the proposed stormwater management pond; and,
 - iii. along the West property line of Lots 1 and 12.
31. That, **prior to servicing**, the owner shall include in the engineering design and cost estimate schedule provisions for the installation of 1.5 metre wide concrete sidewalks along both sides of Braithwaite Avenue extension, and Hamilton Drive from the north limit of the subject draft plan lands to connect to the downstream existing urbanized road section, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
32. That, **prior to servicing**, the owner shall submit a Hydrogeological Report to the City, prepared by a qualified professional, and in accordance with City guidelines, to assess impacts, identify any significant recharge and discharge zone, and provide recommendations to mitigate the groundwater impacts during any construction within the subdivision, including but not limited to house construction, and to undertake the works as recommended including monitoring.

The report shall also provide a groundwater contingency plan to ensure that an appropriate mitigation strategy is available to be implemented in the case whereof, all, to the satisfaction of the Director of Growth Management and Chief Development Engineer:

- i. an aquifer is breached during excavation;
 - ii. groundwater is encountered during any construction within the subdivision, including but not limited to house construction;
 - iii. sump pumps are found to be continuously running; and,
 - iv. water supply and sewage disposal systems and any surface and groundwater related infrastructure are negatively impacted.
33. That, **prior to servicing**, the owner agrees to implement the recommendations of the final approved geotechnical engineering report, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
34. That, **prior to servicing**, the owner acknowledges and agrees that the servicing of the draft plan lands shall not commence until the stormwater management (SWM) facility is completed and operational, as per the design approved by the City of Hamilton, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
35. That, **prior to servicing**, the owner shall include in the engineering design and cost estimate schedules provisions for the proposed stormwater management (SWM) facility (in Block 18) to accommodate the subject development, including all applicable external lands, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
36. That, **prior to servicing**, the owner shall include in the engineering design and cost estimate schedules, a landscape design of the Stormwater Management Facility as per City of Hamilton Landscape Design Guidelines for stormwater management facilities (May 2009) for the proposed stormwater management (SWM) facility (in Block 18) to accommodate the subject development, including all applicable external lands, to the satisfaction of the Director of Growth Management and Chief Development Engineer.
37. That, **prior to servicing**, the owner agrees to include in the engineering design and cost estimate schedules permanent pavement marking and signage plans for all internal streets of the subdivision including, stop signs, stop bars, pedestrian crossings, etc., upon placement of surface course asphalt, entirely at the owner's cost, all to the satisfaction of the Director of Growth Management and Chief Development Engineer.

38. That, **prior to servicing**, the owner shall include in the engineering design and cost estimate schedule provisions for the costs of the following items all to the satisfaction of the Director of Growth Management and Chief Development Engineer:
- i. Removal of the existing temporary turning circles at the west end of the existing Braithwaite Avenue, including re-grading and road surface;
 - ii. Restoration of existing driveways on Braithwaite Avenue, if required; and,
 - iii. Restoration of the disturbed area of the existing Braithwaite Avenue due to the removal and replacement of the existing storm sewer from the east limit of the subject land to the proposed outlet structure downstream at the existing Creek and Marshall Estates stormwater management facility.
39. That **prior to servicing**, the owner agrees that the road geometric design of the proposed Braithwaite Avenue extension shall align with the existing centerline, street line, pavement edges, sidewalk, and boulevard width of the existing Braithwaite Avenue to the east, to the satisfaction of the Director of Growth Management and Chief Development Engineer.

Growth Planning

40. That **prior to registration of the final plan of subdivision**, the owner and agent work with Legislative Approvals / Staging of Development Staff to finalize municipal addressing for the proposed Lots, to the satisfaction of the Director of Growth Management and Chief Development Engineer.

Planning

41. That, **prior to registration of the final plan of subdivision**, the owner shall prepare and submit an Urban Design Guidelines Report and Architectural Control strategy, scoped to the residential use proposed in this application, shall be provided for review and approval, to the satisfaction of the Director of Heritage and Urban Design.

Terms of reference for this type of report are available online:

<https://www.hamilton.ca/develop-property/policies-guidelines/guidelines-urban-design-reports>

42. That, **prior to registration of the plan of subdivision**, the owner establish temporary protective fencing along the southern limits of the revised Project Location during construction activities, to the satisfaction of the Director of Heritage and Urban Design. The location of the fencing will be agreed upon by City staff, the proponent, and a registered archaeologist. The applicant should also submit photographs of the fencing and a letter from a registered professional archaeologist confirming the installation of fencing and authorizing the work.

43. That, **prior to grading and servicing**, the owner shall confirm the location of the bat boxes to the satisfaction of the Director of Heritage and Urban Design.
44. That, **prior to registration of the plan of subdivision**, the owner shall implement bat boxes, as outlined within the GeoProcess Research Associates October 2023, Environmental Impact Statement, to the satisfaction of the Director of Heritage and Urban Design.
45. That, **prior to grading and servicing**, the owner shall prepare and implement a Transplant Plan for the Common Hop Tree to the satisfaction of the Director of Heritage and Urban Design.
 - a) The Transplant Plan will outline the following:
 - i. Methodology;
 - ii. Timing of re-location;
 - iii. GPS coordinates and mapping of location of species; and,
 - iv. GPS coordinates and mapping of the “donor” site.
 - b) Once the species has been transplanted, a written letter from a qualified botanist is to be submitted to the City of Hamilton.
 - c) Monitoring Plan: Monitoring of the health of the transplanted species is to occur for a period of two years. Two monitoring reports are required to be submitted (1st report to be submitted by December 31 after the first full year of monitoring; 2nd report to be submitted by December 31 after second year of monitoring).
46. That, **prior to grading and servicing**, the owner shall prepare a revised Tree Protection Plan to the satisfaction of the Director of Heritage and Urban Design. Removal of trees is not to occur until this condition has been satisfied.
 - a) Prior to the approval of the Tree Protection Plan, permission to remove trees from the adjacent property is to be provided.
 - b) A Verification of Tree Protection Letter, prepared by a recognized tree management professional (i.e., certified arborist, registered professional forester, or landscape architect) is to be provided. This is to confirm that all tree protection measures have been installed in accordance with the approved Tree Protection Plan.
47. That, **prior grading and servicing**, the owner is to be aware of the *Migratory Birds Convention Act, 1994* and the *Endangered Species Act, 2007* and agrees that the removal of any vegetation on the subject lands is to occur during October

1 to March 31 by placing notations relating to breeding birds and bat roosting habitat on the Tree Protection Plan (TPP):

- a) Birds: In the event that vegetation removal is proposed during the restricted breeding period, the owner shall have a qualified biologist conduct a nest search of the vegetated area with the City of Hamilton Natural Heritage Planning staff prior to any work commencing. Accordingly, removal may occur if it is determined that active nests are not present in the proximity of the removal area, to the satisfaction of the Director of Heritage and Urban Design.
 - b) Bats: In the event that vegetation removal is proposed during the restricted bat roosting period, the owner shall contact the Ministry of Environment, Conservation, and Parks (MECP) to determine the permitting requirements.
48. That, **prior to grading and servicing**, the owner provide a Butternut Health Assessment and any correspondence from the Ministry of the Environment, Conservation and Parks, to the satisfaction of the Director of Heritage and Urban Design.
49. That, **prior to registration of the plan of subdivision**, the owner shall prepare a Landscape Plan by a certified Landscape Architect showing the placement of compensation trees for any tree removals, completed in accordance with the Tree Protection Plan to the satisfaction of the Director of Heritage and Urban Design. The Planting Plan will prioritize native species. Native species are to be provided from a native seed source (within a 250 kilometre radius).
50. That, **prior to registration of the plan of subdivision**, the owner shall prepare and implement Stewardship Initiatives, including a Stewardship Brochure that describes the importance of the adjacent Significant Woodlot and trees as well as how the homeowner can minimize their impact on these features, to the satisfaction of the Director of Heritage and Urban Design. This Plan will include the installation of two bat rocket boxes and long-term monitoring requirements.
51. That, **prior to registration of the plan of subdivision**, the owner shall provide cash-in-lieu for any compensation trees that cannot be planted on site to the satisfaction of the Director of Heritage and Urban Design. The cash-in-lieu rate will be based on the Forestry Department's User Fee rate at the time of submission.
52. That, **prior to registration of the plan of subdivision**, the owner agrees to implement the noise attenuation measures identified in the Environmental Noise Assessment Report titled "387-409 Hamilton Drive" and dated November, 2020, revised November, 2022, including a 3.0 metre to 4.5 metre high noise attenuation barrier in accordance with the Ministry of the Environment, Conservation and Park's noise criteria, constructed on the proposed berm on the

approved Grading Plan prepared by S. Llewellyn & Associates Limited, in the rear yards of Lots 1 through 11, to the satisfaction of the Director of Development Planning.

53. That, **prior to registration of the plan of subdivision**, the owner agrees to submit the proposed floor plans for Lots 1 to 11, including but not limited to, exterior building components such as windows, exterior doors and walls to ensure they provide an adequate Sound Transmission Class (STC) rating to attenuate the outdoor noise levels to achieve an indoor noise level as per the Ministry of the Environment, Conservation and Parks' noise criteria, to the satisfaction of the Director of Development Planning.
54. That, **prior to registration of the plan of subdivision**, the owner agrees to include the following warning clauses for Lots 1 to 11 in all purchase and sale and / or lease agreements, and registered on title to the satisfaction of the Director of Development Planning:

Warning Clause "A":

"Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of the Environment, Conservation and Parks' noise criteria."

55. That, **prior to registration of the plan of subdivision**, the owner agrees to the installation of a heating system including central air conditioning for Lots 1 to 17 to allow residents to leave exterior doors and windows closed in addition to including the following warning clauses for Lots 1 to 17 in all purchase and sale and / or lease agreements, and registered on title to the satisfaction of the Director of Development Planning:

Warning Clause "D":

"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of Environment, Conservation and Parks."

56. That, **prior to registration of the plan of subdivision**, the owner agrees to include the following warning clauses in all purchase and sale and / or lease agreements, and registered on title to the satisfaction of the Director of Development Planning:

- a) Purchasers / tenants are advised that Lots 1 through 17 on the Draft Plan of Subdivision, in Appendix C attached to Report PED25036, are dually zoned Low Density Residential (R1, 930) Zone and Conservation/Hazard Land (P5, 932) Zone. Development shall occur in accordance with the regulations of the

respective zones, which prohibits development within the Conservation/Hazard Land (P5, 932) Zone.

- b) Purchasers / tenants are advised that Lots 1 through 17 on the Draft Plan of Subdivision, in Appendix C attached to Report PED25036, have rear yard restrictions that will limit the potential for the development of accessory structures, such as pools, sheds and buildings.
 - c) Purchasers / tenants are advised that to ensure the City of Hamilton's Urban Forestry Strategy is achieved, all pools, sheds and accessory structures that would require a building permit are prohibited in the portion of the rear yards zoned Conservation/Hazard Land (P5, 932) Zone, as identified in Appendix A attached to Report PED25036.
 - d) Purchasers / tenants are advised that there is an approved grading plan and that the purchasers / tenants agree not to alter the approved grading plan without approval from the City of Hamilton.
 - e) Purchasers / tenants are advised that trees are regulated under the Urban Woodland Conservation By-law (By-law No. 14-212) and the Town of Ancaster By-law (By-law No. 2000-118). There is to be no tree removal without written consent from the City of Hamilton.
57. That, **prior to registration of the plan of subdivision**, the owner agrees to include the following warning clauses in all purchase and sale and / or lease agreements, and registered on title, to the satisfaction of the Director of Planning and Chief Planner:
- a) Purchasers / tenants will be provided a Stewardship Brochure that describes the importance of the adjacent Significant Woodland as well as surrounding trees and how the resident can minimize their impact on this feature.
58. That, **prior to registration of the plan of subdivision**, the owner agrees to provide a Letter of Credit or Surety Bond for the replacement and relocation of trees, in accordance with the approved Landscape Plan, prepared by a certified Landscape Architect, to the satisfaction of the Director of Environmental Services and Director of Growth Management:
- a) To provide cost estimates for 100% of the total cost of all tree relocation and replacement to be done by the Owner. Such cost estimates shall be in a form satisfactory to the Director of Environmental Services; or be prepared in accordance with the Guides for estimating security requirements for landscaping and engineering.

- b) Calculate the lump sum payment for all tree relocation and replacement using the City's Letter of Credit Policy or Surety Bond Policy.
- c) To provide an irrevocable Letter of Credit or Surety Bond to the Director of Growth Management for 75% of the total cost of all tree relocation and replacement in a form satisfactory to Finance (Development Officer, Budget, Taxation and Policy) to be held by the City as security for the completion of the tree relocation and replacement.

Alternatively, the owner may choose to provide a lump sum payment for on-site works in accordance with 57. b) above.

- d) The Letter of Credit or Surety Bond shall be kept in force until the completion of the required tree relocation and replacement in conformity with the approved design and requirements, securities may be reduced in accordance with the City's Letter of Credit Policy or Surety Bond Policy. If the Letter of Credit or Surety Bond is about to expire without renewal thereof and the works have not been completed in conformity with their approved designs, the City may draw all of the funds so secured and hold them as security to guarantee completion unless the City Solicitor is provided with a renewal of the Letter of Credit or Surety Bond forthwith.
- e) In the event that the Owner fails to complete, the required tree relocation and replacement in conformity with its approved design within the time required, then it is agreed by the Owner that the City, its employees, agents or contractors may, at the City's sole option and in addition to any other remedies that the City may have, enter on the lands and so complete the required site development works to the extent of monies received under the Letter of Credit or Surety Bond. The cost of completion of such works shall be deducted from the monies obtained from the Letter of Credit or Surety Bond. In the event that there is a surplus, the City shall pay it forthwith to the Owner. In the event that there are required site development works remaining to be completed, the City may exercise its authority under (Section 446 of the *Municipal Act*) to have such works completed and to recover the expense incurred in doing so in like manner as municipal taxes.

Urban Forestry

- 59. That, **prior to preliminary grading**, the owner shall submit a revised Tree Management Plan which addresses potential conflicts with City owned trees, to the satisfaction of the Director of Environmental Services.
- 60. That, **prior to preliminary grading**, the owner shall submit any applicable fees for any municipal trees related to the subdivision, to the satisfaction of the Director of Environmental Services.

61. That, **prior to preliminary grading**, the owner shall submit a revised Landscape Plan illustrating the street tree planting scheme (one tree per lot, three trees per corner lot) and the stormwater management block (Block 18), to the satisfaction of the Director of Environmental Services.

Ministry of Transportation

62. That, **prior to final approval**, the owner shall submit for review and approval a stormwater management report indicating the intended treatment of the calculated runoff, to the satisfaction of the Ministry of Transportation.
63. That, **prior to final approval**, the owner shall submit for review and approval, detailed grading, servicing, and internal road construction plans, to the satisfaction of the Ministry of Transportation.

Bell Canada

64. That, **prior to registration of the plan of subdivision**, the owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the owner shall be responsible for the relocation of any such facilities or easements at their own cost, to the satisfaction of Bell Canada.

Canada Post

65. That, **prior to registration of the final plan of subdivision**, the owner shall include in all offers of purchase and sale and/or lease or rental agreements, a statement that advises the prospective purchaser, to the satisfaction of Canada Post:
- a) that the home/ business mail delivery will be from a designated Centralized Mail Box; and,
 - b) that the owner be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
66. That, **prior to registration of the final plan of subdivision**, the owner agrees to complete the following, to the satisfaction of Canada Post:
- c) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision;

- d) install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes;
- e) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision;
- f) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans; and,
- g) maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

Enbridge Gas Inc.

67. That, **prior to registration of the final plan of subdivision**, the owner agrees to provide Enbridge Gas Inc. with necessary easements and/or agreements required for the provision of gas services, to the satisfaction of Enbridge Gas Inc.

NOTES TO DRAFT PLAN APPROVAL

1. Pursuant to Section 51 (32) of the *Planning Act*, draft approval shall lapse if the plan is not given final approval within 3 years. However, extensions will be considered if a written request is received two months before the draft approval lapses.
2. Stormwater Management Reports must adhere to accepted Ministry policies/standards and must be signed and stamped by the Drainage Engineer. Stormwater submissions must be provided in paper and electronic form (thumb drive).
3. Any identified highway improvements will require the owner to enter into a legal agreement with Ministry of Transportation whereby the owner agrees to assume financial responsibility for all necessary associated highway improvements.
4. Clearance of Ministry of Transportation Conditions

The contact for all Ministry conditions of approval, including the submission and approval of all required reports, plans, and agreements, etc. is:

Mr. Ted Lagakos
 Senior Project Manager
 Highway Corridor Management Section – Central Operations
 Ministry of Transportation
 7th Floor, Building D, 159 Sir William Hearst

Downsview, ON, M3M 0B7
Phone No: (416) 235-3593
Email: ted.lagakos@ontario.ca

At this time, all ministry submissions should be provided in electronic form. Please make the applicant aware that the Ministry does not clear individual conditions. The ministry issues a single "Clearance Letter" once all plan conditions have been addressed to our satisfaction.

5. Ministry of Transportation Building and Land Use permits will be required for individual building lots within 395 metres from the centre point of Highway 403 and Hamilton Drive and 45 metres from all ministry property limits. Ministry permits are required prior to any on site grading being undertaken. Sign permits are required for signing within 400 metres of Highway 403.

Permit inquiries may be directed to:

Ms. Alexandra Boucetta
Corridor Management Officer
Phone No: (416) 235-3883
Email: alexandra.boucetta@ontario.ca

Highway Corridor Management System (HCMS)
<https://www.hcms.mto.gov.on.ca/>

6. This property is eligible for municipal waste collection service subject to meeting the City's requirements indicated by the Public Works Department and subject to compliance with the City's Solid Waste Management By-law No. 09-067, as amended.

The property owner must contact the City by email wastemanagement@hamilton.ca or by telephone 905-546-CITY (2489) to request waste collection service. Waste Management staff will complete a site visit to determine if the property complies with the City's waste collection requirements.

Historical Background

Application Details	
Owner:	Lux 387 M.D. Holdings Inc, Lux 397 M.D. Holdings Inc, Lux 405 M.D. Holdings Inc, Lux 409 M.D. Holdings Inc, c/o Hamid Hakimi
Applicant:	Weston Consulting (c/o Martin Quarcoopome).
File Number:	ZAC-18-048 and 25T-201809.
Type of Applications:	Zoning By-law Amendment and Draft Plan of Subdivision.
Proposal:	<p>The purpose of the Zoning By-law Amendment and Draft Plan of Subdivision applications are to facilitate the development of a subdivision containing 17 lots for single detached dwellings, one stormwater management facility and the extension of an existing municipal road, Braithwaite Avenue.</p> <p>The applicant is proposing a change in zoning from Agricultural “A-216” Zone, Modified, to a site specific Low Density Residential (R1) Zone, Open Space (P4) Zone and Conservation/Hazard Land (P5) Zone.</p>
Property Details	
Municipal Address:	387, 397, 405 and 409 Hamilton Drive (see Location Map on Appendix A attached to Report PED25036).
Lot Area:	2.2 ha.
Servicing:	Municipal services.
Existing Use:	Vacant residential.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Neighbourhoods” on Schedule E-1 Urban Land Use Designations.
Secondary Plan Existing:	“Low Density Residential 1” on Shaver Neighbourhood Land Use Plan Map B.2.2-1.
Zoning Existing:	Agricultural “A-216” Zone, Modified.

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Zoning Proposed:	A site specific Low Density Residential (R1, 930) Zone, Open Space (P4, 931) Zone and Conservation/Hazard Land (P5, 932) Zone.
Modifications Proposed:	<p>The following modifications are proposed to the Low Density Residential (R1) Zone in Zoning By-law No. 05-200:</p> <ul style="list-style-type: none"> • To reduce the minimum lot width from 12.0 metres to 10.5 metres; • To reduce the minimum setback from a flankage lot line from 3.0 metres to 1.2 metres; and, • To reduce the minimum setback from a rear lot line from 7.5 metres to 7.0 metres. <p>The following modifications are proposed to the Open Space (P4) Zone in Zoning By-law No. 05-200:</p> <ul style="list-style-type: none"> • To restrict the permitted uses to a stormwater management facility. <p>The following modifications are proposed to the Conservation/Hazard Land (P5) Zone in Zoning By-law No. 05-200:</p> <ul style="list-style-type: none"> • To restrict the permitted uses to a retaining wall.
Processing Details	
Received:	September 7, 2018.
Deemed Complete:	September 28, 2018.
Notice of Complete Application:	Sent to 85 property owners within 120 metres of the subject property on October 12, 2018.
Public Notice Sign:	Posted October 20, 2018, updated on February 27, 2025, and April 17, 2025.
Notice of Public Meeting:	Sent to 85 property owners within 120 metres of the subject property on March 28, 2025, and April 18, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix H attached to Report PED25036.

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Public Consultation:	A public open house was held on June 27, 2018, at Bishop Tonnos Catholic Secondary School between 5:00 pm and 7:30 pm and 78 notices were circulated. Comments received included members of the public supporting the development in principle, however, expressing concerns with the loss of trees on the subject lands, increased traffic, the inability to monitor the neighbourhood through programs such as Neighbourhood Watch, increased noise, increased congestion, loss of parking for visitors and safety concerns for children with the increased traffic flow. Additionally, some residents noted concerns with the extension of Braithwaite Avenue as they had anticipated that the street would always terminate in a cul-de-sac.
Public Comments:	To date, staff received nine pieces of correspondence from the public and the comments have been summarized in Appendix I attached to Report PED25036. Additional public comments received as a result of the Notice of Public Meeting circulated on March 28, 2025 have been attached to the Planning Committee agenda.
Processing Time:	2,069 days, 285 days from last submission.

SUMMARY OF POLICY REVIEW

The following policies, amongst others, apply to the proposal.

Provincial Planning Statement (2024)		
Theme and Policy	Summary of Policy or Issue	Staff Response
Planning for People and Homes Policy 2.1.6	Planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options, recreation, parks, open spaces, and other uses to meet the long term needs of the community. In addition, improving accessibility for people of all ages and abilities by addressing land use barriers to ensure social equity and overall quality of life for people of all ages is achieved.	<p>The development will provide 17 lots for single detached dwellings, a stormwater management facility and extend Braithwaite Avenue to Hamilton Drive. The residential lots will contribute to the housing options in Ancaster, and the extension of Braithwaite Avenue improves the transportation network by providing an opportunity for residents to walk and cycle to Hamilton Drive.</p> <p>The proposal complies with this policy.</p>
Settlement Areas Policy 2.3.1.1	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	<p>The subject lands are located within the urban boundary, where the focus is to accommodate growth and development.</p> <p>The proposal complies with this policy.</p>
Settlement Areas Policy 2.3.1.2	Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, are transit-supportive, as appropriate.	<p>The development will provide 17 residential lots, a stormwater management facility, and the extension of Braithwaite Avenue to Hamilton Drive. The residential lots will contribute to the housing options in Ancaster, and the extension of Braithwaite Avenue supports active transportation options.</p> <p>The proposal complies with this policy.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Transportation and Infrastructure Corridors</p> <p>Policy 3.3.1</p>	<p>Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit, and electricity generation facilities and transmission systems to meet current and projected needs.</p> <p>Major goods movement facilities and corridors means transportation facilities, corridors and networks associated with the inter- and intra-provincial movement of goods. Examples include inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are freight-supportive may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives.</p>	<p>The proposed development is adjacent to Highway 403, which is regulated by the Ministry of Transportation.</p> <p>A noise barrier and mandatory 14 metre setback required by the Ministry of Transportation have been accommodated in the proposed design to ensure that the major goods movement corridor is protected. In addition, the Conservation/Hazard Land (P5) Zone has been applied along the northern property line of the subject lands to ensure there is a buffer between the proposed residential uses and Highway 403, ranging from 19 metres and 25 metres.</p> <p>The proposal complies with this policy.</p>
<p>Natural Heritage</p> <p>Policies 4.1.1 and 4.1.7</p>	<p>Natural features and areas shall be protected for the long term.</p> <p>Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</p>	<p>The subject lands include a large, wooded area and is adjacent to a Core Area (significant woodland). Recognizing that this feature is part of the broader landscape for the area, it was staked in consultation with the City in 2014 and reevaluated in 2018. The applications included the submission of an Environmental Impact Statement and Tree Protection Plan. Several measures to mitigate the impacts have been considered and staff are recommending a number of conditions to ensure that Provincial Environmental Acts are adhered</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
Natural Heritage Policies 4.1.1 and 4.1.7 (continued)		<p>to, that trees are transplanted successfully, that a revised Tree Protection Plan is prepared, a Butternut Health Assessment be completed, that a revised Landscape Plan showing the placement and compensation of the trees be provided, and that the applicant provide cash in lieu for any compensation of trees that cannot be planted. A full list of recommended conditions can be found in Appendix D attached to Report PED25036.</p> <p>The proposal complies with these policies.</p>
Urban Hamilton Official Plan		
Theme and Policy	Summary of Policy or Issue	Staff Response
Urban Design Goals Policies B.3.3.1.3, B.3.3.1.4 and B.3.3.1.5	<p>Create pedestrian oriented places that are safe, accessible, connected, and easy to navigate for people of all abilities.</p> <p>Create communities that are transit-supportive and promote active transportation.</p> <p>Ensure that new development is compatible with and enhances the character of the existing environment and locale.</p>	<p>As noted above, the draft plan of subdivision application includes the extension of Braithwaite Avenue to facilitate the development of 17 lots for single detached dwellings. The road extension promotes active transportation as it provides a connection to the broader network through Hamilton Drive. The proposal is compatible with the built form of the existing neighbourhood. Staff have recommended conditions of Draft Plan Approval that ensure trees are compensated for, and planted, within the proposed Conservation/Hazard Land (P5) Zone. A full list of recommended conditions is in Appendix D attached to Report PED25036.</p> <p>The proposal complies with these policies.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Noise</p> <p>Policies B.3.6.3.1, 3.6.3.2, 3.6.3.3 and 3.6.3.4</p>	<p>Development of noise sensitive land uses, in the vicinity of provincial highways, parkways, minor or major arterial roads, collector roads, truck routes, railway lines, railway yards, airports, or other uses considered to be noise generators shall comply with all applicable provincial and municipal guidelines and standards.</p> <p>Where feasible and in compliance with other policies, the City shall ensure that land use arrangements which minimize the impact of noise and vibration be considered in the implementation of planning mechanisms such as zoning by-law amendments and draft plans of subdivision.</p> <p>Where noise or vibration attenuation measures are required, for both outdoor and indoor spaces, the following may be considered:</p> <ul style="list-style-type: none"> • sound-proofing measures, construction techniques, and materials; and, <p>acoustical barriers such as berms, living walls, walls, favourable topographic features, or other intervening structures, where appropriate and according to all other policies.</p>	<p>S. Llewellyn & Associated Limited has prepared a Noise Impact Report titled “387-409 Hamilton Drive, City of Hamilton” dated November 2020, revised November 2022, for the proposed development.</p> <p>Lots 1 through 17 will require the installation of a heating system including central air conditioning to allow residents to leave exterior doors and windows closed. Additionally, Warning Clauses will be required to be included in all purchase and sale agreements in accordance with the Noise Impact Report prepared by S. Llewellyn & Associates Limited. The warning clauses have been included as Special Condition Nos. 54 and 55 in Appendix D attached to Report PED25036.</p> <p>A proposed berm shall be constructed adjacent to the Ministry of Transportation setback in the rear yards of Lots 1 through 11. The proposed berm will provide noise attenuation and shall be constructed with a maximum 3 to 1 slope, internal to the lot, and a maximum of 2 to 1 slope within the Ministry of Transportation setback and will be designed in accordance with the Preliminary Grading Plan prepared by S. Llewellyn & Associates Limited.</p> <p>A 3.0 metre to 4.5 metre high noise attenuation barrier shall be constructed on the proposed berm offset 0.50 metres from the Ministry of Transportation setback internal to the lot and in the rear yards of Lots 1 through 11. The existing noise attenuation barrier along the east property line (proposed east return of the barrier) is to be modified/replaced to increase the height of the existing wall to 4.5 metres above the ground. The noise</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Noise</p> <p>Policies B.3.6.3.1, 3.6.3.2, 3.6.3.3 and 3.6.3.4</p> <p>(continued)</p>		<p>attenuation barrier also includes a return along the west property line limits. Noise barriers are to be constructed without gaps or spaces and shall be of a Ministry of Transportation approved material with a surface density of 20 kg/m².</p> <p>Staff have confirmed that the noise barrier details have been shown on the appropriate plans, including the Preliminary Grading Plan DWG No. C-101 and special Condition Nos. 52 through 55 have been included in Appendix D attached to Report PED25036.</p> <p>The proposal complies with these policies.</p>
<p>Core Areas</p> <p>Policies C.2.2.4 and C.2.2.8</p>	<p>Notwithstanding the designations on Schedule E-1 - Urban Land Use Designations, the policies of this Plan shall apply to Core Areas not currently identified on Schedule B - Natural Heritage System and Schedules B-1 to B-8 - Detailed Natural Heritage Features. Additional Core Areas may be mapped and identified, or Core Area boundaries may be refined subject to the submission and review of studies, including, but not limited to an Environmental Impact Statements, watershed or subwatershed study, natural areas inventories, or Environmental Assessments. An amendment to the Official Plan may be required to recognize a new Core Area.</p>	<p>The subject lands include a large, wooded area and is adjacent to a Core Area (significant woodland). The application included the submission of an Environmental Impact Statement and Tree Protection Plan. To accommodate the extension of Braithwaite Avenue, the building envelope of the proposed single detached dwellings and stormwater management facility as well as the necessary grading and servicing easement, 683 trees are proposed to be removed. The applicant has proposed to retain 125 trees and plant 157 trees on site. In addition, cash in lieu for tree compensation will be provided.</p> <p>Special Condition Nos. 43, 44, 47, 48, 49, 50 and 51 have been included to ensure that provincial environmental <i>Acts</i> are adhered to, that trees are transplanted successfully, that a revised Tree Protection Plan is prepared, a Butternut Health Assessment be completed, that a revised Landscape Plan showing the placement</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Core Areas</p> <p>Policies C.2.2.4 and C.2.2.8</p> <p>(continued)</p>	<p>All natural features required vegetation protection zones, and enhancement or restoration areas on a property shall be placed under appropriate zoning in the zoning by-law and/or protected through a conservation easement to the satisfaction of the City or the relevant Conservation Authority or deeded to a public authority. Acquisition by a public body may also be considered as an option for protecting natural features and functions.</p>	<p>and compensation of the trees be provided, that the applicant provide cash in lieu for any compensation of trees that cannot be planted, and that the owner investigate the feasibility of including bat boxes. A full list of recommended conditions is in Appendix D attached to Report PED25036.</p> <p>To ensure that a vegetation protection zone is included around the development, the Zoning By-law Amendment has incorporated a Conservation/Hazard Land (P5) Zone. The site specific zone only permits a retaining wall within the zone and provides an opportunity for tree compensation.</p> <p>The proposal complies with these policies.</p>
<p>Trees</p> <p>Policy C.2.11.1</p>	<p>The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests.</p>	<p>The City recognizes the importance of trees to the health and quality of life in the community (i.e., canopy cover, energy conservation, mental health benefits) and encourages the protection and restoration of trees.</p> <p>A Tree Protection Plan was prepared by GeoProcess Research Associates, dated July 10, 2024. A total of 808 trees have been inventoried. To accommodate the extension of Braithwaite Avenue, the building envelope of the proposed single detached dwellings and stormwater management facility as well as the necessary grading and servicing easement, 683 trees are proposed to be removed. The applicant has proposed to retain 125 trees and plant 157 trees on site. Cash-in-lieu will be provided for the remaining 526 trees.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
Trees Policy C.2.11.1 (continued)		<p>In addition, staff have required that warning clauses be applied to all purchase and sale agreements to inform residents of the development restrictions, tree protection and limitations to altering the grading that apply to Lots 1 through 17 on the draft plan of subdivision contained in Appendix C attached to Report PED25036.</p> <p>Special Condition Nos. 49, 51, 56, 57 and 58 have been included to ensure the above noted items are secured and a full list of special conditions is contained in Appendix D attached to Report PED25036.</p> <p>The proposal complies with this policy.</p>
Local Roads Policy C.4.5.2 f)	<p>The primary function of a local road shall be to provide direct land accesses. The secondary function shall be to enable the movement of low volumes of traffic to collector roads. Sidewalks should be provided on both sides of the street.</p>	<p>The proposed subdivision includes the extension of Braithwaite Avenue to Hamilton Drive, which is identified as a collector road on Schedule C – Functional Road Classification. The Braithwaite Avenue extension includes sidewalks on both sides of the street.</p> <p>Special Condition Nos. 7, 31 and 39 have been included to ensure the above noted items are secured through the Plan of Subdivision application and a full list of special conditions is contained in Appendix D attached to Report PED25036.</p> <p>The proposal complies with this policy.</p>
Infrastructure Policy C.5.3.6	<p>All new development and redevelopment within the urban area shall be connected to the City's water and wastewater system.</p>	<p>Development Engineering staff have reviewed the Functional Servicing Report and Stormwater Management Report and are satisfied that the existing municipal sanitary and water system can support the proposed</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
Infrastructure Policy C.5.3.6 (continued)		<p>development, subject to Special Condition Nos. 2, 10, 21, 23, 24, 25, 26, 30, 34, 35, 36 and 38 contained in Appendix D attached to Report PED25036 being satisfied.</p> <p>The proposal complies with this policy.</p>
Infrastructure Policies C.5.3.13, C.5.3.17 and C.5.4.3	<p>The City shall ensure that any change in density can be accommodated within the municipal water and wastewater system and that investments into the system will support the achievement of the intensification and density targets.</p> <p>The City shall be satisfied that adequate infrastructure services can be provided prior to any development or intensification proceeding.</p> <p>A detailed stormwater management plan prior to development is required to address on site drainage and to ensure that new development has no negative impact on offsite drainage.</p>	<p>Development Engineering staff have reviewed the Functional Servicing Report and Stormwater Management Report in support of the proposed development. Staff have confirmed the proposal can be supported by the municipal infrastructure, subject to Special Condition Nos. 2, 10, 21, 23, 24, 25, 26, 30, 34, 35, 36 and 38 contained in Appendix D attached to Report PED25036 being satisfied.</p> <p>The proposal complies with these policies.</p>
Residential Greenfield Design Policies E.3.7.1, E.3.7.5, E.3.7.7	<p>New greenfield communities shall be designed with unique and cohesive character. Buildings, streetscapes, street patterns, landscaping and infrastructure shall be designed to contribute to this character.</p> <p>New residential development in greenfield areas shall generally be designed and planned to minimize changes to the existing topography and preserve existing trees as</p>	<p>The subject lands are within the urban boundary but are not identified as being within the built up area and therefore, considered greenfield development.</p> <p>In review, the proposed development will extend an existing local road (Braithwaite Avenue) providing a connection to a collector road (Hamilton Drive), contributing to the completion of the street pattern in the Shaver Neighbourhood. Street trees will be planted along the Braithwaite Avenue extension and along Hamilton</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Residential Greenfield Design</p> <p>Policies E.3.7.1, E.3.7.5, E.3.7.7</p> <p>(continued)</p>	<p>well as natural features.</p> <p>Prior to registration of a plan of subdivision, the City may require that the owner to prepare urban design and/or architectural guidelines to the satisfaction of the City. The City may undertake architectural control to ensure compliance with the approved urban design or architectural guidelines.</p>	<p>Drive, adjacent to the subdivision. This will contribute to the cohesive character of the neighbourhood by maintaining the existing streetscape along Braithwaite Avenue. In addition, the development will result in the urbanization of Hamilton Drive, incorporating sidewalks, which will improve connectivity and improve conditions for pedestrians in the area.</p> <p>The proposed subdivision requires the inclusion of a retaining wall along Lots 1 through 11 to ensure that appropriate grading can be accommodated throughout the subdivision to meet the requirements for residential uses adjacent to provincial highways. As there are setback and noise requirements, a berm, retaining wall and noise barriers are required to ensure that the requirements of the Ministry of Transportation and the Ministry of the Environment, Conservation and Parks are satisfied. The berm will also provide an opportunity for tree planting and compensation.</p> <p>Condition No. 41 of Draft Plan Approval has been included which requires that the owner prepare Urban Design Guidelines and an Architectural Control Strategy for the subdivision. A full list of conditions is contained in Appendix D attached to Report PED25036.</p> <p>The proposal complies with these policies.</p>

Theme and Policy	Summary of Policy or Issue	Staff Response
<p>Implementation – Plan of Subdivision</p> <p>Policies F.1.14.1.1 and F.1.14.1.2</p>	<p>The development of lands may require subdivision of existing lots or tracts of land and shall be evaluated on a number of criteria including review of land use policy, integration with adjacent lands, staging of development, provision of adequate services, no adverse impact on the transportation systems and the natural environment, and not adversely impacting municipal finances.</p> <p>New road or an extension to an existing road or it is deemed in the public interest for the proper and orderly development of lands.</p> <p>Council shall approve plans of subdivision that conform to the policies and land use designations of the Official Plan, implements the City's staging of development program, can be supplied with adequate services and community facilities, not adversely impact the transportation system and natural environment, the plan of subdivision can be integrated with adjacent lands and roadways and will not adversely impact municipal finances.</p>	<p>The subject lands are within the urban boundary. The proposed Draft Plan of Subdivision contained in Appendix C attached to Report PED25036, consists of 17 lots for single detached dwellings (Lots 1 – 17), one block for stormwater management purposes (Block 18), and the extension of the existing public right-of-way (Braithwaite Avenue).</p> <p>The proposal represents a logical and orderly development of the lands. The site can be serviced using existing and planned infrastructure and will not adversely impact the transportation system and the natural environment, subject to the mitigation measures proposed Draft Plan conditions. In addition, it will not adversely impact municipal finances, and meets all requirements of the <i>Planning Act</i>.</p> <p>The proposal complies with these policies.</p>

Shaver Neighbourhood Secondary Plan – Volume 2 – Low Density Residential 1		
Theme and Policy	Summary of Policy or Issue	Staff Response
General Policies Policy B.1.1	The policies of Volume 1 and 3 shall apply to all secondary plans unless otherwise specified in the policies of this Volume. Where a discrepancy between the policies and/or designations exists, the policies and designations of the secondary plan shall prevail.	The subject lands are within the Shaver Neighbourhood Secondary Plan and are identified as “Low Density Residential 1”. The lands are not identified as a “Core Area” within the Secondary Plan. The proposal complies with this policy.
General Policies Policy B.1.5 a)	Notwithstanding policies B.1.2, B.1.5, and the policies contained in Sections B.2.0 to B.7, and Volume 1 Policy F.1.2.2, for all lands designated “Low Density Residential 1” the policies E.3.4.3, E.3.4.4 and E.3.4.5 of Volume 1 shall apply for the purposes of permitted density ranges, built form, and height. (OPA 202)	Official Plan Amendment 202 notwithstanding the more restrictive policies within the Shaver Neighbourhood Secondary Plan that requires a minimum lot width of 10.7 metres and a maximum density of 20 dwelling units per gross/net residential hectare. The proposal complies with this policy.
General Policies Policy B.1.8	The location of roads on secondary plan maps are considered approximate and minor adjustments to the location of roads shall not require an amendment to a secondary plan provided the intent of its policies is maintained.	The proposed extension of Braithwaite Avenue is not illustrated on Map B.2.2-1 of the Shaver Neighbourhood Secondary Plan; however, the proposed road is considered a minor adjustment as it is a logical connection to Hamilton Drive. The proposed extension meets the intent of providing a transportation network that supports active transportation and connectivity. In addition, Braithwaite Avenue was always intended to extend to Hamilton Drive as illustrated in the former Town of Ancaster Official Plan, which is contained as Appendix J attached to Report PED25036. The proposal complies with this policy.

Site Specific Modifications to the Low Density Residential (R1) Zone in Zoning By-law No. 05-200.

Regulation	Required	Modification	Analysis
Section 15.1.2.1 b) – Minimum Lot Width	12.0 metres.	10.5 metres.	<p>The applicant is requesting to reduce the minimum lot width from 12.0 metres to 10.5 metres. The reduced lot width will provide for a more cohesive streetscape and will maintain the character of the surrounding area. The modification is considered minor.</p> <p>Staff support this modification.</p>
Section 15.2.2.1 e) – Minimum Setback from a Flankage Lot Line	3.0 metres	1.2 metres	<p>The applicant is requesting to reduce the flankage setback requirement from 3.0 metres to 1.2 metres to facilitate a larger building envelope as the proposed lots abut the Conservation/Hazard Land (P5) Zone, which provides a large buffer between the proposed building envelope and Hamilton Drive.</p> <p>Staff support the modification as there is a sufficient buffer between the sidewalk and the building footprint to allow for a tree to grow to its full size. Condition No. 58 in Appendix D requires that the owner provide a revised landscaping plan illustrating the street tree planting plan.</p> <p>Staff support this modification.</p>
Section 15.2.2.1 f) – Minimum Setback from a Rear Lot Line	7.5 metres	7.0 metres	<p>The applicant is requesting to reduce the rear yard setback from 7.5 metres to 7.0 metres to accommodate the proposed building envelope of two lots. The requested reduced rear yard of 7.0 metres will provide adequate amenity space for the residential dwelling. Staff are of the opinion that the proposed modification is minor and consistent with the character of the existing residential neighbourhood. It should be noted that the Ministry of Transportation requested that a 14.0 metre buffer be included in the Zoning By-law Amendment. Section 4.23 a) of Zoning By-law No. 05-200 currently requires a 14.0 metre buffer from Highway 403, therefore a site specific provision has not been included in the draft Zoning By-law Amendment.</p> <p>Staff support this modification.</p>

Site Specific Modifications to the Open Space (P4) Zone in Zoning By-law No. 05-200.

Regulation	Required	Modification	Analysis
Section 7.4.1) – Permitted Uses	Botanical Gardens Cemetery Community Garden Conservation Golf Course (excluding mini golf) Nature Centres Marina Recreation Seasonal Campground Urban Farm	Stormwater management facilities.	<p>To facilitate the proposed residential subdivision, a stormwater management facility is required. The applicant has suggested that the Open Space (P4) Zone be applied to the portion of the subject lands proposed to accommodate the stormwater management facility. Staff are supportive of the proposal and is limiting the permitted uses to solely a stormwater management facility. The frontage along the stormwater management pond will accommodate a number of street trees which will buffer the stormwater management pond from the residential uses proposed along the north side of the Braithwaite Avenue extension.</p> <p>Staff support this modification.</p>

Site Specific Modifications to the Conservation/Hazard Land (P5) Zone in Zoning By-law No. 05-200.

Regulation	Required	Modification	Analysis
Section 7.4.1) – Permitted Uses	Conservation Flood and Erosion Control Facilities Recreation, Passive	In addition to the uses, a Retaining Wall.	<p>To facilitate the proposed residential subdivision and recognize the importance of trees and woodlands to the health and quality of life in our community, staff proposed the inclusion of the Conservation/Hazard Land (P5) Zone around the exterior of the subject lands to ensure there is an opportunity for the applicant to plant replacement trees in the area. Due to the topography of the subject lands and requirement for a noise wall, the construction of a retaining wall is required. Staff are supportive of a retaining wall within the Conservation/Hazard Land (P5) Zone to ensure that the grading within the subdivision is sufficient to accommodate the proposed residential development and proposed tree compensation along the exterior of the subject lands.</p> <p>Staff support this modification.</p>

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> Commercial District and Small Business Section, Economic Development Division, Planning and Economic Development Department; Hydro One; and, Hamilton Conservation Authority. 	No comment.	Noted.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department.	<p>Development Engineering is in support of the approval of the submitted Zoning By-law Amendment and Draft Plan of Subdivision applications, subject to the proposed Special Conditions, which will address any remaining technical comments related to the water, wastewater, and stormwater servicing of the proposed development. The proponent has demonstrated a functionally adequate stormwater management proposal and has also demonstrated that the existing municipal sanitary and water systems can support the proposed development.</p> <p>The Owner shall pay 100% of the total cost of the road urbanization of Hamilton Drive fronting the subject site (North and South of the intersection) to Hamilton Drive bend (up to MH20) including the installation of the storm sewer from MH17-MH20 as per the Preliminary Servicing Plan 1 of 2. The City will be responsible for 100% of the cost of the road urbanization from the existing terminus (445 Hamilton Drive) to the east of Hamilton Drive bend up to MH20 (East and West of the intersection), including the installation of the storm sewer from MH18-MH20.</p>	<p>Noted.</p> <p>The required materials and revisions are being addressed through the recommended conditions of Draft Plan approval. Please refer to Special Condition Nos. 1, 2, 10 through 30 and 32 through 39 in Appendix D attached to Report PED25036.</p>

Department/Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p> <p>(continued)</p>	<p>The City will pay 50% of the total cost of the construction of the proposed storm sewer outlet within the easement (from MH20 to HW21.1). All the costs shall be included in Schedule F of the Subdivision Agreement.</p> <p>The owner must obtain a 9.0 metre wide easement for storm sewer outlet and overland flow route from Hamilton Drive to the existing watercourse at the south limit of the property 429 Hamilton Drive.</p>	
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning supports the proposed development. To protect the existing and future pedestrian realm, cycling infrastructure and road network, Transportation Planning shall require the following:</p> <ul style="list-style-type: none"> • 1.5 metre clear width sidewalk shall be provided on both sides of all proposed municipal roads within the subject lands; • Approximately 3 metres is to be dedicated to the Hamilton Drive right-of-way; • The extension of Braithwaite Avenue shall be 20.0 metres wide, which is consistent with the existing roadway; • Daylighting triangles of 9.14 metres by 9.14 metres are to be dedicated to the City of Hamilton and shall be illustrated on the Draft Plan of Subdivision and all future plans; • A revised pavement marking, and signage drawing has not been provided and a stop sign is required on the approach of Braithwaite Avenue at the intersection to Hamilton Drive; and • Transportation Planning accepts the proposed parking plan as all parallel on-street parking stalls proposed meet the requirements of the City of Hamilton. 	<p>Noted. The requirements will be addressed through the recommended conditions of Draft Plan approval. Please refer to Special Condition Nos. 3 through 9 and 31 in Appendix D attached to Report PED25036.</p>

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Department/Agency	Comment	Staff Response
Legislative Approvals, Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<p>It should be determined who will be responsible to remove the turning circle at the westerly terminus of the existing Braithwaite Avenue in order to facilitate the proposed extension of Braithwaite Avenue i.e. the works and associated costs. Staff defer to Development Engineering Approvals for further comment.</p> <p>It should be determined if there are any implications arising from the adjacent Registered Plan of Subdivision, 62M-1002 (25T-96002), e.g. cost recoveries relating to the registered plan or any reserves to be lifted. It is noted that the subject lands are also adjacent to a defined area of cost recovery. Staff defer to Development Planning and / or Development Engineering Approvals for further comment.</p> <p>The owner and agent should be made aware that the addresses for this proposal will be determined through the Draft Plan of Subdivision process.</p>	<p>Noted.</p> <p>The applicant is responsible to work with Legislative Approvals to finalize municipal addressing. This is being addressed through a condition of Draft Plan Approval. Please refer to Special Condition No. 40 of Appendix D attached to Report PED25036.</p>
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	A revised Landscape Plan be submitted and approved and shall include details surrounding the stormwater management facility block. Also, cash-in-lieu of street trees will be considered along the frontage of the stormwater management facility, however, the remainder of the development will be determined through the Subdivision Agreement.	<p>Noted.</p> <p>This is being addressed through conditions of Draft Plan Approval. Please refer to Special Condition Nos. 51 and 58 of Appendix D attached to Report PED25036.</p>
Waste Policy and Planning Section, Waste Management Division, Public Works Department	The residential dwellings can be serviceable for municipal waste collection if the requirements under the City of Hamilton Solid Waste Management By-law No. 20-221 are adhered to.	<p>Noted.</p> <p>The developer is responsible for all waste removal up until the time that municipal collection services are initiated. Note 6 has been included in Appendix D attached to Report PED25036.</p>

Department/Agency	Comment	Staff Response
Landscape Architectural Services, Strategic Planning Division, Public Works Department	Cash-in-lieu of parkland dedication will be requested at the building permit stage.	<p>Noted.</p> <p>The Cash-in-lieu payment will be required and addressed at the future Building Permit stage and a Draft Plan Condition confirming this requirement has been included.</p>
Ministry of Transportation	<p>There is no objection in principle with the proposed rezoning and draft plan of subdivision applications. All above and below ground structures (including but not limited to, frontage roads, fire routes, stormwater management facilities [ponds/drainage channels], retaining walls and servicing/utilities) must be setback a minimum of 14.0 metres from all ministry property limits. Please ensure that the ministry's setback requirements are stipulated in the zoning by-law.</p> <p>Noise Attenuation features (e.g. earth berms) must be contained within the subject lands and setback a minimum of 0.3 metres from all Ministry property limits.</p> <p>Encroachment onto the highway right-of-way will not be permitted. MTO does not permit any lighting trespass onto the ministry's right-of-way. Direct access to ministry lands will not be permitted. All access to the subject site will be via the municipal road system.</p> <p>The Ministry has requested the following Conditions of Draft Plan approval:</p> <p>1. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a stormwater management report indicating the intended treatment of the calculated runoff.</p>	<p>Zoning By-law No. 05-200 contains General Provision 4.23 a) regarding setbacks from a provincial highway and requires that all buildings, structures, parking areas and stormwater management facilities not be located within 14 metres of the right-of-way.</p> <p>Noted. Special Condition Nos. 59 and 60 of Draft Plan approval have been incorporated in Appendix I attached to Report PED25036.</p> <p>In addition, staff have applied Notes 2 through 5 in Appendix D attached to Report PED25036 to convey the Ministry of Transportation's instructions regarding clearing the applicable conditions.</p>

Department/Agency	Comment	Staff Response
Ministry of Transportation (continued)	2. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, detailed grading, servicing, and internal road construction plans.	
Bell Canada	<p>The following are to be included as a condition of approval:</p> <p>Bell Canada Condition(s) of Approval:</p> <ul style="list-style-type: none"> • The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada; and, • The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost. <p>Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication and telecommunication infrastructure needed to service the development. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development.</p> <p>In the event that no such network infrastructure exists, in accordance with the <i>Bell Canada Act</i>, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.</p>	<p>Noted.</p> <p>Special Condition No. 64 of Draft Plan approval has been incorporated in Appendix D attached to Report PED25036.</p>

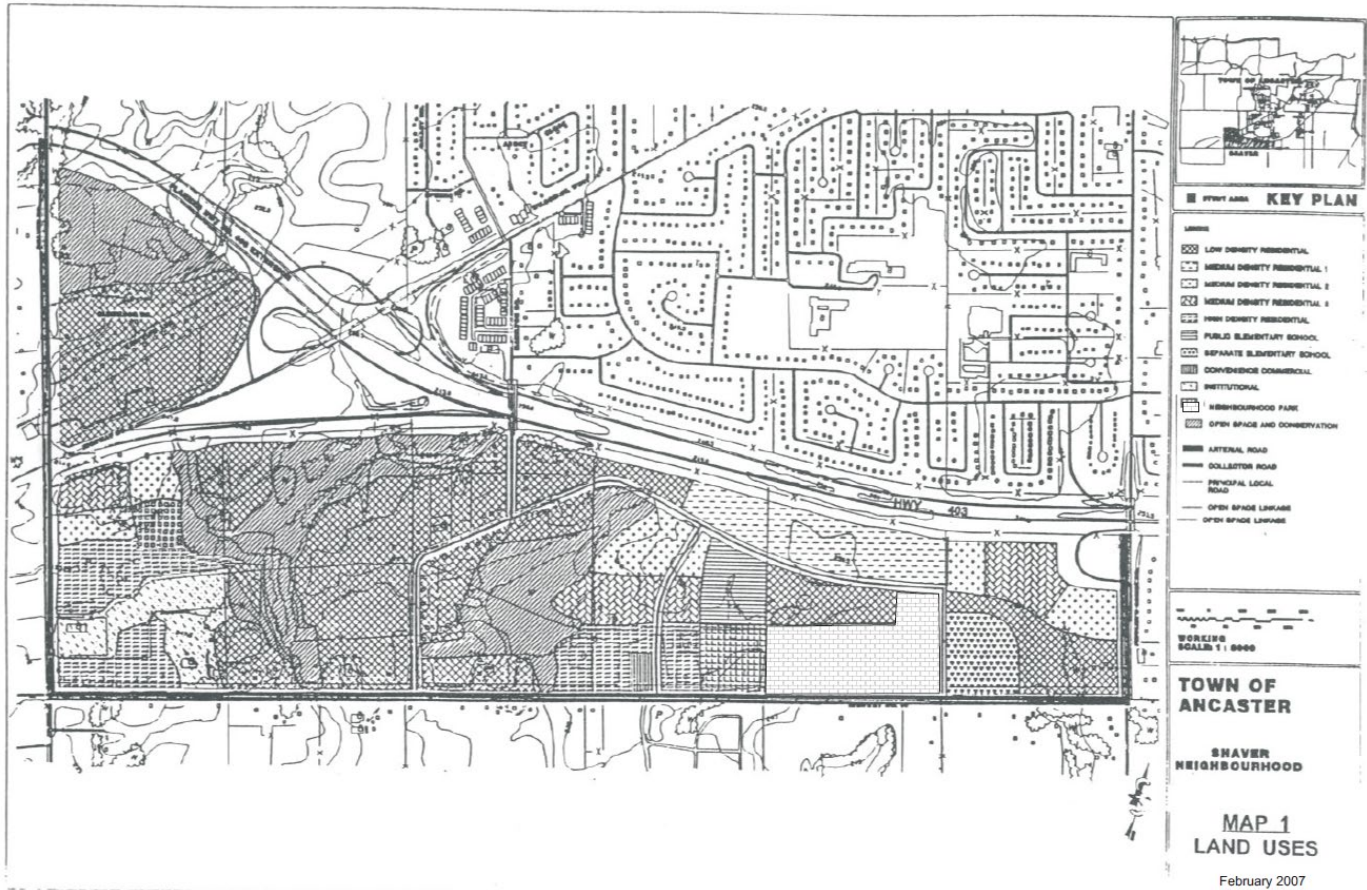
Department/Agency	Comment	Staff Response
Enbridge Gas	<p>Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.</p> <p>This response does not constitute a pipe locate, clearance for construction or availability of gas. The applicant shall use the 'Enbridge Gas Get Connected tool' to determine gas availability, service, and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.</p> <p>If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.</p> <p>In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.</p> <p>The applicant will contact Enbridge Gas Customer Service prior to any site construction activities to determine if existing pipe facilities need to be relocated or abandoned.</p>	<p>Noted.</p> <p>Special Condition No. 67 of Draft Plan approval has been incorporated in Appendix D attached to Report PED25036 to address Enbridge Gas's comments.</p>

Summary of Public Comments Received

Comment Received	Staff Response
Nine submissions were received from the neighbours of the proposed development and the comments are summarized below.	Noted.
Residents were concerned with the potential consequences the proposal would have on the local community, habitat, and wildlife in the area. There is a benefit to the contributions of greenspace in neighbourhoods as they help provide clean air, clean water, and provide flood mitigation. With the loss of the trees on the subject lands there will be a burden placed on the local infrastructure.	<p>Staff reviewed the Environmental Impact Statement prepared by GeoProcess Research Associates, dated October, 2023, and the Tree Protection Plan prepared by GeoProcess Research Associates, dated July 10, 2024, and note that tree compensation is required to ensure that the existing tree cover is maintained. Staff have recommended that a Conservation/Hazard Land (P5) Zone be implemented along the perimeter of the proposed development to ensure that there is space to accommodate additional tree plantings. The only development permitted in this zone is a retaining wall to accommodate the necessary grading required to accommodate the proposed development.</p> <p>Also, as a condition of the Draft Plan approval, staff are requiring the submission of a Landscape Plan illustrating the tree compensation for the site. Please refer to Special Condition No. 49 in Appendix D attached to Report PED25036.</p>
Concerns that the potential development may impact the water table with the inclusion of the stormwater management facility.	Development Engineering staff reviewed the Servicing Plan Sketch for Schedule F, prepared by S. Llewellyn and Associates Limited, dated February 2024, Functional Servicing and Stormwater Management Report, prepared S. Llewellyn Associates Limited, revised February 2024, and Engineering Drawings prepared by S. Llewellyn and Associates Limited, dated February 2024. The review of the technical documents resulted in support

Comment Received	Staff Response
	<p>of the proposal subject to detailed design. The requirements regarding the detailed design of the stormwater management facility have been applied through Draft Plan approval Special Condition Nos. 2, 10, 21, 22, 24, 25, 26, 30, 34, 35 and 36 in Appendix D attached to Report PED25036.</p>
<p>Residents inquired as to whether a Transportation Assess was completed as part of the application. Concerns regarding safety for young children was noted.</p> <p>Residents are concerned that the development will increase traffic in the community and request the installation of traffic calming measures such as traffic lights with advanced greens at the intersections and speed bumps.</p> <p>Residents inquired as to whether sidewalks would be included as part of the development.</p>	<p>Transportation Planning staff reviewed the report titled "Hamilton Drive Residential Development Transportation Impact & TDM Options Report" prepared by Paradigm Transportation Solutions Limited, dated June, 2018, and generally found the transportation impact statement portion to be acceptable. It is acknowledged that the proposed Braithwaite Avenue extension to Hamilton Drive is anticipated to become a traffic route for the entire residential area between Hamilton Drive, Fiddler's Green Road to Garner Road West.</p> <p>To assist with safety, staff have applied conditions of Draft Plan approval to require the installation of sidewalks on both sides of the Braithwaite Avenue extension and for a stop sign to be located at the intersection of Hamilton Drive and Braithwaite Avenue.</p> <p>Draft Plan approval Special Condition Nos. 31 and 37 in Appendix D attached to Report PED25036 have been applied to address these concerns.</p>
<p>Residents have become concerned with the safety of Hamilton Drive, specifically where there is the sharp turn, south of the proposed development. There is no visibility for cars to see pedestrians or those on bikes. The area is residential and an extension for the sidewalk is considered important infrastructure to the transportation network. All should feel</p>	<p>There are no current commitments to install sidewalks along Hamilton Drive south of the proposed development. Sidewalks will be provided along Hamilton Drive adjacent to the proposed development as a condition of Draft Plan</p>

Comment Received	Staff Response
safe so all who walk our beautiful area can enjoy the streets	approval and any future connection will be accommodated through additional development as it occurs along Hamilton Drive.
It is our understanding that there was an original proposal to connect Hamilton Drive to Tollgate Drive. Residents note that this connection could potentially help mitigate future traffic problems.	The Shaver Neighbourhood Secondary Plan does not illustrate the extension of Braithwaite Avenue; however, it is staff's opinion that long term planning for the neighbourhood would benefit from the municipal road connection between Hamilton Drive and Tollgate Drive. In addition, Braithwaite Avenue was always intended to extend to Hamilton Drive as illustrated in the former Town of Ancaster Official Plan.



From: Imtiaz KIANI

Sent: April 3, 2025 5:28 PM

To: clerk@hamilton.ca

Subject: Public Meeting - Planning Committee Zoning Amendment Public Input. : File. ZAC-18-048

External Email: Use caution with links and attachments

Subject: Wildlife Sightings in Green Belt Area Proposed for Zoning Change

Dear City Clerk,

I would like to draw your attention to the fact that deer, foxes, and other small animals, such as rabbits, have been sighted multiple times in the green belt adjacent to the area under consideration for a zoning change. This change would convert the habitat into a subdivision with 17 detached residential lots. Additionally, this area is home to numerous snakes, bird species that typically nest in the trees, including songbirds, and others, which rely on the natural environment for their survival. The green belt also contains a significant number of mature trees, which provide essential shelter and nesting sites for these species. In the Ancaster area, other wildlife such as squirrels, raccoons, and occasional sightings of larger mammals like coyotes also contribute to the rich biodiversity of this green space. If it becomes absolutely necessary to disturb this area, I strongly urge that measures be taken to relocate these animals with minimal impact to their habitat. This could include carefully planned relocation efforts in collaboration with wildlife experts to ensure their safety and the preservation of their natural behaviors, ideally to nearby protected areas where they can thrive without disruption, while also prioritizing the preservation of as many mature trees as possible.

Sincerely,

Imtiaz Kiani

From: Tim Cushen

Re. The development of a residential subdivision (17 single detached homes) on the lots of 387, 397, 405 and 409 Hamilton Dr

Dear members of the planning committee,

The Notice of Public meeting from the Office of the City Clerk was dated March 28, 2025 but arrived in the mail only on Friday, April 4th, 2025.

As such, less than 72 hours, especially weekend hours, is not nearly enough time to examine all the attached documentation for this public meeting of the planning committee. Even a cursory inspection of these documents reveal major concerns with this attached rendering and the endorsement of outdated and questionable reports by the City itself. As such, my concerns are limited by the restrictive timeline imposed by the tardy delivery of this public meeting announcement and its time sensitive deadlines. By no means do they reflect my final and complete objection for this proposal and call for further review of its contents.

The traffic assessment cited in Appendix I (page 2/3) "Hamilton Drive Residential Development Transportation Impact & TDM Options Report" prepared by Paradigm Transportation Solutions Limited that seemingly dismisses local and first-hand traffic and safety concerns is dated from June of 2018 and in now way, reflects the current congestion of traffic, the excessive speeding by motor vehicles and the potential mortal danger it presents to local residents, all pedestrians but especially the 35-40 Bishop Tonnos students that rely on that non-sidewalk stretch to navigate to and from school. The City endorsing this 7 year old report is just discouraging and once again, calls into question a genuine commitment to public safety.

Furthermore, the sidewalk being installed by the length of this proposed project still leaves an approximate 500m gap between the end of this new sidewalk and the existing one that ends at 445 Hamilton Dr. Regardless of its eventual installation, in the interim and during construction, surely, the staging area for all work vehicles that is not addressed at all in this proposal is going to haphazardly spill onto both sides of the street, further narrowing Hamilton Dr and exasperating existing safety concerns for pedestrians and residents. Worker parking or a staging area should be at the builder's expense and should be exclusively restricted to the Builder's lot and not on the street itself or the properties of 430 or 404 Hamilton Dr.

It is my understanding that temporary speed calming measures are about to be installed on Hamilton Dr but frankly, their installation only strengthens my argument that this report is outdated and should not be given any substantial weight. Even if these "speed bumps" became permanent, the non sidewalk section falls directly between speed bump 3 and 4 and quite possibly inadvertently make things more treacherous for pedestrians as drivers now have a 1000m stretch to vent their frustration.

We, sadly, are mourning the tragic and senseless death of one of Ward 12's City workers and an integral member to this community and I will repeat my immediate concerns, as i have expressed them repeatedly to my Councillor, Craig Cassar and his office, without a connecting sidewalk, it's only a matter of time before there is a fatality on that corner involving either a resident, a pedestrian or one of the many students that rely on that stretch to navigate to school and back. Again, I cannot fathom how the

City is siding with an outdated, 7year old traffic report over first hand accounts and video evidence supplied by local constituents.

As mentioned, there is a lot to review in this proposal but please clarify in Appendix F the mention of “cash in lieu of planted trees” how much does the builder have to pay to forego planting these proposed trees? Is there still a minimum amount of trees that have to be planted regardless if some last minute and “unforeseen” hiccup arises preventing him from fulfilling his promise. Initial renderings and finished products, as we often observe, rarely are mistaken for one another and often at the expense of promised ecological compromises. Also, I question the variance proposed for the setback from Hamilton Dr. It’s mentioned that the installed sidewalk will facilitate the proper growth of planted trees but call me creatively-visually impaired, I just don’t see it and wonder how many species of trees and their long term growth would be beholden and limited by such a small space, especially mindful of the existing telephonic and hydro infrastructure that isn’t accounted for in this rendering. I also question the accuracy of this rendering as, quaint as it may sound, I’m standing in the spot marked where three heritage trees are to be preserved and I can only see two and they’re position is smack dab, as that expression goes, in the middle of lot 12 and nowhere near the road’s edge as pictured.

I strongly object to the statement endorsed by the City that this project’s connection of Braithwaite to Hamilton Dr will facilitate free movement and not create further traffic congestion and will not further exasperate existing safety concerns. The City, if it hasn’t already, should consider not allowing any parking on Hamilton Dr proper but especially adjacent to this new development. This is, after all, still a crucial and main artery for emergency vehicles to navigate in the most time sensitive and dire circumstances.

Thank you for your time and your consideration. It’s an honour and one of life’s little pleasures to exercise one’s Civic duty through peaceful discourse and objection, especially at the Municipal level.

Respectfully,

Tim Cushen

From: Mary Love
Sent: April 7, 2025 10:19 AM
To: clerk@hamilton.ca
Subject: 8.2 of April 8 planning agenda written delegation

Dear Clerk and Planning Committee,

Please register my utter dismay that a developer wants to destroy 683 trees in an area with known species at risk, to accommodate 17 low density single family houses in Ancaster. Their plans represent these trees as "neighbourhood", whereas it is a significant tree lot with some butternuts in it. Even if this were a good place for a small subdivision, why on earth would they think it's a good idea to deny this neighbourhood the benefits of all those trees?

We can't possibly meet our tree canopy targets if we allow trees to be removed for no good reason. Please hold the line on the urban boundary and raising the tree canopy!

Sincerely,
Mary Love

From: Don McLean

Sent: April 7, 2025 10:39 AM

To: clerk@hamilton.ca

Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Ted McMeekin; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>

Subject: Item 8.2 of the Planning Committee agenda tomorrow

Dear councillors

Item 8.2 asks the planning committee to approve a low-density subdivision in place of a forest! The staff report notes "The subject lands include a large, wooded area and are adjacent to a "Core Area" (significant woodland)." and "683 trees are proposed to be removed. The applicant has proposed to retain 125 trees and plant 157 trees on site.

In addition, cash in lieu for tree compensation for approximately 526 trees will be provided." Only 45 have been deemed "invasive species". It is unbelievable that this is being recommended, but apparently a reflection of how out of date the secondary plan is, since that document appears to be the main justification. The proposal clearly violates the city's biodiversity action plan and its commitment to substantially increasing the urban forest canopy. This should not proceed, and a public investigation should take place to determine how this area was designated "neighbourhoods" in the secondary plan. We need to correct this mistake, but also ensure it isn't repeated here or elsewhere.

Ancaster (and indeed Hamilton) has no shortage of low density subdivisions. The proposed 17 singles on over 2 hectares of land are far below the density objectives for greenfield sites. Although density requirements have been savaged by the current provincial government, Hamilton has not agreed with eliminating those requirements. I also note that even the provincial policy statement requires that "Natural features and areas shall be protected for the long term." This is clearly being grossly violated and ignored!!!

I understand that our Official Plan heritage mapping shows these lands as Core Natural Heritage areas. Again it is outrageous that their effective destruction is being considered!

Don McLean

From: Marie Covert
Sent: April 7, 2025 10:42 AM
To: clerk@hamilton.ca
Subject: Section 8.2 of the April 8 planning agenda

Hello,

Please include my email in the upcoming planning meeting re: 387, 397, 405, and 409 Hamilton Drive, Ancaster.

I am writing to request rejection of the plan to build 17 low density houses in this area which is home to 683 trees which will be butchered to make room for sprawl. Please use all your wits and resources to combat this travesty of everything that Hamilton and its citizens regard as important: our Urban Forest Strategy and our commitment to build within the core, i.e. no more sprawl

This area is home to wildlife and songbirds of all types. They will surely die as their habitat is cruelly savaged. Destroying these trees makes a mockery of Hamilton's Tree Canopy program which will become even more important as we fight climate change (think flooding, erosion, heat domes). These trees will help mitigate against future climate impacts.

Please, also consider our current situation. You must acknowledge that Hamilton cannot operate as an island in the midst of everything surrounding us:

- the massive storm in northern Ontario which downed trees and power lines and where some home owners are still without power, 10 days later. More than 1900 hydro poles were snapped and have to be replaced. As yet, there has been no count of the 1,000's of trees which were felled by ice and wind. Please acknowledge that terrible loss and not compound it by adding 100's of healthy trees to the mix. We are all connected.
- with the federal election only 3 weeks away, there will be new building/housing priorities and policies. Both Poilievre and PM Carney will promote their projects over all else. They may reverse provincial regulations. As all of Canada faces increased prices through tariffs and huge supply chain issues, now is NOT the time to embark on an expensive building spree outside of the federal remit. Hamilton is not an island.

Except for the huge profit to be made by the developers, I cannot think of even one valid reason to carry through with this ill-considered proposal.

Many thanks for your consideration,
Marie Covert

From: Kate Whalen

Sent: April 7, 2025 10:43 AM

Subject: Please Oppose Item 8.2: Say No to the Removal of 683 Trees on Hamilton Drive

Dear Members of the Planning Committee,

I'm writing to express my deep concern and strong objection to the proposed removal of **683 trees** to make way for **17 low-density, single-family homes** at **387, 397, 405, and 409 Hamilton Drive in Ancaster** (Item 8.2 on the April 8 Planning agenda).

This proposal raises serious questions about Hamilton's commitment to sustainable development, climate resilience, and the protection of our natural heritage. Here's why:

- **It undermines the Urban Forest Strategy.** Approving this application would be a devastating blow to the integrity of the Urban Forest Strategy, which is meant to protect exactly this kind of mature, ecologically significant urban canopy.
- **The site includes dozens of "heritage trees"**—still undefined by staff, but undeniably important—many of which cannot be replaced once lost.
- **It's fiscally irresponsible.** Hamilton is facing a **\$3.8 billion infrastructure deficit**. The taxes generated by 17 new homes will not begin to cover the lifetime costs of installing and maintaining the required infrastructure—roads, water, sewage, stormwater ponds, electricity—especially in a natural area that currently requires none.
- **It contradicts the Urban Hamilton Official Plan**, which identifies this site as part of a **"Core" Natural Heritage Area**, meant for protection—not development. Yet, the Shaver Road Secondary Plan labels it "Neighbourhood," allowing natural features to be bulldozed in favour of sprawl.

This inconsistency raises serious concerns:

- **Why was this parcel designated "Neighbourhood" in the Secondary Plan when it clearly forms part of a significant woodlot?**
- **If this plan is flawed, how many others are similarly inaccurate—and when will they be reviewed and corrected?**

Removing over **680 mature trees**, in a city that claims to value environmental leadership, should not even be on the table. This is not the kind of development that meets Hamilton's climate, equity, or economic goals.

Please do the right thing. **Reject this application** and uphold Hamilton's stated vision for a green and livable city.

Sincerely,

Kate Whalen (Ward 1)

Kate Whalen

From: Peter Appleton
Sent: April 7, 2025 10:46 AM
To: clerk@hamilton.ca
Subject: respecting item 8.2 of the April 8 Planning agenda.

Hello Clerk

The destruction of 683 trees, including species at risk for 17 low density multi million dollar mansions is exactly the opposite of a strong housing strategy to get more hamilton citizens housed.

-Approving this makes a mockery of Hamilton's Urban Forest Strategy, we desperately need mature trees to absorb water and reduce flooding. our biodiversity strategy NEEDS species at risk to be saved and protected

-Hamilton has a \$3.8Billion infrastructure deficit and the taxes collected from these 17 houses will not cover the lifetime costs of building the infrastructure - road, stormwater pond, sewage, water, electric that will need to be installed and maintained... forever

-This parcel is listed on the Urban Hamilton Official Plan Natural Heritage Map and identified as a "Core" area. Core areas require protection.

-However, on the Shaver Road Secondary Plan this parcel is identified as "Neighbourhood" which means neighbourhood use trumps natural heritage because Secondary Plans trump the Official Plan.

-WHY was this parcel identified as "Neighbourhoods" when it is clearly part of a significant woodlot? Woodlots of this size are to be SAVED!!

-If this particular Secondary Plan got it so wrong, what other Ancaster secondary plans are also inaccurate and when will they be updated?

thank you for your help

PETER APPLETON

From: Lesia Mokrycke
Sent: April 7, 2025 11:15 AM
To: clerk@hamilton.ca
Subject: Item 8.2 of the April 8 Planning Agenda

Dear Planning Committee,

I am writing regarding the properties at 387, 397, 405 and 409 Hamilton Drive, Ancaster.

This site needs to undergo a comprehensive ecological assessment prior to the initiation of any development plans. This includes a detailed inventory of all heritage trees and the presence of any known species at risk. The current proposal indicates the removal of 683 trees—some of which are of significant size and potential heritage value.

It is important to note that this site is designated as a “Core” area on the Urban Hamilton Official Plan’s Natural Heritage Map, indicating its importance to the city’s ecological network and the need for its protection. However, it appears that under the Shaver Road Secondary Plan, this parcel is identified as “neighbourhood.”

This raises a critical question: why is this parcel categorized as “neighbourhood” in the Secondary Plan when it is clearly identified as a Natural Heritage Area?

Additionally, this woodlot plays a vital role in supporting the local ecosystem, serving the surrounding community, and contributing meaningfully to the City’s urban forest and carbon sequestration efforts—functions that cannot be replaced. The added strain on stormwater infrastructure required to support 17 new units in this area also raises concerns about sustainability and potential long-term deficits for the City.

Thank you for your attention to this matter.

With best regards,
Lesia Mokrycke

From: Neil San
Sent: April 7, 2025 11:51 AM
To: clerk@hamilton.ca
Subject: Files No: 25T-201809

Attention: Planning Committee

I would like clarification on concerns regarding the draft plan of subdivision (File No: Zac-18-048 and 25T-201809):

1) I would like to understand the impact on traffic on Hamilton Drive. As a long residing resident on this street, traffic conditions have become increasingly poor year over year. This includes high volumes, no traffic mitigation in place, and missing sidewalks to protect pedestrians. This street has now become an Arterial Road however it is clearly not designed for this. I would like to understand what the impact will be by opening up Braithwaite Avenue to Hamilton Drive? The concern is opening up the traffic access via Braithwaite Avenue (and its large subdivision /community of residents) onto Hamilton Drive, will overburden the already high volumes on this street. Will sidewalks be completed on Hamilton Drive?

2) Grading & Drainage: Hamilton Drive currently floods after rainfalls and snow melt. Year after year the ponding of water is getting worse on roads and ditches. How will this new development impact these flooding issues? These issues have been brought to the City's attention previously .Will the proposed stormwater management facility solve for this as well? Or is there potential for this proposed development to add more water issues to Hamilton Drive?

2) What is the environmental impact from changing the zoning from Agricultural to low density residential to the subject lands and neighboring properties? Is there an environmental assessment that exists detailing how this development (including stormwater facility) will impact trees and wildlife in this area?

Thanks,
Neil San



March 31, 2025

Project Name: 287, 397, 405, 409 Hamilton Dr.
DOCA Project Number: 2025-0352
Proponent: Lux 387 Holding Inc.
Project Location: : 287, 397, 405, 409 Hamilton Dr., Ancaster
Approval Authority: City of Hamilton

Dear, Martin Quarcoopome,

This letter is to confirm receipt of the project-related correspondence sent by Weston Consulting, on March 28, 2025, regarding 287, 397, 405, 409 Hamilton Dr.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Between the Lakes, Treaty No.3. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has filed the project-related correspondence identified above. Upon our review, we have determined that **the project should be proceeded by, at minimum, a Stage 1 archaeological assessment** to determine the location's archaeological potential. DOCA must be notified of, invited to participate in, and provided the opportunity to review this archaeological assessment, as well as any environmental assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

DOCA expects to be notified of any and all future project updates and/or changes.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Thank you,

Payton Mitchell
Consultation Assistant
Department of Consultation and Accommodation
Phone: 905-768-4260
Email: payton.mitchell@mncfn.ca
CC: Megan DeVries, Manager of Consultations, megan.devries@mncfn.ca



From: John O'Connor

Sent: April 24, 2025 6:45 AM

To: clerk@hamilton.ca; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Cc: Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Preserve this Significant Woodlot in Ancaster

External Email: Use caution with links and attachments

I urge the planning committee to reject the "Rosewood Estates - Estate Homes on Oversized Lots" by Elite Developments and to follow the City's Official Plan. Our city needs to be a place for all people not the ultra rich. For me it seems so hypocritical to allow over 600 mature trees to be cut down while sponsoring a sapling tree give away.

John O'Connor

From: Brian McHattie

Sent: April 23, 2025 9:06 PM

To: clerk@hamilton.ca; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Re Item 8.1 - Hamilton Drive Development - April 29, 2025 Planning Committee - Please Include These Comments in the Agenda

External Email: Use caution with links and attachments

Dear Clerk and Members of the Planning Committee,

I am writing to ask you to respectfully deny the application known as Rosewood Estates to build 17 houses in a Significant Woodland, a Core Area in the City's Natural Heritage System..

There are a number of specific reasons why this development should not advance:

- As you know this will result in the loss of 632 mature trees (including many "heritage trees") in a Significant Woodland.
- The woodland also qualifies as Significant Wildlife Habitat, providing Bat Maternity Roosting habitat. A total of 30 candidate trees were identified and three species of bats noted as "Rare" or "Special Concern" were present.
- Field work for the Environmental Impact Statement was undertaken from 2014-2018 and

should now be re-done as the importance of the woodland has increased in the interim. Stale-dated field work is not good planning.

- The Secondary Plan is also stale-dated and needs to be updated with new natural heritage informati
- In their March 18, 2021 comments, ESAIEG asked that restoration occur instead of development.
- In their comments Natural Heritage planning staff said that an Official Plan Amendment would be required in addition to a Zoning Amendment given the impact on the Core Area from tree removal. They also stated that this a good quality Black Cherry forest.

When this development was first proposed, the Hamilton policy scheme was much different. In the past several years, Council has passed the Climate Change Action Plan and Biodiversity Action Plan - the loss of mature trees is clearly contrary to both plans.

So much habitat has been lost over past decades - now is the time to say no to development that further decimates our Natural Heritage System and instead begin the process of restoring habitat and the Natural Heritage System.

Brian McHattie

From: Jim Mackey

Sent: April 24, 2025 1:54 PM

To: clerk@hamilton.ca; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>

Subject: "Rosewood Estates-Estate Homes on oversized lots"

Dear Councillors

I am writing on behalf of myself and my wife Janet Hughes-Mackey (we have resided at [Redacted] in Dundas for 29 years). in order to register total opposition to this development.

Our reasons are as follows:

1. Destruction of over 600 trees. At a time when the urban tree canopy is an essential habitat for several species at risk and a proven bulwark against a changing climate, destroying trees for any reason other than safety is an offence.
2. City priorities including maximizing a diverse tree canopy, protecting significant woodlands, wetlands and buffers to urban influences on the environment appear to be in danger of being ignored (all because of a procedural secondary plan which apparently overarches the Official Plan of the city). Future generations will once again suffer due to our inability to stick to a plan.
3. 17 luxury estate lots along with all of the many demands coming from owners of such lots should no longer be built due to the ongoing affordable housing crisis. The city would be better off directing its time and resources to furthering its affordable housing plan and maximizing a share of any new national initiatives in this regard.
4. The recently identified citywide Crisis in Biodiversity needs all of us to buy in now. When making decisions that worsen this existential challenge with the facts clearly in our faces; once again we lessen the chance of turning around the crisis in habitat loss that threatens present and future generations across the planet.

In summary, this development which truly only benefits the developer will remove valuable and irreplaceable resources from the land. In the context of the provincial government's "Protect Ontario by Unleashing Our Economy" Act, 2025 it is essential to continue to assert local control of indispensable and impossible to replace natural features and systems.

Sincerely,

James Mackey and Janet Hughes-Mackey

From: Wilson, Jean

Sent: April 25, 2025 12:12 PM

To: clerk@hamilton.ca; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Rosewood Estates development application 29 Apr. 2025 meeting (agenda item 8.1)

Dear Hamilton Planning Committee,

I am dismayed to hear from "Save our Streams Hamilton" about the plan to cut down 632 mature trees to build 17 estate homes on oversized lots. On the assumption I've understood correctly, I ask you to vote against the Rosewood Estates proposal.

I further ask you to vote to direct staff to update the Secondary Plan and zoning for this area in order to proactively protect several remaining unprotected sections of this woodlot and the wetland west of Tollgate Drive from further development.

Please add my message to agenda item 8.1 for the 29 April 2025 meeting.

Thank you,
Jean Wilson
City of Hamilton resident

From: Emmett Vanson <LRLUST@sixnations.ca>

Sent: April 23, 2025 3:50 PM

To: Blen-Bruzon, Dami <Damilys.Blen@hamilton.ca>; clerk@hamilton.ca

Cc: Peter Graham <LRCS@sixnations.ca>

Subject: Comments on 559 Garner Road East, Ancaster - ZAC-24-047/UHOPA-21-010 for SNGREC

External Email: Use caution with links and attachments

Sekon (Hello),

Included are my comments on 559 Garner Road East, Ancaster - ZAC-24-047/UHOPA-21-010 on behalf of Six Nations of the Grand River Elected Council – Lands and Resources Department.

My primary concern with this development is ensuring sufficient tree replacements are completed for all that are removed. We expect a 10:1 ratio paired with a monitoring plan to ensure planting success and tree survival. This ratio exceeds the City of Hamilton's insufficient ratio of 1:1. The 10:1 ratio considers compensation for impacts to First Nations treaty rights, growth time, and the fact that this land will never go back to being a natural space. For the 10:1 ratio and any landscaping occurring, it is imperative to plant native species. Additionally, it is important to conduct a plant study to identify what tree and plant species are slated to be removed, and how many of each. I am happy to discuss ways to meet this tree ratio criteria, especially given the limited space on the property.

Yellow flag iris is a highly invasive plant species which is visibly identifiable on the property line of this site via Google Streetview (regrettably it is 2014 coverage). If it still exists, any existing yellow flag iris needs to be removed, with a management plan prepared to keep it from coming back or proliferating. This may require collaboration with the proponents of the adjacent proposed development.

If any wetlands exist on the property and will be removed, these must be replaced elsewhere at a 4:1 area ratio. Some is visible on the property to the north, so this requires investigation.

I wish to be updated on this Official Plan Amendment and Zoning by-law amendment. Thank you for taking my comments.

Niá:wen (thank you),

Emmett Vanson

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City of Hamilton Report for Consideration

To: Chair and Members
Planning Committee

Date: April 29, 2025

Report No: PED25114

Subject/Title: Application for Draft Plan of Condominium (Vacant Land) for Lands Located at 541 and 545 Fifty Road, Stoney Creek

Ward(s) Affected: Ward 10

Recommendations

- 1) That **Draft Plan of Condominium (Vacant Land) Application 25CDM-202406, by UrbanSolutions Planning and Land Development Consultants Inc. (c/o Matt Johnston) on behalf of Fifty Road Inc. (c/o Peter DeSantis), Owner**, to establish a Draft Plan of Condominium (Vacant Land), on lands located at 541 and 545 Fifty Road, Stoney Creek, as shown on Appendix A attached to Report PED25114, **BE APPROVED** subject to the following:
 - a) That this approval apply to the Draft Plan of Condominium (Vacant Land) 25CDM-202406, prepared by UrbanSolutions Planning and Land Development Consultants Inc., and certified by R.A. McLaren, O.L.S., dated November 13, 2024, consisting of 15 vacant land units for single detached dwellings, a private condominium road with associated sidewalks, 11 visitor parking spaces, two barrier free parking spaces, and centralized mailboxes, as shown in Appendix B attached to Report PED25114;
 - b) That the Owner enter into a Standard Form Condominium Agreement as approved by City Council and with the Special Conditions as shown in Appendix C attached to Report PED25114;
 - c) That the Special Conditions of Draft Plan of Condominium Approval 25CDM-202406, as shown on Appendix C attached to Report PED25114, be received and endorsed by City Council;

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- d) That Payment of Cash-in-Lieu or dedication of Parkland will be required, pursuant to Section 51 of the *Planning Act*, with the calculation for the payment to be based on the value of the lands on the day prior to the day of issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-laws, as approved by Council; and,
- e) In accordance with the City's Comprehensive Development Guidelines and Financial Policies Manual (2019) there will be no cost sharing for this development.

Key Facts

- The proposed Draft Plan of Condominium (Vacant Land) application is to establish 15 vacant land units for single detached dwellings on a private condominium road with associated sidewalks, 11 visitor parking spaces, two barrier free parking spaces, and centralized mailboxes.
- The subject lands are designated "Neighbourhoods" on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan, designated "Low Density Residential 2b" in the Urban Lakeshore Area Secondary Plan, and zoned Single Residential "R3-45" Zone, Modified, as further amended by Minor Variance application (A-24:256), in Stoney Creek Zoning By-law No. 3692-92 which permits single detached dwellings.
- Staff recommends approval of the application for Draft Plan of Condominium (Vacant Land) with conditions as shown in Appendices B and C attached to Report PED25114.

Financial Considerations

Not applicable.

Background

A Vacant Land Condominium is one in which the units need not be constructed upon at the time the condominium is registered. A vacant land condominium can consist only of vacant land and at least one unit must have no buildings or structures on it.

The owner previously established the land use through Zoning By-law Amendment application ZAC-21-045, approved through By-law No. 22-153, for 11 vacant land units. The applicant has also applied for and received final approval of a Draft Plan of Condominium (Vacant Land) for 11 vacant land units through application 25CDM-202120.

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The owner has also received final approval for Site Plan Control application (DA-22-156) for the 11 vacant land units which required an amendment and is being further reviewed through Site Plan Amendment application SPA-24-038.

Minor Variance application A-24:256 was also approved by the Committee of Adjustment on March 6, 2025, to implement the revised proposal, which was final and binding as of March 26, 2025.

Analysis

The subject lands are municipally known as 541 and 545 Fifty Road, Stoney Creek. The subject lands are located on the west side of Fifty Road, north of the Queen Elizabeth Way highway. The subject lands are approximately 0.701 hectares in size and are rectangular in shape as identified in Appendix A attached to Report PED25114. The site is surrounded by low density residential uses as identified in Appendix A1 attached to Report PED25114. The proposal consists of 15 vacant land units for single detached dwellings, a private condominium road with associated sidewalks, 11 visitor parking spaces, two barrier free parking spaces, and centralized mailboxes with access from Fifty Road.

A full review of the applicable Provincial Planning Statement (2024) and Urban Hamilton Official Plan is provided in Appendix E attached to Report PED25114.

Provincial Planning Statement (2024)

The provincial planning policy framework is established through the *Planning Act* (Section 3) and the Provincial Planning Statement (2024). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the Provincial Planning Statement (2024).

The proposal supports the development of healthy, liveable, and complete communities and implements the targets for housing by intensifying underutilized lands. The proposal has been reviewed against the Provincial Planning Statement (2024), including policies 2.3.1.3 and 2.3.1.4, among others. The proposed development is within a settlement area, efficiently uses land and resources, and optimizes existing and planned infrastructure and public service facilities. The proposal for 15 single detached dwellings on a private condominium road achieves appropriate residential densities within a planned settlement area, is compatible with the surrounding area, which is characterized by low density residential dwellings, and makes efficient use of existing municipal infrastructure. The development will support the use of existing and planned transit and commercial uses and it will also support active transportation.

Based on the foregoing, the proposal is consistent with the Provincial Planning Statement (2024).

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Urban Hamilton Official Plan and Urban Lakeshore Area Secondary Plan

The subject lands are identified as “Neighbourhoods” on Schedule E – Urban Structure and designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan. The subject lands are further designated “Low Density Residential 2b” on Map B.7.3-1 – Urban Lakeshore Area Secondary Plan – Land Use Plan. A full policy analysis of the applicable Urban Hamilton Official Plan policies is provided in Appendix E attached to Report PED25114.

The Draft Plan of Condominium (Vacant Land) application will facilitate the development of 15 lots for single detached dwellings fronting onto a private condominium road (Units 1 to 15) which is permitted in the “Low Density Residential 2b” designation. The proposed built form is considered appropriate as it is compatible with and respects the adjacent existing surrounding low density residential built form which includes one, two and two and a half storey single detached dwellings. Based on the size, scale, setbacks, and orientation of the proposed single detached units, adequate privacy will be provided to neighbouring properties. The proposed development will not create shadow and overlook impacts on adjacent dwellings. The proposed dwellings have similar height and setbacks to surrounding properties and will represent a form, orientation and massing similar to existing residential along Fifty Road, which enhances the streetscape.

Based on the foregoing, the proposal complies with the Urban Hamilton Official Plan and Urban Lakeshore Secondary Plan.

Stoney Creek Zoning By-law No. 3692-92

The subject lands are zoned Single Residential “R3-45” Zone, Modified, in Stoney Creek Zoning By-law No. 3692-92, which permits single detached dwellings on a private common element condominium road. The proposal was previously approved by Council through By-law No. 22-153 to permit 11 residential units for single detached dwellings and a private condominium road. The applicant submitted a revised proposal to permit 15 single detached dwellings on a private condominium road. Minor Variances were required to address the deficiencies of lot area and frontage to implement the revised proposal. The applicant submitted a Minor Variance application (A-24:256) which was approved by the Committee of Adjustment on March 6, 2025, and is final and binding, to implement the revised proposal.

Rationale For Recommendation

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Planning Statement (2024);
 - (ii) It complies with the general intent and purpose of the Urban Hamilton Official Plan and the Urban Lakeshore Secondary Plan; and,

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- (iii) It is compatible with existing land uses in the immediate area and represents good planning by, among other things, increasing the supply of housing units contributing to a complete community through the establishment of housing forms that are in keeping with existing and planned development in the surrounding area, making efficient use of existing infrastructure within the urban boundary, and supporting public transit.

2. Draft Plan of Condominium (Vacant Land)

The proposed Draft Plan of Condominium (Vacant Land) is for 15 vacant land units for single detached residential dwellings and common elements for a private road as well as 11 visitor parking spaces inclusive of two visitor parking spaces and sidewalks, as shown in Appendix B attached to Report PED25114. The private condominium road will provide access to Fifty Road and all 15 lots will be accessed from the private condominium road. Staff are supportive of the Draft Plan of Condominium (Vacant Land) and recommend its approval, subject to the conditions attached as Appendix C to Report PED25114.

3. Previous Draft Plan of Condominium (Vacant Land) Approval

Development cannot occur until the Vacant Land Condominium is registered to create the individual units. Registration will require the previously approved Draft Plan of Condominium 25CDM-202120 for the subject lands and registered as Wentworth Condominium Plan WCP-646 to be deregistered, which is addressed as Condition No. 5 in Appendix C attached to Report PED25114.

Relationship to Council Strategic Priorities

Priority 1: Sustainable Economic & Ecological Development

- 1.2: Facilitate the growth of key sectors.

Priority 2: Safe & Thriving Neighbourhoods

- Increase the supply of affordable and supportive housing and reduce chronic homelessness.

Previous Reports Submitted

- [Report PED22126](#) was approved at the June 14, 2022, Planning Committee meeting for Zoning By-law Amendment application ZAC-21-045 and Draft Plan of Condominium application 25CDM-202120 to permit 11 residential units for single detached dwellings on a private common element condominium road.

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Consultation

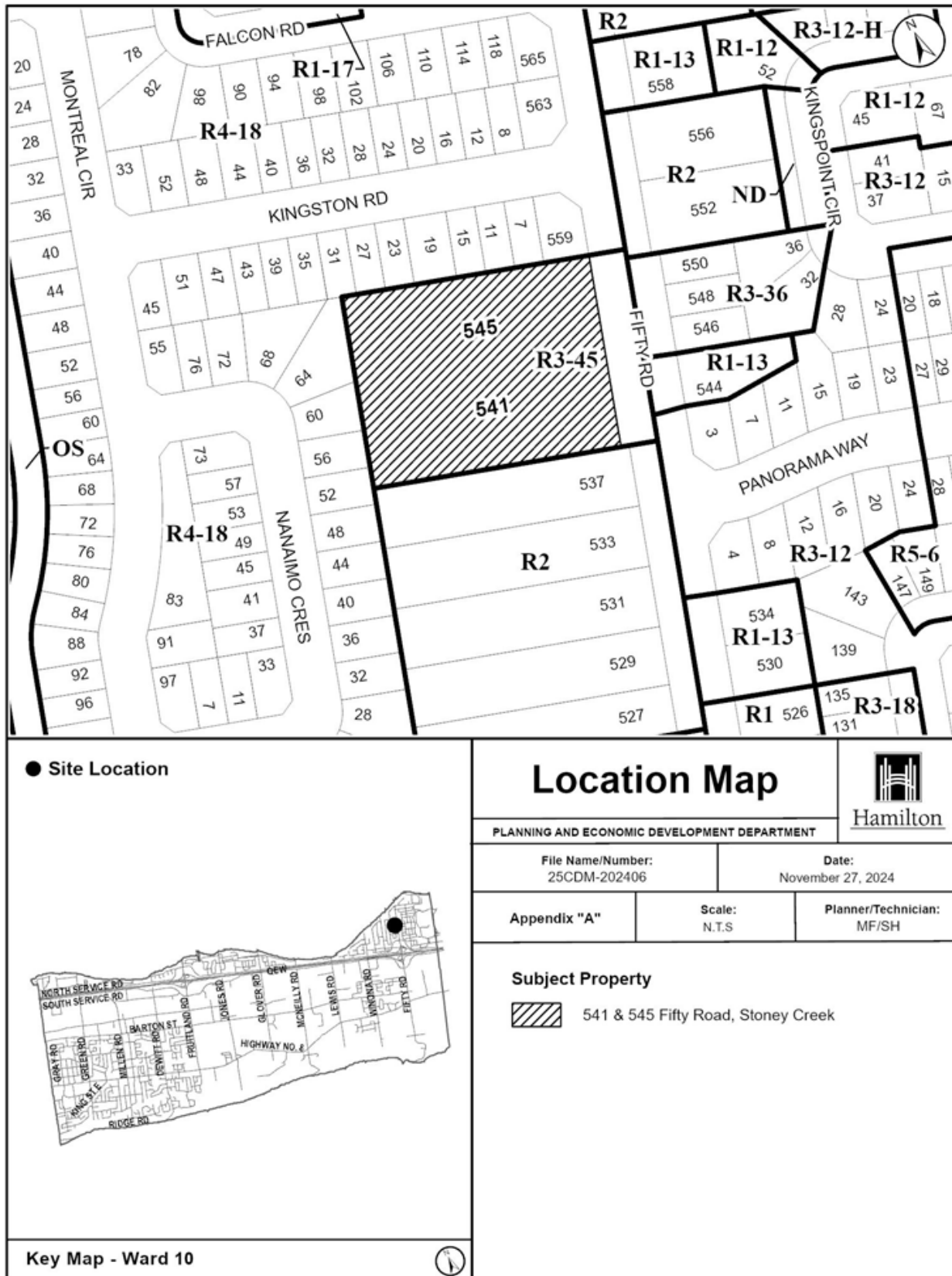
In addition to the requirements of the *Planning Act*, the applicant held a virtual community meeting relating to a previous Zoning By-law Amendment application ZAC-21-045 and Draft Plan of Condominium application 25CDM-202120 on September 9, 2021. As the application implements the site specific zoning approved by City Council on June 22, 2022, as amended by Minor Variance application A-24:256, further public consultation beyond giving notice of complete application prior to the submission of the Draft Plan of Condominium application did not occur. Staff note that the site layout, setbacks, and orientation of the proposed single detached units has not changed.

Appendices and Schedules Attached

Appendix A:	Location Map
Appendix A1:	Existing Land Use, Surrounding Lands and Zoning Chart
Appendix B:	Proposed Concept Plan and Draft Plan of Subdivision
Appendix C:	Draft Plan of Subdivision Special Conditions
Appendix D:	Historical Background Report Fact Sheet
Appendix E:	Policy Review
Appendix F:	Department and Agency Comments

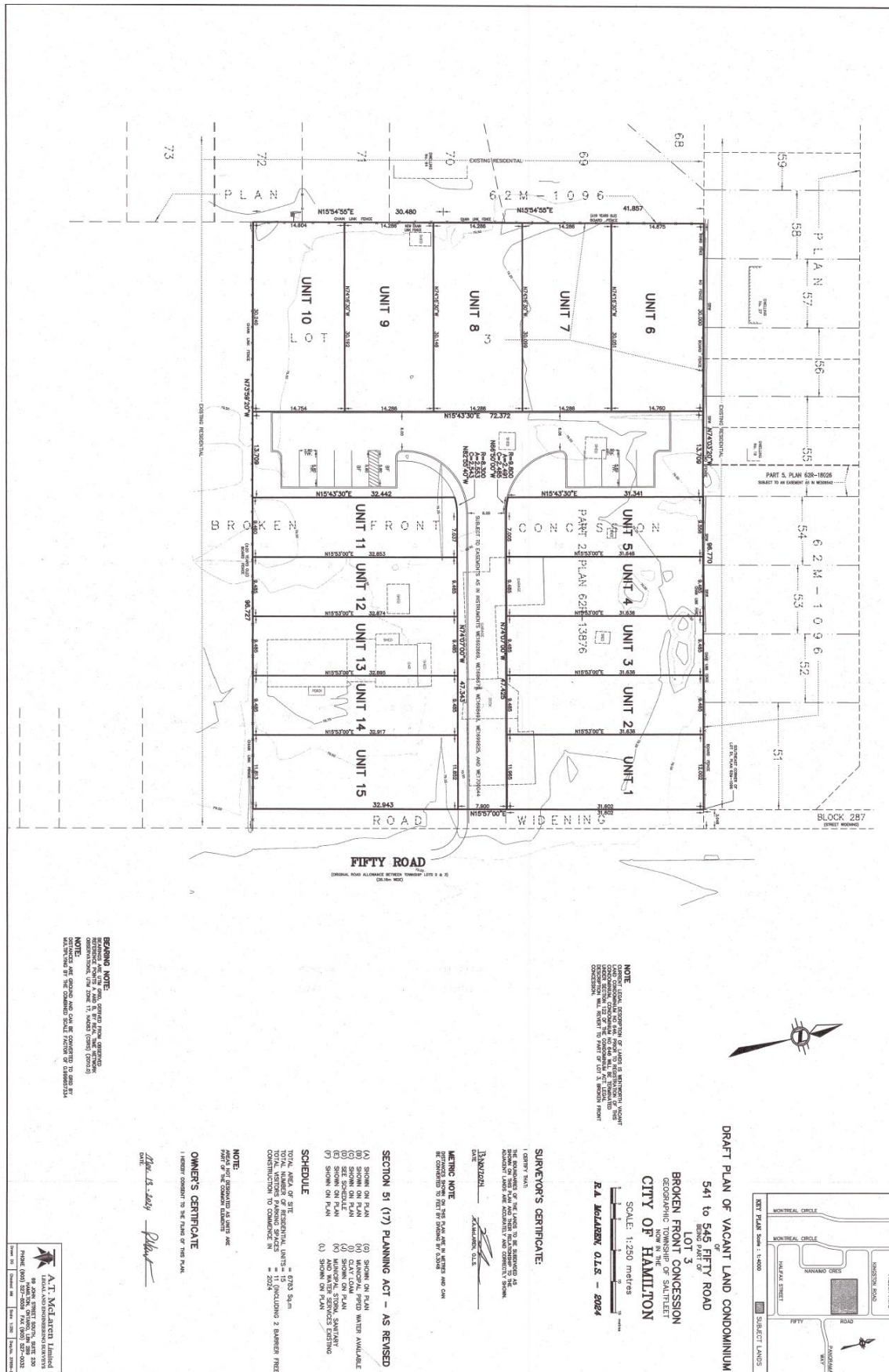
Prepared by: Michael Fiorino, Planner II
Planning and Economic Development Department,
Development Planning

Submitted and recommended by: Anita Fabac, Acting Director of Planning and Chief Planner
Planning and Economic Development Department



Existing Land Use and Zoning

	Existing Land Use	Existing Zoning
Subject Lands:	Vacant, under construction	Single Residential "R3-45" Zone, Modified.
Surrounding Lands:		
North	Single Detached Dwelling	Single Residential "R4-18" Zone, Modified.
South	Single Detached Dwelling	Low Density Residential - Large Lot (R2) Zone.
East	Single Detached Dwellings	Low Density Residential - Large Lot (R2) Zone, Single Residential "R3-36" Zone, Modified, Single Residential "R1-13" Zone, Modified, and Single Residential "R3-12" Zone, Modified.
West	Single Detached Dwellings	Single Residential "R4-18" Zone, Modified.



Recommended Conditions of Draft Plan of Condominium Approval

That this approval for the **Draft Plan of Condominium Application 25CDM-202406, by UrbanSolutions Planning and Land Development Consultants Inc. on behalf of Fifty Road Inc., Owner**, to establish a Draft Plan of Condominium (Vacant Land) to create 15 vacant land units for single detached dwellings, a private condominium road with associated sidewalks, 11 visitor parking spaces, two barrier free parking spaces, and centralized mailboxes on lands located at 541 and 545 Fifty Road, Stoney Creek, be received and endorsed by City Council with the following special conditions:

Development Engineering

1. That, **the owner shall agree to include the following in the Condominium Declaration**, to the satisfaction of the Director of Development Engineering:
 - a. The following easement is created upon registration of this Declaration and Description pursuant to section 20 of the *Condominium Act, 1998*, in order to comply with the applicable conditions attached to the City of Hamilton's final approval of this Declaration and Description:

Reserving unto the Condominium Corporation, its assigns, successors, servants, agents and employees, the right in the nature of an easement, to enter without charge in, over and along all of the Units of the Condominium, from time to time, for the purposes of entering, inspecting and undertaking, at any time, modifications to the surface drainage of the said Units of the Condominium in accordance with the Detailed Grading Plan and the Overall Grading Plan approved by the City of Hamilton;
 - b. The owner shall include in the Declaration and Description pursuant to section 93 of the *Condominium Act, 1998*, a provision to establish a Capital Reserve fund to provide for regular on-going cleaning and maintenance or possible eventual replacement of the underground stormwater tanks and Oil-Grit Separator unit by a qualified service provider to ensure compliance with the Stormwater Management Report prepared by Scott Llewellyn and Associates Ltd., dated July 25, 2024, approved by the City of Hamilton. The Condominium Corporation is advised to follow standard practices for overall maintenance of the underground storage structures; and,
 - c. That any/all future ongoing maintenance and/or replacement costs for any structures within the condominium lands including but not limited to private water mains/services, private storm, and sanitary sewers, catch basins, rear-yard catch basins, maintenance holes, fire hydrants, check valves and chambers, parking areas, roadways, sidewalks, curbs, sub-drains, utilities, etc. is the sole responsibility of the condominium corporation.

Development Planning

2. That the Final Plan of Condominium (Vacant Land) shall comply, in all respects: with all of the applicable provisions of Zoning By-law No. 3692-92, as amended by By-law No. 22-153 and further amended by Minor Variance application A-24:256; or, in the event the City of Hamilton has repealed and replaced By-law No. 3692-92 with By-law No. 05-200, the final Plan of Condominium shall comply with all the applicable provisions of the Zoning By-law in force and effect at the time of registration of the Draft Plan of Condominium (Vacant Land); and, with the final approved Site Plan Control application DA-22-156 and as further amended by Site Plan Amendment application SPA-24-038; to the satisfaction of the Director of Planning and Chief Planner.
3. The following warning clauses shall be included within all offers and Agreements of Purchase and Sale and/or Lease, for all residential units to satisfaction of Director, Growth Management and Chief Development Engineer:

Warning Clause A:

“Purchasers are advised that the City of Hamilton will not be providing maintenance or snow removal service for the private condominium road. In addition, City Waste Management services may not be available to residents if the development is not designed according to City of Hamilton Waste Requirements for Design of New Development and Collection and that the provision of such services may require agreements with private contractors.”

Warning Clause B:

“Garages and visitor parking areas are provided for the purpose of parking a vehicle. It is the responsibility of the owner / tenant to ensure that their parking needs (including those of visitors) can be accommodated onsite. On-street, overflow parking may not be available and cannot be guaranteed in perpetuity.”

Warning Clause C:

“The home mail delivery will be from a Community Mail Box.”

Legislative Approvals

4. That, **prior to registration**, the owner and agent work with Legislative Approvals / Staging of Development Staff to finalize municipal addressing and street naming, to the satisfaction of the Director, Growth Management and Chief Development Engineer.
5. That, **prior to registration of the Declaration and Description**, the owner provide the necessary documents showing that the existing condominium, as within WCP-646 and accompanying declaration, has been Terminated (within the meaning of the *Condominium Act*) to the satisfaction of the Director of Planning and Chief Planner and the Director, Growth Management and Chief Development Engineer.

6. That, **prior to registration**, the owner agrees to physically affix a multiple unit identification sign at the entrance in a manner that is visible from the street and in accordance with the City's Sign By-law to the satisfaction of the Director, Growth Management and Chief Development Engineer.

Canada Post

7. The owner shall complete to the satisfaction of the Director, Growth Management and Chief Development Engineer and Canada Post:
- a) Include in all offers of purchase and sale and lease or rental agreements, a statement that advises the prospective purchaser:
 - i) That the home/business mail delivery will be from a designated Centralized Mail Box; and,
 - ii) That the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales;
 - b) The owner further agrees to:
 - i) Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision;
 - ii) Install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes;
 - iii) Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision;
 - iv) Determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans; and,
 - v) Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations;
 - b) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (Lock Box Assembly) at their own expense (less than 100 units will require a front loading Lock Box Assembly and more than 100 units will require a rear loading Lock Box Assembly which will require a mail room) will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Bell Canada

8. The owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
9. The owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Union Gas

10. That the owner provides to Union Gas the necessary easements and / or agreements required by Union Gas for the provision of gas services, in a form satisfactory to Union Gas.

Alectra Utilities

11. For Residential/Commercial electrical service requirements, the Developer needs to contact our ICI and Layouts Department at 1-877-963-6900 ext: 25713 or visit our web site @ www.alectrautilities.com. Relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Alectra Utilities to facilitate this. Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment. Developers to acquire an easement, if required.

NOTES TO DRAFT PLAN APPROVAL

1. Pursuant to Section 51(32) of the *Planning Act*, draft approval shall lapse if the plan is not given final approval within three years. However, extensions will be considered if a written request is received 2 months before the draft approval lapses.
2. An "Agreement for On-site Collection of Municipal Solid Waste" must be completed and executed in order to receive municipal waste collection for the residential dwellings on the private road. The developer is responsible for all waste removal up until the time that an "Agreement for On-site Collection of Solid Waste" is finalized, and municipal collection services are initiated.
3. The developer must provide a signed letter from a professional engineer certifying that the road base along the access route can support at least 35,000 kilograms.
4. If the development is not designed according to specifications identified herein, the developer must:
 - i. Arrange a private waste hauler for the removal of all waste materials; and,

- ii. As part of the Agreements for Purchase and Sale and/or Lease, the developer, owner, property manager or agent for the development must disclose in writing to a prospective buyer or tenant of a unit within the development that the property is not serviceable for municipal waste collection.

Historical Background

Application Details	
Owner:	Fifty Road Inc. (c/o Peter DeSantis).
Applicant/Agent:	UrbanSolutions Planning and Land Development Consultants Inc. (c/o Matt Johnston).
File Number:	25CDM-202406
Type of Applications:	Draft Plan of Condominium (Vacant Land).
Proposal:	The proposed Draft Plan of Condominium (Vacant Land) Application is to establish 15 vacant land units for single detached dwellings on a private condominium road with associated sidewalks, 11 visitor parking spaces, two barrier free parking spaces, and centralized mailboxes with vehicular from Fifty Road.
Property Details	
Municipal Address:	541 and 545 Fifty Road, Stoney Creek.
Lot Area:	± 0.701 hectares (rectangular).
Property Details	
Servicing:	Existing municipal services.
Existing Use:	Vacant.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	"Neighbourhoods" on Schedule E-1 – Urban Land Use Designations.
Secondary Plan Existing:	"Low Density Residential 2b" on Land Use Plan Map B.7.3-1 – Urban Lakeshore Area Secondary Plan.
Zoning Existing:	Single Residential "R3-45" Zone, Modified.
Processing Details	
Received:	November 15, 2024.
Deemed Complete	November 27, 2024.
Notice of Complete Application:	Sent to 150 property owners within 120 metres of the subject property on December 3, 2024.
Public Notice Sign:	Posted on December 5, 2024, and updated on April 9, 2025.
Notice of Public Meeting:	Sent to 150 property owners within 120 metres of the subject property on April 10, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix F attached to Report PED25114.

Public Consultation:	<p>In addition to the requirements of the <i>Planning Act</i>, the applicant held a virtual community meeting relating to a previous Zoning By-law Amendment application ZAC-21-045, on September 9, 2021. As the application implements the site specific zoning approved by City Council on June 22, 2022, as amended by Minor Variance application A-24:256, further public consultation beyond giving notice of complete application prior to the submission of the Draft Plan of Condominium application did not occur.</p> <p>Staff note that the site layout, setbacks, and orientation of the proposed single detached units has not changed.</p>
Public Comments:	No comments were received from the public at the time of this report being written.
Processing Time:	166 days.

SUMMARY OF POLICY REVIEW

The following policies, amongst others, apply to the proposal.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Provincial Planning Statement (2024)		
Management of Land Use, Settlement Area, Housing, Transportation Systems, Long-Term Economic Prosperity Policies: 2.3.1.3, 2.3.1.4 and 2.4.1.3	Settlement Areas are intended to be the focus of growth and development. Within Settlement Areas, land use patterns shall efficiently use land, infrastructure, and public service facilities, and be transit supportive. Healthy, liveable, and safe communities are, in part, sustained by accommodating a range and mix of residential types and promoting the integration of land use planning, transit supportive development, and by encouraging sense of place through promoting well designed built form.	<p>The proposed development supports the development of healthy, liveable, and safe communities and implement targets for housing by intensifying underutilized lands. The proposed development will occur within designated growth areas compatible with the surrounding area characterized by low density residential uses. The proposed development promotes the efficient use of land, which utilizes infrastructure and public service facilities.</p> <p>The proposal is consistent with these policies.</p>
Urban Hamilton Official Plan		
Urban Design		
Trees Policy: C.2.11.1	The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests.	The City recognizes the importance of trees to the health and quality of life in the community and encourages the protection and restoration of trees. Through previous Site Plan Control application (DA-22-156) and Site Plan Amendment application (SPA-24-036), a Tree Protection Plan and Landscape Plan were prepared by Adesso Design Inc. and approved August 3, 2023. The proposal demonstrated the removal of 55 of 58 trees on the subject lands and the replanting of 30 native tree species. The proposal complies with this policy.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Infrastructure Policy: C.5.3.11	All development within the urban area shall be connected to the City's water and wastewater system.	<p>The proposed development has municipal water and wastewater infrastructure available. Staff acknowledge the current development proposal is a revision to the previously approved Draft Plan of Condominium (Vacant Land) 25CDM-202120 and registered as Wentworth Condominium Plan WCP-646. Development Engineering staff require that all grading and servicing drawings confirm that the sewer and water services installed through DA-22-156 and SPA-24-038 are in conformance with City standards. These matters have been addressed as Condition No. 1 in Appendix C attached to Report PED25114.</p> <p>The proposal complies with this policy.</p>
Division of Land Policy: F.1.14.1.2	Subdivisions shall meet a number of criteria ensuring the development of blocks and lots in conjunction with the road network can support the intent of the land use designations, implements the City's staging of development program, can be supplied with adequate services and community facilities, not adversely impact the transportation system and natural environment, and will not adversely impact municipal finances.	<p>The proposed Draft Plan of Condominium (Vacant Land) is to facilitate the development of 15 vacant land units for single detached dwellings, a private condominium road with associated sidewalks, 11 visitor parking spaces, two barrier free parking spaces, and centralized mailboxes. The land use permissions were previously established through By-law No. 22-153 which proposed 11 vacant land units on a private condominium road. The revised proposal for an additional four units can be supported and will require deregistration of the previously approved Draft Plan of Condominium 25CDM-202120 for the subject lands and registered as Wentworth Condominium Plan WCP-646, as recommended by Special Condition No. 5 shown in Appendix C attached to Report PED25114. The proposed development as established through By-law No. 22-153 supports the intent of the "Low Density Residential 2b" designation in the Urban Lakeshore Area Secondary Plan. The proposal has adequate services and has been integrated with the surrounding neighbourhood. Condition No. 2 has been included to ensure the proposal conforms to the zoning by-law regulations in effect and approved Site Plan Control application</p>

Theme and Official Plan Policy	Summary of Issue	Staff Response
Division of Land Policy: F.1.14.1.2 (continued)		<p>DA-22-156, as amended by Site Plan Amendment application SPA-24-038. As well, Condition No. 3 incorporates warning clauses to ensure residents are aware of other restrictions on condominium lands, such as that the City will not be providing municipal maintenance or snow removal, that garages are provided for the purpose of parking vehicles, and mail delivery will be from a community mailbox.</p> <p>The proposal complies with this policy.</p>
Urban Design Policies: B.3.3.2.6 and B.3.3.3.2	<p>Where it has been determined through the policies of this Plan that compatibility with the surrounding areas is desirable, new development and redevelopment should enhance the character of the existing environment and be designed to minimize impact on neighbouring buildings and public spaces.</p>	<p>The surrounding area is characterized by existing single detached dwellings ranging in height from one to two storeys and located close to the street line. The proposal is also consistent with the existing area. Based on the size, scale, setbacks, and orientation of the proposed single detached units, adequate privacy will be provided to neighbouring properties. The proposed development will not create shadow and overlook impacts on adjacent dwellings. Architectural design, landscaping, site lighting design, stormwater management, preliminary grading, road design and water and wastewater servicing are addressed through Site Plan Control application (DA-22-156) and Site Plan Amendment application SPA-24-038.</p> <p>The proposal complies with these policies.</p>
Urban Lakeshore Area Secondary Plan		
General Policies Policy: B.1.5	<p>The permitted density ranges, built form, and height of Section E.3.4 – Low Density Residential Uses of Volume 1 shall apply for all lands designated Low Density Residential 2b.</p>	<p>The density and built form comply with policies E.3.4.3, E.3.4.4, and E.3.4.5 of Volume 1, which permits single-detached, semi-detached dwellings and the proposed units will not exceed the maximum three storey height requirement.</p> <p>The proposal complies with this policy.</p>

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Hydro One Networks Inc.; • Real Estate Division, Planning and Economic Development Department; • Transit Strategy and Planning, Transit Planning and Infrastructure, Hamilton Street Railway, Public Works Department; • Landscape Architectural Services, Environmental Services Division, Public Works Department; and, • Hamilton Conservation Authority. 	No comment.	Noted.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department	<p>The detailed grading, drainage and servicing design for the subject lands has been approved under Site Plan Control application DA-22-156 as amended by Site Plan Amendment application SPA-24-038.</p> <p>The proposed site servicing for the minor and major storm events is accommodated by on-</p>	Condition No. 1. a. in Appendix C attached to Report PED25114 will ensure the easement is created upon registration to allow access to enter and inspect to surface drainage.

Department/Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department (continued)</p>	<p>site underground storage tanks, an Oil-Grit Separator unit, sewer infrastructure and appurtenances that will require ongoing periodic maintenance.</p> <p>Development Engineering staff supports the application as the applicant has demonstrated that the proposal can be accommodated within the municipal infrastructure.</p>	<p>Condition No. 1. b. in Appendix C attached to Report PED25114 requires the establishment of a Capital Reserve fund to provide for regular on-going cleaning and maintenance or possible eventual replacement of the underground stormwater tanks and Oil-Grit Separator.</p> <p>Condition No. 1. c. in Appendix C attached to Report PED25114 requires that all ongoing maintenance and replacement costs are the sole responsibility of the Condominium Corporation.</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Forestry has reviewed the Tree Management Plan and Landscape Plan through the Site Plan Control application process and does not have any further comments. Should there be any changes to the proposal, Forestry would require recirculation.</p>	<p>Noted.</p>
<p>Legislative Approvals, Growth Management Plan, Planning and Economic Development Department</p>	<p>The Owner and Agent should be made aware that the municipal address for the proposed development will be determined after Draft Plan approval is granted.</p> <p>The Owner is required to physically affix a multiple unit identification sign at the entrance in a manner that is visible from the street and in accordance with the City's Sign By-law.</p>	<p>Condition No. 4 in Appendix C attached to Report PED25114 has been included to ensure coordination between the owner and Growth Management staff occurs to finalize municipal addressing.</p> <p>Condition No. 6 in Appendix C attached to Report PED25114 has been included to ensure the installation of the multiple unit identification sign.</p>

Department/Agency	Comment	Staff Response
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department (continued)	<p>The Owner will be required to provide the necessary documents showing that the existing condominium, as within WCP-646 and accompanying declaration, has been Terminated.</p> <p>Pursuant to Section 51(32) of the <i>Planning Act</i>, draft approval shall lapse if the plan is not given final approval within three years. However, extensions will be considered if a written request is received two months before the draft approval lapses.</p>	<p>Condition No. 5 in Appendix C attached to Report PED25114 has been included to ensure the existing registered Condominium is deregistered and terminated.</p> <p>Note No. 1 in Appendix C attached to Report PED25114 has been included to demonstrate the timeframe for approval and registration of the Draft Plan of Condominium.</p>
Waste Policy and Planning Section, Waste Management Division, Public Works Department	At the time of authoring this report, no comments were received from Waste Policy and Planning Section, Waste Management Division. However, staff's previous comment relating to application 25CDM-202120 advised the proposed development is eligible for municipal waste collection service subject to meeting the City's requirements for serviceability.	Note Nos. 2, 3 and 4 in Appendix C attached to Report PED25114 have been carried forward from the previous application to ensure all agreements and arrangements for waste collection are included as necessary.
Bell Canada	Bell Canada has requested the appropriate easements be included to service the subject lands.	This requirement will be addressed through Condition Nos. 8 and 9 in Appendix C attached to Report PED25114.
Alectra Utilities	<p>Requested a condition regarding easements for utilities be included in draft plan of condominium.</p> <p>For Residential/Commercial electrical service requirements, the Developer needs to</p>	This requirement has been included as Condition No. 11 in Appendix C attached to Report PED25114.

Department/Agency	Comment	Staff Response
Alectra Utilities	contact our ICI and Layouts Department at 1-877-963-6900 ext: 25713 or visit our web site at www.alectrautilities.com .	
Canada Post	At the time of drafting this report, no comments were received from Canada Post, however, their previous requested conditions relating to Draft Plan of Condominium 25CDM-202120 regarding centralized mailboxes have been included in the current draft plan of condominium conditions.	This requirement has been addressed through Condition No. 7 in Appendix C attached to Report PED25114.
Union Gas	At the time of authoring this report, no comments were received from Union Gas, however, their previous requested conditions relating to Draft Plan of Condominium 25CDM-202120 regarding a requested condition for easements have been included in the current draft plan of condominium conditions.	This requirement has been addressed through Condition No. 10 in Appendix C attached to Report PED25114.



City of Hamilton Report for Consideration

To: Chair and Members
Planning Committee

Date: April 29, 2025

Report No: PED24114(a)

Subject/Title: Green Building Standards Enhanced Engagement
and Recommendations

Ward(s) Affected: Urban Areas – City Wide

Recommendations

- 1) That the memorandum titled 'Hamilton Green Building Standards Building Energy Performance Refinement Technical Memorandum', attached as Appendix A to Report PED24114a, **BE RECEIVED**;
- 2) That the Green Building Standards Guidebook, attached as Appendix B to Report PED24114a, **BE ENDORSED**;
- 3) That the Green Building Standards Checklist, attached as Appendix C to Report PED24114a, **BE ENDORSED**.

Key Facts

- On October 1, 2024, Planning Committee endorsed the Green Building Standards, and directed staff to further consult with members of the Climate Change Action Committee on the energy and carbon metrics.
- Staff have engaged in additional consultation as a result of Planning Committee's direction on October 1, 2024, through Report PED24114.
- The Green Building Standards have been refined as a result of the additional phase of engagement and the recommendations of the Climate Change Advisory Committee.
- The final Green Building Standards Guidebook and Checklist are attached as Appendix B and C.

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Areas (City Wide)
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Financial Considerations

N/A

Background

The City of Hamilton Green Building Standards were brought forward to Planning Committee on October 1, 2024. At that meeting Planning staff were directed to consult with the Climate Change Advisory Committee including its Technical and Governance Working Group and Building Working Group on the following:

- a) A framework that phases in successively more stringent tiered standards over a fixed timeline with full transparency on future requirements to all stakeholders;
- b) Emissions limits that are sufficient to require new buildings to transition to efficient, low-emissions technology now or in the future;
- c) Alignment with Hamilton's Climate Action Strategy to achieve net-zero by 2050 and avoid fossil fuel lock-in.

Council also directed staff to conduct this consultation in advance of final implementation of the Green Building Standards and report back with the results of the consultation, any adjustments to the Green Building Standards that may be required, including any necessary financial resources, and timelines for the recommendations in Report PED24114.

As a result of the direction, staff launched an additional phase of engagement to further refine the Green Building Standards from December 2024 – March 2025. As such, the Green Building Standards have been refined and are attached in the Guidebook as Appendix B to Report PED24114(a). A memorandum providing details on the additional consultation and work the project team conducted is attached as Appendix A to Report PED24114(a) that documents “what we heard” and the outcomes of the consultation.

Analysis

Section 2 of the Planning Act requires that municipalities, when carrying out their responsibility under the Act, have regard for matters of provincial interest including:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (e) the supply, efficient use and conservation of energy and water;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and,
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

Section 41 of the *Planning Act* allows for municipalities to implement sustainable design features, including Green Building Standards, through site plan control. Several municipalities across the Greater Toronto and Hamilton Area have successfully established mandatory Green Building Standards programs to support their climate

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change objectives, including the City of Toronto, City of Pickering, Town of Caledon, City of Mississauga, and the Town of Whitby.

The Green Building Standards are an implementation tool that utilizes policy direction and goals to form performance requirements that will be applied to new developments to help achieve the City's climate action goals. The Green Building Standards are a product of the research, work, and consultation that went into producing the goals and policies of the City's various efforts to combat climate change and offer a tangible way to implement the efforts of that work moving forward.

The Green Building Standards represent one of the most tangible ways for the city to direct and influence more sustainable community development practices. While the City's Urban Hamilton Official Plan establishes broad sustainable policy direction, the Green Building Standards should be considered an important implementation tool, along with other land use planning instruments, such as the City's Zoning By-laws. The Green Building Standards afford the city an opportunity to address a breadth of emerging challenges associated with development, such as public health, climate change, energy, and resource use.

Additional Consultation

As a result of direction received from Planning Committee at the October 1, 2024, meeting, staff launched an additional phase of engagement on the Green Building Standards and the recommendations of the Climate Change Advisory Committee from December 2024 to March 2025. A summary of the engagement that occurred prior to October 1, 2024, is included in Report PED24114. The additional engagement program consisted of:

- December 10, 2024 – Initial Climate Change Advisory Committee Scoping Meeting;
- December 2024 – March 2025 – Consultation with other municipalities with Green Building Standards or similar programs;
- February 19, 2025 – Energy Performance Metrics Workshop;
- February 25, 2025 – Presentation and discussion at the Climate Change Advisory Committee public meeting; and,
- March 12, 2025 – Question and comment session on final memorandum recommendations.

Initial Climate Change Advisory Committee Scoping Meeting

The December 10, 2024, kick off meeting included members from the project team and members of the Climate Change Advisory Committee and Bay Area Climate Change Implementation Team. The purpose of the meeting was to review the recommendations made to Planning Committee by the Climate Change Advisory Committee, and to ensure the project team had a full understanding of the expected engagement outcomes.

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Municipal Interviews

The Climate Change Advisory Committee recommendations are based on future tiers of the Toronto Green Standard and recent and future changes to Caledon's Green Building Standards. Two one-hour interviews were conducted by the Project Team with Green Building Standards-focused staff at these municipalities. The objectives of these interviews were to discuss the metrics, targets, and implementation approach of current and future Green Building Standards and to understand motivations for decisions and direction, current study work, and opportunities for alignment.

The results of these interviews have been summarized in Appendix A to Report PED24114(a).

Energy Performance Metrics Workshop

On February 19, 2025, the project team hosted a workshop with members from the Climate Change Advisory Committee, the Bay Area Climate Change Council, the West End Home Builders' Association, the Hamilton Industrial Environmental Association, Hamilton Community Enterprises, and staff from the Office of Climate Change and the Building Division.

The workshop focused on the recommendations of the Climate Change Advisory Committee, including a list of potential challenges associated with some recommendations, and a focus on addressing gaps and improving cost-effectiveness.

After an interactive presentation, participants were engaged in three groups with focussed discussion topics, using the committee's recommendations as the assumed pathway forward. The three topics were:

- Topic #1 – Offering simpler or more flexible pathways to compliance.
- Topic #2 – Finding ways to reduce the cost for development submissions as a result of the Green Building Standards.
- Topic #3 – Supporting the value proposition for decarbonized new construction.

Climate Change Advisory Committee Meeting

The project team attended the February 25, 2025, Climate Change Advisory Committee Meeting. At the meeting, the project team reviewed 'what we heard' at the February 19, 2025, workshop and discussed a draft of the final recommendations on the Green Building Standards.

Question and Comment Session

On March 12, 2025, working group members of the Climate Change Advisory Committee and the Bay Area Climate Change Implementation Team who were previously engaged in this round of consultation were invited to attend a session to review and clarify the final memorandum with recommendations for the update to the

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Green Building Standards, attached as Appendix A to Report PED24114(a). Following this session, the recommendations presented in this report were finalized.

What We Heard

A summary of What We Heard through the additional engagement period is included in the memorandum attached to Report PED24114(a) as Appendix A.

Recommended Changes to the Green Building Standards

As a result of the feedback received at the October 1, 2024, Planning Committee, the additional engagement, and further discussions with other municipalities, the following changes were made to the recommendations for the Green Building Standards. A fulsome list is provided in Appendix A to Report PED24114(a);

- Revised Performance Metric EC1.1 for Part 9 buildings;
- Revised Green House Gas Intensity (GHGI), Thermal Energy Demand Intensity (TEDI), and Total Energy Use Intensity (TEUI) targets;
- Energy and Carbon Tier 3 Metrics; and,
- Prescriptive paths to compliance.

Revised Performance Metric EC1.1 for Part 9 Buildings

In the October 2024 version of the Green Building Standards, it was proposed that Part 9 buildings be required to meet the Energy Star for New Homes, version 17.1, or R-2000 requirements. The revised proposal adapts the Climate Change Advisory Committee's recommendation to instead implement Green House Gas Intensity (GHGI), Thermal Energy Demand Intensity (TEDI), and Total Energy Use Intensity (TEUI) limits.

Further, it was also recommended by the Climate Change Advisory Committee to encourage a hybrid heating system. This approach has been adopted in this version of the Green Building Standards; further details are provided in Appendix A to Report PED24114(a).

Revised Green House Gas Intensity, Thermal Energy Demand Intensity, and Total Energy Use Intensity Targets

The revised set of Green Building Standards proposes new limits for Green House Gas Intensity (GHGI), Thermal Energy Demand Intensity (TEDI), and Total Energy Use Intensity (TEUI). Overall, the targets have been revised to lower limits, meaning more ambitious targets have been set. However, through research and consultation, it is recommended that if an application meets Tier 2 of the Green House Gas Intensity performance metric, that Thermal Energy Demand Intensity and Thermal Energy Use Intensity requirements be relaxed as discussed in Appendix A to Report PED24114(a).

Energy and Carbon Tier 3

As per the recommendations from the Climate Change Action Committee, further research, and consultation, a third tier is proposed to be included which is an optional

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metric that demonstrates on-site near-zero operations or by achievement of Zero Carbon Building Design Standard Certification. Tier 3 is an optional performance metric; further details are provided in Appendix A attached to Report PED24114(a).

Prescriptive Compliance Paths

A prescriptive pathway refers to a set of specific criteria that individual building components must meet. This approach provides a straightforward "recipe" for compliance, detailing requirements such as minimum R-values for insulation, maximum U-factors for windows, and specific standards for Heating Ventilation Air Conditioning systems, etc. By following these predefined criteria, builders can ensure their projects meet energy efficiency standards without needing to perform energy modeling or simulations. Offering prescriptive pathways may simplify implementation for developers by providing step-by-step guidelines that are easy to follow.

As per feedback from additional consultation and the Climate Change Advisory Committee's recommendation, prescriptive paths have been introduced within the Green Building Standards, further details are provided in Appendix A attached to Report PED24114(a).

Next Steps

Staff recommend that the Green Building Standards be monitored for a period of one year and further refined as necessary. Future considerations for review after the one-year monitoring period are included in the memorandum attached as Appendix A to Report PED24114(a). Following the one-year monitoring period, further recommendations may be presented as a result of the observations and data collected. Details of the monitoring program will be presented to General Issues Committee on April 30, 2025.

Alternatives

Planning Committee may choose not to approve the recommendations however staff do not recommend this alternative as it would lead to delay in the implementation of the Green Building Standards.

Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
 - 1.1. Reduce the burden on residential taxpayers
 - 1.2. Facilitate the growth of key sectors
 - 1.3. Accelerate our response to climate change
 - 1.4. Protect green space and waterways

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Previous Reports Submitted

[PED22185 - Public Consultation on Sustainable Building and Development Guidelines – Low Density Residential Uses](#)

[PED24114 – Green Building Standards](#)

[PED25117 – Green Building Standards Implementation](#)

Consultation

- Planning and Economic Development Department
- Office of Climate Change Initiatives
- Building Division

Appendices and Schedules Attached

Appendix A: Green Building Standards Building Energy Performance Refinement
Technical Memorandum

Appendix B: Green Building Standards Guidebook

Appendix C: Green Building Standards Checklist

Prepared by: Mallory Smith, Planner I
Planning and Economic Development Department, Zoning
By-law Reform

**Submitted and
recommended by:** Anita Fabac, Acting Director of Planning and Chief Planner
Planning and Economic Development Department

Hamilton Green Building Standards

Building Energy Performance Refinement Technical Memorandum

April 1st, 2025

Introduction

Project Background and Context

From Q3 2023 to Q4 2024, WSP collaborated with the City of Hamilton to develop its Green Building Standards (GBS). The final GBS were presented to the City of Hamilton Planning Committee on October 1, 2024, following this presentation, Planning Committee issued a motion directing staff to further consult on the Green Building Standards with the Climate Change Advisory Committee including its Technical and Governance Working Group and Building Working Group, on the Energy and Carbon performance metrics and report back to Planning Committee. Additionally, the City's Climate Change Advisory Committee (CCAC) provided a set of recommendations to revise certain energy-related performance metrics for Part 3 and Part 9 buildings.

In response to the Planning Committee's motion, and further feedback from the CCAC, the Project Team undertook additional engagement to finalize the building energy performance metrics within the GBS. In collaboration with City staff, the WSP project Team reviewed all depositions to council and the subsequent council discussion that led to the aforementioned motion. The WSP Project Team sought to understand the differences between the Climate Change Advisory Committee's (CCAC) recommendations and the previous proposal for operational energy metrics. The review included analyzing energy performance and capital cost data from various sources, such as the Canada Green Building Council (CaGBC), the City of Toronto, and the City of Vancouver, which have conducted relevant studies over the past five to seven years. Additionally, the Project Team conducted in-person engagements with both a scoped group of interested parties and completed direct engagement with staff from the City of Toronto and the Town of Caledon, focusing on the operational energy metrics within their respective Green Building Standards.

Figure 1 below shows the phases of developing Hamilton's GBS, with this memo summarizing outputs from the 'Refinement Phase' of the process.

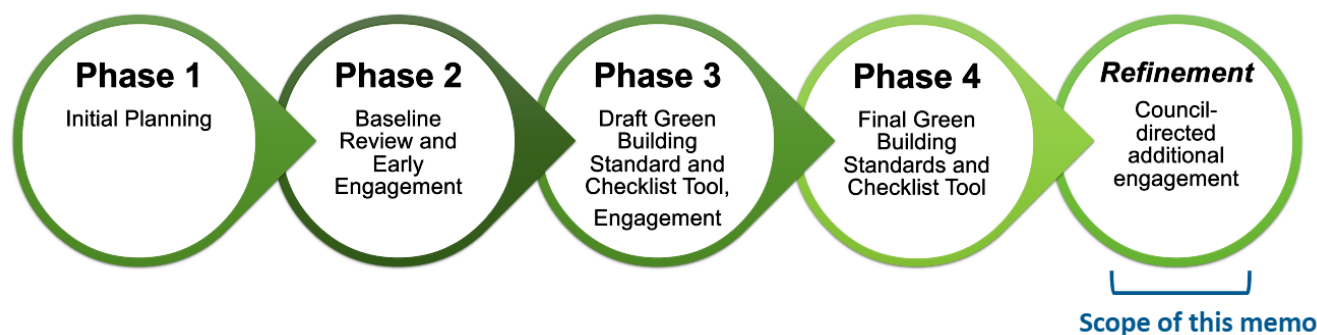


Figure 1: Hamilton GBS Project Phases

Summary of CCAC Recommendations

The CCAC recommendations set limits on both Part 3 and Part 9 buildings for Total Energy Use Intensity (TEUI kWh/m² /yr), Thermal Energy Demand Intensity (TEDI kWh/m² /yr), and GHG Emission

Intensity (GHGI kgCO₂ /m²/ yr). There are alternative compliance paths for Part 9 buildings which require either partial fuel switching for heating (Tier 1) or full heating and hot water fuel switching (Tier 2).

Part 9 buildings

	Previous Metrics & Targets	CCAC Metrics & Targets				
Tier 1	Design, construct, and label the building(s) to meet the ENERGY STAR® for New Homes, version 17.1 or R-2000 requirements.	Building Type	TEUI	TEDI	GHGI	
		Low-rise residential	100	25	10	
Tier 1 Alternative Compliance Pathway	N/A	Design and construct to the current version of the Ontario Building Code (OBC) (or minimum Tier 3 energy performance under the National Building Code (NBC) 2020 section 9.36) and install a hybrid heating system (minimum three-season air-source heat pump with gas furnace or combination hybrid heating system).				
Tier 2	Design the building(s) to meet CHBA Net Zero Home Labelling Program or Passive House Classic Standard.	Building Type	TEUI	TEDI	GHGI	
		Low-rise residential	70	15	5	
Tier 2 Alternative Compliance Pathway	N/A	Design and construct to the current version of the Ontario Building Code (OBC) (or minimum Tier 3 energy performance under the National Building Code (NBC) 2020 section 9.36) and install an all electric cold-climate air source heat pump and an all-electric hot water heater.				

Part 3 buildings

	Previous Metrics & Targets				CCAC Metrics & Targets			
Tier 1	Building Type	TEUI	TEDI	GHGI	Building Type	TEUI	TEDI	GHGI
	MURB (≥ 6 Storeys)	135	50	15	MURB (≥ 6 Storeys)	100	30	10
	MURB (≤ 6 Storeys)	130	40	15	MURB (≤ 6 Storeys)	100	25	10
	Commercial Office	130	30	15	Commercial Office	100	22	8
	Commercial Retail	120	40	10	Commercial Retail	90	25	5
	<ul style="list-style-type: none"> For all other Part 3 buildings: develop a whole-building energy model, and design and construct the building to meet the National Energy Code of Canada for Buildings (NECB) 2020 Tier 1. 							

Tier 2	Building Type	TEUI	TEDI	GHGI	Building Type	TEUI	TEDI	GHGI
	MURB (≥ 6 Storeys)	100	30	10	MURB (≥ 6 Storeys)	75	15	5
	MURB (≤ 6 Storeys)	100	25	10	MURB (≤ 6 Storeys)	70	15	5
	Commercial Office	100	22	8	Commercial Office	65	15	4
	Commercial Retail	90	25	5	Commercial Retail	70	15	3
	<ul style="list-style-type: none"> For all other Part 3 buildings: Develop a whole-building energy model, and design and construct the building to meet the National Energy Code of Canada for Buildings (NECB) 2020 Tier 2. 							
Tier 2 Alternative Compliance Pathway	Achieve Zero Carbon Building (ZCB) Design Standard Certification.				N/A			

The CACC outlined several key motivations for the proposed changes. These motivations are aimed at enhancing the city's commitment to sustainable development and aligning with regional standards. They include:

- **Alignment with the City of Toronto's Metrics and Targets:** Introducing a standard that aligns with the City of Toronto's established metrics and targets reflects the current capabilities of low emissions building technology in the region.
- **Consistent Development Expectations:** Committing to a 2-year cycle between successive Tiers of the standard, with sufficient visibility of upcoming requirements, which will allow the City of Hamilton to match the pace of change in Toronto by 2028. This will offer more consistent expectations for developers across the Greater Toronto and Hamilton Area (GTHA).
- **Applicability of Metrics and Targets:** It is suggested that the key metrics and targets for low-rise Part 3 Multi-Unit Residential Buildings (MURBs) under 6 storeys could also be effectively applied to larger Part 9 developments, such as 3-storey or 4-storey townhouses.
- **Incentivizing Fuel-Switching:** Alternative Compliance Pathways (ACPs) for fuel-switching in Part 9 developments are designed to incentivize these developments to avoid fossil fuel lock-in. This is particularly important for greenfield areas that would otherwise require the expansion of fossil fuel infrastructure.

These changes are intended to drive sustainable development and ensure that Hamilton keeps pace with advancements in low emissions building technology.

Methods

This section outlines the methods that the Project Team took in the Refinement Phase regarding the energy performance metrics of the GBS and recommendations from the CCAC.

Consultation

Initial CCAC Scoping Meeting

A one-hour virtual scoping meeting was held with the CCAC and Bay Area Climate Change Implementation Team (BACCIT) members on the evening of December 10th, 2024. City of Hamilton Planning and Climate Change Initiatives Staff, the WSP Project Team, three (3) members of the CCAC and one (1) member of the BACCIT were in attendance. The objectives of this meeting were to:

- Introduce members of the CCAC and BACCIT to the Project Team;
- Summarize the project status and kick off the additional Refinement Phase; and,
- Discuss each of the CCAC Recommendations to ensure Project Team understanding.

The scoping meeting provided valuable insight into the CCAC recommendations which informed the subsequent consultation activities.

Interviews

As CCAC recommendations are based on future tiers of the Toronto Green Standard and recent and future changes to Caledon's Green Building Standards, two (2) one-hour interviews were conducted by the Project Team with GBS-focused staff at these municipalities. The objectives of these interviews were to discuss the metrics, targets and implementation approach of current and future GBSs and to understand motivations for decisions and direction, current study work and opportunities for alignment.

A one-hour, virtual interview with the City of Toronto took place on Friday, February 14, 2025. The interview was attended by two WSP Project Team staff, City of Hamilton staff, and several City of Toronto staff.

A one-hour, virtual interview with the Town of Caledon took place on March 12th, 2025. The interview was attended by two WSP Project Team staff, City of Hamilton staff, and one Town of Caledon staff.

Although the full meeting notes cannot be shared, the result of these interviews is reflected in the final recommendations and implementation considerations. These interviews assisted the project team in understanding the background methodology of Toronto and Caledon's Green Building Standards, implementation considerations and challenges they have faced, and feedback from citizens and industry.

Energy Performance Metrics Workshop

A three-hour in-person Energy Performance Metrics Workshop was held on February 19th, 2025, from 6:00 to 9:00pm. In addition to the WSP Project Team, a total of 16 people attended, including representatives from the City of Hamilton's Planning and Economic Development Department, Office of Climate Change Initiatives, Building Division, and Climate Change Advisory Committee, Bay Area Climate Change Council, West End Home Builders Association, Hamilton Industrial Environmental Association and Hamilton Community Enterprises.

The objective of the Workshop was to introduce the CCAC recommendations and leverage the variety of perspectives to review and refine their implementation.

The Workshop included an opportunity for dinner and networking, a presentation from the Project Team (refer to Appendix D for presentation slides) and a World Café where attendees participated in rotating facilitated discussion focused on the following three (3) key topics:

- Offering simpler or more flexible pathways;
- Reducing the cost of development and submissions; and,
- Supporting the value proposition for decarbonized new construction.



Figure 2: Photos from the Energy Performance Metrics Workshop

The transcribed comments for the presentation boards, organized by topic, are included as Appendix E.

Following the facilitated discussions and Q&A session, participants were notified of next steps and given one (1) week to provide additional written feedback, refer to Appendix F for comment letters. Feedback from these letters have been summarized throughout the memo.

Additional CCAC Follow Up Meetings

Following the Energy Performance Metrics Workshop, two staff from the WSP Project team, alongside City Staff, attended a scheduled, virtual CCAC Committee Meeting on Friday, February 25th, 2025, to discuss the key outputs from the workshop. Attendees were able to ask follow up-questions. Consequently, an additional one-hour, virtual follow-up meeting with members of the CCAC and BACCIT and City of Hamilton's Planning and Economic Development Department and Office of Climate

Change Initiatives staff was held on Wednesday, March 12th. The purpose of the meeting was for attendees to ask the Project Team any remaining questions regarding the outputs from the Refinement Phase and to understand next steps for the GBS.

Technical Review

In addition to the engagement sessions, WSP also conducted a technical review of the capital and life-cycle cost implications of investing in achievement of holistic GHGI, TEUI, TEDI targets. The review included a list of private and public sources¹, including:

- City of Toronto's *Zero Emissions Buildings Framework* (2017)²
- CaGBC's *Making the Case for Zero Carbon Buildings* (2019)³
- The City of Vancouver's recent review for *Allowing Gas Heating and Hot Water in New Construction* (2024)⁴
- Recent WSP projects in City of Toronto to support TGS v4 Tier 2/3 compliance
- West End Home Builders' Association (WEHBA) provided anecdotal cost implications from members⁵ [REF]

Outputs of this exercise were used to help frame some of the CCAC's recommendation for GHGI, TEU, and TEDI targets and were used as a foundation for discussion during the Energy Performance Metrics workshop. Outputs of this technical review are summarized throughout the Advisory & Consultations Findings section.

Advisory & Consultation Findings – Updates to GBS Metrics and Pathways

This section summarized the advisory and consultation findings from the project, specifically as it related to updating the GBS Metrics and Pathways. It includes a summary of the suggested change, including related research findings from the WSP Project Team, a 'What We Heard' summary, and outcomes related to that topic area.

Ultimately, the outcomes of this consultation and advisory process are an update to the metrics and pathways within the GBS. The revised GBS Guidebook and the revised GBS Checklist can be found in Appendix A and Appendix B, respectively. They are also summarized in 'Conclusion & Next Steps' within this memo.

Input regarding future implementation of the GBS has also been captured in the same format in Appendix C.

¹ Note: When comparing capital and life-cycle costs from different sources, inflation adjustments to CAD2024 were applied.

² As found here: www.toronto.ca/wp-content/uploads/2017/11/9875-Zero-Emissions-Buildings-Framework-Report.pdf

³ As found here: www.cagbc.org/wp-content/uploads/2022/01/Making_the_Case_for_Building_to_Zero_Carbon_2019_EN.pdf

⁴As found here: <https://council.vancouver.ca/20241126/documents/r1.pdf>

⁵ Per e-mail provided to City of Hamilton from WEHBA on February 14th, 2025

#1 – Relaxing TEDI & TEUI targets if Tier 2 GHGI target is met

Overview & Research Findings

Relaxing TEDI and TEUI targets if Tier 2 GHG targets are met would allow for greater flexibility in building design and construction while still achieving significant reductions in greenhouse gas emissions. This approach acknowledges that meeting stringent GHG targets can offset the need for equally stringent energy performance metrics, thereby encouraging innovative solutions and potentially reducing costs. It also ensures that the primary goal of reducing overall carbon footprint is prioritized within Hamilton's GBS.

This means that as long as buildings meet the high standards for reducing greenhouse gases, they have more leeway in how they manage their energy efficiency.

The WSP Project Team conducted research to understand what other municipalities, such as Toronto and Caledon, were doing as it relates to TEDI and TEUI targets. Key findings included:

- Toronto has not yet released the details of their TGS v5. The report to council and the recommended v5 targets is anticipated in the spring of 2025. Consequently, matching Toronto's previously anticipated targets, especially for TEDI and TEUI, may not align with the city's actual targets when v5 is released.
- While the planned v5 target for GHGI appears to have minimal incremental cost (less than 1%), achieving the holistic set of targets for TEDI, TEUI, and GHGI may incur increased costs (approximately 4-5%). This is particularly true for MURBs that use window walls (i.e., concrete slabs with windows in between them) as their primary approach for wall construction.
- The requirements for TEDI performance in MURBs are crucial for achieving climate resilience, such as passive survivability, and grid stewardship benefits, like peak electrical load reduction. However, the benefit of a lower TEDI in commercial buildings seems less directly connected to achieving these broader benefits.
- In Caledon, a relaxation of targets was implemented as an alternative compliance approach for Part 3 buildings. In contrast, Toronto is more likely to set less stringent targets for TEDI and TEUI, using Tier 2 (and its associated incentives) to achieve better results.

What We Heard

The following summarized key feedback that was received through the consultation sessions regarding this topic:

- Prioritize GHGI targets over TEDI and TEUI targets. A key objective is to encourage fuel switching to avoid locked-in emissions. Multiple interested parties expressed support for the relaxation of the TEDI and TEUI targets in tier 2 if GHGI is achieved.
- Interested parties commented on the merit of working with local utilities to determine potential increasing energy usage of buildings that were built with a lower TEDI/TEUI, and any potential or anticipated impacts on local/regional electrical grids.
- Interested parties expressed that there have been issues securing electrical transmission capacity from Alectra, a condition that could exacerbate fuel-switching-focused approaches.

Outcomes

The following summarizes the outcomes from the research and consultation findings as it relates to relaxing certain metrics if GHGI targets are met:

- An approach which promotes full fuel-switching, but which relaxes other targets, is supported for Part 3 buildings, particularly since performance-based approaches are already potentially preferred by this part of the sector.
- To achieve effective harmonization (as intended with the CCAC recommendation) the Tier 2 GHGI target for each archetype (e.g. 5 kgCO₂e/m²/year for larger MURBs) should be updated to reflect those proposed by Toronto when TGS v5 is released.
- Careful relaxation of TEDI targets for MURBs is recommended, since TEDI compliance is likely the most expensive to achieve in this sub-sector but has the most benefit to broader goals.
- Careful relaxation of TEUI targets for commercial is recommended, since this is the metric most correlated with higher cost of operation for this sub-sector.
- City staff should follow-up with Alectra to confirm if issues related to electrical capacity for residential buildings which are fully fuel-switching using heat pumps would be challenging. Further study may be required and could leverage work done by City of Toronto in their upcoming report.
- It is recommended that support programs for demand reduction (as discussed below) focus on avoiding the need to relax targets by advocating for and connecting builders with provincial incentives for demand-side management. To avoid builders seeking relaxation while also getting incentives, work with the province will be required to set electricity demand reduction targets in line with the same technology approaches which achieve the proposed TEDI and TEUI targets.

#2 – Include prescriptive pathways

Overview & Research Findings

A prescriptive pathway refers to a set of specific criteria that individual building components must meet. This approach provides a straightforward "recipe" for compliance, detailing requirements such as minimum R-values for insulation, maximum U-factors for windows, and specific standards for HVAC systems, etc. By following these predefined criteria, builders can ensure their projects meet energy efficiency standards without needing to perform energy modeling or simulations.

Offering prescriptive pathways may simplify implementation for developers by providing step-by-step guidelines that are easy to follow. This approach may allow for faster decision-making, as developers have predefined strategies to meet performance targets, leading to predictable outcomes from these efforts. Additionally, there is a perceived lower risk of non-compliance for buildings that use a prescriptive path. The relative complexity of the energy modeling process may be more uncertain than specific system performance and equipment efficiency, particularly for builders who do not regularly undertake energy modeling work to determine their facility performance.

Moreover, prescriptive pathways may reduce the cost of reviews for planning officials, as energy model submissions can be more complex and likely require more external costs to meet auditing thresholds. Harmonizing with the NBC-9.36/NECB-2025 presents a good opportunity and could align with a future state where the OBC also aligns with these standards, becoming a basis for showing compliance for both code and GBS operational performance, as is the case in BC.

However, allowing prescriptive pathways that focus only on fuel-switching and otherwise match the OBC carries the risk of offering an alternative compliance pathway that is generally less stringent than the core pathway. This approach may differ from relaxing TEDI and/or TEUI targets, as the proposed targets are considered more stringent than what is currently required in the code.

What We Heard

The following summarized key feedback that was received through the consultation sessions regarding this topic:

- Adding in flexible or several prescriptive paths/packages may allow for easier approvals process and less effort for developers to think of design features or how to hit targets. Having multiple alternative compliance pathways will add flexibility and may help drive innovation.
- Harmonizing with other standards/codes (such as NECB or TGS) could allow for better quality control of new home constructions and modular home designs and enhance affordability. Would allow for better harmonization in buildings across Ontario/Canada.
- City Staff expressed support for the CCAC recommendation of allowing for a prescriptive and/or alternative for Part 9 buildings whereby they are allowed to build an Ontario Building Code compliant building and commit to fuel switching to a Heat Pump.
- Interested parties from the development industry expressed support for the concept of having more flexible and prescriptive pathways.
- In Caledon, a simple prescriptive path which focuses on fuel-switching was proposed by the development sector and is likely considered a preferred path by Part 9 builders especially.

Outcomes

The following summarizes the outcomes from the research and consultation findings as it relates to providing prescriptive pathway(s) in the GBS:

- For Part 9 buildings especially, a set of prescriptive alternative compliance pathways would likely streamline and simplify the submission process.
- To ensure prescriptive pathways are not simply an *easier* pathway (i.e. the intent behind the three-core metrics and targets is preserved) it is recommended that several compliance packages be tested across all the metrics. Work, to this effect, has already been functionally completed as part of the NBC/NECB-2025 development process led by the Canadian Board for Harmonized Construction Codes (CBHCC). Engaging with those who are part of the CBHCC energy technical committee for the development of that work - to gain access to this analysis - would speed up the process of developing these packages for use by City of Hamilton and other municipalities interested in similar prescriptive options. This work should happen soon and be aligned with the next update of the GBS.
- Recognizing that this recommendation to use NBC/NECB-2025 pathways may delay the process of releasing the standard, it is recommended to move ahead now with the CCAC's proposed "partial fuel-switch" ACP with revisions as follows:
 - Applies to all MURBs instead of just Part 9 MURBs
 - Requires a significant amount (e.g. >80% of peak load) of fuel-switching for *all heating energy* (i.e. be explicit on the amount of heating permitted by secondary equipment)
 - Includes a heat pump as the energy source of >80% of the facility heating peak energy demand (i.e. other *electric* heating equipment such as electric boilers or electric resistance could make up the last 20%)

#3 – Allow a District Energy System (DES)-connection equivalency path

Overview & Research Findings

The Hamilton Community Enterprise (HCE) system stands as the most significant example of district energy in Hamilton, serving a substantial number of downtown facilities, most of which are owned by the City of Hamilton. Notably, HCE is 100% owned by the City, reinforcing its integral role in the community's energy infrastructure.

Currently, HCE relies almost entirely on natural gas to meet the heating needs of its clients. However, as a City agency, HCE has an implicit commitment to decarbonize. The HCE team is actively developing a decarbonization pathway for the facility, which includes strategies such as energy conservation, waste heat capture, network expansion, and the decarbonization of gas-fired equipment.

Despite these efforts, HCE has not yet released the timing or specific details of their decarbonization pathway. The pace and approach to achieving these goals are dependent on various factors, including regulation, customer demand, the growth of their customer base, and the City's direct oversight.

Although the current performance metrics for heating and cooling (COPs) of HCE are known, the WSP Project Team was unable to review the equivalency of the system to other heating energy types within the scope of their work. This leaves some uncertainty regarding how HCE's performance compares to alternative energy solutions.

What We Heard

The following summarized key feedback that was received through the consultation sessions regarding this topic:

- An exploration of adding a district energy compliance pathway was encouraged by most interested parties.
- The Office of Climate Change Initiatives (OCCI) at the City supports connection to HCE as a prescriptive compliance path for the energy performance requirements of the GBS (EC1.3 & 1.4) with the exception of Retail facilities. This acceptance is conditional on HCE developing a credible plan to decarbonize fully along a timeline that aligns with the City's goals.
- OCCI recommends that HCE (and presumably other DE providers) could also classify their energy as renewable if it was fully decarbonized (or funded to become so). Classification as renewable would help to achieve additional credits within the standard.
- Some concerns were raised about the use of natural gas in the short-/medium-term in any DES and how that message is received by the public and developers. For example, how would allowing connection to a gas-fired system now be seen as equivalent (in terms of GHG reduction) to installing a heat pump system? Effective communication of equivalence would require HCE's (or any DE provider's) confirmed and funded commitment to decarbonizing along the same, science-based pathway as the City's overall decarbonization goals.
- Investment in the DES will ensure that it has the capital to replace the natural gas boilers when either they reach their end of life, or natural gas assets start being categorized as stranded assets.

Outcomes

The following summarizes the outcomes from the research and consultation findings as it relates to allowing a DES-connectivity equivalent path:

- Given the broad support for a DES-connected alternative compliance pathway, it is recommended that HCE, OCCl and Planning staff work together to define the specific requirements that would need to be met to demonstrate equivalency between the GBS operational energy metrics and the short-, medium- and long-term performance of the HCE system. Examples of questions to answer include:
 - **When will HCE deliver equivalent performance for GHGI?** What is the emission factor (kgCO₂-equivalent/MWh-supplied) of the energy currently supplied by HCE to connected buildings? What is the plan - with clear timelines and funding certainty - which allows the system to support all connected buildings to achieve Tier 1 GHGI performance? Similarly, what is the timeline to achieve Tier 2 GHGI performance? Will there be a difference in timeline for new buildings vs. those that are already connected? If so, why?
 - **When will HCE achieve zero carbon performance?** The long-term goal of the City is to run all connected facilities on zero emissions energy. **To what extent will HCE offer a path to connected buildings to achieve similar benefits as other facilities for going to Tier 2?** For example, will HCE allow newly connected MURBs >6 storeys to sign long-term contract to achieve an equivalent 5 kgCO₂e/m²/year (i.e. the Tier 2 threshold)? How long does such a contract need to be for it count as achieving Tier 2 (and therefore triggering associated benefits).
 - **To what extent will HCE facilitate the connection of additional buildings to their network while not eroding their plan for achieving zero emissions?** Can new buildings that connect count on HCE offering them decarbonized energy at a reliable price, even if a significant number of facilities (both new and existing) join the network? To what extent will new and existing facilities be encouraged or rewarded by HCE to reduce their TEDI to support new facilities being added?
- The City will need to contemplate if special rules should be in place for HCE-connecting buildings, or if other buildings connecting to different District Energy systems will be allowed to follow the same alternative compliance path.
- Given the work outlined above to develop a process of equivalency for the HCE (and other DESs) prescriptive path, it is likely that this option will not be fully available until after the 1-year monitoring period (i.e. in 2027). Assuming progress is moving well in developing this ACP, City staff may consider conditionally approving the ACP for the few buildings which would seek to follow it between now and when the full details are finalized. Conditional approval might involve a fall-back plan which requires the developer to verify compliance with the GHGI target through the purchase of renewable energy for a minimum period of time (e.g. 5-10 years).

#4 – Other refinements of the CCAC proposed targets

Overview & Research Findings

For Part 9 buildings, no Ontario jurisdiction reviewed has implemented specific TEDI, TEUI, or GHGI targets. As such, more effort may be required to understand the equivalency between current approaches for measuring Part 9 performance, such as Energy Star, R2000, and CHBA certification, and specific TEDI, TEUI, and GHGI targets for these buildings.

Given the relatively higher cost of achieving TEDI and TEUI metrics but still desiring to achieve significant grid stewardship and climate resilience goals, an alternative metric specifically suited to promote peak demand reduction, such as Peak Electrical Demand Intensity (PEDI), may be appropriate for future versions of the standard.

Measures to help reduce PEDI, in addition to those that also help reduce TEDI and TEUI, could include:

- Connection with district energy,
- Connection with neighbourhood or multi-facility energy sharing options (e.g. between data centres and heated warehouses),
- Renewable electricity (e.g. solar PV) combined with modest electricity storage,
- Demand-side management technologies (e.g. micro grid controllers, battery storage, EV feed-back-to-grid),
- Combined Heat and Power (CHP), when fueled by renewable heating fuels (e.g. RNG, hydrogen, sustainably sourced biofuels),
- Thermal storage technologies.

The capital costs associated with meeting Tier 2 TEDI and TEUI targets may be in the 5-10% incremental cost range for Part 3 buildings compared to the current OBC. For example, achieving Tier 2 EUI performance often leads to the use of geo-exchange as a preferred technology for many MURB facilities. While geo-exchange can be cost-effective over time, it has a higher upfront capital cost than most air-source heat pump approaches.

Data on the associated capital costs for Part 9 buildings to comply with Tier 2 performance was not readily available during the course of WSP's study. However, anecdotal discussions with leaders in the Part 9 energy space suggest similar cost increases as with Part 3 buildings.

In contrast to data showing higher capital costs, there seems to be a trend where fully fuel-switched and low-energy buildings, especially those that include cost-effective on-site renewable energy generation, can have a lower life-cycle cost than their mixed-fuel counterparts with poorer overall EUIs. In other words, Tier 1 buildings may not perform as well as Tier 2 buildings over time. This trend may not be true in all sub-sectors but seems valid for most residential and office buildings.

What We Heard

The following summarized key feedback that was received through the consultation sessions regarding this topic:

- Multiple interested parties expressed concern about the proposed 2028 targets being difficult to achieve.
- A third GHGI tier of 0 kgCO₂e/m²/year was recommended to be established with a timeline of 2030 to align with Hamilton's overall community decarbonization goals.

Outcomes

The following summarizes the outcomes from the research and consultation findings as it relates to other refinements of the CCAC proposed targets:

- Given the perceived higher cost and lack of clarity on EUI and TEDI targets for Toronto's upcoming Tier 2 performance (i.e. the future TGS v6) it is recommended that the City of Hamilton consider the following course of action for its own Tier 2 requirements:

- Work closely with the City of Toronto to learn more about what Tier 2 EUI and TEDI targets will look like in TGS v5 and potentially withhold releasing those targets until Toronto does as well.
- Engage with the CBHCC technical committee to acquire details on how they have set expected “next level” absolute energy targets for the NBC/NECB-2025.
- Consider starting work now to determine the most appropriate prescriptive packages for Tier 2 performance (i.e. for when Tier 2 becomes Tier 1 and to allow incentives for prescriptive approaches under the first version of the standard). This work would extend from the recommendation to work with the CBHCC technical committee as discussed above.
- Set a future (Tier 3) zero emissions target for 2030 and consider requiring new City of Hamilton facilities to follow it. This is a similar approach to what is followed at the City of Toronto and would promote effective coordination within the City (between Planning & Operations staff) to understand the challenges associated with purchasing renewable energy to zero out emissions associated with grid electricity and residual gas use (i.e. through the purchase of renewable natural gas).
- Consider allowing buildings to meet the Tier 3 requirement (therefore triggering associated incentives/supports) by pursuing the CaGBC Zero Carbon Building - Design⁶ and Zero Carbon Building - Performance⁷ certifications with a minimum number of commitment years (e.g. 5 years). Though these standards may not exactly match future expectations, they represent the current voluntary leadership position in Canada and are an effective way to promote action beyond minimum requirements that is in line with the CCAC recommendations.

Conclusion & Next Steps

The Refinement Phase necessitated further consultation with a scoped group of interested parties from the City of Hamilton, Climate Change Advisory Committee, development industry and comparable municipalities. As part of this consultation, the Project Team held meetings with the conducted interviews and hosted a Workshop. What we heard in these sessions and how it has impacted the outcome, has been summarised herein.

Summary of Consultation Outcomes

- Engagement with key interested parties and the CCAC found that there is generally an agreement with setting GHGI, TEDI and TEUI targets, but the aggressiveness and timeline of these targets could be a concern, particularly for TEDI and TEUI targets set for 2028 as recommended by the CCAC.
- Integration with the upcoming NBC-9.36/NECB-2025 is a topic of interest and could allow for easier submission and review for City staff. Having multiple prescriptive pathways with an additional flexible alternative compliance pathway would allow for more harmonization between buildings while still allowing for some innovation in design.
- There is agreement that relaxing the TEDI and TEUI targets if GHGI is met beyond Tier 2 is viable as GHGI is most important.

⁶ As available here: www.cagbc.org/our-work/certification/zero-carbon-building-standard/zcb-design-resources/

⁷ As available here: www.cagbc.org/our-work/certification/zero-carbon-building-standard/zero-carbon-building-standard-performance-resources/

- There is some interest in adding a DES connection pathway but also concerns about the use of natural gas in the system and the unknown timeline of decarbonization.
- Financial incentives such as development charge reductions or deferrals, along with a resource hub for incentives are supported. Engagement with the IESO should be explored with some urgency due to recent changes in their mandate to support new buildings with demand-side management.
- Further engaging and working towards harmonization is recommended with other large Ontario municipalities around key opportunities such as: (a) a shared modeling review process, (b) building labeling, and (c) moving towards future existing building regulations.

Summary of Proposed Changes to Energy Performance Metrics:

See tables on following pages

Part 9 Buildings:

Item #	Tier - Pathway	Applicability	2024-10 Draft Metrics & Targets	CCAC Recommended Changes	2025-03 Draft Final Metrics & Targets	Rationale	Implementation Notes
EC1.1 a	Tier 1 - Performance	Part 9	Design, construct, and label the building(s) to meet the ENERGY STAR® for New Homes, version 17.1 or R-2000 requirements.	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 1 performance limits per Table EC1 version 2	Same as CCAC recommendation.	CCAC recommendation to align metrics and targets for low-rise residential buildings improves harmonization of requirements.	Work with CBHCC NBC-9.36 technical committee (and other municipalities) to confirm GHGI, TEUI & TEDI alignment for Part 9 buildings.
EC1.1 b	Tier 1 - Prescriptive	Part 9	N/A	Install a hybrid heating system (minimum three-season air-source heat pump with gas furnace or combination hybrid heating system).	Revise to: "Provide heat pumps to deliver 80% of facility peak heating load. Commission system to use heat pump as first stage of heating."	Aligning with the Caledon approach to offer a prescriptive path supports the request for one from Part 9 builders. Additional detail ensuring a heat-pump of adequate size and operating approach is important for effective fuel-switching.	Set future Tier 1 packages based on discussions and review with CCBFC NBC-9.36 technical committee. Work with other municipalities (e.g. Caledon) to agree on list of acceptable heat pump performance curves.
EC1.2 a	Tier 2 - Performance	Part 9	Design the building(s) to meet CHBA Net Zero Home Labelling Program4 or Passive House Classic Standard	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 2 performance limits per Table EC1 version 2	Same as CCAC recommendation	CCAC recommendation to align metrics and targets for low-rise residential buildings improves harmonization of requirements.	Revise targets based on insights from CBHCC NBC-9.36 technical committee discussions and further engagement with other municipalities.
EC1.2 b	Tier 2 - Prescriptive	Part 9	N/A	Install an all electric cold-climate air source heat pump and an all-electric hot water heater	Revise to: "Provide 100% of heating and 100% of domestic hot water using heat pump systems. Heat pumps may be sized for 80% of peak load."	Aligning with the Caledon approach to offer a prescriptive path supports the request for one from Part 9 builders. Additional detail ensuring a heat-pump of adequate size and operating approach is important for effective fuel-switching.	Set future Tier 2 packages based on discussions and review with CBHCC NBC-9.36 technical committee.



Part 3 Buildings:

Item #	Tier - Pathway	Applicability	2024-10 Draft Metrics & Targets	CCAC Recommended Changes	2025-03 Draft Final Metrics & Targets	Rationale	Implementation Notes
EC1.3 a	Tier 1 - Performance	Part 3	<p>Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 2 performance limits per Table EC1 Version 1</p> <p>For all other Part 3 buildings: develop a whole-building energy model, and design and construct the building to meet the National Energy Code of Canada for Buildings (NECB) 2020 Tier 1.</p>	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 1 performance limits per Table EC1 Version 2	<p>Same as CCAC recommendation for MURBs, Office & Retail.</p> <p>For all other Part 3 buildings: develop a whole-building energy model, and design and construct the building to meet the National Energy Code of Canada for Buildings (NECB) 2020 Tier 2 + GHG Reduction of >80% vs. NECB reference case.</p>	<p>CCAC rationale was to align with direction of Toronto (by 2026), Caledon (by 2027) and other municipalities which are expected to move to similar performance levels soon.</p> <p>WSP developed a recommended "for all other Part 3" which aligns with the CCAC recommendation and the original approach to use NECB-2020.</p>	Review and align targets for Tier 1 TEDI & TEUI with Toronto Green Standard v5.
EC1.3 b	Tier 1 - Prescriptive	Part 3 - MURBs Only	N/A	N/A	Provide a heat pump to deliver 80% of facility peak heating load. Commission system to use heat pump as first stage of heating.	Out of respect for equity across MURB builders, and a general desire for multiple pathways, offer a similar prescriptive approach to all MURB builders (not just Part 9).	<p>Set future Tier 1 packages based on discussions and review with CCBFC NBC-9.36 technical committee.</p> <p>Work with other municipalities (e.g. Caledon) to agree on list of acceptable heat pump performance curves.</p>
EC1.3c	Tier 1 - Trade-off ACP	Part 3	N/A	N/A	If facility pursues Tier 2 target for GHGI from Table EC1 Version 2 , then relax TEDI and TEUI targets as follows: MURBs - TEDI relaxed to 35, TEUI relaxed to 125 Office & Retail - TEDI relaxed to 35, TEUI relaxed to 115.	Offer a performance-based flexible approach modeled on the Caledon GBS and as agreed-to and supported by CCAC and others during engagement.	<p>Review and align targets for Tier 2 with Toronto Green Standard v5.</p> <p>Consider requiring as-built models and commissioning for Tier 2 compliance.</p>



Item #	Tier - Pathway	Applicability	2024-10 Draft Metrics & Targets	CCAC Recommended Changes	2025-03 Draft Final Metrics & Targets	Rationale	Implementation Notes
EC1.4 a	Tier 2 - Performance	Part 3	<p>Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 2 performance limits per Table EC1 Version 1.</p> <p>For all other Part 3 buildings: Develop a whole-building energy model, and design and construct the building to meet the National Energy Code of Canada for Buildings (NECB) 2020 Tier 2.</p> <p>Alternative Compliance Path (ACP): Achieve Zero Carbon Building (ZCB) Design Standard Certification.</p>	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 2 performance limits per Table EC1 Version 2 .	<p>Same as CCAC recommendation for MURBs, Office & Retail.</p> <p>For all other Part 3 buildings: develop a whole-building energy model, and design and construct the building to meet the National Energy Code of Canada for Buildings (NECB) 2020 Tier 3 + zero on-site fossil fuel emissions (i.e. Scope 2 emissions need not be zero).</p>	<p>CCAC rationale was to align with direction of Toronto (by 2028), Caledon (by 2030) and other municipalities which are expected to move to similar performance levels soon.</p> <p>WSP developed a recommended "for all other Part 3" which aligns with the CCAC recommendation and the original approach to use NECB-2020.</p>	Revise targets based on insights from CBHCC NBC-9.36 technical committee discussions and further engagement with other municipalities.
EC1.4 b	Tier 2 - Prescriptive	Part 3 - MURBs Only	N/A	N/A	Provide a fully electrified system for heating and domestic hot water using heat pumps as a first stage. Heat pumps may be sized for 80% of peak load.	Offer a performance-based flexible approach modeled on the Caledon GBS and as agreed-to and supported by CCAC and others during engagement.	Set future Tier 2 packages based on discussions and review with CBHCC NBC-9.36 technical committee.
EC 1.5	Tier 3 - Performance	All Buildings	N/A	N/A	<p>Commitment is to zero on-site emissions from fossil fuels and zero on-site emissions from electricity for a 5-year period.</p> <p>Compliance is demonstrated by EC1.2a/b, EC1.4a/b/c or Achievement of CaGBC Zero Carbon Building (ZCB) Design Standard Certification + Commitment to five (5) years of CaGBC Zero Carbon Building (ZCB) Performance Standard Certification</p>	As suggested by Hamilton's Office of Climate Change Initiatives and interpreted by WSP in a similar manner to approaches on offer in other municipalities (e.g. Toronto).	Engage City of Hamilton departments and other local public sector organization (e.g. School Boards, Hospitals, University/Colleges, Social Housing) to commit to this performance level.

EC1 Tables referenced above

TABLE EC1 Version 1 - October 2024				
Building Type	Tier	TEUI	TEDI	GHGI*
		(kWh/m ² /yr)	(kWh/m ² /yr)	(kgCO ₂ /m ² /yr)
Part 3 MURB (< 6 Storeys)	1	130	40	15
	2	100	25	10
Part 3 MURB (≥ 6 Storeys)	1	135	50	15
	2	100	30	10
Commercial Office	1	130	30	15
	2	100	22	8
Commercial Retail	1	120	40	10
	2	90	25	5

TABLE EC1 Version 2 - March 2025				
Building Type	Tier	TEUI	TEDI	GHGI*
		(kWh/m ² /yr)	(kWh/m ² /yr)	(kgCO ₂ /m ² /yr)
Part 9 & Part 3 MURB (< 6 Storeys)	1	100	25	10
	2	70	15	5
Part 3 MURB (≥ 6 Storeys)	1	100	30	10
	2	75	15	5
Commercial Office	1	100	22	8
	2	65	15	4
Commercial Retail	1	90	25	5
	2	70	15	3

* Tables assume GHG emission factor for electricity of 30 kg CO₂e emissions per MWh of electricity.

Appendix A

Revised City of Hamilton Green Building Standards Guidebook

City of Hamilton Green Building Standards **GUIDEBOOK**



INTRODUCTION

Green building standards are an essential tool used by municipalities to guide new development in a manner that integrates economic, social, and environmental sustainability principles. The City of Hamilton has implemented its own Green Building Standards to elevate the sustainability performance of new developments and ensure alignment with sustainable building and development best practices.

On March 27, 2019, Hamilton City Council declared a Climate Change Emergency, reinforcing the city's commitment to achieving net-zero greenhouse gas emissions by 2050 and preparing for the unavoidable impacts of climate change. Key milestones leading up to the City Council's Climate Emergency Declaration can be found in Figure 1 below. This declaration has shaped the Green Building Standards, aligning them with the community-wide net-zero carbon goals.

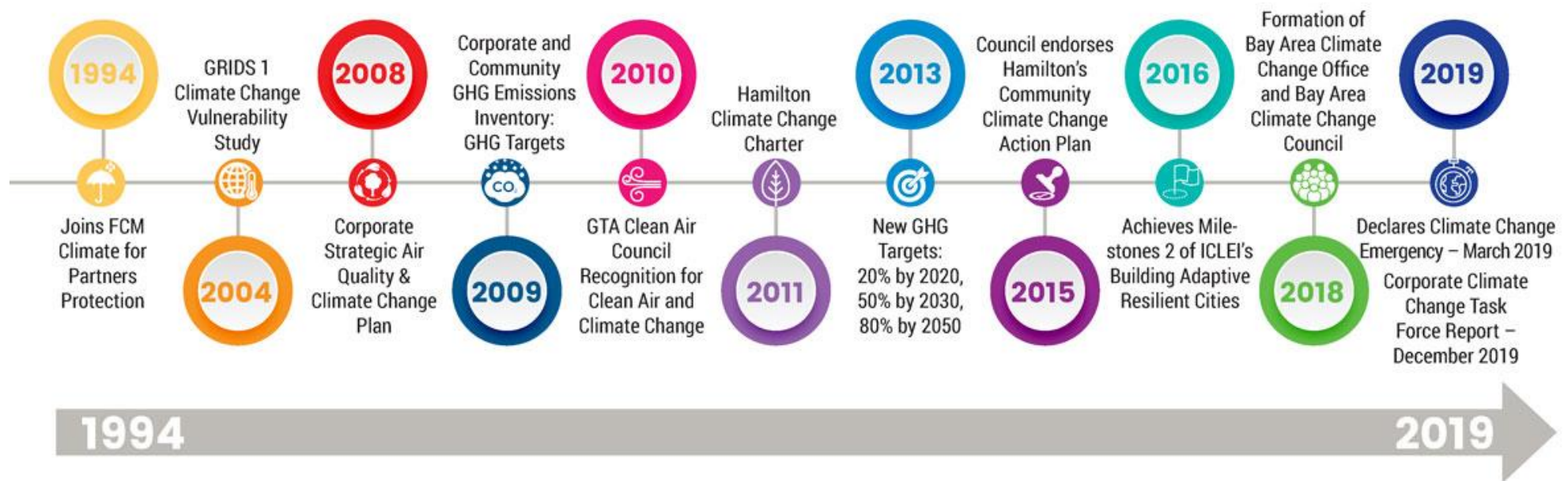


Figure 1: City of Hamilton's Climate Change Work (1994 - 2019)

Green Building Standards, used across Canada, guide professionals in achieving high sustainability standards for new urban buildings. These standards help evaluate new development applications based on sustainability, energy efficiency, and climate resilience.

The City of Hamilton's Green Building Standards (GBS) align with the city's current climate action initiatives, targets, and policies, and are informed by relevant provincial and municipal land use planning, sustainability, and climate action goals. The GBS is designed to be beneficial for the City's environmental goals in promoting sustainable development and enhancing community resilience and will be regularly evaluated and updated to ensure it stays effective and relevant in addressing evolving climate and sustainability challenges.



APPLICATION OF GREEN BUILDING STANDARDS

Applicable Applications

The Green Building Standards (GBS) is intended to apply to the following development applications within the City of Hamilton urban area:

- Site Plan
- Draft Plan of Subdivision

Development Types

The GBS applies to the Part 3 and Part 9 building types which are described below. For clarity, applicants must refer to the in-effect Official Plan and Zoning By-law at the time of application to confirm how the GBS may apply to the development proposal.

Part 3 Buildings

This refers to all mid to high-rise residential and all non-residential developments and refers to buildings that are subject to Part 3 of Division B of the Ontario Building Code, per Article 1.1.2 O.Reg. 332/12: Building Code. This includes buildings exceeding 600 m² in building area or exceeding three storeys in height. These include the following:

- **Medium and High-Density Residential Development:** High and medium-density residential uses are characterized in the Urban Hamilton Official Plan as multiple dwelling forms containing five or more dwelling units. Examples include block townhouse dwellings, stacked townhouse dwellings, street townhouse dwellings fronting onto a condominium road, and multiple dwellings.
- **Mixed-Use Development:** A development or area made up of mixed land uses either in the same building or in separate buildings. The mix of land uses may include commercial, industrial or institutional uses but must include residential units (*defined in the [UHOP](#)*).
- **Institutional Development:** A development or area comprised of public or non-public institutions in individual buildings or groups of buildings. The uses may include but are not limited to educational facilities, religious facilities, cultural facilities, health care facilities, or daycare facilities (*not defined in the [UHOP](#), but a land use designation with permitted uses, development policies, etc. in Section E.6.0*).
- **Industrial Development:** A development or area that permits for a range of employment activity, including offices, business parks, and industrial uses including but not limited to manufacturing and warehousing. (*Employment Areas are defined in the [UHOP](#), the description is also based on policies for the Employment Area – Industrial Land designation in Section E.5.0*).
- **Commercial Development:** A development or area that are primarily located in mixed-use areas and accommodates a range of uses, including but not limited to retail, restaurants, and other similar service commercial uses (*not defined in the [UHOP](#), but described based on policies for the Commercial and Mixed Use Designations in Section E.4.0*).



APPLICATION OF GREEN BUILDING STANDARDS

Part 9 Buildings

This refers to low-rise residential developments and refers to buildings that are subject to Part 9 of Division B of the Ontario Building Code, per Article 1.1.2 O.Reg. 332/12: Building Code. This includes buildings of three or fewer storeys in height or with a building area not exceeding 600 m². These include:

- **Low-Density Residential Development:** Low-density residential uses generally include single-detached, semi-detached, duplex, triplex, fourplex, and street townhouse dwellings.

Application Process

The GBS is designed to be integrated into the City of Hamilton's existing development application process. Figure 2 below outlines the development application process steps, including GBS submission requirements and review procedures.

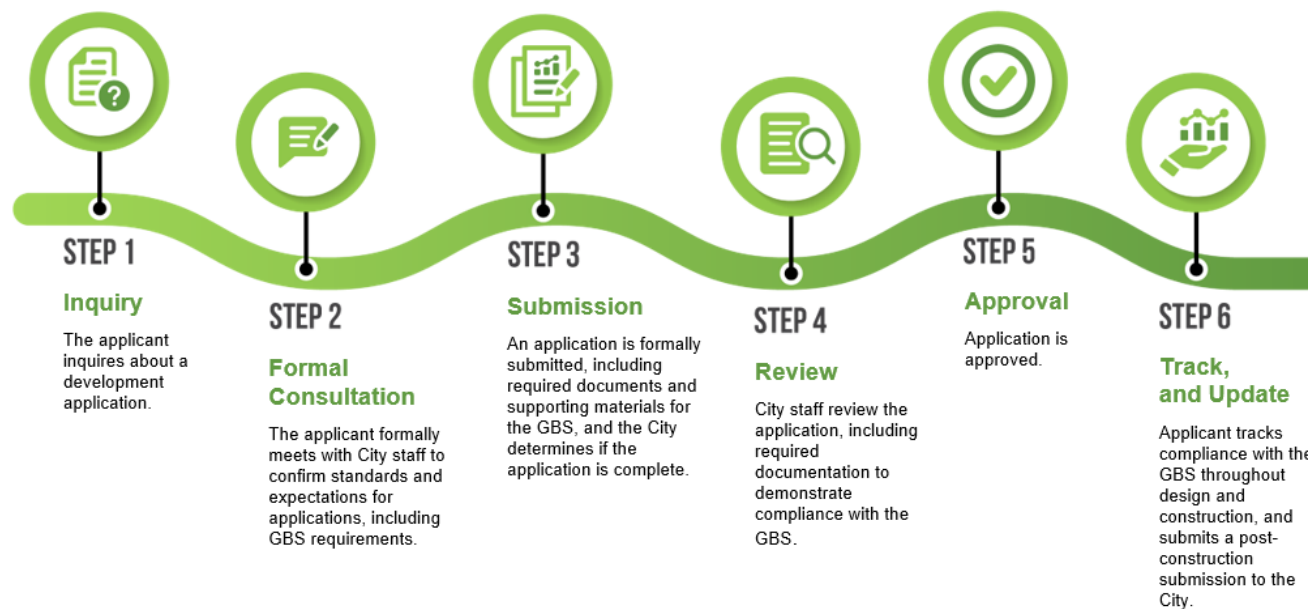


Figure 2: Development Application Process



IMPACT CATEGORIES

The GBS comprises five (5) Impact Categories, each focusing on a sustainability concept relevant to the City of Hamilton's sustainability and climate goals and objectives are described below:



Energy and Carbon

Focuses on improving energy performance and reducing carbon emissions during building operations and links greenhouse gas (GHG) reduction goals with energy efficiency, highlighting their role in eco-friendly building practices. Refer to **pages 7 to 17** of this document for the Energy and Carbon Impact Category.



Ecology and Biodiversity

Focuses on the preservation, restoration, and enhancement of the natural environment within the development area. Refer to **pages 19 to 22** of this document for the Ecology and Biodiversity Impact Category.



Water

Focuses on reducing potable water use for indoor and outdoor water uses, water metering, as well as stormwater management. Refer to **pages 24 to 26** of this document for the Water Impact Category.



Waste Management and Materials

Focuses on reducing waste generation during construction and the operational phases of development. Reducing waste can contribute to the reuse of existing materials and decrease demand for raw materials. Refer to **pages 28 to 30** of this document for the Waste Management and Materials Impact Category.



Community and Urban Design

Focuses on the design elements that promote a sense of place in the community by emphasizing the importance of preserving heritage and cultural features, raising awareness of local food production, promoting healthy practices and inclusion, as well as educating residents on sustainability features in their community and ultimately creating communities that are healthy and resilient. Refer to **pages 32 to 37** of this document for the Community and Urban Design Impact Category.

STRUCTURE OF THE GBS

Outlined within each of the Impact Categories identified above are a number of Performance Requirements that support the intent of the Impact Category. Each Performance Requirement will have one or more Metric that quantifies or qualifies achievement.

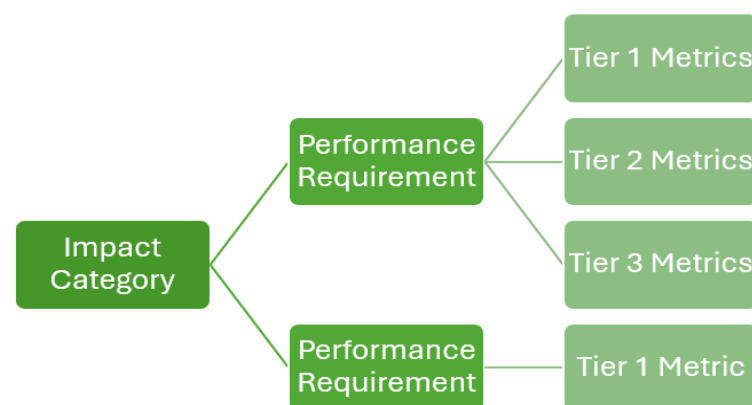


Figure 3: GBS Structure

Metrics are classified as **Tier 1**, which is mandatory for all applicable development applications, or **Tier 2**, which are currently optional.

- **Tier 1** Metrics mandate a minimum level of sustainability performance for all new development in the urban area subject to the applicable Planning Act application in the City of Hamilton and support the achievement of municipal sustainability goals and objectives. The Tier 1 Metrics align with the related City of Hamilton by-laws, guidelines, and strategies.
- **Tier 2 & Tier 3** Metrics allow applicants to demonstrate an enhanced level of sustainability performance. Future versions of the GBS may consider adopting current Tier 2 Metrics as Tier 1 mandatory requirements to drive further sustainability performance. There is only one Tier 3 metric – for EC1 - Energy Performance.

For each Tier 1 and Tier 2 metric, applicants must provide documentation demonstrating compliance during their Site Plan Application or Draft Plan of Subdivision submission. In some cases, additional documentation is required post-construction, particularly when the relevant documentation is not available at the Site Plan Application submission stage. Several Tier 2 specifically require compliance documentation to be submitted only after construction is completed. This ensures that all necessary compliance information is thoroughly reviewed and verified by the City.

Further details on each Impact Category, Performance Requirement and Metric can be found in this Guidebook. Details and resources can be found in the Details column for each Performance Requirement.



ENERGY AND CARBON

This Impact Category focuses on improving energy performance and reducing carbon emissions during building operations. This Impact Category links greenhouse gas (GHG) reduction goals with energy efficiency, highlighting their role in eco-friendly building practices. By setting strict benchmarks for energy use, establishing goals for operational efficiency, encouraging the use of renewable energy and conducting embodied carbon assessment, this category aims to lessen buildings' environmental impact.

Performance Requirements

- EC1 Energy Performance
- EC2 Embodied Carbon
- EC3 Refrigerant Leakage
- EC4 Building Resilience
- EC5 On-Site Renewables
- EC6 District Energy
- EC7 Building Systems Commissioning
- EC8 Air Tightness Testing
- EC9 Energy Metering
- EC10 Benchmarking and Reporting
- EC11 Electric Vehicle Charging Infrastructure
- EC12 Electric Bicycle Charging Infrastructure



EC1 ENERGY PERFORMANCE

Intent: Promote energy-efficient buildings that lower operating costs, reduce greenhouse gas emissions, and improve building resilience.

For Part 9 Buildings, compliance involves following **one** of the provided pathways: EC1.1a, EC1.1b, EC1.2a, EC1.2b, or EC1.5. Likewise, for Part 3 Buildings, compliance requires following **one** of the provided pathways – EC1.3a, EC1.3b, EC1.3c, EC1.4a, EC1.4b or EC1.5.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC1.1a	Tier 1	Part 9 - Performance	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 1 performance limits per Table EC1 below.	Site Plan Application Submission Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target ^{1,2,3} .	<ol style="list-style-type: none"> For guidance on calculating TEUI, TEDI, and GHGI, refer to the City of Toronto's Energy Modelling Guidelines Version 4. For guidance on submission requirements, refer to the City of Toronto's Energy Efficiency Report Submission & Modelling Guidelines.
EC1.1b	Tier 1	Part 9 - Prescriptive	Provide a heat pump system to deliver 80% of facility peak heating load. Commission system to use heat pump as first stage of heating.	Site Plan Application Submission Confirmation of make and model of heat-pump to be installed as well as an outline of the commissioning process to be followed by the installer. Post Construction A Letter of Certification signed by an accredited professional (Architect, Electrical Engineer, or Mechanical Engineer) post-construction that a heat pump system has been installed and commissioned as required.	<ol style="list-style-type: none"> An approach for estimating the three metrics using the modeling approach outlined in the NBC Section 9.36 is forthcoming and may also be approved for submission by the City if prepared by an appropriate Service Organization⁴.
EC1.2a	Tier 2	Part 9 - Performance	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 2 performance limits per Table EC1, below.	Site Plan Application Submission Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target ^{1,2,3} .	<ol style="list-style-type: none"> Service Organizations are licensed by NRCan to deliver ENERGY STAR® qualified home labels or R-2000 certification. For a list of authorized service organizations see Natural Resources Canada. Certified Energy Advisors are independent contractors licensed by NRCan who perform the testing and final inspection and report. They submit their report documentation for compliance to the NRCan Authorized Service Organization.
EC1.2b	Tier 2	Part 9 - Prescriptive	Provide 100% of heating and 100% of domestic hot water using heat pump systems. Heat pumps may be sized for 80% of peak load.	Site Plan Application Submission Confirmation of make and model of heat-pumps to be installed, back-up heating type (if any) as well as an outline of the commissioning process to be followed by the installer. Post Construction A Letter of Certification signed by an accredited professional (Architect, Electrical Engineer, or Mechanical Engineer) post-construction that the facility has an all-electric operation for heating and that the appropriate heat pump systems has been installed and commissioned as required.	



Item #	Tier	Applicability	Metrics	Documentation	Details
EC1.3a	Tier 1	Part 3 - Performance	<ul style="list-style-type: none"> Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the applicable Tier 1 performance limits¹ per Table EC1, below. For all other Part 3 buildings: develop a whole-building energy model, and design and construct the building to meet the National Energy Code of Canada for Buildings (NECB) 2020² Tier 2 + GHG Reduction of >80% vs. NECB reference case. 	Site Plan Application Submission Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target ^{3,4} .	<ol style="list-style-type: none"> Identify the applicable building archetype and meet the archetype-specific performance limits. Mixed use buildings can apply a weighted average of the applicable performance limits. Applicable to building types that do not apply to any of the building archetypes listed in Table EC1, below. Refer to the National Energy Code of Canada for Buildings (NECB) 2020 For guidance on calculating TEUI, TEDI, and GHGI, refer to the City of Toronto's Energy Modelling Guidelines Version 4. For guidance on submission requirements, refer to the City of Toronto's Energy Efficiency Report Submission & Modelling Guidelines.
EC1.3b	Tier 1	Part 3 – Prescriptive – MURBs Only	<ul style="list-style-type: none"> Provide a heat pump system to deliver 80% of facility peak heating load. Commission system to use heat pump as first stage of heating. This pathway only applies to Multi-Unit Residential Buildings (MURBs). 	Site Plan Application Submission Confirmation of equipment make and model of heat-pump system to be installed, a schematic design of the proposed system, as well as an outline of the commissioning process to be followed by the installer. Post Construction A Letter of Certification signed by an accredited professional (Architect, Electrical Engineer, or Mechanical Engineer) post-construction that a heat pump system has been installed and commissioned as required.	<ol style="list-style-type: none"> Zero emissions for on-site fossil fuel use are evaluated by having no natural gas or other fossil fuel combustion for normal operation of the facility (i.e. fossil fuels may still be used to meet back-up heating and power requirements, if any).

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TABLE EC1 - TEUI, TEDI and GHGI PERFORMANCE TARGETS

* - Tables assume GHG emission factor for electricity of 30 kg CO2e emissions per MWh of electricity

EC2 EMBODIED CARBON

Intent: Promote embodied carbon reductions to reduce total life cycle carbon emissions.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC2.1	Tier 1	Part 9	<ul style="list-style-type: none"> Conduct a Materials Emissions Assessment using BEAM (Building Emissions Accounting for Materials tool), or an equivalent tool¹, to measure A1-A3, stage emissions for all structural, enclosure, and major finishes (cladding, flooring, ceilings, interior wall sheathing). 	Site Plan Application Submission <ul style="list-style-type: none"> An Embodied Carbon report declaring the materials that are anticipated to be used and the estimated total embodied carbon emissions of these materials. 	<ol style="list-style-type: none"> Examples of acceptable lifecycle assessment software for low-rise residential buildings include: BEAM and NRCAN MC2. Refer to the current version of the Zero Carbon Building Standard for further guidance on Embodied Carbon assessments. Examples of acceptable lifecycle assessment software include: Athena Impact Estimator for Buildings Life Cycle Assessment (LCA) and OneClick LCA. Refer to the Zero Carbon Building v3 Guidebook Appendix I for guidance on preparing a Baseline.
EC2.2	Tier 1	Part 3	<ul style="list-style-type: none"> Conduct a whole building life cycle assessment (LCA) of the building's structure and envelope in accordance with the CaGBC Zero Carbon Building Standard v3 methodology^{2,3}. Report embodied carbon for the following life cycle stages: A1-A5, B1-B5, and C1-C4. 		
EC2.3	Tier 2	All	<ul style="list-style-type: none"> Demonstrate a minimum 5% reduction in embodied carbon compared to a baseline building⁴. 		

EC3 REFRIGERANT LEAKAGE

Intent: Promote awareness and reporting of refrigerant leakage in HVAC equipment to support total carbon reductions.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC3.1	Tier 1	Part 3	<ul style="list-style-type: none"> Develop a Refrigerant Leakage Plan describing the ongoing refrigerant leakage tracking process and corrective action plan to address refrigerant leaks should they occur in any base building HVAC systems. The Plan should list the total quantity, type, and the Global Warming Potential (GWP) of each refrigerant contained in HVAC systems with a capacity greater than 19 kW (5.4 tons)^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Provide a Letter of Commitment signed by a qualified professional (Mechanical Engineer) and the owner/developer/builder that includes confirmation that the requirements of this metric will be met. Post Construction Submission <ul style="list-style-type: none"> Refrigerant Leakage Plan. 	<ol style="list-style-type: none"> Refer to the current version of the Zero Carbon Building - Performance Standard for further guidance on refrigerant leakage. Refrigerants that do not have a GWP do not need to be reported.



EC4 BUILDING RESILIENCE

Intent: Encourage back-up power to essential building systems and refuge area for occupants during power failures resulting from extreme weather events.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC4.1	Tier 2	Part 3	<ul style="list-style-type: none"> MHR Residential only: Provide a refuge area with heating, cooling, lighting, potable water. Provide back-up power to essential building systems for 72 hours^{1,2,3,4,5}. 	Post Construction Submission <ul style="list-style-type: none"> Drawings, plans, or other documentation demonstrating that the project incorporates resilient measures. 	<ol style="list-style-type: none"> Ensure power is provided to the refuge area, building security systems, domestic water pumps, sump pumps, at least one elevator, boilers, and hot water pumps to enable access and egress and essential building functions during a prolonged power outage. A refuge area should be a minimum size of 93 sq.m. and/or 0.5 sq.m. per occupant and may act as building amenity space during normal operations. This requirement applies to multi-unit residential high-rise buildings that contain central amenity, lobby or gym space, to be able to act as a temporary shelter for vulnerable residents of the building. Common refuge areas are temporarily shared, lit spaces where vulnerable residents can gather to stay warm or cool, charge cell phones and access the internet, safely store medicine, refrigerate basic food necessities, access potable water and toilets, and perhaps prepare food. It is recommended to provide back-up power using a low or no-carbon form of back-up power. Refer to the City of Toronto Minimum Backup Power Guidelines for MURBs, Voluntary Performance Standards for Existing and New Buildings (2016) for guidance.



EC5 ON-SITE RENEWABLES

Intent: Encourage cost-effective renewable energy solutions for climate change mitigation and boost local renewable energy adoption to reduce on-site carbon footprint.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC5.1	Tier 1	Part 9	Plan of Subdivision only: Complete a Community Energy Plan demonstrating energy emissions and resiliency targets on a community scale ⁶ .	Plan of Subdivision Submission <ul style="list-style-type: none">Provide a Community Energy Plan	<ol style="list-style-type: none">Strategies to design a building for solar readiness may include the following:<ul style="list-style-type: none">Designate an area of the roof for future solar PV and/or solar thermal.Install one or two conduits from the roof to the main electrical or mechanical room (size of conduit to be determined based on maximum potential solar PV or solar thermal system size).Ensure that the building structure has adequate structural capacity to accommodate future installation of renewable energy systems.Ensure that sufficient area is allocated for the future installation of renewable energy systems.Designate a 2x2 meter wall area in the electrical and mechanical rooms for future solar electrical/thermal equipment controls and connections (e.g. meters, monitors).Where possible place the HVAC or other rooftop equipment on the north side of the roof to prevent future shading.Consult with NRCan Solar Ready Guidelines for more guidance on solar readiness, or to access a Solar Readiness Checklist. Also, consult the National Renewable Energy Laboratory's Solar Ready Buildings Planning Guide for additional considerations for PV-ready provisions.Promotion of solar PV and renewables aligns with the City of Hamilton's Climate Action Strategy, specifically the target for all new homes to have 30% annual load coverage by solar PV by 2031 and the target for all new commercial buildings to include rooftop solar PV panels by 2026.
EC5.2	Tier 1	All	<ul style="list-style-type: none">Design all new buildings for solar readiness¹. Where applicable, include an opt-in for new owners to install solar PV or thermal systems at the new owner's expense^{1,2,3,4}.	Site Plan Application Submission <ul style="list-style-type: none">Drawings, plans, specifications, or other documentation demonstrating that is project is solar-ready.	
EC5.3	Tier 2	Part 9	<ul style="list-style-type: none">Design and install on-site renewable energy systems to supply at least 10% of the building's total energy load from one or a combination of energy source(s)^{3,4,5}. <p>OR</p> <ul style="list-style-type: none">Design and install on-site renewable energy systems to supply at least 20% of the building's total energy load from geo-exchange (geothermal or ground source heat pumps)⁴.	Site Plan Application Submission <ul style="list-style-type: none">Drawings, plans, specifications, or other documentation demonstrating the project's on-site renewable sources.Energy Modelling Report or other documentation demonstrating the percentage of the project's energy needs provided by on-site renewable sources.	
	Tier 2	Part 3	<ul style="list-style-type: none">Design and install on-site renewable energy systems to supply at least 5% of the building's total energy load from one or a combination of energy source(s)^{3,4,5,6}. <p>OR</p> <ul style="list-style-type: none">Design and install on-site renewable energy systems to supply at least 20% of the building's total energy load from geo-exchange (geothermal or ground source heat pumps)⁴.		



Item #	Tier	Applicability	Metrics	Documentation	Details
					<p>4. The percent (%) of renewable energy generated can be quantified by the following steps:</p> <ul style="list-style-type: none"> ○ Determine the total building annual energy use for the site. ○ List the renewable energy technologies being considered for the site. ○ Determine the expected annual energy generated from renewable technologies and the percent (%) of annual energy generated on-site, relative to the total energy consumed. <p>5. Allowable forms of renewable energy systems include the following:</p> <ul style="list-style-type: none"> ○ Solar photovoltaics (PV) technologies (e.g. solar panels, solar shingles) ○ Solar thermal ○ Biogas and biofuel ○ Wind-based systems <p>6. Refer to the City of Ottawa Community Energy Plan Terms of Reference for guidance on community energy planning.</p>

EC6 DISTRICT ENERGY

Intent: Encourage district energy to reduce environmental and economic impacts associated with fossil fuel energy use.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC6.1	Tier 1	All	<ul style="list-style-type: none"> Investigate the feasibility of shared energy solutions, such as the development of low carbon thermal energy networks or connection to planned or existing district energy systems and identify the required provisions to be district energy ready^{1,2,3,4}. 	<p>Plan of Subdivision and Site Plan Application Submission</p> <ul style="list-style-type: none"> Provide a Letter signed by a qualified professional (Mechanical Engineer) and the owner/developer/builder that describes how opportunities for district energy have been explored. 	<p>1. Connecting to an existing low carbon district energy system is strongly encouraged to significantly reduce or avoid carbon emissions and to meet the GHGI limits.</p> <p>2. For guidance on designing a building to be district energy-ready, please refer to:</p> <ul style="list-style-type: none"> ○ The City of Toronto's Design Guideline for District Energy-Ready Buildings Guide



Item #	Tier	Applicability	Metrics	Documentation	Details
EC6.2	Tier 2	All	<ul style="list-style-type: none"> Connect to a district energy system where one exists or design for future connection where a future district energy system is slated for development^{3,4}. 	Post Construction Submission <ul style="list-style-type: none"> Drawings, plans, or other documentation demonstrating connection, or design will accommodate future connections. 	<ul style="list-style-type: none"> The City of Ottawa Community Energy Plan Terms of Reference 3. Refer to the City of Hamilton's Climate Change Action Strategy for more information. 4. Refer to the Action 19 - Decarbonize and Expand District Energy within the City of Hamilton's Community Energy and Emissions Plan for more information.

EC7 BUILDING SYSTEMS COMMISSIONING

Intent: To promote buildings that are designed to be energy-efficient with reduced operating costs and greenhouse gas emissions associated with building operations.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC7.1	Tier 2	All	<ul style="list-style-type: none"> Conduct best practice commissioning, per the requirements referenced in LEED BD+C v4.1 Fundamental Commissioning and Verification pre-requisite^{1,2,3}. 	Site Plan Application Submission <ul style="list-style-type: none"> Provide a Letter of Commitment signed by the owner/developer/builder that best practice commissioning will be performed; OR proof a commissioning agent retained. Post Construction Submission <ul style="list-style-type: none"> Commissioning Plan & Report. 	<ol style="list-style-type: none"> Commissioning of a building is a systematic process that documents and verifies that all the facility's energy-related systems perform interactively in accordance with the design documentation and intent, and according to the owner's operational requirements from the design phase through to at least one-year post construction. Commissioning process should be in accordance with ASHRAE Guideline 0–2013 and ASHRAE Guideline 1.1–2007 for HVAC&R systems, as they relate to energy, water, indoor environmental quality, and durability for mechanical, electrical, plumbing, and renewable energy systems and assemblies. Refer to LEED BD+C (v4.1) EA: Fundamental Commissioning and Verification for more information on building systems commissioning.



EC8 AIR TIGHTNESS TESTING

Intent: To reduce air leakage, while improving the greenhouse gas emission associated with building operations and thermal comfort of occupants.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC8.1	Tier 1	All	<ul style="list-style-type: none"> Design and construct the building to improve the quality and airtightness of the building envelope¹. 	Site Plan Application Submission <ul style="list-style-type: none"> Provide a letter signed by a qualified professional (Building Envelope Engineer or Building Science Engineer) and the owner/developer/builder that describes the project's approach to achieving air tightness, and the process for any planning testing. 	<ol style="list-style-type: none"> The letter should indicate the line of air tightness (including air barrier materials, systems and transitions). Submission of drawings and indicative details to support the letter is encouraged.
EC8.2	Tier 2	All	<ul style="list-style-type: none"> Conduct a whole-building air leakage test to improve the quality and airtightness of the building envelope and report the performance achieved^{1,2}. 	Post Construction Submission <ul style="list-style-type: none"> Air Leakage Testing Report. 	<ol style="list-style-type: none"> The practice of Whole Building Air Leakage Testing (WBALT) involves sealing all building openings (e.g. operable windows) and pressurizing a building to determine its resistance to air leakage through the envelope. For guidance on Whole Building Air Leakage Testing, please refer to the City of Toronto Whole Building Air Leakage Testing Protocol or the ASTM E3158-18 Standard Test Method for Measuring the Air Leakage Rate of a Large or Multizone Building.

EC9 ENERGY METERING

Intent: Promote energy awareness to drive energy-conscious behavior and reduce usage. Continuous consumption tracking and benchmarking ensure design goals are met.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC9.1	Tier 1	All	<ul style="list-style-type: none"> Install electricity and/or thermal sub-meters for all energy end-uses that represent more than 10% of the building's total energy consumption^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Provide a Letter of Commitment signed by a qualified professional (Electrical Engineer and Mechanical Engineer) and the owner/developer/builder that includes confirmation that the requirements of this metric will be met. 	<ol style="list-style-type: none"> Refer to LEED BD+C (v4.1) EA: Advanced Energy Metering for more information on electricity and thermal sub-metering. The advanced energy metering must have the following characteristics: <ul style="list-style-type: none"> Meters must be permanently installed, and record at intervals of one hour or less. Electricity meters must record both consumption and demand.



Item #	Tier	Applicability	Metrics	Documentation	Details
EC9.2	Tier 2	All	<ul style="list-style-type: none"> For buildings with multiple tenants, provide energy submetering for each commercial/institutional tenant, or in each residential suite^{1,2,3}. 	Post Construction Submission <ul style="list-style-type: none"> Electrical and mechanical single-line diagrams that indicate the provision of electricity and thermal sub-meters. A metering plan listing all meters along with type, energy source metered, diagrams, and/or references to design documentation. 	<ul style="list-style-type: none"> The data collection system must use a local area network, building automation system, or wireless network. The system must be capable of storing all meter data for at least 36 months. The data must be remotely accessible. All meters in the system must be capable of reporting hourly, daily, monthly, and annual energy use. <p>3. Single room–occupancy units, transitional and temporary housing, and designated supportive housing buildings do not need an electricity meter in each unit.</p>

EC10 BENCHMARKING & REPORTING

Intent: Promote energy and water conservation through ongoing monitoring and reporting, and increased visibility for the City of Hamilton to track emissions of new developments.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC10.1	Tier 1	Part 3	<ul style="list-style-type: none"> Buildings 50,000 square feet ($\approx 4645 \text{ m}^2$), or larger: Enroll the project in ENERGYSTAR® Portfolio Manager to track energy and water consumption of the new development during operations in accordance with O. Reg. 506/18^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Provide a Letter of Commitment signed by the owner/developer/builder that includes confirmation that the requirements of this metric will be met. 	<p>1. Benchmarking of private buildings annual energy consumption is required in accordance with Ontario Regulation 506/18. Building energy benchmarking is a process through which building owners and/or managers can track and report their building's operational energy over time. Refer to the ENERGY STAR® Portfolio Manager website.</p>
EC10.2	Tier 2	All	<ul style="list-style-type: none"> Enroll the project in ENERGYSTAR® Portfolio Manager¹ to track energy and water consumption of the new development during operations^{1,2}. 	Post Construction Submission <ul style="list-style-type: none"> Confirmation of Registration. 	<p>2. Provide the City of Hamilton's account with read-only access to the project.</p>



EC11 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

Intent: Promote the use of electric cars by providing electric vehicle (EV) charging stations to support GHG targets and improved air quality.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC11.1	Tier 1	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Ensure 100% of all parking spaces are EV-ready^{1,2,3}. 	Site Plan Application Submission <ul style="list-style-type: none"> On the Site Plan Drawing, Traffic Plan, or Parking Study identify: <ul style="list-style-type: none"> The number of total parking spaces included per building on the site. The number of total parking spaces that will be provided with rough-in provisions. The percentage of parking spaces that will be EV-ready. 	<ol style="list-style-type: none"> Refer to the City of Hamilton Zoning By-law No. 05-200. In order to achieve zoning compliance, at minimum, each Electric Vehicle Parking Space shall have an adjacent electrical outlet at which an electric vehicle charger can be installed in the future. The electrical outlet shall be capable of providing Level 2 electric vehicle charging, which generally means a voltage of 208V to 240V.
	Tier 1	Part 9 (Non-Residential)	<ul style="list-style-type: none"> Ensure at least 50% of all parking spaces are EV-ready^{1,2}. 		
EC11.2	Tier 2	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Provide at least 20% of all parking spaces with Electric Vehicle Supply Equipment (EVSE)^{3,4,5,6}. 	Site Plan Application Submission <ul style="list-style-type: none"> Parking plan(s) indicating the location and number of EV chargers. 	<ol style="list-style-type: none"> Electric vehicle supply equipment (EVSE) is defined by the Ontario Electrical Safety Code as the complete assembly consisting of cables, connectors, devices, apparatus, and fittings installed for the purpose of power transfer and information exchange between the branch circuit and the electric vehicle, commonly referred to as an EV charging station or EV charger. Provide EVSE capable of supplying Level 2 charging capability or a higher level of charging. EVSE parking spaces shall be labelled for the intended use of electric vehicle charging. Refer to the Electric Vehicle Charging Infrastructure Costing Study for more information about EV Ready design options and costing analysis for residential development archetypes to comply with this standard.
	Tier 2	Part 9 (Non-Residential)	<ul style="list-style-type: none"> Provide at least 10% of all parking spaces with Electric Vehicle Supply Equipment (EVSE)^{3,4,5,6}. 		



EC12 ELECTRIC BICYCLE CHARGING INFRASTRUCTURE

Intent: Reduce air pollution and GHG emissions related to car use by promoting active transportation. Active transportation also reduces fuel dependency, traffic congestion, noise pollution, and infrastructure.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC12.1	Tier 1	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Provide Energized Outlets for 15% of the bicycle parking spaces for electric bicycle charging^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Parking plan(s) indicating the location of electric bicycle charging. 	<ol style="list-style-type: none"> The number of electric bicycle parking spaces is included as part of the total required bicycle parking spaces. Energized Outlets are capable of supplying 120V, and are located at a maximum distance of 1100 mm from the bike rack to accommodate the typical manufacturer-supplied power cord. Applies only to long-term bicycle parking spaces which are to be located in a secure enclosed bicycle parking area within the building.



ECOLOGY AND BIODIVERSITY

This Impact Category focuses on the preservation, restoration, and enhancement of the natural environment within the development area. Common requirements within this topic include native species and tree planting, prohibiting invasive species, and bird-friendly design. The performance requirements within this impact category foster ecological health and biodiversity, and also significantly contribute to the enhancement of urban forests, elevate biodiversity levels, and mitigate urban heat islands. By prioritizing these measures, developments can achieve a balance between urban expansion and environmental preservation, ensuring sustainable habitats for both wildlife and human communities. Refer to pages 14 to 17 of this document for the Ecology and Biodiversity Impact Category.

Performance Requirements

EB1 Native Species Planting

EB2 Tree Planting

EB3 Bird-Friendly Design

EB4 Light Pollution

EB5 Climate Positive Landscape Design



EB1 NATIVE SPECIES PLANTING

Intent: To preserve the long-term health of landscape design and minimize effects on broader natural systems.

Item #	Tier	Applicability	Metrics	Documentation	Details
EB1.1	Tier 1	All	<ul style="list-style-type: none"> Use native or adapted species for 50% of the new landscaping planted areas (including grassed areas), i.e. 50% of the total landscaped area should be covered by native or adapted plant species. Select drought-tolerant species from colder climate zones wherever possible^{1,2,3,6}. 	Plan of Subdivision and Site Plan Application Submission <ul style="list-style-type: none"> Landscape Plan with planting schedule demonstrating that plant species do not include invasive species, and indicating where species will be native or adapted. 	<ol style="list-style-type: none"> Native plant species are defined as plants that are indigenous to Southern Ontario; they are adapted to local conditions and occur naturally in the region. Refer to Credit Valley Conservation resources for definitions of native, nativar, pollinator, and drought-friendly species. Adapted vegetation is vegetation that is not native to the particular region it was introduced to but has evolved or maintained characteristics conducive for healthy growth and requires no additional resources or maintenance, such as water for irrigation, in comparison to similar species native to the area. An adapted species is non-aggressive; it is not disruptive to native plant communities. For resources on native species selection, refer to the following: <ul style="list-style-type: none"> Natives Plants Database The Trees Atlas Plant Paradise Toolkit Please refer to the Ontario Invasive Species Act for a list of Invasive Species.
EB1.2	Tier 1	All	<ul style="list-style-type: none"> Per the Ontario Invasive Species Act, do not plant invasive species^{4,6}. 		
EB1.3	Tier 1	All	<p>For sites adjacent to Agricultural lands, Natural Heritage features, Environmentally Significant Areas (ESAs), and any other areas that are restricted from development^{1,3,5}:</p> <ul style="list-style-type: none"> Provide vegetated protection zones Vegetated protective zones must include 100% native vegetation, with a preference for drought-tolerant species. 		
EB1.4	Tier 2	All	<ul style="list-style-type: none"> Use native or adapted species for 75% of the new landscaping planted areas (including grassed areas), i.e. 75% of the total landscaped area should be covered by native or adapted plant species^{1,2,3,6}. Include permanent signage highlighting the native species planted on site^{1,2,3,6}. 	Site Plan Application Submission <ul style="list-style-type: none"> Landscape Plan with planting schedule demonstrating the plant species that will be planted, and indicating where species will be native or adapted. Drawings or plans with details on signage highlighting species planted on site. 	<ol style="list-style-type: none"> Refer to the City of Hamilton Urban Official Plan Chapter C: City Wide Systems and Designations for additional details on vegetated protection zones. For more information on how the metrics of this performance requirement align with the City of Hamilton guidelines and strategies, refer to the following: <ul style="list-style-type: none"> Hamilton Urban Forest Strategy Hamilton Climate Change Impact Adaptation Plan City of Hamilton Biodiversity Action Plan For resources on planting lists for pollinator gardens, refer to the following: <ul style="list-style-type: none"> Hamilton Conservation Authority City of Hamilton – Environmental Stewardships Pollinator
EB1.5	Tier 2	All	<ul style="list-style-type: none"> Support the City's "Bee City" designation by restoring or protecting a minimum of 30% of the site with native vegetation that includes at least two native flowering species that bloom at different periods over the growing season^{1,3,6,7}. 		



Item #	Tier	Applicability	Metrics	Documentation	Details
					8. Restoration refers to any project whose purpose is to re-create a natural vegetation community for any purpose using indigenous plants. It can include reforestation, reclamation, habitat creation, and should also include landscaping near natural areas.

EB2 TREE PLANTING

Intent: To preserve and enhance our natural heritage for biodiversity, heat island mitigation, and stormwater management.

Item #	Tier	Applicability	Metrics	Documentation	Details
EB2.1	Tier 1	All	<ul style="list-style-type: none"> Protect healthy, mature trees that exist within the project boundary. Comply with the requirements of the City of Hamilton Tree Protection Guidelines.^{1,2,3}. 	Plan of Subdivision and Site Plan Application Submission <ul style="list-style-type: none"> A Tree Inventory Report and Preservation Plan. 	<ol style="list-style-type: none"> For more information on street planting protocols, please refer to the City of Hamilton Street Tree Planting Policy. Where applicable, comply with the requirements of the City of Hamilton Tree Protection Guidelines and City of Hamilton Private Tree Protection By-Law. Promotion of healthy trees and planting aligns with the City of Hamilton Urban Forest Strategy canopy cover target of 40%. Calculations can assumed a mature tree canopy width. Trees should be spaced appropriately, having regard to site conditions, and ensure that space is provided to accommodate mature trunk and root flare growth of each tree.
EB2.2	Tier 1	All	<ul style="list-style-type: none"> Provide each tree planted with access to 21 m³ of soil per tree. Where trees share soil, such as in a continuous planting trench, a reduction to 16m³ per tree may be permitted. 	Site Plan Application Submission <ul style="list-style-type: none"> Plan(s) or drawings demonstrating the volume of soil provided for each tree. 	
EB2.3	Tier 1	All	<ul style="list-style-type: none"> Where surface parking is provided, plant 1 shade tree for every 5 parking spaces. 	<ul style="list-style-type: none"> Plan(s) or drawings indicating the locations of all trees and parking spaces within the surface parking area. 	
EB2.4	Tier 1	All	<ul style="list-style-type: none"> Plant trees to shade at least 50% of the bike paths and walkway/sidewalk lengths ^{3,4,5}. 	<ul style="list-style-type: none"> Canopy Cover Plan(s) or drawings demonstrating walkway/sidewalk area shaded. 	
EB2.5	Tier 1	All	<ul style="list-style-type: none"> Provide a watering and maintenance program for trees for at least the first 4 years after planting. The maintenance programs should include measures to reduce the impact of de-icing salt on vegetation. 	Site Plan Application Submission <ul style="list-style-type: none"> A Letter of Commitment signed by an accredited professional (Landscape Architect) and the owner/developer that describes the watering and maintenance program for trees. Post Construction Submission <ul style="list-style-type: none"> Operating and Maintenance plan or other documentation detailing the maintenance program for trees. 	
EB2.6	Tier 2	All	<ul style="list-style-type: none"> Plant trees to achieve a 40% tree canopy cover for the site, excluding the building footprint ^{1,2,3,4,5}. 	Site Plan Application Submission <ul style="list-style-type: none"> Landscape Plan(s) and supporting calculations demonstrating compliance. Canopy Cover Plan(s). 	



EB3 BIRD-FRIENDLY DESIGN

Intent: To prevent fatal collisions of birds with buildings.

Item #	Tier	Applicability	Metrics	Documentation	Details
EB3.1	Tier 1	All	<ul style="list-style-type: none"> Design in accordance with the guidelines laid out in the Canadian Standards Association's (CSA) Bird-Friendly Building Design Standard A460¹. Use a combination of Bird-Friendly Design strategies to treat at least 90% of the exterior glazing including transparent railings and barriers) located within the first 16 metres of the building above grade or to the height of the mature tree canopy, whichever is greater. Visual markers on the glass must meet the CSA Bird-Friendly Building Design Standard A460 guidelines^{1,2}. Where there is glazing adjacent to green roofs and/or other rooftop vegetation, the bird collision mitigation strategy shall be applied to a height of 4 m from the surface of the green roof or the height of the adjacent mature vegetation, whichever is greater. Eliminate all fly-through effects (e.g., glass corners, parallel glass) and other traps from building design or use specified bird-safe glass or integrated protection measures. 	Site Plan Application Submission <ul style="list-style-type: none"> Elevation drawings demonstrating the location of bird-friendly strategies and calculations demonstrating metric requirements will be achieved. Details or specifications and drawings indicating treated area, type of treatment, density of visual markers, etc. 	<ol style="list-style-type: none"> Refer to the CSA Bird-Friendly Design Standard A460 for detailed requirements. Bird-Friendly Design Strategies may include: <ul style="list-style-type: none"> Visual patterns on glass Visual markers provided on the glass of proposed buildings with spacing no greater than 50 millimeters by 50 millimeters Window films Fenestration patterns In April 2022, the City of Hamilton became the 6th certified Bird Friendly City in Canada. As part of this commitment, the City has as taken steps to reduce threats to wild birds, conserve bird habitat, and educate the public about birds.
EB3.2	Tier 1	All	<ul style="list-style-type: none"> Ground-level ventilation grates have a porosity of less than 20 mm X 20 mm (or 10 mm X 40 mm). 	Site Plan Application Submission <ul style="list-style-type: none"> Site plan, or other documentation indicating the location and porosity of any ground-level ventilation grates. 	



EB4 LIGHT POLLUTION

Intent: To minimize nighttime glare, light trespass, and light pollution, acknowledging their adverse effects on energy efficiency, nearby residents, and nocturnal wildlife.

Item #	Tier	Applicability	Metrics	Documentation	Details
EB4.1	Tier 1	All	<ul style="list-style-type: none"> All exterior fixtures must be Dark Sky compliant^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Site plan, or other documentation indicating lighting type, orientation, location, and controls. 	<ol style="list-style-type: none"> Refer to the Canadian Standards Association's (CSA) Bird-Friendly Building Design Standard A460 for more information on light pollution requirements. Refer to Dark Sky Feature Seal of Approval for more information on Dark Sky compliance requirements.
EB4.2	Tier 1	All	<ul style="list-style-type: none"> Rooftop and exterior façade architectural illumination must be directed downward and turned off between the hours of 10 p.m. and 6 a.m. 		
EB4.3	Tier 1	All	<ul style="list-style-type: none"> Implement lighting controls in non-residential spaces that reduce nighttime spillage of light by 50% from 11 p.m. to 5 a.m. 	Site Plan Application Submission <ul style="list-style-type: none"> A Letter of Commitment from a qualified professional (Architect or Electrical Engineer), and the owner/developer/builder describing how metric requirements will be met. 	

EB5 CLIMATE POSITIVE DESIGN

Intent: Promote GHG reductions and increase carbon sequestration through the landscape design.

Item #	Tier	Applicability	Metrics	Documentation	Details
EB5.1	Tier 2	All	<ul style="list-style-type: none"> Use the Climate Positive Design's Pathfinder: Landscape Carbon Calculator to calculate the embodied carbon and the carbon sequestration potential within landscape designs^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Climate Positive Design Scorecard reporting the Net Project Impact Site plan and/or landscape plans aligning with the information input in the Landscape Carbon Calculator 	<ol style="list-style-type: none"> The Climate Positive Design Challenge provides guidance for improving the impact of site design projects on the environment. The goal is for all site design projects going forward to collectively sequester more CO₂ than they emit by 2030, with a target of removing one gigaton of CO₂ from the atmosphere by 2050. Please refer to the Climate Positive Design for more information on how to use the Pathfinder Tool.



WATER

This Impact Category focuses on reducing potable water use for indoor and outdoor water uses, water metering, as well as stormwater management. Reducing potable water use, harvesting and re-using stormwater, and managing the quantity and quality of stormwater are all common themes in this topic. Each of the municipal standards reviewed during Phase 2 includes requirements that address one or more of these themes.

Performance Requirements

W1 Reduced Water Use

W2 Benchmarking and Reporting

W3 Water Metering

W4 Stormwater Management



W1 REDUCED WATER USE

Intent: Promotes water conservation by using efficient water fixtures, balanced irrigation practices and reducing overall water consumption.

Item #	Tier	Applicability	Metrics	Documentation	Details
W1.1	Tier 1	All	<ul style="list-style-type: none"> Water-consuming fixtures do not exceed the following maximum flow requirements and are WaterSense® labeled:^{1,2} <ul style="list-style-type: none"> High-efficiency toilets: 4.0 L/flush OR 3 and 6 L/flush (dual flush toilets); and Low flow lavatory faucets: 5.7 L/min. 	<p>Site Plan Application Submission</p> <ul style="list-style-type: none"> A Letter of Commitment signed by a qualified professional (Mechanical Engineer) and the owner/developer that includes confirmation that requirements of this metric will be met. <p>Post Construction Submission</p> <ul style="list-style-type: none"> Plumbing fixture specifications or other documentation demonstrating WaterSense® labelling and flush/flow rates. 	<ol style="list-style-type: none"> Potential strategies for indoor water use reduction include the use of dual flush toilets and waterless urinals. Refer to the EPA WaterSense site for a list of WaterSense labeled products.
W1.2	Tier 2	All	<ul style="list-style-type: none"> Reduce indoor potable water consumption by 40% over the baseline fixture (per LEED BD+C v4 guidance)^{1,2}. 	<p>Site Plan Application Submission</p> <ul style="list-style-type: none"> Credit calculations demonstrating compliance with the metric requirements. <p>Post Construction Submission</p> <ul style="list-style-type: none"> Plumbing fixture specifications or other documentation demonstrating flush/flow rates, and updated credit calculations (if necessary). 	<ol style="list-style-type: none"> Potential strategies for enhanced indoor water use reduction include low-flow plumbing fixtures, and greywater and/or rainwater re-use systems to capture and reuse for indoor flushing fixtures. Refer to the LEED BD+C v4: Indoor water use reduction for more information on indoor water use reduction.
W1.3	Tier 2	All	<ul style="list-style-type: none"> Outdoor: Reduce potable water used for irrigation by 60% (per LEED BD+C v4 guidance)^{1,2}. 	<p>Site Plan Application Submission</p> <ul style="list-style-type: none"> Credit calculations demonstrating compliance with the metric requirements. <p>Post Construction Submission</p> <ul style="list-style-type: none"> Irrigation specifications or other documentation demonstrating irrigation system, and updated credit calculations (if necessary). 	<ol style="list-style-type: none"> Potential strategies for outdoor potable water use reduction include the use of drought-tolerant native species, water-efficient plant species, rain sensors for irrigation systems, and non-potable water for irrigation (e.g. rainwater cistern collection and re-use system, or rain collection barrels). Refer to the LEED BD+C v4: Outdoor water use reduction for more information on outdoor water use reduction.



W2 BENCHMARKING AND REPORTING

Intent: Promote energy and water conservation through ongoing monitoring and reporting, and increased visibility for the City of Hamilton to track water consumption of new developments.

Item #	Tier	Applicability	Metrics	Documentation	Details
W2.1	Tier 1	Part 9	<ul style="list-style-type: none"> Buildings 50,000 square feet ($\approx 4645 \text{ m}^2$), or larger: Enroll the project in ENERGYSTAR® Portfolio Manager to track energy and water consumption of the new development during operations in accordance with O. Reg. 506/18¹. 	Site Plan Application Submission <ul style="list-style-type: none"> Provide a Letter of Commitment signed by the owner/developer/builder that includes confirmation that the requirements of this metric will be met. Post Construction Submission <ul style="list-style-type: none"> Confirmation of Registration 	<ol style="list-style-type: none"> Benchmarking of private buildings annual energy consumption is required in accordance with Ontario Regulation 506/18. Building energy benchmarking is a process through which building owners and/or managers can track and report their building's operational energy and water use over time. Refer to the ENERGY STAR® Portfolio Manager website. Provide the City of Hamilton's account with read-only access to the project.
W2.2	Tier 2	All	<ul style="list-style-type: none"> Enroll the project in ENERGYSTAR® Portfolio Manager to track energy and water consumption of the new development during operations¹. 	Post Construction Submission <ul style="list-style-type: none"> Confirmation of Registration 	

W3 WATER METERING

Intent: Promotes awareness for water consumption to reduce usage, and supports monitoring and benchmarking water use over time.

Item #	Tier	Applicability	Metrics	Documentation	Details
W3.1	Tier 2	All	<ul style="list-style-type: none"> For buildings with multiple tenants, provide water submetering for each commercial/institutional tenant and per residential suite^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Plans, drawings, or other documentation indicating individual water meters in building. 	<ol style="list-style-type: none"> Refer to LEED BD+C: Multifamily Midrise - Water metering for guidance on water metering. Single room-occupancy units, transitional and temporary housing, and designated supportive housing buildings do not need a water meter in each unit.



W4 STORMWATER MANAGEMENT

Intent: Enhance stormwater and watershed management to minimize the impact of polluted runoff flowing into water streams and to alleviate the strain that stormwater places on municipal infrastructure.

Item #	Tier	Applicability	Metrics	Documentation	Details
W4.1	Tier 1	All	<ul style="list-style-type: none"> Provide long-term controls for Erosion and Sediment Control (ESC) in conformance with the Erosion and Sediment Control Guide for Urban Construction (2019)^{1,2,4,5}. Demonstrate compliance with the Green Standards and Guidelines for Low Impact Development³. 	Site Plan Application Submission <ul style="list-style-type: none"> Stormwater Management Report, Plan(s), and drawing(s) to verify compliance. 	<ol style="list-style-type: none"> Refer to the Erosion and Sediment Control Guide for Urban Construction (2019) for details. Potential erosion control strategies may include erosion and sediment control plans, silt fencing, sediment traps, and sediment basins. Green Standards and Guidelines for Low Impact Development outline the process meeting City of Hamilton stormwater quantity and quality requirements. Stormwater retention can be met through infiltration, evaporation/evapotranspiration or through greywater reuse. For greywater reuse applications, ensure greywater volume is consumed prior to the next subsequent retention design rainfall event. Filtration will be credited on constrained sites that are limited in their retention or reuse capabilities. Refer to the Green Standards and Guidelines for Low-Impact Development.
W4.2	Tier 2	All	<ul style="list-style-type: none"> Design for future rainfall data instead of historical rainfall data to account for future climate change¹. 	Site Plan Application Submission <ul style="list-style-type: none"> Stormwater Management Report, Plan(s), and drawing(s) to verify compliance. 	<ol style="list-style-type: none"> Examples of acceptable pathways include: <ul style="list-style-type: none"> Provide control for the 100-year rainfall event down to the current control requirement using the Future 100-year modified rainfall intensity. Use the University of Western Ontario and the Canadian Water Institute IDF CC Tool for deriving rainfall Intensity-Duration-Frequency Curves. Using the current IDF curves from the City of Hamilton, apply an additional 25% to the rainfall amount for the 100-year 24-hour storm event, to be distributed equally over the duration.



WASTE MANAGEMENT AND MATERIALS

This Impact Category focuses on reducing waste generation during construction and the operational phases of development. Reducing waste can contribute to the reuse of existing materials and decrease demand for raw materials. In addition, managing operational waste facilitates waste recycling and decomposing practices, contributing to waste diversion and material reuse and ultimately positively impacting the environment and natural resources. In each of the peer municipal standards reviewed in Phase 2, waste management has been observed to be an integral focus area and has been addressed through a combination of mandatory and voluntary performance requirements.

Performance Requirements

- WM1 Construction Waste Reduction and Management
- WM2 Operational Waste Reduction and Management
- WM3 Material Reuse



WM1 CONSTRUCTION WASTE REDUCTION AND MANAGEMENT

Intent: Facilitate the reduction of waste and the safe and proper disposal of waste generated during building construction. Diverting waste from landfills reduces the extraction of virgin natural resources and minimize land, water, and air pollution.

Item #	Tier	Applicability	Metrics	Documentation	Details
WM1.1	Tier 1	All	<ul style="list-style-type: none"> Manage construction and demolition waste in accordance with O. Reg. 103/94, as amended: Industrial, Commercial and Institutional Source Separation Programs ¹. 	Site Plan Application Submission <ul style="list-style-type: none"> Construction and Demolition Waste Management Plan. 	1. Refer to O. Reg. 103/94 for more details.
WM1.2	Tier 1	All	<ul style="list-style-type: none"> Develop and implement a Construction and Demolition Waste Management Plan, and demonstrate a diversion rate of 50% or more from landfill ^{1,2,3,4}. 	Site Plan Application Submission <ul style="list-style-type: none"> Construction and Demolition Waste Management Plan. Post Construction Submission <ul style="list-style-type: none"> Waste Diversion Report indicating total Construction and Demolition Waste diversion rate of the project. 	1. Construction Waste Management Plan should: <ul style="list-style-type: none"> Identify strategies to reduce the generation of waste during project design and construction. Establish waste diversion goals for the project by identifying the materials targeted for diversion. Describe the diversion strategies planned for the project. Describe where materials will be taken including expected diversion rates for each material. 2. Track all waste removed from site and update a Waste Diversion Report at least monthly.
WM1.3	Tier 2	All	<ul style="list-style-type: none"> Demonstrate a waste diversion rate of 75% or more from landfill ^{2,3,4}. 		3. Calculations can be by weight or volume but must be consistent throughout construction. 4. Exclude hazardous waste, excavated soil and land-clearing debris from calculations.



WM2 OPERATIONAL WASTE REDUCTION AND MANAGEMENT

Intent: Facilitate the reduction of waste generated and the safe and proper disposal of waste generated during building operations.

Item #	Tier	Applicability	Metrics	Documentation	Details
WM2.1	Tier 1	Part 9 (Residential)	<ul style="list-style-type: none"> Design and construct the building(s) to meet section 3.5 of the City of Hamilton's waste design requirements for new developments^{1,2,3}. 	Site Plan Application Submission <ul style="list-style-type: none"> Drawings or plans indicating the type, floor area and location of the waste storage and sorting system. 	<ol style="list-style-type: none"> Refer to the City of Hamilton Waste Requirements for Design of New Developments and Collection (2021), where applicable. Comply with O. Reg 103/94 where applicable. Refer to the City of Hamilton Solid Waste Master Plan, where applicable.
WM2.2	Tier 1	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Design kitchen cabinets to accommodate space for the separate collection of recycling, organics and garbage^{1,2,3}. 	Site Plan Application Submission <ul style="list-style-type: none"> A Letter of Commitment signed by a qualified professional (Architect) and the owner/developer/builder that includes confirmation that requirements of this metric will be met. Post Construction Submission <ul style="list-style-type: none"> Drawings or plans indicating the designated space. 	<ol style="list-style-type: none"> Provide "built-in" storage including at least three separate storage containers for segregated storage and collection. Minimum dimensions for storage bins: 8.5L each bin for garbage and organics and 18L bin for recycled materials. Refer to O. Reg. 103/94, where applicable.



WM3 MATERIAL REUSE

Intent: Encourage reuse of existing materials to support total carbon reductions and reduce demolition and construction waste.

Item #	Tier	Applicability	Metrics	Documentation	Details
WM3.1	Tier 2	All	<ul style="list-style-type: none"> Maintain the existing building structure and envelope¹ for 30% of the existing floor area OR use existing interior non-structural elements for at least 30% of the entire completed building, including additions^{2,3}. 	<p>Site Plan Application Submission</p> <ul style="list-style-type: none"> A Letter of Commitment signed by a qualified professional (Architect, Structural Engineer) and the owner/developer/builder that includes confirmation that requirements of this metric will be met. Calculations completed by a qualified professional (Architect, Structural Engineer) demonstrating this metric can be met. <p>Post Construction Submission</p> <ul style="list-style-type: none"> Report/ drawings/ plans demonstrating the preserved and new components of the building, Calculations completed by a qualified professional (Architect, Structural Engineer) demonstrating this metric has been met. 	<ol style="list-style-type: none"> Envelope components include: exterior skin and framing, and exclude window assemblies and non-structural roofing material. Hazardous materials are excluded. Refer to LEED BD+C v4: Building life-cycle impact reduction for details.



COMMUNITY AND URBAN DESIGN

This Impact Category focuses on the design elements that promote a sense of place in the community by emphasizing the importance of preserving heritage and cultural features, raising awareness of local food production, promoting healthy practices and inclusion, as well as educating residents on sustainability features in their community and ultimately creating communities that are healthy and resilient.

Performance Requirements

- CD1 Promotion of Public and Active Transportation
- CD2 Services within Walking Distance
- CD3 Bicycle Facilities
- CD4 Accessible Design
- CD5 Urban Agriculture
- CD6 Heat Island Effect
- CD7 Community Sustainability Outreach
- CD8 Celebration of Heritage and Culture



CD1 PROMOTION OF PUBLIC AND ACTIVE TRANSPORTATION

Intent: Reduce air pollution and GHG emissions related to car use by promoting active transportation. Active transportation also reduces fuel-dependency, traffic congestion, noise pollution, and infrastructure.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD1.1	Tier 1	All	<ul style="list-style-type: none"> Develop a Transportation Demand Management (TDM) Plan and demonstrate a 25% reduction in single occupancy auto vehicle trips generated by the proposed development^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Transportation Demand Management Plan demonstrating a 25% reduction. 	<ol style="list-style-type: none"> Transportation Demand Management manages the demands placed on transportation infrastructure. It is the use of policies, programs, infrastructure improvements, and/or services to influence travel behaviour. TDM encourages sustainable travel choices by supporting alternatives options over the convention of frequently driving alone. Refer to City of Hamilton Cycling Master Plan, where applicable.
CD1.2	Tier 1	All	<ul style="list-style-type: none"> Construct a network of suitable cycling facilities and multi-use paths within the development which also connects to the bicycle network and implement recommendations of the City's Transportation Master Plan and/or Cycling Master Plan (where applicable)^{1,2,4}. 	Plan of Subdivision and Site Plan Application Submission <ul style="list-style-type: none"> Plan(s) indicating network of cycling facilities and multi-use paths. 	<ol style="list-style-type: none"> Refer to the City of Hamilton Transportation Master Plan, where applicable. Refer to City of Hamilton Cycling Master Plan, where applicable. Refer to the City of Hamilton's Zoning By-Law, where applicable.
CD1.3	Tier 1	All	<ul style="list-style-type: none"> Provide safe and direct routes that encourage the use of active transportation modes and connect to transit, commercial areas, community facilities, and parks^{1,3}. 	Plan of Subdivision and Site Plan Application Submission <ul style="list-style-type: none"> Plan(s) indicating safe and direct active transportation routes. 	<ol style="list-style-type: none"> Refer to LEED BD+C v4.1: Bicycle Facilities, where applicable.
CD1.4	Tier 1	All	<ul style="list-style-type: none"> Locate transit stops in accessible and safe areas^{1,3}. 	Plan of Subdivision and Site Plan Application Submission <ul style="list-style-type: none"> Plan(s) indicating transit stops. 	



CD2 SERVICES WITHIN WALKING DISTANCE

Intent: Promotes healthy practices among occupants and encourages a more active lifestyle

Item #	Tier	Applicability	Metrics	Documentation	Details
CD2.1	Tier 2	All	<ul style="list-style-type: none"> Draft Plan of Subdivision only: Locate the building(s) within 800m of at least one of the following: <ul style="list-style-type: none"> Transit station or stop; Three amenities or services; or Public park or recreational trail. 	Site Plan Application Submission <ul style="list-style-type: none"> Site plan(s) highlighting walking distance to selection option 	1. Refer to LEED v4 Appendix 1 for examples of amenities categories and use types.

CD3 BICYCLE FACILITIES

Intent: Reduce air pollution and GHG emissions related to car use, and encourages a more active lifestyle.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD3.1	Tier 1	All	Provide long-term and short-term bicycle parking spaces that meet or exceed the following minimum rates: ^{1,2,3,4,5,6.} <ul style="list-style-type: none"> Multiple Dwelling and Dwelling Unit and Mixed Use: <ul style="list-style-type: none"> Short-term: 0.1 parking space per unit (for Parking Rate Area 1 & 2), 0.05 parking space per unit (for all other areas). Long-term: 0.7 parking space per unit (for Parking Rate Area 1 & 2), 0.5 parking space per unit (for all other areas). Commercial and Institutional Uses: <ul style="list-style-type: none"> Short-term: 0.2 for each 100 square metres of gross floor area (for Parking Rate Area 1 & 2), 0.15 for each 100 square metres of gross floor area (for all other areas). Long-term: 0.15 for each 100 square metres of gross floor area (for Parking Rate Area 1 & 2), 0.1 for each 100 square metres of gross floor area (for all other areas). Industrial Uses: <ul style="list-style-type: none"> Short-term: 0.2 for each 100 square metres of gross floor area (for Parking Rate Area 1 & 2), 0.15 for each 100 square metres of gross floor area (for all other area). Long-term: 0.15 for each 100 square metres of gross floor area (for Parking Rate Area 1 & 2), 0.1 for each 100 square metres of gross floor area (for all other areas). University, College: <ul style="list-style-type: none"> Short-term: 1.2 parking space for each 100 square metres of gross floor area. Long-term: 1 parking space for each 100 square metres of gross floor area. 	Site Plan Application Submission <ul style="list-style-type: none"> Plan(s) indicating location, number, and type (long-term/short-term) of bicycle parking spaces. 	1. Bicycles include adaptive bikes, trikes, and scooters for people with disabilities. 2. Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants or tenants of a building. Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building. 3. Short-term Bicycle parking spaces shall be publicly accessible and located within a bicycle parking area at grade, which includes the first floor of a building or an exterior surface area. Spaces should be visible and easily accessible location in close proximity to main building entrances. 4. Long-term Bicycle parking Spaces shall be located weather protected, and in a secure enclosed bicycle parking area within a building. 5. Refer to the City of Hamilton Zoning By-law No. 05-200 for more information on Parking Areas. 6. Refer to City of Hamilton Transportation Master Plan and Cycling Master Plan , where applicable.



Item #	Tier	Applicability	Metrics	Documentation	Details
CD3.2	Tier 2	All	<ul style="list-style-type: none"> Provide an additional 20% long-term and short-term bicycle parking spaces, beyond the Tier 1 minimum parking space requirements^{1,2,3,4}. 	Site Plan Application Submission <ul style="list-style-type: none"> Plan(s) indicating location, number, and type (long-term/short-term) of bicycle parking spaces. 	
CD3.3	Tier 2	Part 9 (Residential)	<ul style="list-style-type: none"> Include dedicated bike share location onsite and engage in contract with Hamilton Bike Share program¹. Alternative Compliance Path: Provide at least 10 additional publicly accessible, short-term bicycle parking spaces, at-grade on the site or within the public boulevard. Spaces should be in addition to bicycle parking required under CD6.1 and CD6.2. 	Site Plan Application Submission <ul style="list-style-type: none"> Site plan(s) highlighting the location of planned bike share location or publicly accessible spaces. Post Construction Submission <ul style="list-style-type: none"> Documentation demonstrating enrollment in Hamilton Bike Share Program. 	<ol style="list-style-type: none"> Hamilton Bike Share Inc. is the local not-for-profit organization that operates the City of Hamilton's bike share system. Alternative Compliance Path can be pursued where the site is located outside of the Hamilton Bike Share coverage area.

CD4 ACCESSIBLE DESIGN

Intent: Design to support persons with disabilities.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD4.1	Tier 1	All	<ul style="list-style-type: none"> Meet the Accessibility for Ontarians with Disabilities Act (AODA) Integrated Accessibility Standards, sections 80.16 to 80.31 inclusive, for pedestrian infrastructure¹. 	Site Plan Application Submission <ul style="list-style-type: none"> Plan(s), drawing(s), or other documentation demonstrating compliance. 	<ol style="list-style-type: none"> When providing pedestrian crossings, consider curb ramps and depressed curbs (designed according to AODA standards).

CD5 URBAN AGRICULTURE

Intent: Promote urban agriculture to raise awareness around local food, reduce environmental and economic impact from transport of food, and increase green space.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD5.1	Tier 1	All (Excluding Commercial and Industrial)	<ul style="list-style-type: none"> Residential buildings: Provide 0.5 sq.m. per dwelling unit of garden space^{1,2}. Institutional Buildings: Provide space for urban agriculture and/or community garden. 	Site Plan Application Submission <ul style="list-style-type: none"> Landscape Plans indicating dedicated garden area. 	<ol style="list-style-type: none"> Garden space is defined as land and/or an alternative mechanism with a growing medium that will be used to cultivate plants for food. Supports Recommendation #6 of the City of Hamilton's Food Strategy.



CD6 HEAT ISLAND EFFECT

Intent: To reduce ambient surface temperatures and reduce the urban heat island effect.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD6.1	Tier 1	All	<ul style="list-style-type: none"> Use one or a combination of a green roof, cool roof and solar PV installed for at least 75% of available roof space^{1,2,3,6}. 	Site Plan Application Submission <ul style="list-style-type: none"> Roof plan(s) indicating the heat island reduction measures, including the SRI values(s) of roof materials (if applicable). 	<ol style="list-style-type: none"> Available roof space is the total roof area excluding areas designed for renewable energy, private terraces, residential amenity, skylights, and rooftop equipment. Cool roofs must have an initial SRI of 82 or an aged SRI of 64 (for low-sloped roofs <2:12) or an initial SRI of 39 and an aged SRI of 32 (for steep-sloped roofs >2:12). Solar Reflectance Index (SRI) is a measure of a surface's ability to reflect solar heat. The SRI for a given material is calculated using both the reflectance value and the emittance value of the material. Black asphalt has an SRI of 0, a standard white surface is 100, and gray concrete is 35. Non-roof hardscape includes driveways, walkways, courtyards, surface parking areas, artificial turf, and other on-site hard surfaces. Examples of non-roof heat island reduction measures include: <ul style="list-style-type: none"> Paving materials with an SRI of 29 or greater; Shade from existing tree canopy or new 10-year tree canopy; Shade from architectural structures that are vegetated or have an SRI of 29 or greater; Shade from structures with energy generation (i.e. PV, solar thermal). Shade cast by buildings is <u>not</u> an eligible strategy. Where applicable, refer to the following resources for guidance: <ul style="list-style-type: none"> City of Hamilton Biodiversity Action Plan Hamilton Urban Forest Strategy Hamilton Climate Change Impact Adaptation Plan Hamilton Community Energy & Emissions Plan
CD6.2	Tier 1	All	<ul style="list-style-type: none"> Use one or a combination of the heat island reduction strategies to treat at least 50% of the site's non-roof hardscape^{3,4,5,6}. 	Site Plan Application Submission <ul style="list-style-type: none"> Site plan or landscape plan indicating the non-roof heat island reduction measures. 	
CD6.3	Tier 2	All	<ul style="list-style-type: none"> Use one or a combination of the heat island reduction strategies to treat at least 75% of the site's non-roof hardscape^{3,4,5,6}. 		



CD7 COMMUNITY SUSTAINABILITY OUTREACH

Intent: Promotes green building features and supports the continued involvement of tenants/homeowners.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD7.1	Tier 1	All (Excluding Institutional and Industrial)	<ul style="list-style-type: none"> Distribute a building-specific sustainability handout to all homeowners and tenants, outlining sustainability features, such as green building materials, native and invasive plant species, waste management programs, bicycle facilities, transit stop locations, and encouraging other activities (low-water gardening, green cleaning materials, alternate pest control measures, purchasing green power)¹. Familiarize tenants and homeowners with the building's green building feature with an on-site review¹. 	<p>Site Plan Application Submission</p> <ul style="list-style-type: none"> A Letter of Commitment signed by the developer/owner that includes confirmation that the requirements of this metric will be met. <p>Post Construction Submission</p> <ul style="list-style-type: none"> Educational package or other educational materials demonstrating compliance. 	<ol style="list-style-type: none"> Handout and on-site review can be completed by a representative from the developer, condo-board or property management. Maintain a copy of the education package or other materials during operation and provide to new tenants.

CD8 CELEBRATION OF HERITAGE AND CULTURE

Intent: Contributes to a sense of place in the community and amplifies shared values.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD8.1	Tier 1	All	<ul style="list-style-type: none"> Where new developments are located near natural heritage features^{1,2}, locate amenities and green spaces nearby to provide a buffer. Where trails occur or are planned, provide a connection to the broader community. 	<p>Site Plan Application Submission</p> <ul style="list-style-type: none"> Plan(s), drawing(s), or other documentation demonstrating targeted feature(s). 	<ol style="list-style-type: none"> A natural heritage feature is a significant aspect of the natural environment, valued for its ecological, geological, biological, or cultural importance. This may include unique ecosystems, rare species, geological formations, landscapes, or culturally significant areas, which contribute to biodiversity and overall regional heritage. Conservation efforts should aim to protect and preserve these features. Refer to Hamilton Conservation Authority Natural Areas, Grand River Conservation Authority, Conservation Halton, and Niagara Peninsula Conservation, where applicable.



Item #	Tier	Applicability	Metrics	Documentation	Details
CD8.2	Tier 1	All	<ul style="list-style-type: none"> Significant cultural heritage resources¹, including heritage buildings and structures, shall be conserved in accordance with provincial and municipal policies. These resources should be retained in situ and integrated into compatible and sympathetic new development^{2,3,4}. For development projects that may impact on-site or adjacent cultural heritage resources, a Cultural Heritage Impact Assessment may be required and would guide the strategy for conservation, ranging from adaptive reuse, relocation to documentation and salvage^{2,3,4}. 	Site Plan Application Submission <ul style="list-style-type: none"> Cultural Heritage Impact Assessment, including any subsequent plans or studies recommended in the assessment (Conservation Plan, Vibration Study, etc.). 	<ol style="list-style-type: none"> Cultural heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes. They can include tangible features, structures, sites, or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, or scenic value. Cultural heritage resources also represent intangible heritage, such as customs, ways-of-life, values, and activities. Cultural heritage links communities to their roots and contributes to our image and cultural identity. Cultural Heritage should be protected and enhanced. If the property is Designated, a Heritage Permit will be required for any alteration, demolition or relocation that directly impacts the reasons for designation or heritage attribute listed in the Designation By-law. Contact Cultural Heritage staff to confirm the Heritage Permit process and timing in conjunction with the Development Approval process.
CD8.3	Tier 1	All	<ul style="list-style-type: none"> Incorporate public art¹ into publicly accessible and visible spaces or into building designs as an architectural element, where feasible, which celebrates the culture or history of the area. 	Site Plan Application Submission <ul style="list-style-type: none"> Plan(s), drawing(s), or other documentation demonstrating targeted feature(s). 	<ol style="list-style-type: none"> Examples of public art include sculptures, murals, interpretive signage, and architectural elements.
CD8.4	Tier 2	All	<ul style="list-style-type: none"> Introduce beautification measures/amenities¹ that beautify stormwater management features, such as ponds. 	Site Plan Application Submission <ul style="list-style-type: none"> Plan(s), drawing(s), or other documentation demonstrating targeted feature(s). 	<ol style="list-style-type: none"> Examples of beautification include public art or interpretive signage.

Appendix B

Revised City of Hamilton Green Building Standards Checklist

City of Hamilton Green Building Standards **CHECKLIST**





City of Hamilton Green Building Standards

 Energy and Carbon	 Ecology and Biodiversity	 Water	 Waste Management and Materials	 Community and Urban Design
Energy Performance	Native Species Planting	Reduced Water Use	Construction Waste Reduction and Management	Promotion of Public and Active Transportation
Embodied Carbon	Tree Planting	Benchmarking and Reporting	Operational Waste Reduction and Management	Services within Walking Distance
Refrigerant Leakage	Bird-Friendly Design	Water Metering	Material Reuse	Bicycle Facilities
Building Energy Resilience	Light Pollution	Stormwater Management		Accessible Design
On-Site Renewables	Climate Positive Landscape Design			Urban Agriculture
District Energy				Heat Island Effect
Building Systems Commissioning				Community Sustainability Outreach
Air Tightness Testing				Celebration of Heritage and Culture
Energy Metering				
Benchmarking and Reporting				
Electric Vehicle Charging Infrastructure				
Electric Bicycle Charging Infrastructure				



Instructions

The City of Hamilton's Green Building Standards (GBS) applies to all Part 3 and Part 9 building types in the urban area subject to a Site Plan or Draft Plan of Subdivision application. **Refer to the GBS Guidebook for details.**

A completed copy of this GBS Checklist and any supporting documentation must be included as part of your complete development application. Tier 1 metrics are required by the City of Hamilton. Tier 2 metrics are optional but encouraged.

Applicant Information:

Applicant/Agent:	
Name (First, Last Name):	
Email:	

Project Information: Site Plan Draft Plan of Subdivision

Project Name:	
Address of Subject Land (Street Number and Name):	
Registered Owner (First, Last Name):	
Telephone Number:	
Date Checklist Completed (yyyy-mm-dd):	
Is this checklist revised from an earlier submission (Yes/No):	
Gross Floor Area (square metres):	
Number of Units:	
Number of Storeys:	
Non-Residential Gross Floor Area (square metres):	

Proposal Description (narrative of your project):

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Glossary

- **Part 3 Buildings:** This refers to all mid to high-rise residential and all non-residential developments and refers to buildings that are subject to Part 3 of Division B of the Ontario Building Code, per Article 1.1.2 O.Reg. 332/12: Building Code. This includes buildings exceeding 600 m² in building area or exceeding three storeys in height.
- **Part 9 Buildings:** This refers to low-rise residential developments and refers to buildings that are subject to Part 9 of Division B of the Ontario Building Code, per Article 1.1.2 O.Reg. 332/12: Building Code. This includes buildings of three or fewer storeys in height or with a building area not exceeding 600 m².
- **Low-Density Residential Development:** Low-density residential uses generally include single-detached, semi-detached, duplex, triplex, fourplex, and street townhouse dwellings.
- **Medium and High-Density Residential Development:** High and medium-density residential uses are characterized in the Urban Hamilton Official Plan as multiple dwelling forms containing five or more dwelling units. Examples include block townhouse dwellings, stacked townhouse dwellings, street townhouse dwellings fronting onto a condominium road, and apartment dwellings.
- **Mixed-Use Development:** A development or area made up of mixed land uses either in the same building or in separate buildings. The mix of land uses may include commercial, industrial or institutional uses but must include residential units (*defined in the [UHOP](#)*).
- **Institutional Development:** A development or area comprised of public or non-public institutions in individual buildings or groups of buildings. The uses may include but are not limited to educational facilities, religious facilities, cultural facilities, health care facilities, or daycare facilities (*not defined in the [UHOP](#), but a land use designation with permitted uses, development policies, etc. in Section E.6.0*).
- **Industrial Development:** A development or area that permits for a range of employment activity, including offices, business parks, and industrial uses including but not limited to manufacturing and warehousing. (*Employment Areas are defined in the [UHOP](#), the description is also based on policies for the Employment Area – Industrial Land designation in Section E.5.0*).
- **Commercial Development:** A development or area that are primarily located in mixed-use areas and accommodates a range of uses, including but not limited to retail, restaurants, and other similar service commercial uses (*not defined in the [UHOP](#), but described based on policies for the Commercial and Mixed Use Designations in Section E.4.0*).



EC1 ENERGY PERFORMANCE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC1.1a	Tier 1	Part 9 - Performance	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 1 performance limits.		Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target.		
EC1.1b	Tier 1	Part 9 - Prescriptive	Provide a heat pump system to deliver 80% of facility peak heating load. Commission system to use heat pump as first stage of heating.		Confirmation of make and model of heat-pump to be installed as well as an outline of the commissioning process to be followed by the installer.	A Letter of Certification signed by an accredited professional (Architect, Electrical Engineer, or Mechanical Engineer) post-construction that a heat pump system has been installed and commissioned as required.	
EC1.2a	Tier 2	Part 9 - Performance	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 2 performance limits.		Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target		
EC1.2b	Tier 2	Part 9 - Prescriptive	Provide 100% of heating and 100% of domestic hot water using heat pump systems. Heat pumps may be sized for 80% of peak load.		Confirmation of make and model of heat-pumps to be installed, back-up heating type (if any) as well as an outline of the commissioning process to be followed by the installer.		
EC1.3a	Tier 1	Part 3 - Performance	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the applicable Tier 1 performance limits		Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating		



Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
			For all other Part 3 buildings: develop a whole-building energy model, and design and construct the building to meet the National Energy Code of Canada for Buildings (NECB) 2020 ² Tier 2 + GHG Reduction of >80% vs. NECB reference case.		compliance with the applicable target.		
EC1.3b	Tier 1	Part 3 – Prescriptive – MURBs Only	Provide a heat pump system to deliver 80% of facility peak heating load. Commission system to use heat pump as first stage of heating.		Confirmation of equipment make and model of heat-pump system to be installed, a schematic design of the proposed system, as well as an outline of the commissioning process to be followed by the installer.	A Letter of Certification signed by an accredited professional (Architect, Electrical Engineer, or Mechanical Engineer) post-construction that a heat pump system has been installed and commissioned as required.	
EC1.3c	Tier 1	Part 3 – Trade-Off Path	If facility pursues Tier 2 target for GHGI, then relax TEDI and TEUI targets as follows: MURBs - TEDI relaxed to 35, TEUI relaxed to 125 Office & Retail - TEDI relaxed to 35, TEUI relaxed to 115.		Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target		
EC1.4a	Tier 2	Part 3 - Performance	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 2 performance limits. For all other Part 3 buildings: develop a whole-building energy model, and design and construct the building to meet the National Energy Code of Canada for Buildings (NECB) 2020 Tier 3 + zero (0) on-site fossil fuel emissions (i.e. Scope 2 emissions need not be zero)		Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target.	Energy Modelling Report or other documentation demonstrating compliance with the targeted standard summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional. Updated Energy Model Report.	



Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC1.4b	Tier 2	Part 3 – Prescriptive – MURBs Only	Provide a fully electrified system for heating and domestic hot water using heat pumps as a first stage. Heat pumps must be sized for 80% of peak load.		Confirmation of equipment make and model of heat-pump system to be installed, a schematic design of the proposed system, as well as an outline of the commissioning process to be followed by the installer.	A Letter of Certification signed by an accredited professional (Architect, Electrical Engineer, or Mechanical Engineer) post-construction that a heat pump system has been installed and commissioned as required.	
EC1.5	Tier 3	All Buildings	Demonstrate on-site near-zero operations by complying with EC1.2a/b, EC1.4a/b/c OR Achievement of CaGBC Zero Carbon Building (ZCB) Design Standard Certification. Commit to five (5) years of CaGBC Zero Carbon Building (ZCB) Performance Standard Certification.		Follows expected pathway above For ZCB only: Confirmation of registration for ZCB-Design Standard certification.	Follows expected pathway above For ZCB only: CAGBC ZCB-Design Standard certification and complete workbook. ZCB Carbon Building-Performance ZCB Carbon Building-Performance Certification for year 1 of operations and written letter from the building owner to continue the certification for an additional four (4) year period.	



EC2 EMBODIED CARBON

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC2.1	Tier 1	Part 9	<ul style="list-style-type: none"> Conduct a Materials Emissions Assessment using BEAM (Building Emissions Accounting for Materials tool), or an equivalent tool, to measure A1-A3, stage emissions for all structural, enclosure, and major finishes (cladding, flooring, ceilings, interior wall sheathing). 		An Embodied Carbon report declaring the materials that are anticipated to be used and the estimated total embodied carbon emissions of these materials.		
EC2.2	Tier 1	Part 3	<ul style="list-style-type: none"> Conduct a whole building life cycle assessment (LCA) of the building's structure and envelope in accordance with the CaGBC Zero Carbon Building Standard v3 methodology. Report embodied carbon for the following life cycle stages: A1-A5, B1-B5, and C1-C4. 		An Embodied Carbon report declaring the materials that are anticipated to be used and the estimated total embodied carbon emissions of these materials.		
EC2.3	Tier 2	All	<ul style="list-style-type: none"> Demonstrate a minimum 5% reduction in embodied carbon compared to a baseline building. 		An Embodied Carbon report declaring the materials that are anticipated to be used, the estimated total embodied carbon emissions of these materials, and the achieved embodied reduction compared to a baseline building.		



EC3 REFRIGERANT LEAKAGE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC3.1	Tier 1	Part 3.	<ul style="list-style-type: none"> Develop a Refrigerant Leakage Plan describing the ongoing refrigerant leakage tracking process and corrective action plan to address refrigerant leaks should they occur in any base building HVAC systems. The Plan should list the total quantity, type, and the Global Warming Potential (GWP) of each refrigerant contained in HVAC systems with a capacity greater than 19 kW (5.4 tons). 		Provide a Letter of Commitment signed by a qualified professional (Mechanical Engineer) and the owner/developer/builder that includes confirmation that the requirements of this metric will be met.	Refrigerant Leakage Plan	

EC4 BUILDING RESILIENCE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC4.1	Tier 2	Part 3	<ul style="list-style-type: none"> Mid and High-Density Residential only: Provide a refuge area with heating, cooling, lighting, potable water. Provide back-up power to essential building systems for 72 hours. 			Drawings, plans, or other documentation demonstrating that the project incorporates resilient measures.	



EC5 ON-SITE RENEWABLES

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
EC5.1	Tier 1	Part 9	<ul style="list-style-type: none"> Plan of Subdivision only: Complete a Community Energy Plan demonstrating energy emissions and resiliency targets on a community scale. 		Plan of Subdivision only: Provide a Community Energy Plan.		
EC5.2	Tier 1	All	<ul style="list-style-type: none"> Design all new buildings for solar readiness. Where applicable, include an opt-in for new owners to install solar PV or thermal systems at the new owner's expense. 		Site Plan Application only: Drawings, plans, specifications, or other documentation demonstrating that is project is solar-ready.		
EC5.3	Tier 2	Part 9	<ul style="list-style-type: none"> Design and install on-site renewable energy systems to supply at least 10% of the building's total energy load from one or a combination of energy source(s). OR Design and install on-site renewable energy systems to supply at least 20% of the building's total energy load from geo-exchange (geothermal or ground source heat pumps). 		Site Plan Application only: Drawings, plans, specifications, or other documentation demonstrating the project's on-site renewable sources. Energy Modelling Report or other documentation demonstrating the percentage of the project's energy needs provided by on-site renewable sources.		
	Tier 2	Part 3	<ul style="list-style-type: none"> Design and install on-site renewable energy systems to supply at least 5% of the building's total energy load from one or a combination of energy source(s). OR Design and install on-site renewable energy systems to supply at least 20% of the building's total energy load from geo-exchange (geothermal or ground source heat pumps). 		Site Plan Application only: Drawings, plans, specifications, or other documentation demonstrating the project's on-site renewable sources. Energy Modelling Report or other documentation demonstrating the percentage of the project's energy needs provided by on-site renewable sources.		



EC6 DISTRICT ENERGY

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
EC6.1	Tier 1	All	<ul style="list-style-type: none"> Investigate the feasibility of shared energy solutions, such as the development of low carbon thermal energy networks or connection to planned or existing district energy systems and identify the required provisions to be district energy ready. 		Site Plan Application and Plan of Subdivision: Provide a Letter signed by a qualified professional (Mechanical Engineer) and the owner/developer/builder that describes how opportunities for district energy have been explored.		
EC6.2	Tier 2	All	<ul style="list-style-type: none"> Connect to a district energy system where one exists or design for future connection where a future district energy system is slated for development. 			Drawings, plans, or other documentation demonstrating connection, or design will accommodate future connections.	

EC7 BUILDING SYSTEMS COMMISSIONING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC7.1	Tier 2	All	<ul style="list-style-type: none"> Conduct best practice commissioning, per the requirements referenced in LEED BD+C v4.1 Fundamental Commissioning and Verification pre-requisite. 		Provide a Letter of Commitment signed by the owner/developer/builder that best practice commissioning will be performed OR Proof a commissioning agent is retained.	Commissioning Plan & Report.	



EC8 AIR TIGHTNESS TESTING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC8.1	Tier 1	All	<ul style="list-style-type: none"> Conduct best practice commissioning, per the requirements referenced in LEED BD+C v4.1 Fundamental Commissioning and Verification pre-requisite. 		Provide a letter signed by a qualified professional (Building Envelope Engineer or Building Science Engineer) and the owner/developer/builder that describes the project's approach to achieving air tightness, and the process for any planned testing.		
EC8.2	Tier 2	All	<ul style="list-style-type: none"> Conduct a whole-building air leakage test to improve the quality and airtightness of the building envelope and report the performance achieved. 			Air Leakage Testing Report.	

EC9 ENERGY METERING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC9.1	Tier 1	All	<ul style="list-style-type: none"> Install electricity and/or thermal sub-meters for all energy end-uses that represent more than 10% of the building's total energy consumption. 		Provide a Letter of Commitment signed by a qualified professional (Electrical Engineer and Mechanical Engineer) and the owner/developer/builder that includes confirmation that the requirements of this metric will be met.	<p>Electrical and mechanical single-line diagrams that indicate the provision of electricity and thermal sub-meters.</p> <p>A metering plan listing all meters along with type, energy source metered, diagrams, and/or references to design documentation.</p>	

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC4.2	Tier 2	All	<ul style="list-style-type: none"> For buildings with multiple tenants, provide energy submetering for each commercial/institutional tenant, or in each residential suite¹. 		<p>Provide a Letter of Commitment signed by a qualified professional (Electrical Engineer and Mechanical Engineer) and the owner/developer/builder that includes confirmation that the requirements of this metric will be met.</p>	<p>Electrical and mechanical single-line diagrams that indicate the provision of electricity and thermal sub-meters.</p> <p>A metering plan listing all meters along with type, energy source metered, diagrams, and/or references to design documentation.</p>	

EC10 BENCHMARKING & REPORTING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC10.1	Tier 1	Part 3	<ul style="list-style-type: none"> Buildings 50,000 square feet (≈ 4645 m²), or larger: Enroll the project in ENERGYSTAR® Portfolio Manager to track energy and water consumption of the new development during operations in accordance with O. Reg. 506/18. 		Provide a Letter of Commitment signed by the owner/developer/builder that includes confirmation that the requirements of this metric will be met.	Confirmation of Registration.	
EC10.2	Tier 2	All	<ul style="list-style-type: none"> Enroll the project in ENERGYSTAR® Portfolio Manager¹ to track energy and water consumption of the new development during operations. 		Provide a Letter of Commitment signed by a qualified professional (Electrical Engineer or Mechanical Engineer) and the owner/developer/builder that includes confirmation	Confirmation of Registration.	



Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
					that the requirements of this metric will be met.		



EC11 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC11.1	Tier 1	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Ensure 100% of all parking spaces are EV-ready. 		On the Site Plan Drawing, Traffic Plan, or Parking Study.		
	Tier 1	Part 9 (Non-Residential)	<ul style="list-style-type: none"> Ensure at least 50% of all parking spaces are EV-ready. 		On the Site Plan Drawing, Traffic Plan, or Parking Study.		
EC11.2	Tier 2	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Provide at least 20% of all parking spaces with Electric Vehicle Supply Equipment (EVSE). 		Parking plan(s) indicating the location and number of EV chargers.		
	Tier 2	Part 9 (Non-Residential)	<ul style="list-style-type: none"> Provide at least 10% of all parking spaces with Electric Vehicle Supply Equipment (EVSE). 		Parking plan(s) indicating the location and number of EV chargers.		

EC12 ELECTRIC BICYCLE CHARGING INFRASTRUCTURE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC12.1	Tier 1	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Provide Energized Outlets for 15% of the bicycle parking spaces for electric bicycle charging. 		Parking plan(s) indicating the location of electric bicycle charging.		



EB1 NATIVE SPECIES PLANTING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
EB1.1	Tier 1	All	<ul style="list-style-type: none"> Use native or adapted species for 50% of the new landscaping planted areas (including grassed areas). Select drought-tolerant species from colder climate zones wherever possible. 		Landscape Plan with planting schedule demonstrating where species will be native or adapted.		
EB1.2	Tier 1	All	<ul style="list-style-type: none"> Per the Ontario Invasive Species Act, do not plant invasive species. 		Landscape Plan with planting schedule demonstrating that plant species do not include invasive species.		
EB1.3	Tier 1	All	<p>For sites adjacent to Agricultural lands, Natural Heritage features, Environmentally Significant Areas, and any other areas that are restricted from development:</p> <ul style="list-style-type: none"> Provide vegetated protection zones. Vegetated protective zones must include 100% native vegetation, with a preference for drought-tolerant species. 		Landscape Plan with planting schedule.		
EB1.4	Tier 2	All	<ul style="list-style-type: none"> Use native or adapted species for 75% of the new landscaping planted areas (including grassed areas), i.e. 75% of the total landscaped area should be covered by native or adapted plant species. Include permanent signage highlighting the native species planted on site. 		<p>Site Plan Application only: Landscape Plan with planting schedule demonstrating where species will be native or adapted.</p> <p>Drawings or plans with signage details highlighting species planted on site.</p>		



Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
EB1.5	Tier 2	All	<ul style="list-style-type: none"> Support the City's "Bee City" designation by restoring or protecting a minimum of 30% of the site with native vegetation that includes at least two native flowering species that bloom at different periods over the growing season. 		Site Plan Application only: Landscape Plan with planting schedule demonstrating where species will be native, and indicating at least two native flowering species that bloom at different periods over the growing season.		

EB2 TREE PLANTING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
EB2.1	Tier 1	All	<ul style="list-style-type: none"> Protect healthy, mature trees that exist within the project boundary. Comply with the requirements of the City of Hamilton Tree Protection Guidelines. 		Site Plan Application and Plan of Subdivision: A Tree Inventory Report and Preservation Plan.		
EB2.2	Tier 1	All	<ul style="list-style-type: none"> Provide each tree planted with access to 21 m³ of soil per tree. Where trees share soil, such as in a continuous planting trench, a reduction to 16 m³ per tree may be permitted. 		Site Plan Application only: Plan(s) or drawings demonstrating the volume of soil provided for each tree.		
EB2.3	Tier 1	All	<ul style="list-style-type: none"> Where surface parking is provided, plant 1 shade tree for every 5 parking spaces. 		Site Plan Application only: Plan(s) or drawings indicating the locations of all trees and parking spaces within the surface parking area.		



Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
EB2.4	Tier 1	All	<ul style="list-style-type: none"> Plant trees to shade at least 50% of the bike paths and walkway/sidewalk lengths. 		Site Plan Application only: Canopy Cover Plan(s) or drawings demonstrating walkway/sidewalk area shaded within 10 years.		
EB2.5	Tier 1	All	<ul style="list-style-type: none"> Provide a watering and maintenance program for trees for at least the first 4 years after planting. The maintenance programs should include measures to reduce the impact of de-icing salt on vegetation. 		Site Plan Application only: A Letter of Commitment signed by an accredited professional (Landscape Architect, Architect, or Professional Engineer) and the owner/developer that describes the watering and maintenance program for trees.	Operating and Maintenance plan or other documentation detailing the maintenance program for trees.	
EB2.6	Tier 2	All	<ul style="list-style-type: none"> Plant trees to achieve a 40% tree canopy cover for the site, excluding the building footprint. 		Site Plan Application only: Landscape Plan(s) and supporting calculations demonstrating compliance. Canopy Cover Plan(s).		



EB3 BIRD FRIENDLY DESIGN

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EB3.1	Tier 1	All	<ul style="list-style-type: none"> Design in accordance with the guidelines laid out in the Canadian Standards Association's (CSA) Bird-Friendly Building Design Standard A460. Use a combination of Bird-Friendly Design strategies to treat at least 90% of the exterior glazing including transparent railings and barriers) located within the first 16 metres of the building above grade or to the height of the mature tree canopy, whichever is greater. Where there is glazing adjacent to green roofs and/or other rooftop vegetation, the bird collision mitigation strategy shall be applied to a height of 4 m from the surface of the green roof or the height of the adjacent mature vegetation, whichever is greater. Eliminate all fly-through effects (e.g., glass corners, parallel glass) and other traps from building design or use specified bird-safe glass or integrated protection measures. 		<p>Elevation drawings demonstrating the location of bird-friendly strategies and calculations demonstrating metric requirements will be achieved.</p> <p>Details or specifications and drawings indicating treated area, type of treatment, density of visual markers, etc.</p>		
EB3.2	Tier 1	All	<ul style="list-style-type: none"> Ground-level ventilation grates have a porosity of less than 20 mm X 20 mm (or 10 mm X 40 mm). 		Site plan, or other documentation indicating the location and porosity of any ground-level ventilation grates.		



EB4 LIGHT POLLUTION

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EB4.1	Tier 1	All	<ul style="list-style-type: none"> All exterior fixtures must be Dark Sky compliant. 		Site plan, or other documentation indicating lighting type, orientation, location, and controls.		
EB4.2	Tier 1	All	<ul style="list-style-type: none"> Rooftop and exterior facade architectural illumination must be directed downward and turned off between the hours of 10 p.m. and 6 a.m. 				
EB4.3	Tier 1	All	<ul style="list-style-type: none"> Implement lighting controls in non-residential spaces that reduce nighttime spillage of light by 50% from 11 p.m. to 5 a.m. 		A Letter of Commitment from a qualified professional (Architect or Electrical Engineer), and the owner/developer/builder describing how metric requirements will be met.		

EB5 CLIMATE POSITIVE LANDSCAPE DESIGN

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EB5.1	Tier 2	All	<ul style="list-style-type: none"> Use the Climate Positive Design's Pathfinder: Landscape Carbon Calculator to calculate the embodied carbon and the carbon sequestration potential within landscape designs. 		<p>Climate Positive Design Scorecard reporting the Net Project Impact.</p> <p>Site plan and/or landscape plans aligning with the information input in the Landscape Carbon Calculator.</p>		





W1 REDUCED WATER USE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
W1.1	Tier 1	All	<ul style="list-style-type: none"> Water-consuming fixtures do not exceed the following maximum flow requirements and are WaterSense® labeled: <ul style="list-style-type: none"> High-efficiency toilets: 4.0 L/flush OR 3 and 6 L/flush (dual flush toilets); and Low flow lavatory faucets: 5.7 L/min. 		A Letter of Commitment signed by a qualified professional (Mechanical Engineer) and the owner/developer that includes confirmation that requirements of this metric will be met.	Plumbing fixture specifications or other documentation demonstrating WaterSense® labelling and flush/flow rates.	
W1.2	Tier 2	All	<ul style="list-style-type: none"> Reduce indoor potable water consumption by 40% over the baseline fixture (per LEED BD+C v4 guidance). 		Credit calculations demonstrating compliance with the metric requirements.	Plumbing fixture specifications or other documentation demonstrating flush/flow rates, and updated credit calculations (if necessary).	
W1.3	Tier 2	All	<ul style="list-style-type: none"> Outdoor: Reduce potable water used for irrigation by 60% (per LEED BD+C v4 guidance). 		Credit calculations demonstrating compliance with the metric requirements.	Irrigation specifications or other documentation demonstrating irrigation system, and updated credit calculations (if necessary).	



W2 BENCHMARKING AND REPORTING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
W2.1	Tier 1	Part 9	<ul style="list-style-type: none"> Buildings 50,000 square feet ($\approx 4645 \text{ m}^2$), or larger: Enroll the project in ENERGYSTAR® Portfolio Manager to track energy and water consumption of the new development during operations in accordance with O. Reg. 506/18. 		Provide a Letter of Commitment signed by the owner/developer/builder that includes confirmation that the requirements of this metric will be met.	Confirmation of Registration	
W2.2	Tier 2	All	<ul style="list-style-type: none"> Enroll the project in ENERGYSTAR® Portfolio Manager to track energy and water consumption of the new development during operations. 			Confirmation of Registration	

W3 WATER METERING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
W3.1	Tier 2	All	<ul style="list-style-type: none"> For buildings with multiple tenants, provide water submetering for each commercial/institutional tenant and per residential suite. 		Plans, drawings, or other documentation indicating individual water meters in building.		



W4 STORMWATER MANAGEMENT

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
W4.1	Tier 1	All	<ul style="list-style-type: none"> Provide long-term controls for Erosion and Sediment Control (ESC) in conformance with the Erosion and Sediment Control Guide for Urban Construction (2019). Demonstrate compliance with the Green Standards and Guidelines for Low Impact Development. 		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance.		
W4.2	Tier 2	All	<ul style="list-style-type: none"> Design for future rainfall data instead of historical rainfall data to account for future climate change. 		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance.		



WM1 CONSTRUCTION WASTE REDUCTION AND MANAGEMENT

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
WM1.1	Tier 1	All	<ul style="list-style-type: none"> Manage construction and demolition waste in accordance with O. Reg. 103/94. 		Construction and Demolition Waste Management Plan.		
WM1.2	Tier 1	All	<ul style="list-style-type: none"> Develop and implement a Construction and Demolition Waste Management Plan and demonstrate a diversion rate of 50% or more from landfill. 		Construction and Demolition Waste Management Plan.		
WM1.3	Tier 2	All	<ul style="list-style-type: none"> Demonstrate a waste diversion rate of 75% or more from landfill. 			Waste Diversion Report indicating total Construction and Demolition Waste diversion rate of the project.	

WM2 OPERATIONAL WASTE REDUCTION AND MANAGEMENT

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
WM2.1	Tier 1	Part 9 (Residential)	<ul style="list-style-type: none"> Design and construct the building(s) to meet section 3.5 of the City of Hamilton's waste design requirements for new developments. 		Drawings or plans indicating the type, floor area and location of the waste storage and sorting system.		
WM2.2	Tier 1	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Design kitchen cabinets to accommodate space for the separate collection of recycling, organics, and garbage. 		A Letter of Commitment signed by a qualified professional (Architect) and the owner/developer/builder that includes confirmation that requirements of this metric will be met.	Drawings or plans indicating the designated space.	



WM3 MATERIAL REUSE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
WM3.1	Tier 2	All	<ul style="list-style-type: none"> Maintain the existing building structure and envelope for 30% of the existing floor area OR use existing interior non-structural elements for at least 30% of the entire completed building, including additions. 		<p>A Letter of Commitment signed by a qualified professional (Architect, Structural Engineer) and the owner/developer/builder that includes confirmation that requirements of this metric will be met.</p> <p>Calculations completed by a qualified professional (Architect, Structural Engineer) demonstrating this metric can be met.</p>	<p>Report/ drawings/ plans demonstrating the preserved and new components of the building,</p> <p>Calculations completed by a qualified professional (Architect, Structural Engineer) demonstrating this metric has been met.</p>	



CD1 PROMOTION OF PUBLIC AND ACTIVE TRANSPORTATION

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
CD1.1	Tier 1	All	<ul style="list-style-type: none">Develop a Transportation Demand Management (TDM) Plan and demonstrate a 25% reduction in single occupancy auto vehicle trips generated by the proposed development.		Site Plan Application only: Transportation Demand Management Plan demonstrating a 25% reduction.		
CD1.2	Tier 1	All	<ul style="list-style-type: none">Construct a network of suitable cycling facilities and multi-use paths within the development which also connects to the bicycle network and implement recommendations of the City's Transportation Master Plan and/or Cycling Master Plan (where applicable).		Site Plan Application and Plan of Subdivision: Plan(s) indicating network of cycling facilities and multi-use paths.		
CD1.3	Tier	All	<ul style="list-style-type: none">Provide safe and direct routes that encourage the use of active transportation modes and connect to transit, commercial areas, community facilities, and parks.		Site Plan Application and Plan of Subdivision: Plan(s) indicating safe and direct active transportation routes.		
CD1.4	Tier 1	All	<ul style="list-style-type: none">Locate transit stops in accessible and safe areas.		Site Plan Application and Plan of Subdivision: Plan(s) indicating transit stops.		



CD2 SERVICES WITHIN WALKING DISTANCE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD2.1	Tier 2	All	<ul style="list-style-type: none"> Locate the building(s) within 800m of at least one of the following: <ul style="list-style-type: none"> Transit station or stop; Three amenities or services; Public park or recreational trail. 		Site plan(s) highlighting walking distance to selection option.		

CD3 BICYCLE FACILITIES

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD3.1	Tier 1	All	<ul style="list-style-type: none"> Provide long-term and short-term bicycle parking spaces that meet or exceed the minimum rates. 		Plan(s) indicating location, number, and type of bicycle parking spaces.		
CD3.2	Tier 2	All	<ul style="list-style-type: none"> Provide an additional 20% long-term and short-term bicycle parking spaces, beyond the CD3.1 requirements. 		Plan(s) indicating location, number, and type of bicycle parking spaces.		
CD3.3	Tier 2	Part 9 (Residential)	<ul style="list-style-type: none"> Include dedicated bike share location onsite and engage in contract with Hamilton Bike Share program. Alternative Compliance Path: Provide at least 10 additional publicly accessible, short-term bicycle parking spaces, at-grade on the site or within the public boulevard. 		Site plan(s) highlighting the location of planned bike share location For ACP only: Site plan(s) highlighting the location of publicly accessible spaces.	Documentation demonstrating enrollment in Hamilton Bike Share Program.	



CD4 ACCESSIBLE DESIGN

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD4.1	Tier 1	All	<ul style="list-style-type: none"> Meet the Accessibility for Ontarians with Disabilities Act (AODA) Integrated Accessibility Standards, sections 80.16 to 80.31 inclusive, for pedestrian infrastructure. 		Plan(s), drawing(s), or other documentation demonstrating compliance.		

CD5 URBAN AGRICULTURE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD5.1	Tier 1	All (Excluding Commercial and Industrial)	<ul style="list-style-type: none"> Residential buildings: Provide 0.5 sq.m. per dwelling unit of garden space. Institutional Buildings: Provide space for urban agriculture and/or community garden. 		Landscape Plans indicating dedicated garden area.		

CD6 HEAT ISLAND EFFECT

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD6.1	Tier 1	All	<ul style="list-style-type: none"> Use one or a combination of a green roof, cool roof and solar PV installed for at least 75% of available roof space. 		Roof plan(s) indicating the heat island reduction measures, including the SRI values(s) of roof materials (if applicable).		

CD7 COMMUNITY SUSTAINABILITY OUTREACH

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CD8 CELEBRATION OF HERITAGE AND CULTURE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD8.1	Tier 1	All	<ul style="list-style-type: none"> Where new developments are located near natural heritage features, locate amenities and green spaces nearby to provide a buffer. Where trails occur or are planned, provide a connection to the broader community. 		Plan(s), drawing(s), or other documentation demonstrating targeted feature(s).		
CD8.2	Tier 1	All	<ul style="list-style-type: none"> Significant cultural heritage resources, including heritage buildings and structures, shall be conserved in accordance with provincial and municipal policies. These resources should be retained in situ and integrated into compatible and sympathetic new development. For development projects that may impact on-site or adjacent cultural heritage resources, a Cultural Heritage Impact Assessment may be required and would guide the strategy for conservation, ranging from adaptive reuse, relocation to documentation and salvage. 		Cultural Heritage Impact Assessment, including any subsequent plans or studies recommended in the assessment (Conservation Plan, Vibration Study, etc.).		
CD8.3	Tier 1	All	<ul style="list-style-type: none"> Incorporate public art into publicly accessible and visible spaces or into building designs as an architectural element, where feasible, which celebrates the culture or history of the area. 		Plan(s), drawing(s), or other documentation demonstrating targeted feature(s).		
CD8.4	Tier 2	All	<ul style="list-style-type: none"> Introduce beautification measures/amenities that beautify stormwater management features, such as ponds. 		Plan(s), drawing(s), or other documentation demonstrating targeted feature(s).		

Appendix C

Advisory & Consultation Findings for GBS Implementation

Considerations for GBS Implementation

This Appendix outlines the advisory and consultation findings regarding future implementation considerations for the GBS. It includes a summary of the discussed implementation supports, a summary of 'What We Heard' from the engagement, and the outcomes of this work.

#1 – Development charge reductions or deferrals

Overview & Research Findings

Development charge reductions or deferrals are financial incentives offered by municipalities to lower or postpone the fees that developers must pay for infrastructure and services when building new projects. These incentives aim to reduce upfront costs, making it more attractive for developers to invest in sustainable and innovative building practices.

Incentivizing builders with lower upfront development costs may spur growth and attract more projects. By offering development charge reductions or other financial incentives, municipalities can enhance the marketability of sustainable developments. These incentives can attract investors and developers who prioritize sustainability, encouraging the adoption of new and innovative building technologies that might otherwise be too expensive.

Other cities with GBS, such as Vancouver and Toronto, already offer reduced development charges and expedited permit processes for those that go beyond the minimum requirements. This approach not only makes sustainable development more appealing but also streamlines the approval process, making it easier for developers to move forward with their projects.

The return on investment for municipalities can also be significant. A study by the National Renewable Energy Laboratory (NREL) found that green buildings generate economic returns through higher property values, reduced utility costs, and increased demand for sustainable properties. By offering development charge reductions, municipalities can reap long-term economic benefits while promoting environmentally friendly building practices⁸.

What We Heard

The following summarized key feedback that was received through the consultation sessions regarding this topic:

- City interested parties noted that development charge reductions are likely not feasible; however, the City is currently exploring deferrals and other options through CIPs, Parkland Dedication Fees, etc.
- Interested parties in the development industry are eager to see incentives related to faster, simpler approval processes and clearer guidance on requirements. Providing prescriptive pathways may support this.
- Interested parties in the development industry are supportive of development charge reductions or deferrals and expressed that they should apply to all developers building above the OBC.
- Amendment to the Development Charges By-law would be subject to public process and decision of Council and therefore subject to potential appeals.

⁸ As found here:

https://betterbuildingssolutioncenter.energy.gov/sites/default/files/attachments/Energy%20Efficiency%20and%20Financial%20Performance_12_2015.pdf

Outcomes

The following summarizes the outcomes from the research and consultation findings as it relates to exploring development charge reduction or deferrals:

- City to continue to explore deferrals and other options to reduce or defer development charges through CIPs and Parkland Dedication Fees.
- Consider using prescriptive pathways as method to support faster and simpler approval processes, and guidance on requirements.
- The core recommendation of having the benefits from DC deferrals and other City-led incentives flow only to those pursuing Tier 2 (or better) performance is aligned with the CCAC recommendation and consistent with best practice recommendations which use the GBS to motivate material change within the sector while also offering incentives for further innovation⁹.
- To make more tangible the benefits of DC deferrals and other contemplated supports, it is recommended that the City engage with local developers to explore the “pro forma” benefit of various incentives on specific (or exemplar) projects, confirming the extent to which the actions the City is willing to take will have a material contribution to project financials. This engagement will allow the feedback of developers to influence the scale of the incentives while also making more transparent the balance of costs vs. benefit associated with the programs.

#2 – Harmonize reviews for modeled submissions

Overview & Research Findings

Mississauga, Toronto and other GTHA municipalities all have modeled submission requirements for both Part 3 and Part 9 buildings, few municipalities have a dedicated team of staff who perform reviews of modeled submissions (for example, Toronto only has this for Part 3 buildings). This means that quality reviews of modeled submissions are not common, leading to some risk for both future owners, developers and the City. Working with other municipalities to harmonize the review of modeled submissions would improve the quality and reliability of submissions and reduce the cost of the process for all – this could be a consideration for future work in GBS implementation and future updates.

Enbridge’s Saving’s By Design program also required the development of models at a similar level of quality and accuracy as those typically submitted for GBS approval. Savings by Design is expected to end in 2025. A unique way to continue to engage the large community of modelers who are associated with this program is ask them to help develop a process for standardized reviews of modeled submissions across Ontario. Sustainable Buildings Canada (who has run Savings By Design in Ontario for many years) may be an appropriate organization to act as the platform for this engagement.

Additionally, GBS modeled submissions and OBC modelled submissions currently occur at two separate instances in the development timeline – the intent of harmonizing reviews for modeled submissions would be to try and merge or tightly align both reviews so that they are completed at the same time and potentially by the same reviewer (see Figure 3). This would expedite the review and approval process and hopefully provide some efficiencies for businesses and the City.

⁹ A summary of the benefits of Green Development Standards provided by The Atmospheric Fund includes – as core recommendations – making the standard mandatory and rewarding leadership through incentives. See more details [here](#).

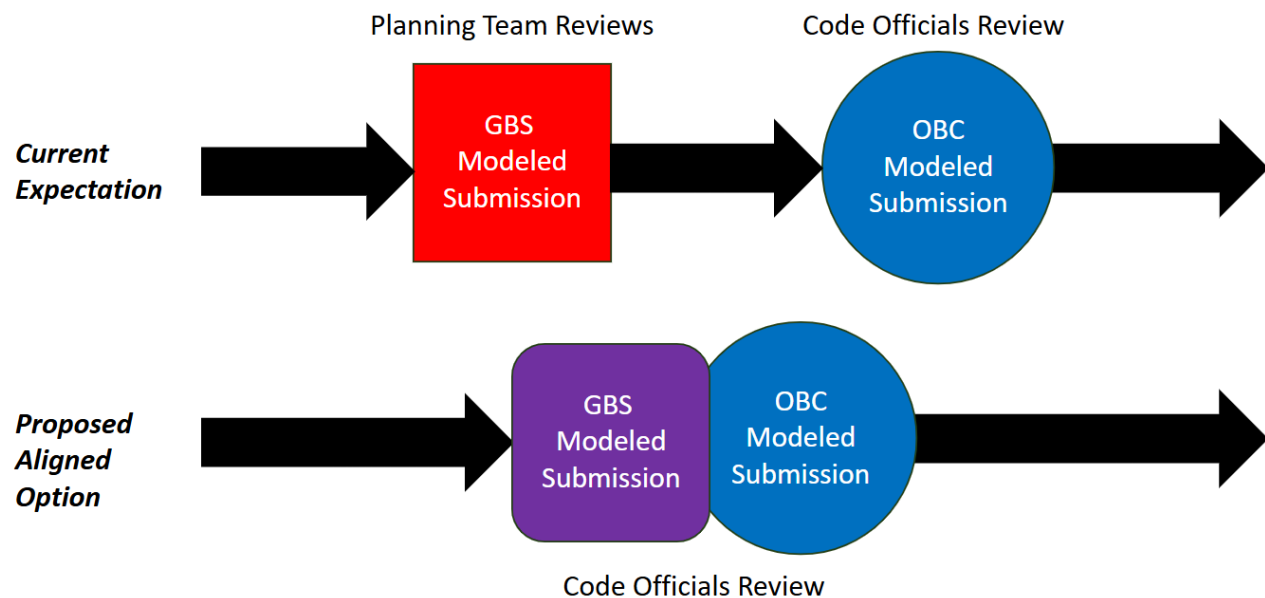


Figure 3: Overlapping submissions and reference standards for both GBS and OBC

Furthermore, harmonizing the GBS metrics with other standards and codes (such as NECB or TGS) could allow for streamlined submission reviews. This would also help with upskilling City staff that will be reviewing and approving GBS-related submissions.

What We Heard

The following summarized key feedback that was received through the consultation sessions regarding this topic:

- Regardless of whether reviews are centralized, upskilling City Staff to review and approve GBS-related submissions or seeking external expertise will be crucial.
- This could address some issues industry faces with green development standards being part of the site plan approval stage.
- Concern about the potential liability of discrepancies between GBS and OBC.
- Interested parties expressed concern about timing of harmonized review.
- Other municipalities address the issue of separate SPA and OBC requirements by requiring a letter of commitment (for example) to address a particular metric or requirement later in the development process.
- Interested party recommended ongoing engagement with development professionals to understand what is required at SPA vs. OBC.

Outcomes

The following summarizes the outcomes from the research and consultation findings as it relates to harmonizing reviews for modeled submissions:

- City to consider and proactively plan for upskilling needs of City staff to review GBS-related submissions.
- City to consider working with other municipalities to centralize the review of modeled submissions to improve quality and reduce costs overall.

- Explore potential of overlapping submissions, however, ensure that this is done with consideration of liabilities between GBS and OBC.

#3 – Advocate for access to incentives for developers and purchasers

Overview & Research Findings

The City could advocate for developers to access industry or government funds by actively engaging with utilities, energy regulators, and provincial or federal governments to create a supportive network for sustainable development. This advocacy could involve organizing collaborative meetings and forums where developers can directly interact with representatives from these organizations to learn about available funding opportunities and incentives. The city could also provide resources and guidance on navigating the application processes for grants, subsidies, and other financial support. Additionally, the city might work to establish partnerships with these entities to develop tailored incentive programs that align with the city's green building standards. By fostering these connections and offering comprehensive support, the city can effectively encourage developers to leverage industry and government funds to achieve sustainable building practices.

Creating a centralized hub or website that connects developers to municipal, provincial, and federal incentives could also be an effective approach to streamlining access to financial support and encouraging sustainable development. This resource center would not only direct developers to available incentives but also provide comprehensive information about eligibility, the application process, and deadlines.

An example of such a system is the UK Green Building Council (UKGBC), which has developed resources to connect developers with government programs like the Green Homes Grant. Similarly, many local authorities promote national programs that encourage energy efficiency upgrades in buildings. By ensuring that incentives are easy to find and understand, these platforms significantly increase uptake and support the adoption of sustainable building practices.

Implementing a similar resource center in Ontario (and, if appropriate, across Canada) could greatly benefit developers by simplifying the process of accessing financial support and fostering a more sustainable built environment.

Furthermore, the City might advocate for greener or more energy-efficient homes by creating a range of incentives and rebates for purchasers. One approach could be to offer financial incentives such as tax credits, rebates, or grants for buyers who choose homes that meet specific green building standards. These incentives can help offset the higher upfront costs associated with energy-efficient homes, making them more attractive to potential buyers.

What We Heard

The following summarized key feedback that was received through the consultation sessions regarding this topic:

- Interest in having a resource hub or specified Staff person within the City that can direct developers toward known incentives to assist with GBS compliance. 'One-stop customer service'.
- Questions related to how new funding can be channelled from Enbridge & IESO – how can the City advocate to these organizations for future funding?
- Interested parties expressed that a prescriptive path could also alleviate this need to a certain extent.

- There may be opportunities for incentives for the end purchaser as well. For example, a form of rebate for the home purchaser for a solar-ready home – this could be implemented through the pre-existing GST approach. This approach may be welcome by builders as it is familiar and has a low administrative burden.

Outcomes

The following summarizes the outcomes from the research and consultation findings as it relates to advocating and supporting developers' access to incentives:

- City to explore having a resource hub or specialized Staff person in the City that can track incentives and liaise with the development community to assist with GBS compliance.
- Discuss with other Ontario municipalities and participate in public feedback opportunities for established funders, such as Enbridge and IESO, to advocate for incentives for energy performance & GHG reduction in new construction. For example, the IESO has recently announced their 2025-2027 Electricity Demand Side Management Program Plan¹⁰ which mentions the plan of including both residential and commercial new construction by 2026.
- City to explore additional rebates or incentives for purchasers through the phased implementation of the GBS.

#4 – Improve testing, reporting and labeling for building certification

Overview & Research Findings

There is a common issue with green buildings where the design (e.g. SPA-submitted) model often differs from the actual, as-measured operating performance. To address this performance gap, several strategies can be implemented. One approach is to enhance building energy modeling by incorporating real-world (i.e. as-constructed/as-operated) data. Models created with information available at the SPA stage often differ from their final, as-operated counterparts. Incenting a process by which as-built models are created and compared to actual building energy use can help explore the performance gap and inform Hamilton (and other cities) about how to update modeling requirements to improve accuracy overall. An example of this work is already being prepared by The Atmospheric Fund, but a larger-scale effort may be worth exploring.

Additionally, requiring (or incenting) building commissioning as part of the GBS can help identify discrepancies between design specifications and actual building performance. Post-occupancy evaluations could also be mandated to assess how buildings perform after occupancy and to collect valuable data for future improvements. Both commissioning and post-occupancy surveys are a requirement to achieve Tier 2 performance within the TGS.

Another potential solution is to implement public building labelling as an extension of existing Energy and Water Reporting and Benchmarking (EWRB) regulations. Two types of labeling may be appropriate – universal labels, or green building labels. The former – as demonstrated by the UK's Energy Label – shows the performance of all buildings relative to each other (as with Energy Star). This kind of label would clearly benefit developers of new buildings who deliver facilities which perform well. Desire for such labeling to be universal is important, however, making universal labeling something to advocate

¹⁰ As viewed here: www.ieso.ca/Sector-Participants/IESO-News/2025/01/2025-2027-Electricity-Demand-Side-Management-Program-Plan-Released

for across the province, not just in Hamilton. Green building labels similar to San Francisco's GreenPoint Rated label or LEED offer an alternative approach. These labels publicly recognize buildings for their sustainability, enhancing visibility to potential tenants, investors, and the public. By introducing a public building label Tier 2 buildings, developers may be incentivized to exceed Tier 1 standards, further promoting sustainable development.

These measures can collectively help bridge the gap between designed and actual performance, ensuring that green buildings achieve their intended environmental benefits.

What We Heard

The following summarized key feedback that was received through the consultation sessions regarding this topic:

- Interested parties in the development industry expressed concern over a local labelling system which would cause regional discrepancies and would potentially add additional paperwork to an already complex system.
- Interested parties in the development industry expressed concern that ongoing testing and verification of performance post-construction would add costs and be challenging to implement for condo boards and at low-rise freehold developments where individual homes are turned over to end-users.
- Interested parties expressed that testing associated with labelling evaluates building performance and helps purchasers understand operational costs.
- Interested parties commented on discrepancies between energy design and energy performance and recognized that the results of testing and reporting can improve the accuracy of modelling and design.
- There appears to be support from Toronto and the Federal government for a potential labelling system. A staged initiative was suggested, starting with climate resilience-related elements (potential home buyers may look at that in areas at risk of flooding) and later adding more stages such as energy efficiency labels.
- Labelling and the associated testing can allow for comparison between new buildings and building retrofits.

Outcomes

The following summarizes the outcomes from the research and consultation findings as it relates to improving testing, reporting, and labelling for buildings:

- Given the benefit of as-built modeling and commissioning, consider aligning with the City of Toronto requirements for Tier 2 performance in this regard, while keeping the scope of these activities in the hands of the developer and limiting them to facilities where a modeled approach has been used for submission (i.e. mostly Part 3 facilities).
- Explore the work done by City of Toronto to make EWRB reporting apply to a larger number of buildings and become public. These steps are a pre-cursor to both a potential universal labeling system and future Building Emissions Performance Standards which would require all facilities to decarbonize.
- Engage with the Province, in partnership other large Ontario municipalities, on the potential creation of a province-wide universal building labeling system.

Appendix D

Energy Performance Metrics Workshop Presentation



City of Hamilton Green Building Standards

Energy Performance Metrics Workshop

February 19, 2025



Introductions and Workshop Overview



City of Hamilton

Emily Coe

*Acting Manager, Zoning &
Committee of Adjustments ,
Planning and Economic
Development*

Mallory Smith

*Planner L – Zoning By-Law
Reform, Planning and Economic
Development*

WSP

Antoni Paleshi

Energy & Carbon Technical Lead

Robert Rappolt

Planning/Engagement Lead

Lucy Pronk

Planning/Engagement Support

Hana Lapp

Climate Risk Advisor

Haley McRae

Sustainability Analyst

Agenda

- **Introductions and Project Framing (1 hour)**
 - Review of GBS process and final recommendations
 - Framing of discussion to address gaps and improve cost-effectiveness
- ***Break (10 minutes)***
- **Workshop Activity – Roundtable Discussions (1 hour)**
- **Report Back (15 minutes)**
- ***Break (10 minutes)***
- **Close-Out & Next Steps (25 minutes)**



Background & Context



Discussion Overview

- Review process and motivations for the operational energy and carbon requirements within the GBS
- Outline the CCAC recommended version of the requirements and what motivated these changes
- Discuss key questions & challenges to the proposed approach
- Discussion how to improve cost-effectiveness and streamline delivery:
 - **Topic #1** – Offering simpler or more flexible pathways to compliance.
 - **Topic #2** – Finding ways to reduce the cost of development and submissions.
 - **Topic #3** – Supporting the value proposition for decarbonized new construction.

What motivated Hamilton to act on climate change?

- **Climate Change Emergency Declaration – 2019**
 - City council unanimously approved the declaration
 - Science says it's urgent
 - We need to **do our part**.
- Other cities took action:
 - In 2019, the City of Kingston became the **first** Ontario municipality to declare that climate change is an emergency that requires an urgency and strategic response.
 - Approximately **650** Canadian municipal governments have since declared a climate emergency.

A climate emergency puts the local government on record in support of emergency action to respond to climate change and recognizes the pace and scale of action needed.



How is the city currently addressing building emissions?

- In the base year of 2016 buildings accounted for 23% of the city's energy consumption and 14% of its GHG emissions
- Through 2050 in the business-as-planned scenario, GHG emissions from buildings are expected to **increase by 29%**.
- Space heating has the highest share of emissions by end use in the residential sector, followed by water heating.

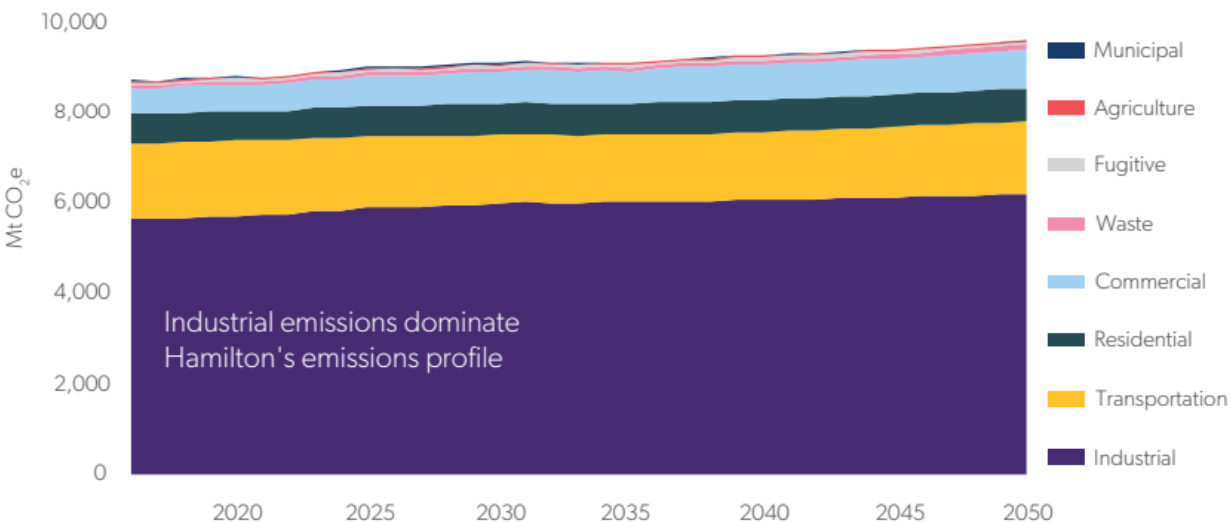


Figure 1. Projected business-as-planned GHG emissions (Mt CO₂e) for the city of Hamilton, by sector, 2016-2050.

Approximately new 100,000 households estimated in the 2021- 2051 time period, generally from 200,000 to 300,000 households.

All other sectors following BAU, **new construction will contribute to ~2-4% of City-wide emissions.**

How is the city currently addressing building emissions?

Community Energy and Emission Plan (CEEP)

Includes 30 targets for commercial buildings, homes, municipal buildings, transportation and industry, including:

Existing Buildings

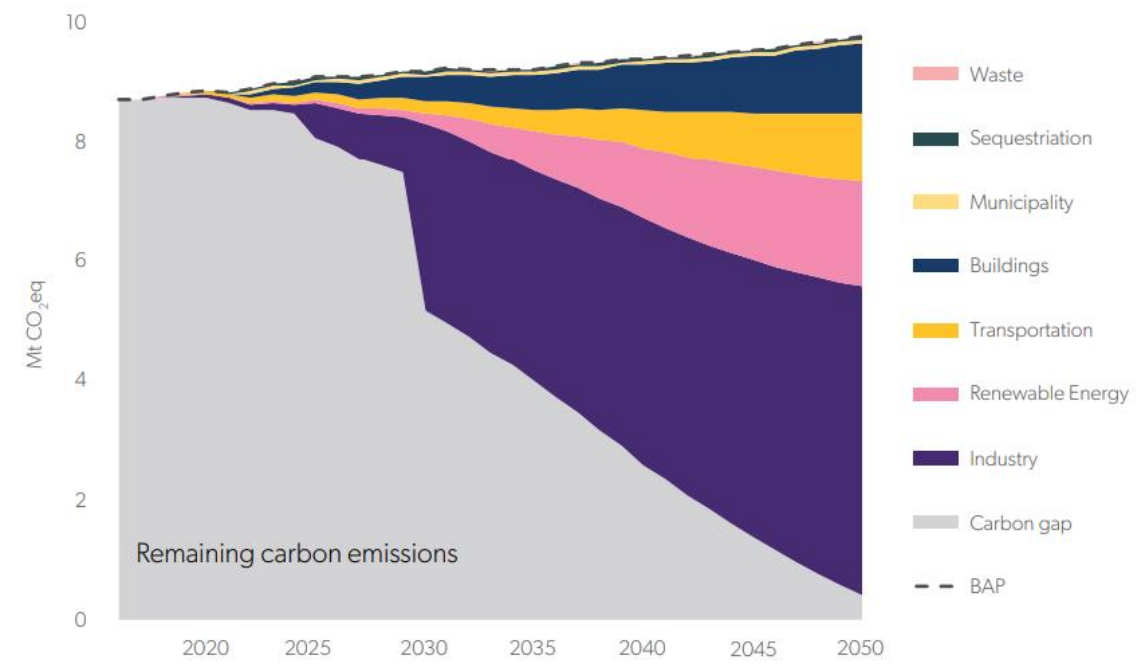
- **Retrofit 100% of existing homes and commercial buildings** to achieve 50% energy efficiency savings relative to 2016 by 2050

New Buildings

- New commercial buildings are 60% lower in EUI by 2050
- By 2031, new dwellings are **60% more energy efficient** relative to 2016.

All buildings*: Use heat pumps (or similar) for heating and domestic hot water by 2050.

* Not clearly stated in the CEEP but inferred from results shown.



“Although new buildings are projected to represent a relatively low share of GHG emissions in the City, new development represents long-term infrastructure that will establish patterns of energy use and GHG emissions for decades.”

What is the intent of climate action policy for operational energy?



Fuel-Switching

Deep decarbonization through zero on-site fossil fuel use, mostly achieved by switching away from natural gas as a heating source.



Grid Stewardship

Support (i.e. more cost-effective, faster, safer) decarbonization & resilience planning of the electricity grid.



Resilience Planning

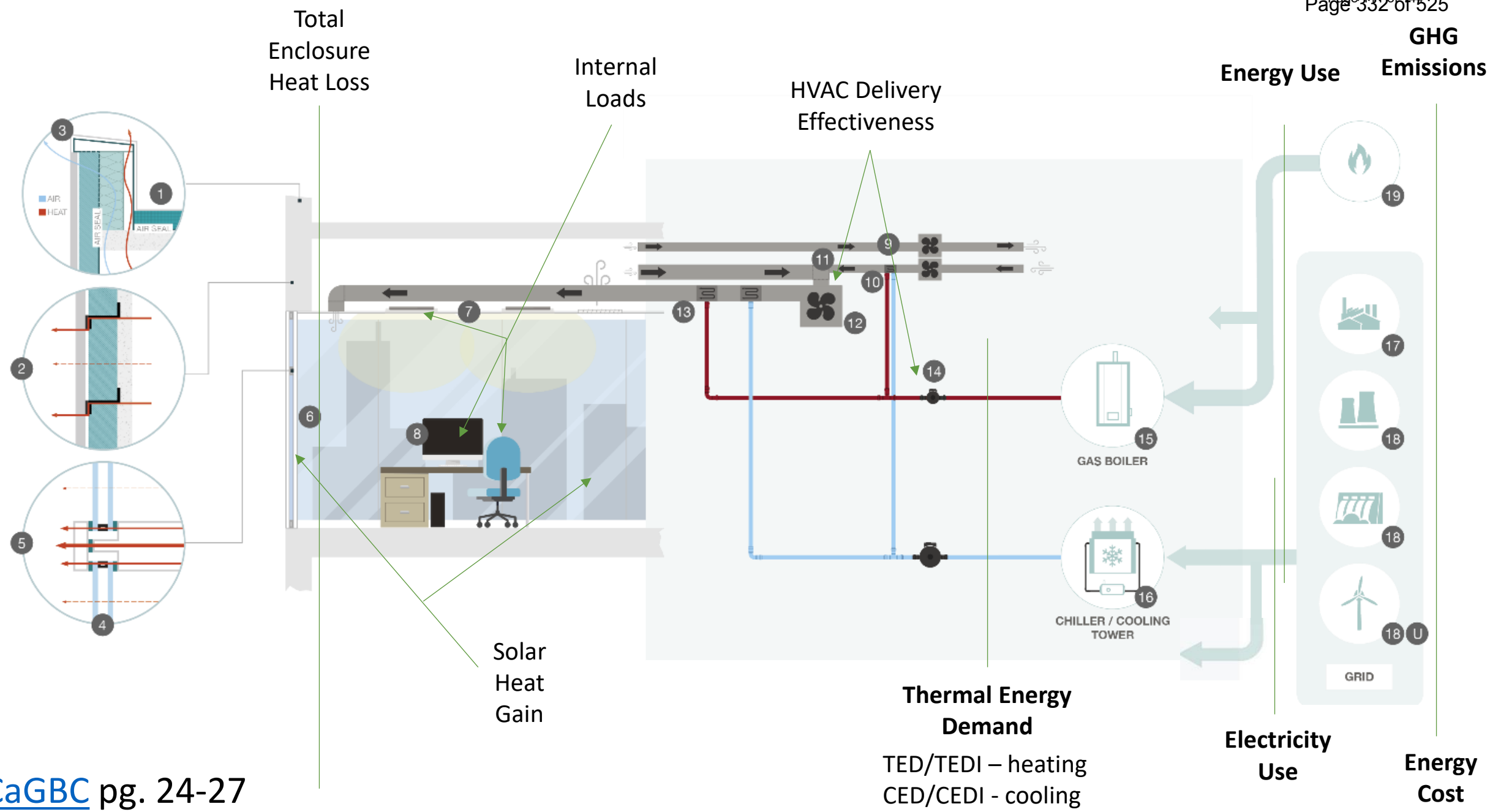
Ready facilities and their operators for the effects of climate change.

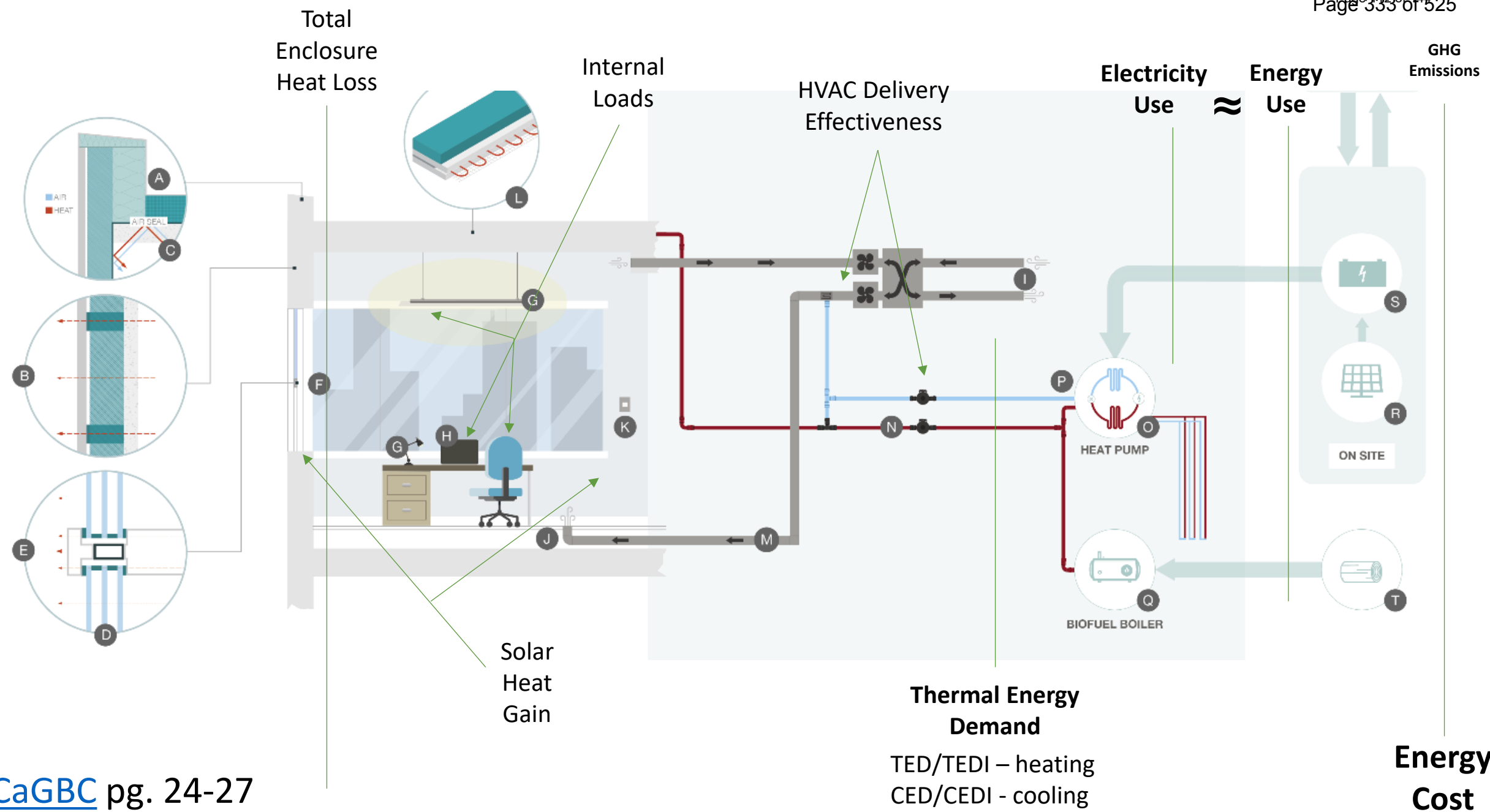


What are the key metrics used to evaluate success?

#1. Greenhouse Gas Intensity (GHGI)	#2. Total Energy Use Intensity (TEUI)	#3. Thermal Energy Demand Intensity (TEDI)
<ul style="list-style-type: none">• Definition: The amount of carbon dioxide equivalent (CO₂e) emissions per gross floor area per year. Typically includes both <i>Scope 1 (direct)</i> & <i>Scope 2 (electricity)</i> emissions.• Supports: Fuel-switching.• Risks: Could cause peak demand to increase and energy costs to go up.	<ul style="list-style-type: none">• Definition: The net energy used by the building divided by the building's floor area. Typically accounts for on-site generation.• Supports: Grid stewardship, resilience & back-up power, energy cost savings for occupants.• Risks: Agnostic to GHG reductions (a core goal).	<ul style="list-style-type: none">• Definition: The annual heating load per floor area of a building.• Supports: Grid stewardship, resilience & passive survivability, energy cost savings for occupants.• Risks: Ignores the benefit of heat recovery and energy sharing.

Taken together, these metrics support the holistic set of goals outlined.





What policies and programs can drive action in new buildings?

- Precedent – **BC Step Code**
 - Support from BCHC to give municipalities a path to select their own targets and requirements
- Precedent – **Toronto Green Standard**
 - City-led process which sets performance-based targets in key metrics
- There are now nearly **30 municipalities** with TGS-like standards in place across Ontario.
- The City of **Toronto** and 3 others are the only municipalities in Ontario with tiered, mandatory standards.
- The cities of **Brampton, Markham, and Vaughan** use a points-based approach to green standards, with a menu of compliance options but no mandatory requirements.
- Many other municipalities are actively pursuing new or better Green Development Standards after declaring climate emergencies.



What metrics and targets are proposed for Hamilton's GBS?

Part 3 BUILDINGS - MURBS >6 Storeys

Motivations

- Three metrics to address breadth of climate action goals (as outlined).
- Performance-based to allow for maximum flexibility to developers.
- Consistent set of metrics across all building types, but unique targets by major building type.
- Aligns with Toronto, Mississauga, Caledon, and many others.

Performance-based Targets

GHGI*

- 2026 - **10** kgCO₂e/m²/year
- 2028 - **5** kgCO₂e/m²/year

TEUI

- 2026 - **100** kWh/m²/year
- 2028 – **75** kWh/m²/year

TEDI

- 2026 - **30** kWh/m²/year
- 2028 – **15** kWh/m²/year

*Electricity EF = 30 gCO₂e/kWh

What metrics and targets are proposed for Hamilton's GBS?

Part 9 BUILDINGS - MURBs >10 Units, but <4 Storeys

Motivations

- Three metrics to address the breadth of climate action goals (as outlined).
- Performance-based to allow for maximum flexibility to developers/builders.
- ***Consistent set of metrics across all building types.***

Performance-based Targets

GHGI*

- 2026 - **10** kgCO₂e/m²/year
- 2028 - **5** kgCO₂e/m²/year

TEUI

- 2026 - **100** kWh/m²/year
- 2028 – **70** kWh/m²/year

TEDI

- 2026 - **25** kWh/m²/year
- 2028 – **15** kWh/m²/year

*Electricity EF = 30 gCO₂e/kWh

What critiques and challenges have been brought against these metrics and performance thresholds?

#1 - The OBC is already achieving significant energy and GHG savings. Why require more?

It seems defensible that GBSs fill a gap in **urgency** and **a focus on climate action** that is not present in the current OBC or its recent iterations.

- **Evidence #1** - After several years of an energy-focused Step Code, the BC Government has now added a carbon requirement.
- **Evidence #2** - For the same reason, the NECB 2025 will have a new purpose – to address GHG mitigation.



What critiques and challenges have been brought against these metrics and performance thresholds?

#2 - Fuel-switching is expensive for developers and owners

- Part 9 Buildings (Recent debate in Vancouver): **~1% savings** vs. gas-fired
- Part 3 Buildings (City of Toronto prelim. / WSP review): **~1% increase** vs. gas-fired

Vancouver report to council:

“No correlation between construction cost and carbon emission performance.”

Observations:

- For fuel-switching the capital cost is probably very small (<1%) if not cost-neutral.
- The energy cost may be slightly higher, but that depends on many factors.
- Requiring fuel-switching has its biggest implications in the ***long-term city-wide emissions (i.e. continuing with gas-fired equipment locks-in emissions)***.

What critiques and challenges have been brought against these metrics and performance thresholds?

#3 - Enclosure and HVAC delivery upgrades required to achieve all targets can add >10% to construction costs.

- Part 9 & Part 3 (insights from WEHB): **4-8% increase** (anecdotal, to be reviewed)
- Part 3 (City of Toronto prelim. / WSP review): **3-7% increase** vs. NECB-2020

Observations:

- For the full suite of changes, ~4-5% capital cost is likely vs. current typical practice.
- Even in Toronto, revisions to TEDI targets are being explored to address concerns
- Other municipalities have chosen not to have TEDI and EUI targets, or to allow for flexibility in these targets.

What critiques and challenges have been brought against these metrics and performance thresholds?

#4a - Existing Buildings (EBs) are not required to act - however they make up most of the building sector impact.

- Full or partial EB regulations in place in Vancouver, New York City, etc.
- Toronto is working on Building Emissions Performance Standard (BEPS) to be implemented soon.
- Cost of retrofits for Part 3 (WSP review):
 - **Fuel-switching only:**
 - Cost of fuel-switching can be \$100-700/sqm (~3-12% of a used condo sale value)
 - Fully fuel-switching can require electrical service upgrades, which may have feasibility constraints
 - **Deep retrofits (i.e. that achieve significant EUI and TEDI reductions):**
 - Cost can be very high – \$1000-1500/sqm (>20% of existing condo sale value)
 - *Cost is **10-20x higher** than in NC projects*
 - Can be challenging to implement in occupied facilities

What critiques and challenges have been brought against these metrics and performance thresholds?

#4b - Existing Buildings (EBs) are not required to act - however they make up most of the building sector impact.

- Energy efficiency (e.g. Energy Star) & GBSs (e.g. LEED) contribute to better sectoral performance (WSP Review):
 - **Higher Rental Rates** – 4-8%
 - **Higher Occupancy Rates** – 10-18%
 - **Higher market values** – +\$30/sqft - \$129/sqft
- There's a gap between what is expected from NC models submitted at SPA and what is achieved in reality (TAF on-going research)

Observations:

- NC can more effectively lead the way and offer owners decarbonized facilities at much lower cost, but also need to deliver on that performance.
- NC facilities need to avoid lock-in of emissions which are likely to come from science-based EB regulations.
- NC could be rewarded if buyers/renters knew the benefits of the decarbonization investments.

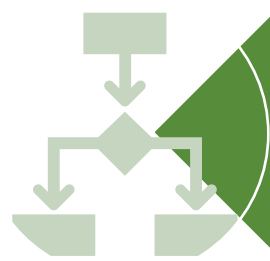
Discussion Topics

How can we improve the cost-effectiveness and streamline the implementation of these requirements, while still achieving the needed action in reality?

- **Topic #1** – Offering simpler or more flexible pathways to compliance.
- **Topic #2** – Finding ways to reduce the cost of development and submissions.
- **Topic #3** – Supporting the value proposition for decarbonized new construction.



Topic #1 - Offer simpler or more flexible pathways



Idea #1 –Offer flexibility for reaching Tier 2
e.g., TEDI & EUI relaxed by 10% if Tier 2 GHGI is achieved (Caledon)



Idea #2 – Include a prescriptive path
e.g., Require partial/full fuel-switching, but otherwise not require more (Caledon)
e.g., Using the new NECB-2025 prescriptive packages (Waterloo)
e.g., HCE thermal energy connection



Other options?

Topic #2 - Reduce the cost of development and submissions



Idea #1 -Development charge reductions or deferrals for reaching in whole (or in part) Tier 2 performance.



Idea #2 – Overlapping submissions and reference standards for both GBS and OBC.



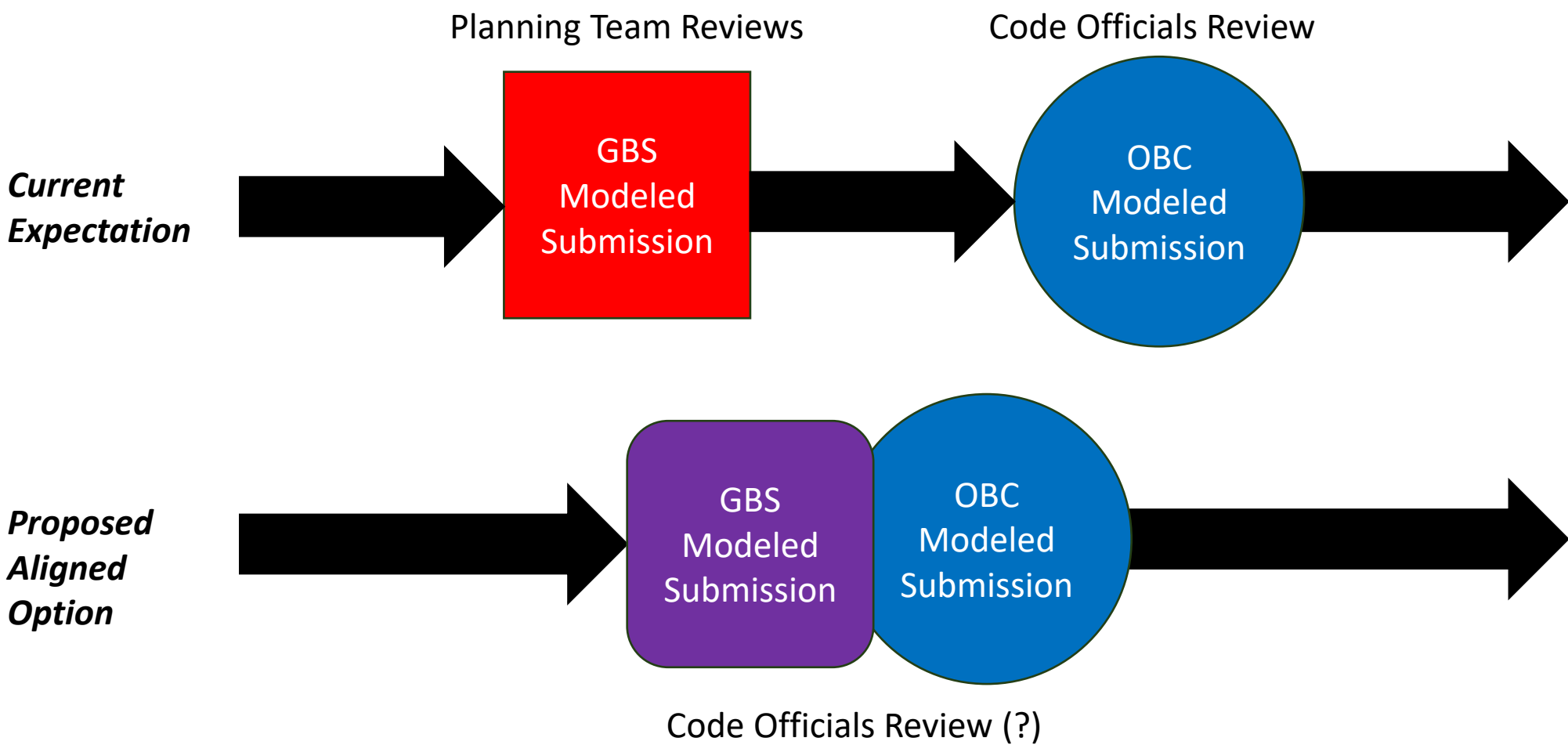
Idea #3 – Support and advocate for owners and developers to access initiatives.



Other options?

Topic #2 - Reduce the cost of development and submissions

Idea #2 – Overlapping submissions and reference standards for both GBS and OBC



Topic #3 - Support the value proposition for decarbonized new construction



Idea #1 -Require or support a low/zero-carbon labeling system for buildings.



Idea #2 - Indicate policy direction for Existing Buildings in Hamilton.



Idea #3 - Requirements and supports for HVAC commissioning, airtightness testing, etc. and verification of performance post-construction.



Other options?

Workshop Activity



World Café



Goal: React to, refine & add to the provided ideas



20 minutes with each topic



Facilitators and topic will rotate, participants stay seated



Be respectful



City Staff are available to answer questions

Topic #1 - Offering simpler or more flexible pathways

Facilitator: Haley

Topic #2 - Reduce the cost of development and submissions

Facilitator: Hana

Topic #3: Supporting the value proposition for decarbonized new construction

Facilitator: Lucy



Robert Rappolt
Lead Facilitator



Antoni Paleshi
Technical Lead

Discussion & Report Back



Thank you!



Appendix E

Energy Performance Metrics Workshop Comment Transcriptions

Hamilton Green Building Standards Workshop Comments

Topic 1: Offering Simpler or More Flexible Pathways	Topic 2: Reduce the Cost of Development and Submissions	Topic 3: Supporting the Value Proposition for Decarbonized New Construction
<p>-Flexibility and prescriptivity</p> <p>-HCE DES Prescriptive Path</p> <p>-A prescriptive path within an objective framework provides max flexibility</p> <p>-HCE: what are the early steps you are doing to achieve T1?</p> <p>-When selecting the options for flexibility, happy with either option provided we prioritize GHGI and relax TEDI & EUI - Lucia CCAC</p> <p>-A perspective path reduces time to build + development cost</p> <p>-District energy as a prescriptive alternative</p> <p>- Community owned and controlled</p> <p>- Pathway for new and old builds</p> <p>- Other economic benefits"</p> <p>electrical distribution capacity, transmission is already bad</p>	<p>-Actual viability of signing off on GBS?</p> <p>-If something doesn't meet code, and code fails --> huge liability</p> <p>--> why is the GBS trying to replicate provincial waste requirements?"</p> <p>Concerns about certain requirements being included beyond building energy</p> <p style="text-align: center;">Idea #1</p> <p>-Refunds likely not feasible</p> <p>-Issues already in place with provincial requirements eg. affordable housing</p> <p>-Open back up bylaw and open up appeals</p> <p>-Deffers more likely</p> <p>-Some deferrals exist - pay development charges (% interest)</p> <p>-Developers: deferrals are welcome but developers want to see more</p> <p>-Used to have deferral programs</p> <p>Giving subsidies needs to be done through CIP</p> <p>-Subsidized approach</p> <p>-Community approval plan process - tax increment financing grant</p> <p>-Support community approach to take this on? subsidising for CIP parkland dedication reductions</p> <p style="text-align: center;">Idea #2</p> <p>-OBC + GBS concurrent process: revision to site plan would affect OBC approvals</p> <p>-Concern from developers --> needing to identify metrics too early. This might make timing more agreeable</p> <p>-Risk to developers to advance building specs without SPA</p>	<p>-Labelling vs. Certification:</p> <ul style="list-style-type: none"> • Labelling captures operational costs • Equalizes new builds + existing building retrofits • Labelling measures performance <p>-Existing buildings are an "unknown" whereas the new builds are determined</p> <p>-Labelling first impacts the new builds because they will get an ""A"" rating. All existing buildings will get a ""D"" until retrofitted.</p> <p>-Rating System - needs a repercussion & associated incentive to ensure ""D"" buildings are being improved.</p> <p>-Feedback loop: testing feeds data set to build out accuracy of labelling metrics</p> <p>-Reporting associated with labelling allows for comparison between new buildings and retrofits</p> <p>-Ongoing testing needed to keep labelling</p> <p>Certification:</p> <ul style="list-style-type: none"> • Voluntary • CHB Net Zero • Include complete supply chain • LEED very expensive - not contributing to performance <p>-Existing metrics - LEED, only used for new construction. Metrics can be skewed by proximity to MTSA (etc.) rather than performance</p> <p>-No Hamilton-specific guidelines, need to be broadly applicable</p> <p>-How can the city advance labelling system? "advocacy"</p> <p>-Does labelling provide value if it is Hamilton specific??</p> <p>-Any existing green development standards currently using a labelling policy?</p> <p>-With low density greenfield subdivision</p> <p>-Is each house tested?</p>

	<p>upskilling course for people that can complete both submissions how do we manage liability + approval/sign off? -Either in-house or a third party: most desirable but more complex -In-house staff vs external expertise: Still to be determined -Overall integrated design process is the goal -GBS would be done before building permit: expert on staff would be needed</p> <p style="text-align: center;">Idea #3</p> <p>-One stop customer service incentives person in city who knows all of this info this would be helpful -Concern requiring soft costs - a lot of consultants need + time required -ECD - has incentives programs from city. Likely have knowledge would be good point of contact prescriptive paths could help reduce this level of effort</p>	<p>- What happens if you fail?" -Energuide - good grade: - can impact purchase price - advantageous to developers -Frequency of testing? -Testing implications if you average over the neighbourhood for low density vs. the impact of a large building -Limit to how small of a building you could go for testing -Prescriptive path from topic #1 can guide policy/integrate with retrofitting - Integrated systems provide affordability - economy of scale -Hamilton assets are primed to be leveraged for these economies of scale, ie. District energy system + microgrid -Economies of scale require co-operative post build approach is one tenant overusing?? -Privacy concerns with the reporting/labelling? - NY releases data publicly -Design vs. performance -What is the value proposition? (following 4 comments) -Do you believe in climate change? Carbon is only a problem if you recognize that climate change is a problem -Quantifying - dollars and cents is the value proposition -Wholistic approach to deal with building sector emissions (include existing builds) to minimize "excuses" -Upfront capital cost > operational cost. How do we "incentivize" people to care or recognize that upfront cost is worth it</p>
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Appendix F

Submitted Comment Letters



February 26, 2025

From:
West End Home Builders' Association
1112 Rymal Road East
Hamilton, Ontario L8W 3N7

To:
Emily Coe and Mallory Smith
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

WE HBA Letter: Hamilton Green Building Standards – February 2025

The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 320 member companies made up of all disciplines involved in land development and residential construction. WE HBA appreciates the opportunity provided by the City and WSP to participate in the Hamilton Green Building Standard ("GBS") Energy Performance Metrics Workshop. We would like to take this opportunity to offer preliminary thoughts regarding the proposed metrics and topic areas to improve cost-effectiveness and streamline delivery.

Proposed Metrics

WE HBA does not support the GHGI, TEUI, and TEDI metrics as recommended by the Climate Change Advisory Committee and presented at the workshop. The timelines proposed are extremely aggressive and require developers to drastically alter active applications on an extremely short timeframe. While having a predictable, clearly laid-out timeline is appreciated, moving to 5 kgCO₂e/m²/year, 70-75 kWh/m²/year, and 15 kWh/m²/year metrics in 2028 is simply unachievable. Developers have increasingly faced issues securing electrical transmission capacity to service proposed developments from Alectra and are facing delays and escalating costs to bring that capacity to sites. Under the metrics for 2028, which if all three are required necessitate fuel switching and increased enclosure and HVAC costs, this issue will be exacerbated. New home sales are at their lowest since the 1990s, the industry is challenged by rising construction costs, the threat of tariffs, DCs increasing by 87% since 2021, and the recent introduction of new Community Benefits Charges. Now is not the time to add new costs, complicate development processes, and create discrepancies between regions. Furthermore, WE HBA notes that there is now a concerted effort across Canada to harmonize regulations from coast to coast and Hamilton appears to be moving in the opposite direction to create its own regulatory regime that differs from neighbouring jurisdictions. Maintaining the OBC requirements ensures improved affordability and consumer choice to heat and power their homes in a manner that fits their needs.

WE HBA has previously expressed concern regarding the jurisdictional overreach presented by municipal GBSs. While flexibility and alternative compliance paths are welcome, WE HBA does not support municipalities regulating matters that fall under the jurisdiction of other levels of government. WE HBA, alongside the provincial Ontario Homes Builders' Association and other local HBAs, are deeply concerned regarding the current trend of municipalities adopting GBSs, and further concerned by the aggressive metrics proposed to be amended. While the Performance-Based targets are in alignment with several neighbouring jurisdictions, there is



little alignment in how the programs are implemented and incentivized. Now is the time to harmonize all building and development related municipal regulations to eliminate and prevent barriers to rapid deployment of housing.

Topic Area #1

WE HBA is supportive of the concept of more flexible and prescriptive pathways to provide multiple compliance routes, such as relaxing TEDI and TEUI metrics if Tier 2 GHGI is achieved, as well as alternative prescriptive paths, such as relaxing metrics if HCD thermal energy is connected to. There are numerous routes a developer can take to achieve the overall intent of the metrics, which should be taken into consideration in the GBS.

Topic Area #2

WE HBA is also supportive of the concept of DC reductions or deferrals, however we are of the opinion incentives should be provided to all developers building above OBC. We encourage the City to advance Idea #3 through a customer-service oriented approach to guide owners and developers through all available incentives at the City and provided elsewhere. WE HBA is concerned regarding Idea #2, as it may be logistically difficult and add complexity to process and may ultimately not lead to time savings.

Topic Area #3

WE HBA has concerns regarding Ideas #1 and #3. A local labelling system would again cause regional discrepancies and would potentially add additional paperwork to an already complex system. Similarly, testing and verification of performance post-construction would add costs, and be challenging to implement for condo boards and at low-rise freehold developments where individual homes are turned over to end-users.

WE HBA looks forward to providing further comment in future. We again reiterate that in the midst of a generational housing crisis, where the cost to build new housing exceeds what the market can bear, it is not the appropriate time to add new requirements and processes. WE HBA further reiterates that there is a clear movement across the country to harmonize regulations while we are under the threat of tariffs from the United States and this approach by Hamilton to create a new local municipal regulatory regime is completely out of step with the Team Canada approach that is needed in the current moment. We appreciate opportunities to provide feedback and are especially appreciative of in-person engagement.

Sincerely,

Mike Collins-Williams, MCIP, RPP
Chief Executive Officer
West End Home Builders' Association



Hamilton

Dept. Name

Memorandum

Date: February 27, 2025

To: Emily Coe, Acting Manager, Zoning & Committee of Adjustment, Planning and Economic Development and Mallory Smith, Planner I, Zoning By-law Reform, Planning and Economic Development

From: Trevor Imhoff, Senior Project Manager, Office of Climate Change Initiatives, Lynda Lukasik, Director, Office of Climate Change Initiatives and

Subject: **GBS Energy Performance Metrics Workshop Follow-up and Comments from Office of Climate Change Initiatives**

Hi Emily and Mallory,

We want to start off by sharing a BIG thank you to your team and to WSP for providing productive opportunities for consultation with the Climate Change Advisory Committee (CCAC) and its associated working groups. We appreciated the effort that Planning staff and WSP team members put into engaging with CCAC members and other community partners.

We also appreciated the presentation slides and the facilitator's efforts to present the GBS within the context of the Climate Emergency and background on the Community Energy and Emissions plan.

To help organize our feedback, we have arranged our comments below into 3 main sections including:

- 1) Energy Performance Metrics and Associated Tiers and Timelines
- 2) Prescriptive and/or Alternatives in Part 9; and
- 3) Prescriptive and/or Alternatives regarding District Energy

OCCI Staff are also looking forward to reviewing the Staff Recommendation Report for both the updated Energy Performance Metrics and the Implementation Plan when drafted.

If you have any questions please do not hesitate to contact either Trevor Imhoff (Trevor.Imhoff@hamilton.ca) or Lynda Lukasik (Lynda.Lukasik@hamilton.ca) .

Energy Performance Metrics and Associated Tiers and Timelines Our current understanding is that Planning Staff and WSP support the following proposal put forward by the CCAC (and also supported by staff in the Office of Climate Change Initiatives (OCCI):

- 1) Advancing the GHGI metric for Part 3 and Part 9 buildings to require energy modelling that demonstrates compliance of the building with the following GHGI metrics:
 - a. 2026 – 10 kgCO₂e/m²/year; and
 - b. 2028 – 5 kgCO₂e/m²/year.

OCCI will note, however, that to fully achieve CCAC recommendations and alignment with Hamilton's Climate Action Strategy, a third Tier of 0 kgCO₂e/m²/year should be established with a timeline of 2030 as part of that full transparency and long-term policy signal to industry regarding achieving net-zero buildings by 2030. This also aligns with Toronto's Green Standard tiers and timelines.

On a final note, the OCCI generally agrees with the ability to loosen the requirements of the TEDI and EUI, within reason as proposed by WSP.

One consideration would be through post building commissioning and working with our local utilities to determine potential increasing energy usage of buildings that were built with a lower TEDI/TEUI, and any potential or anticipated impacts on local/regional electrical grids.

Prescriptive and/or Alternatives in Part 9

OCCI supports the CCAC recommendations for allowing for a prescriptive and/or alternative for Part 9 buildings whereby they are allowed to build to Ontario Building Code compliant building AND commit to fuel switching to a Heat Pump (to confirm this could be ground or air source heat pump).

It was unclear in the workshop and in the report back to CCAC whether that is the direction being taken and appreciate a confirmation.

Prescriptive and/or Alternatives regarding District Energy

The OCCI supports, within reason, facilitating connection to both the existing and future District Energy System (DES) as an alternative compliance pathway outlined in specific metrics within Hamilton's Green Building Standards. Below is a list of metrics we could support to achieve alternative routes to compliance:

- 1) EC1.3 & 1.4 Energy Performance: GHGI for both Part 3 and Part 9 buildings for all archetypes EXCEPT for Commercial Retail. This is with the assumption WSP agrees with HCE's energy modelling numbers. OCCI also further believes it would be reasonable to exempt a proponent from the requirement to undertake a full energy model if that proponent, in partnership with HCE, provides proof of compliance with the applicable GHGI metric;
- 2) EC3.1 Refrigerant Leakage: It is our understanding that should a building connect to the DES it would not need chillers and therefore there would be no

Subject: GBS Indicator Metrics - OCCl Comments

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refrigerant leakage concern at the specific building scale. Therefore it is reasonable to assume compliance with this metric should a building connect to DES. Onus will then need to be put on HCE to continue to track, report and fix any refrigerant leaks.

- 3) EC5.3 Onsite Renewables: OCCl believes it is reasonable to classify DES as a form of renewable energy, especially given HCE's intention to decarbonize the DES system. This would provide greater motivation for Council and HCE to accelerate DES decarbonization. However, this will need to be carefully framed and clearly communicated to the broader public.



February 24, 2025

Emily Coe
Acting Manager, Zoning and Committee of Adjustment
City of Hamilton
emily.coe@hamilton.ca

Re: City of Hamilton - Green Building Standards – Energy Performance Metrics Workshop

Dear Emily,

Thank you for inviting us to participate in your GBS Energy Performance Metrics Workshop on February 19, 2025.

HCE, which is 100% owned by the City of Hamilton, has contributed transformative solutions to our community since 2002, including our community-owned and operated downtown District Energy System (DES). With an initial mandate to reduce Green House Gas (GHG) emissions, we continue to use our expertise in integrating thermal energy, renewables, and data technologies to actively reduce our carbon footprint. Our shared goal is clear: create a sustainable and resilient community, and as such, HCE fully supports the Green Building Standard (GBS) goals.

We accept and applaud your proposal to include an **alternative prescriptive path** with a connection to HCE's Downtown District Energy System for compliance with the following GBS Sections:

- EC1.3 – TEUI/TEDI/GHGI performance limits for any building archetype (Tier 1)
- EC1.4 - TEUI/TEDI/GHGI performance limits for any building archetype (Tier 2)
- EC3.1 - Refrigerant Leakage (Chilling provided offsite by DES)
- EC4.1 – Building Resilience
- EC5 – On-Site Renewables (EC5.1/EC5.2/EC5.3)
- EC6 – District Energy (EC6.1/EC6.2)

The GBS must encourage connection and growth of our community-owned and operated DES. A DES lends itself to scale. When it grows and connects customers, not only is carbon lock-in avoided for individual buildings, but the costs of decarbonization, expansion and investment are shared amongst a more extensive base, leading to lower individual costs for all customers, including the City, which is a major customer, of the DES system.

HCE has adopted a *3 C Pathway to Decarbonization – Conservation, Connection and Conversion*. Our current emphasis is on *Conservation* through efficiency improvements, reducing the demand for energy

through digitization/AI and using energy more effectively by reducing waste through energy harvesting and sharing, for which a DES is critical.

HCE is now actively working with our customers on the DES to improve their building's operation and efficiency by recommissioning HVAC systems and updating BAS controls. These modifications will reduce energy consumption and associated carbon footprint as well as operating costs. Most importantly, they will allow improvements to the DES's carbon footprint and capability.

HCE is also focussing on *Conservation* and *Connection* with energy harvesting and sharing and has just completed a two-year, ½ million-dollar feasibility study demonstrating both a technically feasible design and a commercially viable business case to utilize waste heat from Hamilton's industrial bayfront as a renewable low-carbon heat source for building heating. We have coined this expansion of our DES, *Canada's Thermal Corridor*, giving rise to the *Hamilton Advantage*. The *Hamilton Advantage*:

- **Economically decarbonizes building heating** using renewable industrial waste heat at competitive pricing through our DES.
- Provides a cost-effective **building retrofit pathway** that addresses the enormous challenge of tackling **carbon lock-in** and making existing buildings net zero.
- **Offsets electricity** use for building heating, reducing generation, transmission and local distribution investments that will be necessary to upgrade aged infrastructure in Hamilton.
- **Anchors industry and jobs** with new revenue streams for manufacturers and supply chains.
- Creates a local large-scale **infrastructure development opportunity** for investment and construction jobs.
- Offers **resilience, security and affordability** based on a local renewable energy supply.

Key to the *Hamilton Advantage* is our DES and growth through connecting new customers to the system. It is, therefore, imperative that Hamilton intentionally capitalizes on our community DES—a highway for thermal energy, as it incorporates a GBS.

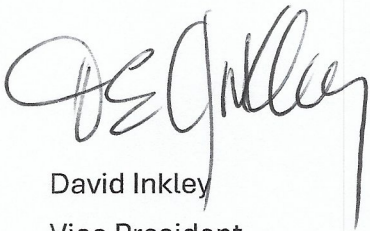
While the decarbonization path is clear for our DES, the timing of our progress will depend upon regulation, our customers, of which the City is the largest, and our ownership, again, the City of Hamilton. We have little doubt that we will remain aligned with the goals of the City's GBS.

It is recognized that more than a GBS is required to add customers to the DES. Additional incentives, such as Revitalizing Hamilton's Commercial Districts CIP incentives program, will assist in adoption and connection, ensuring the benefits of expanding the existing DES. We look forward to future discussions regarding the role of incentives.

Incorporating the **alternative prescriptive path** into the GBS is needed to ensure that Hamilton's DES system grows so that its benefits: a renewed downtown infrastructure, reduced GHG emissions through

affordable low-carbon building heating, a pathway to mitigate locked-in carbon, and an overall sustainable community can be realized by the City of Hamilton.

Yours Truly,



David Inkley
Vice President
Hamilton Community Enterprises

CC: M. Smith, R. Rogers



Jeff Cowan
President, and CEO
Hamilton Community Enterprises

Hello Mallory,

Further to Emily's email below, I did have some thoughts in follow up to last week's working session. Thanks to the team who pulled it together – I appreciated being included in the session!

As you know, BACCC is currently in the process of collecting input from BACCC's Implementation Team (i.e. the "BACCIT") on Green Development Standards, so the following is not reflective of the BACCIT nor of BACCC's position.

The following are my own thoughts, based on the broader perspective I developed prior to joining BACCC. It came from engaging with different municipalities and different industry players. Below, I have focused more on broader considerations and leave more technical suggestions to the experts who were in the session.

TOPIC #1 – OFFER SIMPLER OR MORE FLEXIBLE PATHWAYS

1. BENEFITS OF CONNECTING NEW BUILDING-LEVEL DEVELOPMENTS – As you know, many municipalities are looking at how to implement a district energy system, to address the priority on decarbonizing space heating and cooling. Hamilton is blessed to already have a district energy system. Using a prescriptive path for requiring partial or full fuel-switching makes a lot of sense. Based on what I have understood from other municipalities' efforts, Hamilton would benefit from a prescriptive path that ensures that the district energy system in Hamilton remains at the heart of the solution for heating and cooling solutions.
2. CONSIDERATIONS OF NATURAL GAS AS CURRENT FUEL SOURCE - Though Hamilton's system is a high-temperature system that relies on natural gas as a fuel source, Ottawa is showing the way to decarbonizing a district energy system when it is time to renew it. This will be especially important as we start seeing natural gas assets being stranded. Keeping the Hamilton district energy system growing will ensure that it has the capital to replace the natural gas boilers when either they reach their end of life, or natural gas assets start being categorized as stranded assets. This means growing the system by also adding low-carbon thermal assets like geo-exchange systems.
3. CHALLENGES IN GETTING HIGH RISE DEVELOPMENTS TO CONNECT - One challenge is that there is no obvious benefit for geo-exchange and other "energy-as-a-service" providers to connect to the district energy system in Hamilton. In a discussion with the principal of a geo-exchange company, their return on investment is based on the building being a closed-loop system. I was told that they'd need additional incentives to make it beneficial for them to connect into the larger district energy system. I'd recommend engaging with geo-exchange companies to see what the benefit/incentive for them might be to connect to the broader district energy system.
4. IMPORTANT FOR ENSURING NO LIMITS ON ECONOMIC GROWTH – I wanted to again expressly support what Antoni Paleshi mentioned about grid stewardship and resilience. Emphasizing low-carbon heating and cooling that is not dependent on electrification can have important outcomes for all of Hamilton. Based on my understanding of Hamilton's electricity distribution

system's limitations, supporting alternative options for heating and cooling will be essential to ensure that Hamilton's economic growth is not constrained because of the electrification of heating and cooling.

TOPIC #2: REDUCE THE COST OF DEVELOPMENT AND SUBMISSIONS

1. OVERLAPPING SUBMISSIONS AS A CREATIVE OPTION - I thought that the idea of overlapping submissions and reference standards of GBS and OBC was a creative idea which could address some issues industry faces with green development standards being part of the site plan approval stage. I understand that other municipalities address these issues by requiring a letter of commitment (for example) to address a particular metric or requirement later in the development process.
2. ESTABLISH ONGOING ENGAGEMENT - I would propose that the City establish a process for regular engagement with professionals (architects will be helpful as they see the whole project) and developers. For this approach to work, one would need to clarify what developers need for approvals to secure project funding (i.e. at the Site Plan Application stage) and what can be completed as part of a later step that would include the permitting process under OBC.

TOPIC #3: SUPPORT THE VALUE PROPOSITION FOR DECARBONIZED NEW CONSTRUCTION

1. DEFINING THE VALUE PROPOSITION AND EXAMPLE OF NEW HOME REBATE - In the group I participated in, we briefly discussed what exactly was the value proposition for decarbonized new construction. I wondered whether we were speaking of a value proposition for the end purchaser or if it was a value proposition for builders/developers. Clarifying this would help to determine how implementation might be phased in and where the incentives might apply. For example, the value proposition might be for the end purchaser who places a high value on a home being "solar ready". This could then translate into an incentive for the end purchaser, for example, a form of rebate for the home purchaser for a solar-ready home. The whole ecosystem is familiar with the GST rebate for new homes – a rebate for "solar ready" homes for the home purchaser could be implemented easily through the pre-existing GST approach. This approach would be very welcome by builders as it is familiar and has a low administrative burden.
2. BUILDING LABELING SYSTEM WITH INSURANCE INDUSTRY CHAMPIONS - To-date both Toronto and the Federal government have indicated their support for a building labeling system. As I understand, there has been resistance as I understand from realtors and real estate agents. I'd propose that we'd need to find an industry that might champion a labeling system, for example the insurance industry. Since the Calgary flooding, the insurance industry has been leading in risk management and how to price risk in a changing climate. Developing and implementing a labeling system could be a staged initiative. It might begin by emphasizing resiliency-related elements within the Green Building Standards that insurance industry has prioritized. A second (or later) stage then could be to incorporate energy efficiency into the labeling system.

Truly,

Victoria

Victoria Coffin (She/Her)

Acting Manager

Bay Area Climate Change Council (BACCC)

Centre for Climate Change Management at Mohawk College

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Appendix B

Revised City of Hamilton Green Building Standards Guidebook

City of Hamilton Green Building Standards **GUIDEBOOK**



INTRODUCTION

Green building standards are an essential tool used by municipalities to guide new development in a manner that integrates economic, social, and environmental sustainability principles. The City of Hamilton has implemented its own Green Building Standards to elevate the sustainability performance of new developments and ensure alignment with sustainable building and development best practices.

On March 27, 2019, Hamilton City Council declared a Climate Change Emergency, reinforcing the city's commitment to achieving net-zero greenhouse gas emissions by 2050 and preparing for the unavoidable impacts of climate change. Key milestones leading up to the City Council's Climate Emergency Declaration can be found in Figure 1 below. This declaration has shaped the Green Building Standards, aligning them with the community-wide net-zero carbon goals.

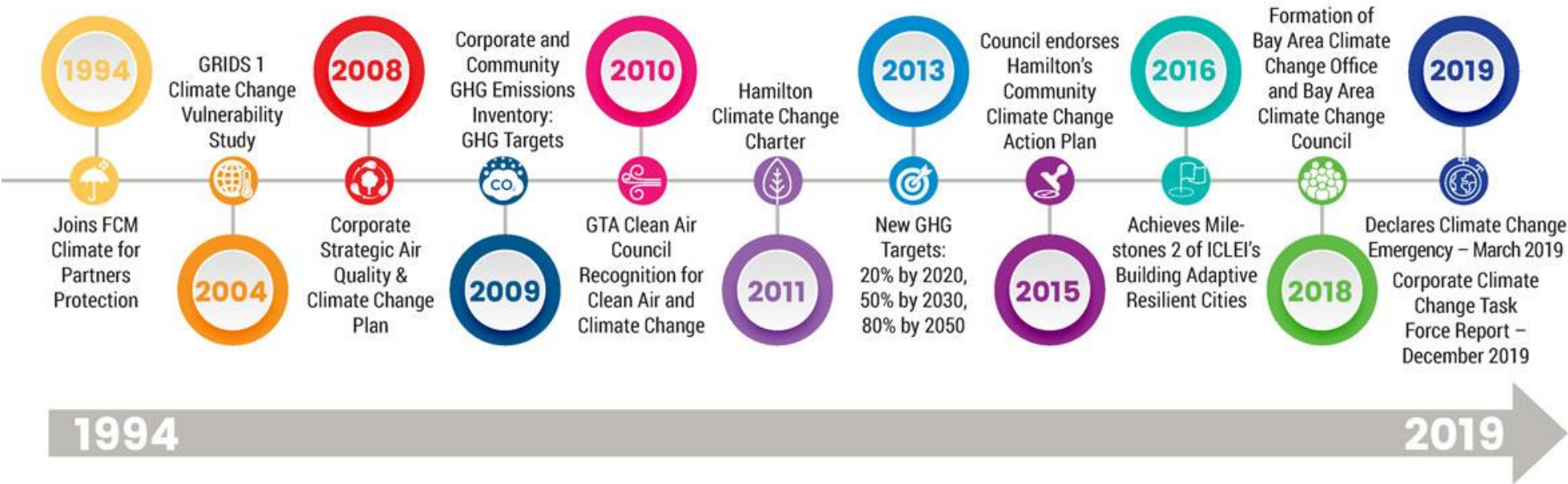


Figure 1: City of Hamilton's Climate Change Work (1994 - 2019)

Green Building Standards, used across Canada, guide professionals in achieving high sustainability standards for new urban buildings. These standards help evaluate new development applications based on sustainability, energy efficiency, and climate resilience.

The City of Hamilton's Green Building Standards (GBS) align with the city's current climate action initiatives, targets, and policies, and are informed by relevant provincial and municipal land use planning, sustainability, and climate action goals. The GBS is designed to be beneficial for the City's environmental goals in promoting sustainable development and enhancing community resilience and will be regularly evaluated and updated to ensure it stays effective and relevant in addressing evolving climate and sustainability challenges.

APPLICATION OF GREEN BUILDING STANDARDS

Applicable Applications

The Green Building Standards (GBS) is intended to apply to the following development applications within the City of Hamilton urban area:

- Site Plan
- Draft Plan of Subdivision

Development Types

The GBS applies to the Part 3 and Part 9 building types which are described below. For clarity, applicants must refer to the in-effect Official Plan and Zoning By-law at the time of application to confirm how the GBS may apply to the development proposal.

Part 3 Buildings

This refers to all mid to high-rise residential and all non-residential developments and refers to buildings that are subject to Part 3 of Division B of the Ontario Building Code, per Article 1.1.2 O.Reg. 332/12: Building Code. This includes buildings exceeding 600 m² in building area or exceeding three storeys in height. These include the following:

- **Medium and High-Density Residential Development:** High and medium-density residential uses are characterized in the Urban Hamilton Official Plan as multiple dwelling forms containing five or more dwelling units. Examples include block townhouse dwellings, stacked townhouse dwellings, street townhouse dwellings fronting onto a condominium road, and multiple dwellings.
- **Mixed-Use Development:** A development or area made up of mixed land uses either in the same building or in separate buildings. The mix of land uses may include commercial, industrial or institutional uses but must include residential units (*defined in the [UHOP](#)*).
- **Institutional Development:** A development or area comprised of public or non-public institutions in individual buildings or groups of buildings. The uses may include but are not limited to educational facilities, religious facilities, cultural facilities, health care facilities, or daycare facilities (*not defined in the [UHOP](#), but a land use designation with permitted uses, development policies, etc. in Section E.6.0*).
- **Industrial Development:** A development or area that permits for a range of employment activity, including offices, business parks, and industrial uses including but not limited to manufacturing and warehousing. (*Employment Areas are defined in the [UHOP](#), the description is also based on policies for the Employment Area – Industrial Land designation in Section E.5.0*).
- **Commercial Development:** A development or area that are primarily located in mixed-use areas and accommodates a range of uses, including but not limited to retail, restaurants, and other similar service commercial uses (*not defined in the [UHOP](#), but described based on policies for the Commercial and Mixed Use Designations in Section E.4.0*).

APPLICATION OF GREEN BUILDING STANDARDS

Part 9 Buildings

This refers to low-rise residential developments and refers to buildings that are subject to Part 9 of Division B of the Ontario Building Code, per Article 1.1.2 O.Reg. 332/12: Building Code. This includes buildings of three or fewer storeys in height or with a building area not exceeding 600 m². These include:

- Low-Density Residential Development:** Low-density residential uses generally include single-detached, semi-detached, duplex, triplex, fourplex, and street townhouse dwellings.

Application Process

The GBS is designed to be integrated into the City of Hamilton’s existing development application process. Figure 2 below outlines the development application process steps, including GBS submission requirements and review procedures.

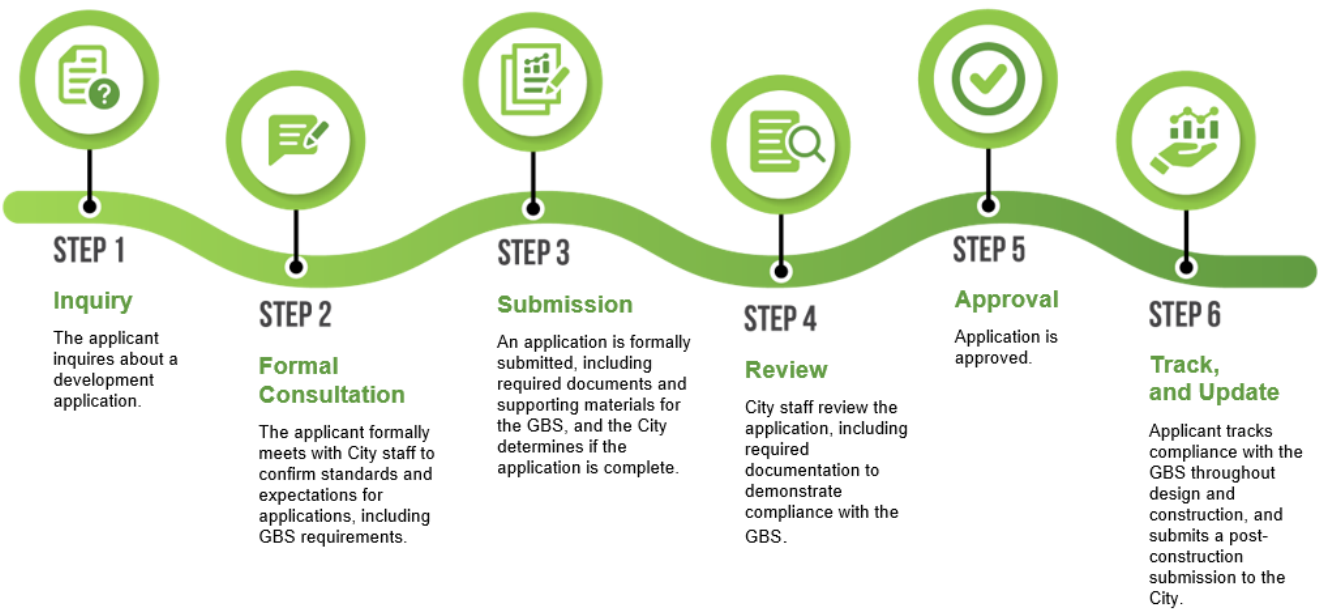


Figure 2: Development Application Process

IMPACT CATEGORIES

The GBS comprises five (5) Impact Categories, each focusing on a sustainability concept relevant to the City of Hamilton's sustainability and climate goals and objectives are described below:



Energy and Carbon

Focuses on improving energy performance and reducing carbon emissions during building operations and links greenhouse gas (GHG) reduction goals with energy efficiency, highlighting their role in eco-friendly building practices. Refer to [pages 7 to 17](#) of this document for the Energy and Carbon Impact Category.



Ecology and Biodiversity

Focuses on the preservation, restoration, and enhancement of the natural environment within the development area. Refer to [pages 19 to 22](#) of this document for the Ecology and Biodiversity Impact Category.



Water

Focuses on reducing potable water use for indoor and outdoor water uses, water metering, as well as stormwater management. Refer to [pages 24 to 26](#) of this document for the Water Impact Category.



Waste Management and Materials

Focuses on reducing waste generation during construction and the operational phases of development. Reducing waste can contribute to the reuse of existing materials and decrease demand for raw materials. Refer to [pages 28 to 30](#) of this document for the Waste Management and Materials Impact Category.



Community and Urban Design

Focuses on the design elements that promote a sense of place in the community by emphasizing the importance of preserving heritage and cultural features, raising awareness of local food production, promoting healthy practices and inclusion, as well as educating residents on sustainability features in their community and ultimately creating communities that are healthy and resilient. Refer to [pages 32 to 37](#) of this document for the Community and Urban Design Impact Category.

STRUCTURE OF THE GBS

Outlined within each of the Impact Categories identified above are a number of Performance Requirements that support the intent of the Impact Category. Each Performance Requirement will have one or more Metric that quantifies or qualifies achievement.

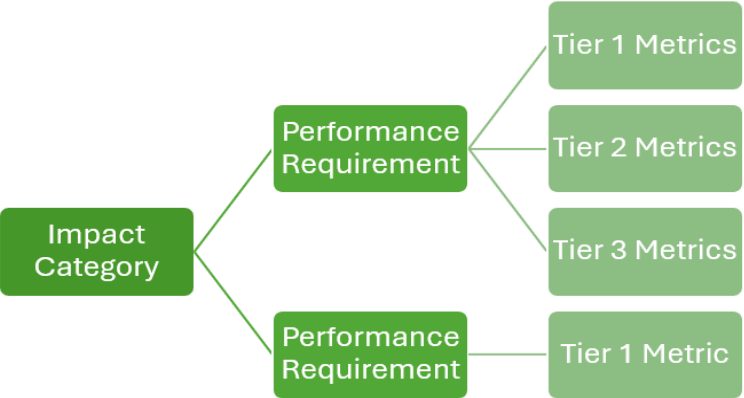


Figure 3: GBS Structure

Metrics are classified as **Tier 1**, which is mandatory for all applicable development applications, or **Tier 2**, which are currently optional.

- Tier 1** Metrics mandate a minimum level of sustainability performance for all new development in the urban area subject to the applicable Planning Act application in the City of Hamilton and support the achievement of municipal sustainability goals and objectives. The Tier 1 Metrics align with the related City of Hamilton by-laws, guidelines, and strategies.
- Tier 2 & Tier 3** Metrics allow applicants to demonstrate an enhanced level of sustainability performance. Future versions of the GBS may consider adopting current Tier 2 Metrics as Tier 1 mandatory requirements to drive further sustainability performance. There is only one Tier 3 metric – for EC1 - Energy Performance.

For each Tier 1 and Tier 2 metric, applicants must provide documentation demonstrating compliance during their Site Plan Application or Draft Plan of Subdivision submission. In some cases, additional documentation is required post-construction, particularly when the relevant documentation is not available at the Site Plan Application submission stage. Several Tier 2 specifically require compliance documentation to be submitted only after construction is completed. This ensures that all necessary compliance information is thoroughly reviewed and verified by the City.

Further details on each Impact Category, Performance Requirement and Metric can be found in this Guidebook. Details and resources can be found in the Details column for each Performance Requirement.



ENERGY AND CARBON

This Impact Category focuses on improving energy performance and reducing carbon emissions during building operations. This Impact Category links greenhouse gas (GHG) reduction goals with energy efficiency, highlighting their role in eco-friendly building practices. By setting strict benchmarks for energy use, establishing goals for operational efficiency, encouraging the use of renewable energy and conducting embodied carbon assessment, this category aims to lessen buildings' environmental impact.

Performance Requirements

- EC1 Energy Performance
- EC2 Embodied Carbon
- EC3 Refrigerant Leakage
- EC4 Building Resilience
- EC5 On-Site Renewables
- EC6 District Energy
- EC7 Building Systems Commissioning
- EC8 Air Tightness Testing
- EC9 Energy Metering
- EC10 Benchmarking and Reporting
- EC11 Electric Vehicle Charging Infrastructure
- EC12 Electric Bicycle Charging Infrastructure

EC1 ENERGY PERFORMANCE

Intent: Promote energy-efficient buildings that lower operating costs, reduce greenhouse gas emissions, and improve building resilience.

For Part 9 Buildings, compliance involves following **one** of the provided pathways: EC1.1a, EC1.1b, EC1.2a, EC1.2b, or EC1.5. Likewise, for Part 3 Buildings, compliance requires following **one** of the provided pathways – EC1.3a, EC1.3b, EC1.3c, EC1.4a, EC1.4b or EC1.5.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC1.1a	Tier 1	Part 9 - Performance	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 1 performance limits per Table EC1 below.	Site Plan Application Submission Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target ^{1,2,3} .	<ol style="list-style-type: none"> For guidance on calculating TEUI, TEDI, and GHGI, refer to the City of Toronto's Energy Modelling Guidelines Version 4. For guidance on submission requirements, refer to the City of Toronto's Energy Efficiency Report Submission & Modelling Guidelines. An approach for estimating the three metrics using the modeling approach outlined in the NBC Section 9.36 is forthcoming and may also be approved for submission by the City if prepared by an appropriate Service Organization⁴. Service Organizations are licensed by NRCan to deliver ENERGY STAR® qualified home labels or R-2000 certification. For a list of authorized service organizations see Natural Resources Canada. Certified Energy Advisors are independent contractors licensed by NRCan who perform the testing and final inspection and report. They submit their report documentation for compliance to the NRCan Authorized Service Organization.
EC1.1b	Tier 1	Part 9 - Prescriptive	Provide a heat pump system to deliver 80% of facility peak heating load. Commission system to use heat pump as first stage of heating.	Site Plan Application Submission Confirmation of make and model of heat-pump to be installed as well as an outline of the commissioning process to be followed by the installer. Post Construction A Letter of Certification signed by an accredited professional (Architect, Electrical Engineer, or Mechanical Engineer) post-construction that a heat pump system has been installed and commissioned as required.	
EC1.2a	Tier 2	Part 9 - Performance	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 2 performance limits per Table EC1, below.	Site Plan Application Submission Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target ^{1,2,3} .	
EC1.2b	Tier 2	Part 9 - Prescriptive	Provide 100% of heating and 100% of domestic hot water using heat pump systems. Heat pumps may be sized for 80% of peak load.	Site Plan Application Submission Confirmation of make and model of heat-pumps to be installed, back-up heating type (if any) as well as an outline of the commissioning process to be followed by the installer. Post Construction A Letter of Certification signed by an accredited professional (Architect, Electrical Engineer, or Mechanical Engineer) post-construction that the facility has an all-electric operation for heating and that the appropriate heat pump systems has been installed and commissioned as required.	



Item #	Tier	Applicability	Metrics	Documentation	Details
EC1.3a	Tier 1	Part 3 - Performance	<ul style="list-style-type: none"> Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the applicable Tier 1 performance limits¹ per Table EC1, below. For all other Part 3 buildings: develop a whole-building energy model, and design and construct the building to meet the National Energy Code of Canada for Buildings (NECB) 2020² Tier 2 + GHG Reduction of >80% vs. NECB reference case. 	Site Plan Application Submission Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target ^{3,4} .	<ol style="list-style-type: none"> Identify the applicable building archetype and meet the archetype-specific performance limits. Mixed use buildings can apply a weighted average of the applicable performance limits. Applicable to building types that do not apply to any of the building archetypes listed in Table EC1, below. Refer to the National Energy Code of Canada for Buildings (NECB) 2020 For guidance on calculating TEUI, TEDI, and GHGI, refer to the City of Toronto's Energy Modelling Guidelines Version 4. For guidance on submission requirements, refer to the City of Toronto's Energy Efficiency Report Submission & Modelling Guidelines.
EC1.3b	Tier 1	Part 3 – Prescriptive – MURBs Only	<ul style="list-style-type: none"> Provide a heat pump system to deliver 80% of facility peak heating load. Commission system to use heat pump as first stage of heating. This pathway only applies to Multi-Unit Residential Buildings (MURBs). 	Site Plan Application Submission Confirmation of equipment make and model of heat-pump system to be installed, a schematic design of the proposed system, as well as an outline of the commissioning process to be followed by the installer. Post Construction A Letter of Certification signed by an accredited professional (Architect, Electrical Engineer, or Mechanical Engineer) post-construction that a heat pump system has been installed and commissioned as required.	<ol style="list-style-type: none"> Zero emissions for on-site fossil fuel use are evaluated by having no natural gas or other fossil fuel combustion for normal operation of the facility (i.e. fossil fuels may still be used to meet back-up heating and power requirements, if any).



Item #	Tier	Applicability	Metrics	Documentation	Details
EC1.3c	Tier 1	Part 3 – Trade-Off Path	<ul style="list-style-type: none"> Using whole-building energy modelling, demonstrate an annual GHG Emission Intensity (GHGI) that meets the applicable Tier-1 Trade-off performance limits¹ per Table EC1, below. This pathway is not available for other building types other than Part 3 building types listed in Table EC1. 	Site Plan Application Submission Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target ^{3,4} .	
EC1.4a	Tier 2	Part 3 - Performance	<ul style="list-style-type: none"> Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the applicable Tier 2 performance limits¹ per Table EC1, below. For all other Part 3 buildings: develop a whole-building energy model, and design and construct the building to meet the National Energy Code of Canada for Buildings (NECB) 2020² Tier 3 + zero (0) on-site fossil fuel emissions (i.e. Scope 2 emissions need not be zero)⁵. 	Site Plan Application Submission Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target ^{3,4} . Post Construction Submission <ul style="list-style-type: none"> Energy Modelling Report or other documentation demonstrating compliance with the targeted standard summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional. Updated Energy Model Report³. 	
EC1.4b	Tier 2	Part 3 – Prescriptive – MURBs Only	<ul style="list-style-type: none"> Provide a fully electrified system for heating and domestic hot water using heat pumps as a first stage. Heat pumps must be sized for 80% of peak load. <p>This pathway only applies to Multi-Unit Residential Buildings (MURBs).</p>	Site Plan Application Submission Confirmation of equipment make and model of heat-pump system to be installed, a schematic design of the proposed system, as well as an outline of the commissioning process to be followed by the installer. Post Construction A Letter of Certification signed by an accredited professional (Architect, Electrical Engineer, or Mechanical Engineer) post-construction that a heat pump system has been installed and commissioned as required.	
EC1.5	Tier 3	All Buildings	<ul style="list-style-type: none"> Commitment is to zero on-site emissions from fossil fuels and zero on-site emissions 	Site Plan Application Submission <ul style="list-style-type: none"> Follows expected pathway above. 	1. CaGBC Zero Carbon Building-Design Certification is an acceptable alternative compliance



Item #	Tier	Applicability	Metrics	Documentation	Details
			<p>from electricity for a 5-year period.</p> <ul style="list-style-type: none"> Demonstrate on-site near-zero operations by complying with EC1.2a/b, EC1.4a/b/c OR Achievement of CaGBC Zero Carbon Building (ZCB) Design Standard Certification¹. + Commit to five (5) years of CaGBC Zero Carbon Building (ZCB) Performance Standard Certification. 	<ul style="list-style-type: none"> For ZCB only: Confirmation of registration for ZCB-Design Standard certification. <p>Post Construction Submission</p> <ul style="list-style-type: none"> Follows expected pathway above For ZCB only: CaGBC ZCB-Design Standard certification and complete workbook. ZCB Carbon Building-Performance Certification for year 1 of operations² and written letter from the building owner to continue the certification for an additional four (4) year period. 	<p>for all buildings, including those identified in Table EC1.</p> <p>2. CaGBC Zero Carbon Building-Performance Certification is a separate standard which must be met by all buildings, including those that pursue CaGBC ZCB – Design certification.</p>

TABLE EC1 - TEUI, TEDI and GHGI PERFORMANCE TARGETS

Building Type	Tier	TEUI	TEDI	GHGI*
		(kWh/m ² /yr)	(kWh/m ² /yr)	(kgCO ₂ /m ² /yr)
Part 9 & Part 3 MURB (< 6 Storeys)	1	100	25	10
	1 – Trade-off	125	35	5
	2	70	15	5
Part 3 MURB (≥ 6 Storeys)	1	100	30	10
	1 – Trade-off	125	35	5
	2	75	15	5
Commercial Office	1	100	22	8
	1 – Trade-off	115	35	4
	2	65	15	4
Commercial Retail	1	90	25	5
	1 – Trade-off	115	35	3
	2	70	15	3

* - Tables assume GHG emission factor for electricity of 30 kg CO₂e emissions per MWh of electricity

EC2 EMBODIED CARBON

Intent: Promote embodied carbon reductions to reduce total life cycle carbon emissions.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC2.1	Tier 1	Part 9	<ul style="list-style-type: none"> Conduct a Materials Emissions Assessment using BEAM (Building Emissions Accounting for Materials tool), or an equivalent tool¹, to measure A1-A3, stage emissions for all structural, enclosure, and major finishes (cladding, flooring, ceilings, interior wall sheathing). 	Site Plan Application Submission <ul style="list-style-type: none"> An Embodied Carbon report declaring the materials that are anticipated to be used and the estimated total embodied carbon emissions of these materials. 	<ol style="list-style-type: none"> Examples of acceptable lifecycle assessment software for low-rise residential buildings include: BEAM and NRCAN MC2. Refer to the current version of the Zero Carbon Building Standard for further guidance on Embodied Carbon assessments. Examples of acceptable lifecycle assessment software include: Athena Impact Estimator for Buildings Life Cycle Assessment (LCA) and OneClick LCA. Refer to the Zero Carbon Building v3 Guidebook Appendix I for guidance on preparing a Baseline.
EC2.2	Tier 1	Part 3	<ul style="list-style-type: none"> Conduct a whole building life cycle assessment (LCA) of the building's structure and envelope in accordance with the CaGBC Zero Carbon Building Standard v3 methodology^{2,3}. Report embodied carbon for the following life cycle stages: A1-A5, B1-B5, and C1-C4. 		
EC2.3	Tier 2	All	<ul style="list-style-type: none"> Demonstrate a minimum 5% reduction in embodied carbon compared to a baseline building⁴. 		

EC3 REFRIGERANT LEAKAGE

Intent: Promote awareness and reporting of refrigerant leakage in HVAC equipment to support total carbon reductions.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC3.1	Tier 1	Part 3	<ul style="list-style-type: none"> Develop a Refrigerant Leakage Plan describing the ongoing refrigerant leakage tracking process and corrective action plan to address refrigerant leaks should they occur in any base building HVAC systems. The Plan should list the total quantity, type, and the Global Warming Potential (GWP) of each refrigerant contained in HVAC systems with a capacity greater than 19 kW (5.4 tons)^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Provide a Letter of Commitment signed by a qualified professional (Mechanical Engineer) and the owner/developer/builder that includes confirmation that the requirements of this metric will be met. Post Construction Submission <ul style="list-style-type: none"> Refrigerant Leakage Plan. 	<ol style="list-style-type: none"> Refer to the current version of the Zero Carbon Building - Performance Standard for further guidance on refrigerant leakage. Refrigerants that do not have a GWP do not need to be reported.

EC4 BUILDING RESILIENCE

Intent: Encourage back-up power to essential building systems and refuge area for occupants during power failures resulting from extreme weather events.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC4.1	Tier 2	Part 3	<ul style="list-style-type: none"> MHR Residential only: Provide a refuge area with heating, cooling, lighting, potable water. Provide back-up power to essential building systems for 72 hours^{1,2,3,4,5}. 	Post Construction Submission <ul style="list-style-type: none"> Drawings, plans, or other documentation demonstrating that the project incorporates resilient measures. 	<ol style="list-style-type: none"> Ensure power is provided to the refuge area, building security systems, domestic water pumps, sump pumps, at least one elevator, boilers, and hot water pumps to enable access and egress and essential building functions during a prolonged power outage. A refuge area should be a minimum size of 93 sq.m. and/or 0.5 sq.m. per occupant and may act as building amenity space during normal operations. This requirement applies to multi-unit residential high-rise buildings that contain central amenity, lobby or gym space, to be able to act as a temporary shelter for vulnerable residents of the building. Common refuge areas are temporarily shared, lit spaces where vulnerable residents can gather to stay warm or cool, charge cell phones and access the internet, safely store medicine, refrigerate basic food necessities, access potable water and toilets, and perhaps prepare food. It is recommended to provide back-up power using a low or no-carbon form of back-up power. Refer to the City of Toronto Minimum Backup Power Guidelines for MURBs, Voluntary Performance Standards for Existing and New Buildings (2016) for guidance.

EC5 ON-SITE RENEWABLES

Intent: Encourage cost-effective renewable energy solutions for climate change mitigation and boost local renewable energy adoption to reduce on-site carbon footprint.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC5.1	Tier 1	Part 9	Plan of Subdivision only: Complete a Community Energy Plan demonstrating energy emissions and resiliency targets on a community scale ⁶ .	Plan of Subdivision Submission <ul style="list-style-type: none"> Provide a Community Energy Plan. 	<ol style="list-style-type: none"> Strategies to design a building for solar readiness may include the following: <ul style="list-style-type: none"> Designate an area of the roof for future solar PV and/or solar thermal. Install one or two conduits from the roof to the main electrical or mechanical room (size of conduit to be determined based on maximum potential solar PV or solar thermal system size). Ensure that the building structure has adequate structural capacity to accommodate future installation of renewable energy systems. Ensure that sufficient area is allocated for the future installation of renewable energy systems. Designate a 2x2 meter wall area in the electrical and mechanical rooms for future solar electrical/thermal equipment controls and connections (e.g. meters, monitors). Where possible place the HVAC or other rooftop equipment on the north side of the roof to prevent future shading. Consult with NRCAN Solar Ready Guidelines for more guidance on solar readiness, or to access a Solar Readiness Checklist. Also, consult the National Renewable Energy Laboratory's Solar Ready Buildings Planning Guide for additional considerations for PV-ready provisions. Promotion of solar PV and renewables aligns with the City of Hamilton's Climate Action Strategy, specifically the target for all new homes to have 30% annual load coverage by solar PV by 2031 and the target for all new commercial buildings to include rooftop solar PV panels by 2026.
EC5.2	Tier 1	All	<ul style="list-style-type: none"> Design all new buildings for solar readiness¹. Where applicable, include an opt-in for new owners to install solar PV or thermal systems at the new owner's expense^{1,2,3,4}. 	Site Plan Application Submission <ul style="list-style-type: none"> Drawings, plans, specifications, or other documentation demonstrating that project is solar-ready. 	
EC5.3	Tier 2	Part 9	<ul style="list-style-type: none"> Design and install on-site renewable energy systems to supply at least 10% of the building's total energy load from one or a combination of energy source(s)^{3,4,5}. <p>OR</p> <ul style="list-style-type: none"> Design and install on-site renewable energy systems to supply at least 20% of the building's total energy load from geo-exchange (geothermal or ground source heat pumps)⁴. 	Site Plan Application Submission <ul style="list-style-type: none"> Drawings, plans, specifications, or other documentation demonstrating the project's on-site renewable sources. Energy Modelling Report or other documentation demonstrating the percentage of the project's energy needs provided by on-site renewable sources. 	
	Tier 2	Part 3	<ul style="list-style-type: none"> Design and install on-site renewable energy systems to supply at least 5% of the building's total energy load from one or a combination of energy source(s)^{3,4,5,6}. <p>OR</p> <ul style="list-style-type: none"> Design and install on-site renewable energy systems to supply at least 20% of the building's total energy load from geo-exchange (geothermal or ground source heat pumps)⁴. 		

Item #	Tier	Applicability	Metrics	Documentation	Details
					<p>4. The percent (%) of renewable energy generated can be quantified by the following steps:</p> <ul style="list-style-type: none"> ○ Determine the total building annual energy use for the site. ○ List the renewable energy technologies being considered for the site. ○ Determine the expected annual energy generated from renewable technologies and the percent (%) of annual energy generated on-site, relative to the total energy consumed. <p>5. Allowable forms of renewable energy systems include the following:</p> <ul style="list-style-type: none"> ○ Solar photovoltaics (PV) technologies (e.g. solar panels, solar shingles) ○ Solar thermal ○ Biogas and biofuel ○ Wind-based systems. <p>6. Refer to the City of Ottawa Community Energy Plan Terms of Reference for guidance on community energy planning.</p>

EC6 DISTRICT ENERGY

Intent: Encourage district energy to reduce environmental and economic impacts associated with fossil fuel energy use.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC6.1	Tier 1	All	<ul style="list-style-type: none"> Investigate the feasibility of shared energy solutions, such as the development of low carbon thermal energy networks or connection to planned or existing district energy systems and identify the required provisions to be district energy ready^{1,2,3,4}. 	<p>Plan of Subdivision and Site Plan Application Submission</p> <ul style="list-style-type: none"> Provide a Letter signed by a qualified professional (Mechanical Engineer) and the owner/developer/builder that describes how opportunities for district energy have been explored. 	<p>1. Connecting to an existing low carbon district energy system is strongly encouraged to significantly reduce or avoid carbon emissions and to meet the GHGI limits.</p> <p>2. For guidance on designing a building to be district energy-ready, please refer to:</p> <ul style="list-style-type: none"> ○ The City of Toronto's Design Guideline for District Energy-Ready Buildings Guide

Item #	Tier	Applicability	Metrics	Documentation	Details
EC6.2	Tier 2	All	<ul style="list-style-type: none"> Connect to a district energy system where one exists or design for future connection where a future district energy system is slated for development^{3,4}. 	Post Construction Submission <ul style="list-style-type: none"> Drawings, plans, or other documentation demonstrating connection, or design will accommodate future connections. 	<ul style="list-style-type: none"> The City of Ottawa Community Energy Plan Terms of Reference 3. Refer to the City of Hamilton's Climate Change Action Strategy for more information. 4. Refer to the Action 19 - Decarbonize and Expand District Energy within the City of Hamilton's Community Energy and Emissions Plan for more information.

EC7 BUILDING SYSTEMS COMMISSIONING

Intent: To promote buildings that are designed to be energy-efficient with reduced operating costs and greenhouse gas emissions associated with building operations.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC7.1	Tier 2	All	<ul style="list-style-type: none"> Conduct best practice commissioning, per the requirements referenced in LEED BD+C v4.1 Fundamental Commissioning and Verification pre-requisite^{1,2,3}. 	Site Plan Application Submission <ul style="list-style-type: none"> Provide a Letter of Commitment signed by the owner/developer/builder that best practice commissioning will be performed; OR proof a commissioning agent retained. Post Construction Submission <ul style="list-style-type: none"> Commissioning Plan & Report. 	<ol style="list-style-type: none"> Commissioning of a building is a systematic process that documents and verifies that all the facility's energy-related systems perform interactively in accordance with the design documentation and intent, and according to the owner's operational requirements from the design phase through to at least one-year post construction. Commissioning process should be in accordance with ASHRAE Guideline 0–2013 and ASHRAE Guideline 1.1–2007 for HVAC&R systems, as they relate to energy, water, indoor environmental quality, and durability for mechanical, electrical, plumbing, and renewable energy systems and assemblies. Refer to LEED BD+C (v4.1) EA: Fundamental Commissioning and Verification for more information on building systems commissioning.

EC8 AIR TIGHTNESS TESTING

Intent: To reduce air leakage, while improving the greenhouse gas emission associated with building operations and thermal comfort of occupants.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC8.1	Tier 1	All	<ul style="list-style-type: none"> Design and construct the building to improve the quality and airtightness of the building envelope¹. 	Site Plan Application Submission <ul style="list-style-type: none"> Provide a letter signed by a qualified professional (Building Envelope Engineer or Building Science Engineer) and the owner/developer/builder that describes the project's approach to achieving air tightness, and the process for any planning testing. 	<ol style="list-style-type: none"> The letter should indicate the line of air tightness (including air barrier materials, systems and transitions). Submission of drawings and indicative details to support the letter is encouraged.
EC8.2	Tier 2	All	<ul style="list-style-type: none"> Conduct a whole-building air leakage test to improve the quality and airtightness of the building envelope and report the performance achieved^{1,2}. 	Post Construction Submission <ul style="list-style-type: none"> Air Leakage Testing Report. 	<ol style="list-style-type: none"> The practice of Whole Building Air Leakage Testing (WBALT) involves sealing all building openings (e.g. operable windows) and pressurizing a building to determine its resistance to air leakage through the envelope. For guidance on Whole Building Air Leakage Testing, please refer to the City of Toronto Whole Building Air Leakage Testing Protocol or the ASTM E3158-18 Standard Test Method for Measuring the Air Leakage Rate of a Large or Multizone Building.

EC9 ENERGY METERING

Intent: Promote energy awareness to drive energy-conscious behavior and reduce usage. Continuous consumption tracking and benchmarking ensure design goals are met.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC9.1	Tier 1	All	<ul style="list-style-type: none"> Install electricity and/or thermal sub-meters for all energy end-uses that represent more than 10% of the building's total energy consumption^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Provide a Letter of Commitment signed by a qualified professional (Electrical Engineer and Mechanical Engineer) and the owner/developer/builder that includes confirmation that the requirements of this metric will be met. 	<ol style="list-style-type: none"> Refer to LEED BD+C (v4.1) EA: Advanced Energy Metering for more information on electricity and thermal sub-metering. The advanced energy metering must have the following characteristics: <ul style="list-style-type: none"> Meters must be permanently installed, and record at intervals of one hour or less. Electricity meters must record both consumption and demand.



Item #	Tier	Applicability	Metrics	Documentation	Details
EC9.2	Tier 2	All	<ul style="list-style-type: none"> For buildings with multiple tenants, provide energy submetering for each commercial/institutional tenant, or in each residential suite^{1,2,3}. 	Post Construction Submission <ul style="list-style-type: none"> Electrical and mechanical single-line diagrams that indicate the provision of electricity and thermal sub-meters. A metering plan listing all meters along with type, energy source metered, diagrams, and/or references to design documentation. 	<ul style="list-style-type: none"> The data collection system must use a local area network, building automation system, or wireless network. The system must be capable of storing all meter data for at least 36 months. The data must be remotely accessible. All meters in the system must be capable of reporting hourly, daily, monthly, and annual energy use. <p>3. Single room–occupancy units, transitional and temporary housing, and designated supportive housing buildings do not need an electricity meter in each unit.</p>

EC10 BENCHMARKING & REPORTING

Intent: Promote energy and water conservation through ongoing monitoring and reporting, and increased visibility for the City of Hamilton to track emissions of new developments.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC10.1	Tier 1	Part 3	<ul style="list-style-type: none"> Buildings 50,000 square feet ($\approx 4645 \text{ m}^2$), or larger: Enroll the project in ENERGYSTAR® Portfolio Manager to track energy and water consumption of the new development during operations in accordance with O. Reg. 506/18^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Provide a Letter of Commitment signed by the owner/developer/builder that includes confirmation that the requirements of this metric will be met. 	1. Benchmarking of private buildings annual energy consumption is required in accordance with Ontario Regulation 506/18 . Building energy benchmarking is a process through which building owners and/or managers can track and report their building's operational energy over time. Refer to the ENERGY STAR® Portfolio Manager website.
EC10.2	Tier 2	All	<ul style="list-style-type: none"> Enroll the project in ENERGYSTAR® Portfolio Manager¹ to track energy and water consumption of the new development during operations^{1,2}. 	Post Construction Submission <ul style="list-style-type: none"> Confirmation of Registration. 	2. Provide the City of Hamilton's account with read-only access to the project.

EC11 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

Intent: Promote the use of electric cars by providing electric vehicle (EV) charging stations to support GHG targets and improved air quality.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC11.1	Tier 1	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Ensure 100% of all parking spaces are EV-ready^{1,2,3}. 	Site Plan Application Submission <ul style="list-style-type: none"> On the Site Plan Drawing, Traffic Plan, or Parking Study identify: <ul style="list-style-type: none"> The number of total parking spaces included per building on the site. The number of total parking spaces that will be provided with rough-in provisions. The percentage of parking spaces that will be EV-ready. 	<ol style="list-style-type: none"> Refer to the City of Hamilton Zoning By-law No. 05-200. In order to achieve zoning compliance, at minimum, each Electric Vehicle Parking Space shall have an adjacent electrical outlet at which an electric vehicle charger can be installed in the future. The electrical outlet shall be capable of providing Level 2 electric vehicle charging, which generally means a voltage of 208V to 240V.
	Tier 1	Part 9 (Non-Residential)	<ul style="list-style-type: none"> Ensure at least 50% of all parking spaces are EV-ready^{1,2}. 		
EC11.2	Tier 2	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Provide at least 20% of all parking spaces with Electric Vehicle Supply Equipment (EVSE)^{3,4,5,6}. 	Site Plan Application Submission <ul style="list-style-type: none"> Parking plan(s) indicating the location and number of EV chargers. 	<ol style="list-style-type: none"> Electric vehicle supply equipment (EVSE) is defined by the Ontario Electrical Safety Code as the complete assembly consisting of cables, connectors, devices, apparatus, and fittings installed for the purpose of power transfer and information exchange between the branch circuit and the electric vehicle, commonly referred to as an EV charging station or EV charger. Provide EVSE capable of supplying Level 2 charging capability or a higher level of charging. EVSE parking spaces shall be labelled for the intended use of electric vehicle charging. Refer to the Electric Vehicle Charging Infrastructure Costing Study for more information about EV Ready design options and costing analysis for residential development archetypes to comply with this standard.
	Tier 2	Part 9 (Non-Residential)	<ul style="list-style-type: none"> Provide at least 10% of all parking spaces with Electric Vehicle Supply Equipment (EVSE)^{3,4,5,6}. 		

EC12 ELECTRIC BICYCLE CHARGING INFRASTRUCTURE

Intent: Reduce air pollution and GHG emissions related to car use by promoting active transportation. Active transportation also reduces fuel dependency, traffic congestion, noise pollution, and infrastructure.

Item #	Tier	Applicability	Metrics	Documentation	Details
EC12.1	Tier 1	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Provide Energized Outlets for 15% of the bicycle parking spaces for electric bicycle charging^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Parking plan(s) indicating the location of electric bicycle charging. 	<ol style="list-style-type: none"> The number of electric bicycle parking spaces is included as part of the total required bicycle parking spaces. Energized Outlets are capable of supplying 120V, and are located at a maximum distance of 1100 mm from the bike rack to accommodate the typical manufacturer-supplied power cord. Applies only to long-term bicycle parking spaces which are to be located in a secure enclosed bicycle parking area within the building.



ECOLOGY AND BIODIVERSITY

This Impact Category focuses on the preservation, restoration, and enhancement of the natural environment within the development area. Common requirements within this topic include native species and tree planting, prohibiting invasive species, and bird-friendly design. The performance requirements within this impact category foster ecological health and biodiversity, and also significantly contribute to the enhancement of urban forests, elevate biodiversity levels, and mitigate urban heat islands. By prioritizing these measures, developments can achieve a balance between urban expansion and environmental preservation, ensuring sustainable habitats for both wildlife and human communities. Refer to pages 14 to 17 of this document for the Ecology and Biodiversity Impact Category.

Performance Requirements

EB1 Native Species Planting

EB2 Tree Planting

EB3 Bird-Friendly Design

EB4 Light Pollution

EB5 Climate Positive Landscape Design

EB1 NATIVE SPECIES PLANTING

Intent: To preserve the long-term health of landscape design and minimize effects on broader natural systems.

Item #	Tier	Applicability	Metrics	Documentation	Details
EB1.1	Tier 1	All	<ul style="list-style-type: none"> Use native or adapted species for 50% of the new landscaping planted areas (including grassed areas), i.e. 50% of the total landscaped area should be covered by native or adapted plant species. Select drought-tolerant species from colder climate zones wherever possible^{1,2,3,6}. 	Plan of Subdivision and Site Plan Application Submission <ul style="list-style-type: none"> Landscape Plan with planting schedule demonstrating that plant species do not include invasive species, and indicating where species will be native or adapted. 	<ol style="list-style-type: none"> Native plant species are defined as plants that are indigenous to Southern Ontario; they are adapted to local conditions and occur naturally in the region. Refer to Credit Valley Conservation resources for definitions of native, nativar, pollinator, and drought-friendly species. Adapted vegetation is vegetation that is not native to the particular region it was introduced to but has evolved or maintained characteristics conducive for healthy growth and requires no additional resources or maintenance, such as water for irrigation, in comparison to similar species native to the area. An adapted species is non-aggressive; it is not disruptive to native plant communities. For resources on native species selection, refer to the following: <ul style="list-style-type: none"> Natives Plants Database The Trees Atlas Plant Paradise Toolkit Please refer to the Ontario Invasive Species Act for a list of Invasive Species.
EB1.2	Tier 1	All	<ul style="list-style-type: none"> Per the Ontario Invasive Species Act, do not plant invasive species^{4,6}. 		
EB1.3	Tier 1	All	<p>For sites adjacent to Agricultural lands, Natural Heritage features, Environmentally Significant Areas (ESAs), and any other areas that are restricted from development^{1,3,5}:</p> <ul style="list-style-type: none"> Provide vegetated protection zones. Vegetated protective zones must include 100% native vegetation, with a preference for drought-tolerant species. 		
EB1.4	Tier 2	All	<ul style="list-style-type: none"> Use native or adapted species for 75% of the new landscaping planted areas (including grassed areas), i.e. 75% of the total landscaped area should be covered by native or adapted plant species^{1,2,3,6}. Include permanent signage highlighting the native species planted on site^{1,2,3,6}. 	Site Plan Application Submission <ul style="list-style-type: none"> Landscape Plan with planting schedule demonstrating the plant species that will be planted, and indicating where species will be native or adapted. Drawings or plans with details on signage highlighting species planted on site. 	<ol style="list-style-type: none"> Refer to the City of Hamilton Urban Official Plan Chapter C: City Wide Systems and Designations for additional details on vegetated protection zones. For more information on how the metrics of this performance requirement align with the City of Hamilton guidelines and strategies, refer to the following: <ul style="list-style-type: none"> Hamilton Urban Forest Strategy Hamilton Climate Change Impact Adaptation Plan City of Hamilton Biodiversity Action Plan
EB1.5	Tier 2	All	<ul style="list-style-type: none"> Support the City's "Bee City" designation by restoring or protecting a minimum of 30% of the site with native vegetation that includes at least two native flowering species that bloom at different periods over the growing season^{1,3,6,7}. 		
			<ul style="list-style-type: none"> Support the City's "Bee City" designation by restoring or protecting a minimum of 30% of the site with native vegetation that includes at least two native flowering species that bloom at different periods over the growing season^{1,3,6,7}. 	Site Plan Application Submission <ul style="list-style-type: none"> Landscape Plan with planting schedule demonstrating the plant species that will be planted, indicating where species will be native, and indicating at least two native flowering species that bloom at different periods over the growing season. 	<ol style="list-style-type: none"> For resources on planting lists for pollinator gardens, refer to the following: <ul style="list-style-type: none"> Hamilton Conservation Authority City of Hamilton – Environmental Stewardships Pollinator



Item #	Tier	Applicability	Metrics	Documentation	Details
					8. Restoration refers to any project whose purpose is to re-create a natural vegetation community for any purpose using indigenous plants. It can include reforestation, reclamation, habitat creation, and should also include landscaping near natural areas.

EB2 TREE PLANTING

Intent: To preserve and enhance our natural heritage for biodiversity, heat island mitigation, and stormwater management.

Item #	Tier	Applicability	Metrics	Documentation	Details
EB2.1	Tier 1	All	<ul style="list-style-type: none"> Protect healthy, mature trees that exist within the project boundary. Comply with the requirements of the City of Hamilton Tree Protection Guidelines.^{1,2,3}. 	Plan of Subdivision and Site Plan Application Submission <ul style="list-style-type: none"> A Tree Inventory Report and Preservation Plan. 	1. For more information on street planting protocols, please refer to the City of Hamilton Street Tree Planting Policy .
EB2.2	Tier 1	All	<ul style="list-style-type: none"> Provide each tree planted with access to 21 m³ of soil per tree. Where trees share soil, such as in a continuous planting trench, a reduction to 16m³ per tree may be permitted. 	Site Plan Application Submission <ul style="list-style-type: none"> Plan(s) or drawings demonstrating the volume of soil provided for each tree. 	2. Where applicable, comply with the requirements of the City of Hamilton Tree Protection Guidelines and City of Hamilton Private Tree Protection By-Law
EB2.3	Tier 1	All	<ul style="list-style-type: none"> Where surface parking is provided, plant 1 shade tree for every 5 parking spaces. 	<ul style="list-style-type: none"> Plan(s) or drawings indicating the locations of all trees and parking spaces within the surface parking area. 	3. Promotion of healthy trees and planting aligns with the City of Hamilton Urban Forest Strategy canopy cover target of 40%.
EB2.4	Tier 1	All	<ul style="list-style-type: none"> Plant trees to shade at least 50% of the bike paths and walkway/sidewalk lengths ^{3,4,5}. 	<ul style="list-style-type: none"> Canopy Cover Plan(s) or drawings demonstrating walkway/sidewalk area shaded. 	4. Calculations can assumed a mature tree canopy width.
EB2.5	Tier 1	All	<ul style="list-style-type: none"> Provide a watering and maintenance program for trees for at least the first 4 years after planting. The maintenance programs should include measures to reduce the impact of de-icing salt on vegetation. 	Site Plan Application Submission <ul style="list-style-type: none"> A Letter of Commitment signed by an accredited professional (Landscape Architect) and the owner/developer that describes the watering and maintenance program for trees. Post Construction Submission <ul style="list-style-type: none"> Operating and Maintenance plan or other documentation detailing the maintenance program for trees. 	5. Trees should be spaced appropriately, having regard to site conditions, and ensure that space is provided to accommodate mature trunk and root flare growth of each tree.
EB2.6	Tier 2	All	<ul style="list-style-type: none"> Plant trees to achieve a 40% tree canopy cover for the site, excluding the building footprint ^{1,2,3,4,5}. 	Site Plan Application Submission <ul style="list-style-type: none"> Landscape Plan(s) and supporting calculations demonstrating compliance. Canopy Cover Plan(s). 	



EB3 BIRD-FRIENDLY DESIGN

Intent: To prevent fatal collisions of birds with buildings.

Item #	Tier	Applicability	Metrics	Documentation	Details
EB3.1	Tier 1	All	<ul style="list-style-type: none"> Design in accordance with the guidelines laid out in the Canadian Standards Association's (CSA) Bird-Friendly Building Design Standard A460¹. Use a combination of Bird-Friendly Design strategies to treat at least 90% of the exterior glazing including transparent railings and barriers) located within the first 16 metres of the building above grade or to the height of the mature tree canopy, whichever is greater. Visual markers on the glass must meet the CSA Bird-Friendly Building Design Standard A460 guidelines^{1,2}. Where there is glazing adjacent to green roofs and/or other rooftop vegetation, the bird collision mitigation strategy shall be applied to a height of 4 m from the surface of the green roof or the height of the adjacent mature vegetation, whichever is greater. Eliminate all fly-through effects (e.g., glass corners, parallel glass) and other traps from building design or use specified bird-safe glass or integrated protection measures. 	Site Plan Application Submission <ul style="list-style-type: none"> Elevation drawings demonstrating the location of bird-friendly strategies and calculations demonstrating metric requirements will be achieved. Details or specifications and drawings indicating treated area, type of treatment, density of visual markers, etc. 	<ol style="list-style-type: none"> Refer to the CSA Bird-Friendly Design Standard A460 for detailed requirements. Bird-Friendly Design Strategies may include: <ul style="list-style-type: none"> Visual patterns on glass Visual markers provided on the glass of proposed buildings with spacing no greater than 50 millimeters by 50 millimeters Window films Fenestration patterns. In April 2022, the City of Hamilton became the 6th certified Bird Friendly City in Canada. As part of this commitment, the City has as taken steps to reduce threats to wild birds, conserve bird habitat, and educate the public about birds.
EB3.2	Tier 1	All	<ul style="list-style-type: none"> Ground-level ventilation grates have a porosity of less than 20 mm X 20 mm (or 10 mm X 40 mm). 	Site Plan Application Submission <ul style="list-style-type: none"> Site plan, or other documentation indicating the location and porosity of any ground-level ventilation grates. 	

EB4 LIGHT POLLUTION

Intent: To minimize nighttime glare, light trespass, and light pollution, acknowledging their adverse effects on energy efficiency, nearby residents, and nocturnal wildlife.

Item #	Tier	Applicability	Metrics	Documentation	Details
EB4.1	Tier 1	All	<ul style="list-style-type: none"> All exterior fixtures must be Dark Sky compliant^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Site plan, or other documentation indicating lighting type, orientation, location, and controls. 	<ol style="list-style-type: none"> Refer to the Canadian Standards Association's (CSA) Bird-Friendly Building Design Standard A460 for more information on light pollution requirements. Refer to Dark Sky Feature Seal of Approval for more information on Dark Sky compliance requirements.
EB4.2	Tier 1	All	<ul style="list-style-type: none"> Rooftop and exterior façade architectural illumination must be directed downward and turned off between the hours of 10 p.m. and 6 a.m. 		
EB4.3	Tier 1	All	<ul style="list-style-type: none"> Implement lighting controls in non-residential spaces that reduce nighttime spillage of light by 50% from 11 p.m. to 5 a.m. 	Site Plan Application Submission <ul style="list-style-type: none"> A Letter of Commitment from a qualified professional (Architect or Electrical Engineer), and the owner/developer/builder describing how metric requirements will be met. 	

EB5 CLIMATE POSITIVE DESIGN

Intent: Promote GHG reductions and increase carbon sequestration through the landscape design.

Item #	Tier	Applicability	Metrics	Documentation	Details
EB5.1	Tier 2	All	<ul style="list-style-type: none"> Use the Climate Positive Design's Pathfinder: Landscape Carbon Calculator to calculate the embodied carbon and the carbon sequestration potential within landscape designs^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Climate Positive Design Scorecard reporting the Net Project Impact. Site plan and/or landscape plans aligning with the information input in the Landscape Carbon Calculator. 	<ol style="list-style-type: none"> The Climate Positive Design Challenge provides guidance for improving the impact of site design projects on the environment. The goal is for all site design projects going forward to collectively sequester more CO₂ than they emit by 2030, with a target of removing one gigaton of CO₂ from the atmosphere by 2050. Please refer to the Climate Positive Design for more information on how to use the Pathfinder Tool.



WATER

This Impact Category focuses on reducing potable water use for indoor and outdoor water uses, water metering, as well as stormwater management. Reducing potable water use, harvesting and re-using stormwater, and managing the quantity and quality of stormwater are all common themes in this topic. Each of the municipal standards reviewed during Phase 2 includes requirements that address one or more of these themes.

Performance Requirements

W1 Reduced Water Use

W2 Benchmarking and Reporting

W3 Water Metering

W4 Stormwater Management

W1 REDUCED WATER USE

Intent: Promotes water conservation by using efficient water fixtures, balanced irrigation practices and reducing overall water consumption.

Item #	Tier	Applicability	Metrics	Documentation	Details
W1.1	Tier 1	All	<ul style="list-style-type: none"> Water-consuming fixtures do not exceed the following maximum flow requirements and are WaterSense® labeled:^{1,2} <ul style="list-style-type: none"> High-efficiency toilets: 4.0 L/flush OR 3 and 6 L/flush (dual flush toilets); and Low flow lavatory faucets: 5.7 L/min. 	<p>Site Plan Application Submission</p> <ul style="list-style-type: none"> A Letter of Commitment signed by a qualified professional (Mechanical Engineer) and the owner/developer that includes confirmation that requirements of this metric will be met. <p>Post Construction Submission</p> <ul style="list-style-type: none"> Plumbing fixture specifications or other documentation demonstrating WaterSense® labelling and flush/flow rates. 	<ol style="list-style-type: none"> Potential strategies for indoor water use reduction include the use of dual flush toilets and waterless urinals. Refer to the EPA WaterSense site for a list of WaterSense labeled products.
W1.2	Tier 2	All	<ul style="list-style-type: none"> Reduce indoor potable water consumption by 40% over the baseline fixture (per LEED BD+C v4 guidance)^{1,2}. 	<p>Site Plan Application Submission</p> <ul style="list-style-type: none"> Credit calculations demonstrating compliance with the metric requirements. <p>Post Construction Submission</p> <ul style="list-style-type: none"> Plumbing fixture specifications or other documentation demonstrating flush/flow rates, and updated credit calculations (if necessary). 	<ol style="list-style-type: none"> Potential strategies for enhanced indoor water use reduction include low-flow plumbing fixtures, and greywater and/or rainwater re-use systems to capture and reuse for indoor flushing fixtures. Refer to the LEED BD+C v4: Indoor water use reduction for more information on indoor water use reduction.
W1.3	Tier 2	All	<ul style="list-style-type: none"> Outdoor: Reduce potable water used for irrigation by 60% (per LEED BD+C v4 guidance)^{1,2}. 	<p>Site Plan Application Submission</p> <ul style="list-style-type: none"> Credit calculations demonstrating compliance with the metric requirements. <p>Post Construction Submission</p> <ul style="list-style-type: none"> Irrigation specifications or other documentation demonstrating irrigation system, and updated credit calculations (if necessary). 	<ol style="list-style-type: none"> Potential strategies for outdoor potable water use reduction include the use of drought-tolerant native species, water-efficient plant species, rain sensors for irrigation systems, and non-potable water for irrigation (e.g. rainwater cistern collection and re-use system, or rain collection barrels). Refer to the LEED BD+C v4: Outdoor water use reduction for more information on outdoor water use reduction.

W2 BENCHMARKING AND REPORTING

Intent: Promote energy and water conservation through ongoing monitoring and reporting, and increased visibility for the City of Hamilton to track water consumption of new developments.

Item #	Tier	Applicability	Metrics	Documentation	Details
W2.1	Tier 1	Part 9	<ul style="list-style-type: none"> Buildings 50,000 square feet ($\approx 4645 \text{ m}^2$), or larger: Enroll the project in ENERGYSTAR® Portfolio Manager to track energy and water consumption of the new development during operations in accordance with O. Reg. 506/18¹. 	Site Plan Application Submission <ul style="list-style-type: none"> Provide a Letter of Commitment signed by the owner/developer/builder that includes confirmation that the requirements of this metric will be met. Post Construction Submission <ul style="list-style-type: none"> Confirmation of Registration 	<ol style="list-style-type: none"> Benchmarking of private buildings annual energy consumption is required in accordance with Ontario Regulation 506/18. Building energy benchmarking is a process through which building owners and/or managers can track and report their building's operational energy and water use over time. Refer to the ENERGY STAR® Portfolio Manager website. Provide the City of Hamilton's account with read-only access to the project.
W2.2	Tier 2	All	<ul style="list-style-type: none"> Enroll the project in ENERGYSTAR® Portfolio Manager to track energy and water consumption of the new development during operations¹. 	Post Construction Submission <ul style="list-style-type: none"> Confirmation of Registration 	

W3 WATER METERING

Intent: Promotes awareness for water consumption to reduce usage, and supports monitoring and benchmarking water use over time.

Item #	Tier	Applicability	Metrics	Documentation	Details
W3.1	Tier 2	All	<ul style="list-style-type: none"> For buildings with multiple tenants, provide water submetering for each commercial/institutional tenant and per residential suite^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Plans, drawings, or other documentation indicating individual water meters in building. 	<ol style="list-style-type: none"> Refer to LEED BD+C: Multifamily Midrise - Water metering for guidance on water metering. Single room-occupancy units, transitional and temporary housing, and designated supportive housing buildings do not need a water meter in each unit.

W4 STORMWATER MANAGEMENT

Intent: Enhance stormwater and watershed management to minimize the impact of polluted runoff flowing into water streams and to alleviate the strain that stormwater places on municipal infrastructure.

Item #	Tier	Applicability	Metrics	Documentation	Details
W4.1	Tier 1	All	<ul style="list-style-type: none"> Provide long-term controls for Erosion and Sediment Control (ESC) in conformance with the Erosion and Sediment Control Guide for Urban Construction (2019)^{1,2,4,5}. Demonstrate compliance with the Green Standards and Guidelines for Low Impact Development³. 	Site Plan Application Submission <ul style="list-style-type: none"> Stormwater Management Report, Plan(s), and drawing(s) to verify compliance. 	<ol style="list-style-type: none"> Refer to the Erosion and Sediment Control Guide for Urban Construction (2019) for details. Potential erosion control strategies may include erosion and sediment control plans, silt fencing, sediment traps, and sediment basins. Green Standards and Guidelines for Low Impact Development outline the process meeting City of Hamilton stormwater quantity and quality requirements. Stormwater retention can be met through infiltration, evaporation/evapotranspiration or through greywater reuse. For greywater reuse applications, ensure greywater volume is consumed prior to the next subsequent retention design rainfall event. Filtration will be credited on constrained sites that are limited in their retention or reuse capabilities. Refer to the Green Standards and Guidelines for Low-Impact Development.
W4.2	Tier 2	All	<ul style="list-style-type: none"> Design for future rainfall data instead of historical rainfall data to account for future climate change¹. 	Site Plan Application Submission <ul style="list-style-type: none"> Stormwater Management Report, Plan(s), and drawing(s) to verify compliance. 	<ol style="list-style-type: none"> Examples of acceptable pathways include: <ul style="list-style-type: none"> Provide control for the 100-year rainfall event down to the current control requirement using the Future 100-year modified rainfall intensity. Use the University of Western Ontario and the Canadian Water Institute IDF CC Tool for deriving rainfall Intensity-Duration-Frequency Curves. Using the current IDF curves from the City of Hamilton, apply an additional 25% to the rainfall amount for the 100-year 24-hour storm event, to be distributed equally over the duration.



WASTE MANAGEMENT AND MATERIALS

This Impact Category focuses on reducing waste generation during construction and the operational phases of development. Reducing waste can contribute to the reuse of existing materials and decrease demand for raw materials. In addition, managing operational waste facilitates waste recycling and decomposing practices, contributing to waste diversion and material reuse and ultimately positively impacting the environment and natural resources. In each of the peer municipal standards reviewed in Phase 2, waste management has been observed to be an integral focus area and has been addressed through a combination of mandatory and voluntary performance requirements.

Performance Requirements

- WM1 Construction Waste Reduction and Management
- WM2 Operational Waste Reduction and Management
- WM3 Material Reuse

WM1 CONSTRUCTION WASTE REDUCTION AND MANAGEMENT

Intent: Facilitate the reduction of waste and the safe and proper disposal of waste generated during building construction. Diverting waste from landfills reduces the extraction of virgin natural resources and minimize land, water, and air pollution.

Item #	Tier	Applicability	Metrics	Documentation	Details
WM1.1	Tier 1	All	<ul style="list-style-type: none"> Manage construction and demolition waste in accordance with O. Reg. 103/94, as amended: Industrial, Commercial and Institutional Source Separation Programs ¹. 	Site Plan Application Submission <ul style="list-style-type: none"> Construction and Demolition Waste Management Plan. 	1. Refer to O. Reg. 103/94 for more details.
WM1.2	Tier 1	All	<ul style="list-style-type: none"> Develop and implement a Construction and Demolition Waste Management Plan, and demonstrate a diversion rate of 50% or more from landfill^{1,2,3,4}. 	Site Plan Application Submission <ul style="list-style-type: none"> Construction and Demolition Waste Management Plan. Post Construction Submission <ul style="list-style-type: none"> Waste Diversion Report indicating total Construction and Demolition Waste diversion rate of the project. 	1. Construction Waste Management Plan should: <ul style="list-style-type: none"> Identify strategies to reduce the generation of waste during project design and construction. Establish waste diversion goals for the project by identifying the materials targeted for diversion. Describe the diversion strategies planned for the project. Describe where materials will be taken including expected diversion rates for each material. 2. Track all waste removed from site and update a Waste Diversion Report at least monthly.
WM1.3	Tier 2	All	<ul style="list-style-type: none"> Demonstrate a waste diversion rate of 75% or more from landfill^{2,3,4}. 		3. Calculations can be by weight or volume but must be consistent throughout construction. 4. Exclude hazardous waste, excavated soil and land-clearing debris from calculations.

WM2 OPERATIONAL WASTE REDUCTION AND MANAGEMENT

Intent: Facilitate the reduction of waste generated and the safe and proper disposal of waste generated during building operations.

Item #	Tier	Applicability	Metrics	Documentation	Details
WM2.1	Tier 1	Part 9 (Residential)	<ul style="list-style-type: none"> Design and construct the building(s) to meet section 3.5 of the City of Hamilton's waste design requirements for new developments^{1,2,3}. 	Site Plan Application Submission <ul style="list-style-type: none"> Drawings or plans indicating the type, floor area and location of the waste storage and sorting system. 	<ol style="list-style-type: none"> Refer to the City of Hamilton Waste Requirements for Design of New Developments and Collection (2021), where applicable. Comply with O. Reg 103/94 where applicable. Refer to the City of Hamilton Solid Waste Master Plan, where applicable.
WM2.2	Tier 1	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Design kitchen cabinets to accommodate space for the separate collection of recycling, organics and garbage^{1,2,3}. 	Site Plan Application Submission <ul style="list-style-type: none"> A Letter of Commitment signed by a qualified professional (Architect) and the owner/developer/builder that includes confirmation that requirements of this metric will be met. Post Construction Submission <ul style="list-style-type: none"> Drawings or plans indicating the designated space. 	<ol style="list-style-type: none"> Provide "built-in" storage including at least three separate storage containers for segregated storage and collection. Minimum dimensions for storage bins: 8.5L each bin for garbage and organics and 18L bin for recycled materials. Refer to O. Reg. 103/94, where applicable.

WM3 MATERIAL REUSE

Intent: Encourage reuse of existing materials to support total carbon reductions and reduce demolition and construction waste.

Item #	Tier	Applicability	Metrics	Documentation	Details
WM3.1	Tier 2	All	<ul style="list-style-type: none"> Maintain the existing building structure and envelope¹ for 30% of the existing floor area OR use existing interior non-structural elements for at least 30% of the entire completed building, including additions^{2,3}. 	<p>Site Plan Application Submission</p> <ul style="list-style-type: none"> A Letter of Commitment signed by a qualified professional (Architect, Structural Engineer) and the owner/developer/builder that includes confirmation that requirements of this metric will be met. Calculations completed by a qualified professional (Architect, Structural Engineer) demonstrating this metric can be met. <p>Post Construction Submission</p> <ul style="list-style-type: none"> Report/ drawings/ plans demonstrating the preserved and new components of the building. Calculations completed by a qualified professional (Architect, Structural Engineer) demonstrating this metric has been met. 	<ol style="list-style-type: none"> Envelope components include: exterior skin and framing, and exclude window assemblies and non-structural roofing material. Hazardous materials are excluded. Refer to LEED BD+C v4: Building life-cycle impact reduction for details.



COMMUNITY AND URBAN DESIGN

This Impact Category focuses on the design elements that promote a sense of place in the community by emphasizing the importance of preserving heritage and cultural features, raising awareness of local food production, promoting healthy practices and inclusion, as well as educating residents on sustainability features in their community and ultimately creating communities that are healthy and resilient.

Performance Requirements

- CD1 Promotion of Public and Active Transportation
- CD2 Services within Walking Distance
- CD3 Bicycle Facilities
- CD4 Accessible Design
- CD5 Urban Agriculture
- CD6 Heat Island Effect
- CD7 Community Sustainability Outreach
- CD8 Celebration of Heritage and Culture

CD1 PROMOTION OF PUBLIC AND ACTIVE TRANSPORTATION

Intent: Reduce air pollution and GHG emissions related to car use by promoting active transportation. Active transportation also reduces fuel-dependency, traffic congestion, noise pollution, and infrastructure.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD1.1	Tier 1	All	<ul style="list-style-type: none"> Develop a Transportation Demand Management (TDM) Plan and demonstrate a 25% reduction in single occupancy auto vehicle trips generated by the proposed development^{1,2}. 	Site Plan Application Submission <ul style="list-style-type: none"> Transportation Demand Management Plan demonstrating a 25% reduction. 	<ol style="list-style-type: none"> Transportation Demand Management manages the demands placed on transportation infrastructure. It is the use of policies, programs, infrastructure improvements, and/or services to influence travel behaviour. TDM encourages sustainable travel choices by supporting alternatives options over the convention of frequently driving alone. Refer to City of Hamilton Cycling Master Plan, where applicable.
CD1.2	Tier 1	All	<ul style="list-style-type: none"> Construct a network of suitable cycling facilities and multi-use paths within the development which also connects to the bicycle network and implement recommendations of the City's Transportation Master Plan and/or Cycling Master Plan (where applicable)^{1,2,4}. 	Plan of Subdivision and Site Plan Application Submission <ul style="list-style-type: none"> Plan(s) indicating network of cycling facilities and multi-use paths. 	<ol style="list-style-type: none"> Refer to the City of Hamilton Transportation Master Plan, where applicable. Refer to City of Hamilton Cycling Master Plan, where applicable. Refer to the City of Hamilton's Zoning By-Law, where applicable.
CD1.3	Tier 1	All	<ul style="list-style-type: none"> Provide safe and direct routes that encourage the use of active transportation modes and connect to transit, commercial areas, community facilities, and parks^{1,3}. 	Plan of Subdivision and Site Plan Application Submission <ul style="list-style-type: none"> Plan(s) indicating safe and direct active transportation routes. 	<ol style="list-style-type: none"> Refer to LEED BD+C v4.1: Bicycle Facilities, where applicable.
CD1.4	Tier 1	All	<ul style="list-style-type: none"> Locate transit stops in accessible and safe areas^{1,3}. 	Plan of Subdivision and Site Plan Application Submission <ul style="list-style-type: none"> Plan(s) indicating transit stops. 	

CD2 SERVICES WITHIN WALKING DISTANCE

Intent: Promotes healthy practices among occupants and encourages a more active lifestyle

Item #	Tier	Applicability	Metrics	Documentation	Details
CD2.1	Tier 2	All	<ul style="list-style-type: none"> Draft Plan of Subdivision only: Locate the building(s) within 800m of at least one of the following: <ul style="list-style-type: none"> Transit station or stop; Three amenities or services; or Public park or recreational trail. 	Site Plan Application Submission <ul style="list-style-type: none"> Site plan(s) highlighting walking distance to selection option. 	<ol style="list-style-type: none"> Refer to LEED v4 Appendix 1 for examples of amenities categories and use types.

CD3 BICYCLE FACILITIES

Intent: Reduce air pollution and GHG emissions related to car use, and encourages a more active lifestyle.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD3.1	Tier 1	All	<p>Provide long-term and short-term bicycle parking spaces that meet or exceed the following minimum rates:^{1,2,3,4,5,6.}</p> <ul style="list-style-type: none"> Multiple Dwelling and Dwelling Unit and Mixed Use: <ul style="list-style-type: none"> Short-term: 0.1 parking space per unit (for Parking Rate Area 1 & 2), 0.05 parking space per unit (for all other areas). Long-term: 0.7 parking space per unit (for Parking Rate Area 1 & 2), 0.5 parking space per unit (for all other areas). Commercial and Institutional Uses: <ul style="list-style-type: none"> Short-term: 0.2 for each 100 square metres of gross floor area (for Parking Rate Area 1 & 2), 0.15 for each 100 square metres of gross floor area (for all other areas). Long-term: 0.15 for each 100 square metres of gross floor area (for Parking Rate Area 1 & 2), 0.1 for each 100 square metres of gross floor area (for all other areas). Industrial Uses: <ul style="list-style-type: none"> Short-term: 0.2 for each 100 square metres of gross floor area (for Parking Rate Area 1 & 2), 0.15 for each 100 square metres of gross floor area (for all other area). Long-term: 0.15 for each 100 square metres of gross floor area (for Parking Rate Area 1 & 2), 0.1 for each 100 square metres of gross floor area (for all other areas). University, College: <ul style="list-style-type: none"> Short-term: 1.2 parking space for each 100 square metres of gross floor area. Long-term: 1 parking space for each 100 square metres of gross floor area. 	Site Plan Application Submission <ul style="list-style-type: none"> Plan(s) indicating location, number, and type (long-term/short-term) of bicycle parking spaces. 	<ol style="list-style-type: none"> Bicycles include adaptive bikes, trikes, and scooters for people with disabilities. Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants or tenants of a building. Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building. Short-term Bicycle parking spaces shall be publicly accessible and located within a bicycle parking area at grade, which includes the first floor of a building or an exterior surface area. Spaces should be visible and easily accessible location in close proximity to main building entrances. Long-term Bicycle parking Spaces shall be located weather protected, and in a secure enclosed bicycle parking area within a building. Refer to the City of Hamilton Zoning By-law No. 05-200 for more information on Parking Areas. Refer to City of Hamilton Transportation Master Plan and Cycling Master Plan, where applicable.



Item #	Tier	Applicability	Metrics	Documentation	Details
CD3.2	Tier 2	All	<ul style="list-style-type: none"> Provide an additional 20% long-term and short-term bicycle parking spaces, beyond the Tier 1 minimum parking space requirements^{1,2,3,4}. 	Site Plan Application Submission <ul style="list-style-type: none"> Plan(s) indicating location, number, and type (long-term/short-term) of bicycle parking spaces. 	
CD3.3	Tier 2	Part 9 (Residential)	<ul style="list-style-type: none"> Include dedicated bike share location onsite and engage in contract with Hamilton Bike Share program¹. Alternative Compliance Path: Provide at least 10 additional publicly accessible, short-term bicycle parking spaces, at-grade on the site or within the public boulevard. Spaces should be in addition to bicycle parking required under CD6.1 and CD6.2. 	Site Plan Application Submission <ul style="list-style-type: none"> Site plan(s) highlighting the location of planned bike share location or publicly accessible spaces. Post Construction Submission <ul style="list-style-type: none"> Documentation demonstrating enrollment in Hamilton Bike Share Program. 	<ol style="list-style-type: none"> Hamilton Bike Share Inc. is the local not-for-profit organization that operates the City of Hamilton's bike share system. Alternative Compliance Path can be pursued where the site is located outside of the Hamilton Bike Share coverage area.

CD4 ACCESSIBLE DESIGN

Intent: Design to support persons with disabilities.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD4.1	Tier 1	All	<ul style="list-style-type: none"> Meet the Accessibility for Ontarians with Disabilities Act (AODA) Integrated Accessibility Standards, sections 80.16 to 80.31 inclusive, for pedestrian infrastructure¹. 	Site Plan Application Submission <ul style="list-style-type: none"> Plan(s), drawing(s), or other documentation demonstrating compliance. 	<ol style="list-style-type: none"> When providing pedestrian crossings, consider curb ramps and depressed curbs (designed according to AODA standards).

CD5 URBAN AGRICULTURE

Intent: Promote urban agriculture to raise awareness around local food, reduce environmental and economic impact from transport of food, and increase green space.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD5.1	Tier 1	All (Excluding Commercial and Industrial)	<ul style="list-style-type: none"> Residential buildings: Provide 0.5 sq.m. per dwelling unit of garden space^{1,2}. Institutional Buildings: Provide space for urban agriculture and/or community garden. 	Site Plan Application Submission <ul style="list-style-type: none"> Landscape Plans indicating dedicated garden area. 	<ol style="list-style-type: none"> Garden space is defined as land and/or an alternative mechanism with a growing medium that will be used to cultivate plants for food. Supports Recommendation #6 of the City of Hamilton's Food Strategy.

CD6 HEAT ISLAND EFFECT

Intent: To reduce ambient surface temperatures and reduce the urban heat island effect.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD6.1	Tier 1	All	<ul style="list-style-type: none"> Use one or a combination of a green roof, cool roof and solar PV installed for at least 75% of available roof space^{1,2,3,6}. 	Site Plan Application Submission <ul style="list-style-type: none"> Roof plan(s) indicating the heat island reduction measures, including the SRI values(s) of roof materials (if applicable). 	<ol style="list-style-type: none"> Available roof space is the total roof area excluding areas designed for renewable energy, private terraces, residential amenity, skylights, and rooftop equipment. Cool roofs must have an initial SRI of 82 or an aged SRI of 64 (for low-sloped roofs <2:12) or an initial SRI of 39 and an aged SRI of 32 (for steep-sloped roofs >2:12). Solar Reflectance Index (SRI) is a measure of a surface's ability to reflect solar heat. The SRI for a given material is calculated using both the reflectance value and the emittance value of the material. Black asphalt has an SRI of 0, a standard white surface is 100, and gray concrete is 35. Non-roof hardscape includes driveways, walkways, courtyards, surface parking areas, artificial turf, and other on-site hard surfaces. Examples of non-roof heat island reduction measures include: <ul style="list-style-type: none"> Paving materials with an SRI of 29 or greater; Shade from existing tree canopy or new 10-year tree canopy; Shade from architectural structures that are vegetated or have an SRI of 29 or greater; Shade from structures with energy generation (i.e. PV, solar thermal). Shade cast by buildings is <u>not</u> an eligible strategy. Where applicable, refer to the following resources for guidance: <ul style="list-style-type: none"> City of Hamilton Biodiversity Action Plan Hamilton Urban Forest Strategy Hamilton Climate Change Impact Adaptation Plan Hamilton Community Energy & Emissions Plan
CD6.2	Tier 1	All	<ul style="list-style-type: none"> Use one or a combination of the heat island reduction strategies to treat at least 50% of the site's non-roof hardscape^{3,4,5,6}. 	Site Plan Application Submission <ul style="list-style-type: none"> Site plan or landscape plan indicating the non-roof heat island reduction measures. 	
CD6.3	Tier 2	All	<ul style="list-style-type: none"> Use one or a combination of the heat island reduction strategies to treat at least 75% of the site's non-roof hardscape^{3,4,5,6}. 		



CD7 COMMUNITY SUSTAINABILITY OUTREACH

Intent: Promotes green building features and supports the continued involvement of tenants/homeowners.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD7.1	Tier 1	All (Excluding Institutional and Industrial)	<ul style="list-style-type: none"> Distribute a building-specific sustainability handout to all homeowners and tenants, outlining sustainability features, such as green building materials, native and invasive plant species, waste management programs, bicycle facilities, transit stop locations, and encouraging other activities (low-water gardening, green cleaning materials, alternate pest control measures, purchasing green power)¹. Familiarize tenants and homeowners with the building's green building feature with an on-site review¹. 	<p>Site Plan Application Submission</p> <ul style="list-style-type: none"> A Letter of Commitment signed by the developer/owner that includes confirmation that the requirements of this metric will be met. <p>Post Construction Submission</p> <ul style="list-style-type: none"> Educational package or other educational materials demonstrating compliance. 	<ol style="list-style-type: none"> Handout and on-site review can be completed by a representative from the developer, condo-board or property management. Maintain a copy of the education package or other materials during operation and provide to new tenants.

CD8 CELEBRATION OF HERITAGE AND CULTURE

Intent: Contributes to a sense of place in the community and amplifies shared values.

Item #	Tier	Applicability	Metrics	Documentation	Details
CD8.1	Tier 1	All	<ul style="list-style-type: none"> Where new developments are located near natural heritage features^{1,2}, locate amenities and green spaces nearby to provide a buffer. Where trails occur or are planned, provide a connection to the broader community. 	<p>Site Plan Application Submission</p> <ul style="list-style-type: none"> Plan(s), drawing(s), or other documentation demonstrating targeted feature(s). 	<ol style="list-style-type: none"> A natural heritage feature is a significant aspect of the natural environment, valued for its ecological, geological, biological, or cultural importance. This may include unique ecosystems, rare species, geological formations, landscapes, or culturally significant areas, which contribute to biodiversity and overall regional heritage. Conservation efforts should aim to protect and preserve these features. Refer to Hamilton Conservation Authority Natural Areas, Grand River Conservation Authority, Conservation Halton, and Niagara Peninsula Conservation, where applicable.



Item #	Tier	Applicability	Metrics	Documentation	Details
CD8.2	Tier 1	All	<ul style="list-style-type: none"> Significant cultural heritage resources¹, including heritage buildings and structures, shall be conserved in accordance with provincial and municipal policies. These resources should be retained in situ and integrated into compatible and sympathetic new development^{2,3,4}. For development projects that may impact on-site or adjacent cultural heritage resources, a Cultural Heritage Impact Assessment may be required and would guide the strategy for conservation, ranging from adaptive reuse, relocation to documentation and salvage^{2,3,4}. 	Site Plan Application Submission <ul style="list-style-type: none"> Cultural Heritage Impact Assessment, including any subsequent plans or studies recommended in the assessment (Conservation Plan, Vibration Study, etc.). 	<ol style="list-style-type: none"> Cultural heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes. They can include tangible features, structures, sites, or landscapes that, either individually or as part of a whole, are of historical, architectural, archaeological, or scenic value. Cultural heritage resources also represent intangible heritage, such as customs, ways-of-life, values, and activities. Cultural heritage links communities to their roots and contributes to our image and cultural identity. Cultural Heritage should be protected and enhanced. If the property is Designated, a Heritage Permit will be required for any alteration, demolition or relocation that directly impacts the reasons for designation or heritage attribute listed in the Designation By-law. Contact Cultural Heritage staff to confirm the Heritage Permit process and timing in conjunction with the Development Approval process.
CD8.3	Tier 1	All	<ul style="list-style-type: none"> Incorporate public art¹ into publicly accessible and visible spaces or into building designs as an architectural element, where feasible, which celebrates the culture or history of the area. 	Site Plan Application Submission <ul style="list-style-type: none"> Plan(s), drawing(s), or other documentation demonstrating targeted feature(s). 	<ol style="list-style-type: none"> Examples of public art include sculptures, murals, interpretive signage, and architectural elements.
CD8.4	Tier 2	All	<ul style="list-style-type: none"> Introduce beautification measures/amenities¹ that beautify stormwater management features, such as ponds. 	Site Plan Application Submission <ul style="list-style-type: none"> Plan(s), drawing(s), or other documentation demonstrating targeted feature(s). 	<ol style="list-style-type: none"> Examples of beautification include public art or interpretive signage.

Appendix C

Revised City of Hamilton Green Building Standards Checklist

City of Hamilton Green Building Standards **CHECKLIST**



City of Hamilton Green Building Standards

 Energy and Carbon	 Ecology and Biodiversity	 Water	 Waste Management and Materials	 Community and Urban Design
Energy Performance	Native Species Planting	Reduced Water Use	Construction Waste Reduction and Management	Promotion of Public and Active Transportation
Embodied Carbon	Tree Planting	Benchmarking and Reporting	Operational Waste Reduction and Management	Services within Walking Distance
Refrigerant Leakage	Bird-Friendly Design	Water Metering	Material Reuse	Bicycle Facilities
Building Energy Resilience	Light Pollution	Stormwater Management		Accessible Design
On-Site Renewables	Climate Positive Landscape Design			Urban Agriculture
District Energy				Heat Island Effect
Building Systems Commissioning				Community Sustainability Outreach
Air Tightness Testing				Celebration of Heritage and Culture
Energy Metering				
Benchmarking and Reporting				
Electric Vehicle Charging Infrastructure				
Electric Bicycle Charging Infrastructure				

Instructions

The City of Hamilton’s Green Building Standards (GBS) applies to all Part 3 and Part 9 building types in the urban area subject to a Site Plan or Draft Plan of Subdivision application. **Refer to the GBS Guidebook for details.**

A completed copy of this GBS Checklist and any supporting documentation must be included as part of your complete development application. Tier 1 metrics are required by the City of Hamilton. Tier 2 metrics are optional but encouraged.

Applicant Information:

Applicant/Agent:	
Name (First, Last Name):	
Email:	

Project Information:

Site Plan

Draft Plan of Subdivision

Project Name:	
Address of Subject Land (Street Number and Name):	
Registered Owner (First, Last Name):	
Telephone Number:	
Date Checklist Completed (yyyy-mm-dd):	
Is this checklist revised from an earlier submission (Yes/No):	
Gross Floor Area (square metres):	
Number of Units:	
Number of Storeys:	
Non-Residential Gross Floor Area (square metres):	

Proposal Description (narrative of your project):

Glossary

- Part 3 Buildings:** This refers to all mid to high-rise residential and all non-residential developments and refers to buildings that are subject to Part 3 of Division B of the Ontario Building Code, per Article 1.1.2 O.Reg. 332/12: Building Code. This includes buildings exceeding 600 m² in building area or exceeding three storeys in height.
- Part 9 Buildings:** This refers to low-rise residential developments and refers to buildings that are subject to Part 9 of Division B of the Ontario Building Code, per Article 1.1.2 O.Reg. 332/12: Building Code. This includes buildings of three or fewer storeys in height or with a building area not exceeding 600 m².
- Low-Density Residential Development:** Low-density residential uses generally include single-detached, semi-detached, duplex, triplex, fourplex, and street townhouse dwellings.
- Medium and High-Density Residential Development:** High and medium-density residential uses are characterized in the Urban Hamilton Official Plan as multiple dwelling forms containing five or more dwelling units. Examples include block townhouse dwellings, stacked townhouse dwellings, street townhouse dwellings fronting onto a condominium road, and apartment dwellings.
- Mixed-Use Development:** A development or area made up of mixed land uses either in the same building or in separate buildings. The mix of land uses may include commercial, industrial or institutional uses but must include residential units (*defined in the [UHOP](#)*).
- Institutional Development:** A development or area comprised of public or non-public institutions in individual buildings or groups of buildings. The uses may include but are not limited to educational facilities, religious facilities, cultural facilities, health care facilities, or daycare facilities (*not defined in the [UHOP](#), but a land use designation with permitted uses, development policies, etc. in Section E.6.0*).
- Industrial Development:** A development or area that permits for a range of employment activity, including offices, business parks, and industrial uses including but not limited to manufacturing and warehousing. (*Employment Areas are defined in the [UHOP](#), the description is also based on policies for the Employment Area – Industrial Land designation in Section E.5.0*).
- Commercial Development:** A development or area that are primarily located in mixed-use areas and accommodates a range of uses, including but not limited to retail, restaurants, and other similar service commercial uses (*not defined in the [UHOP](#), but described based on policies for the Commercial and Mixed Use Designations in Section E.4.0*).



EC1 ENERGY PERFORMANCE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC1.1a	Tier 1	Part 9 - Performance	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 1 performance limits.		Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target.		
EC1.1b	Tier 1	Part 9 - Prescriptive	Provide a heat pump system to deliver 80% of facility peak heating load. Commission system to use heat pump as first stage of heating.		Confirmation of make and model of heat-pump to be installed as well as an outline of the commissioning process to be followed by the installer.	A Letter of Certification signed by an accredited professional (Architect, Electrical Engineer, or Mechanical Engineer) post-construction that a heat pump system has been installed and commissioned as required.	
EC1.2a	Tier 2	Part 9 - Performance	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 2 performance limits.		Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target.		
EC1.2b	Tier 2	Part 9 - Prescriptive	Provide 100% of heating and 100% of domestic hot water using heat pump systems. Heat pumps may be sized for 80% of peak load.		Confirmation of make and model of heat-pumps to be installed, back-up heating type (if any) as well as an outline of the commissioning process to be followed by the installer.		
EC1.3a	Tier 1	Part 3 - Performance	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the applicable Tier 1 performance limits.		Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating		



Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
			For all other Part 3 buildings: develop a whole-building energy model, and design and construct the building to meet the National Energy Code of Canada for Buildings (NECB) 2020 ² Tier 2 + GHG Reduction of >80% vs. NECB reference case.		compliance with the applicable target.		
EC1.3b	Tier 1	Part 3 – Prescriptive – MURBs Only	Provide a heat pump system to deliver 80% of facility peak heating load. Commission system to use heat pump as first stage of heating.		Confirmation of equipment make and model of heat-pump system to be installed, a schematic design of the proposed system, as well as an outline of the commissioning process to be followed by the installer.	A Letter of Certification signed by an accredited professional (Architect, Electrical Engineer, or Mechanical Engineer) post-construction that a heat pump system has been installed and commissioned as required.	
EC1.3c	Tier 1	Part 3 – Trade-Off Path	If facility pursues Tier 2 target for GHGI, then relax TEDI and TEUI targets as follows: MURBs - TEDI relaxed to 35, TEUI relaxed to 125 Office & Retail - TEDI relaxed to 35, TEUI relaxed to 115.		Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target.		
EC1.4a	Tier 2	Part 3 - Performance	Using whole-building energy modelling, demonstrate an annual Total Energy Use Intensity (TEUI), Thermal Energy Demand Intensity (TEDI), and GHG Emission Intensity (GHGI) that meets the Tier 2 performance limits. For all other Part 3 buildings: develop a whole-building energy model, and design and construct the building to meet the National Energy Code of Canada for Buildings (NECB) 2020 Tier 3 + zero (0) on-site fossil fuel emissions (i.e. Scope 2 emissions need not be zero).		Energy Model Report summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional (Energy Modeller), and demonstrating compliance with the applicable target.	Energy Modelling Report or other documentation demonstrating compliance with the targeted standard summarizing key modelling inputs, outputs, and assumptions, signed by a licensed professional. Updated Energy Model Report.	

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC1.4b	Tier 2	Part 3 – Prescriptive – MURBs Only	Provide a fully electrified system for heating and domestic hot water using heat pumps as a first stage. Heat pumps must be sized for 80% of peak load.		Confirmation of equipment make and model of heat-pump system to be installed, a schematic design of the proposed system, as well as an outline of the commissioning process to be followed by the installer.	A Letter of Certification signed by an accredited professional (Architect, Electrical Engineer, or Mechanical Engineer) post-construction that a heat pump system has been installed and commissioned as required.	
EC1.5	Tier 3	All Buildings	Demonstrate on-site near-zero operations by complying with EC1.2a/b, EC1.4a/b/c OR Achievement of CaGBC Zero Carbon Building (ZCB) Design Standard Certification. Commit to five (5) years of CaGBC Zero Carbon Building (ZCB) Performance Standard Certification.		Follows expected pathway above For ZCB only: Confirmation of registration for ZCB-Design Standard certification.	Follows expected pathway above For ZCB only: CAGBC ZCB-Design Standard certification and complete workbook. ZCB Carbon Building-Performance. ZCB Carbon Building-Performance Certification for year 1 of operations and written letter from the building owner to continue the certification for an additional four (4) year period.	

EC2 EMBODIED CARBON

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC2.1	Tier 1	Part 9	<ul style="list-style-type: none"> Conduct a Materials Emissions Assessment using BEAM (Building Emissions Accounting for Materials tool), or an equivalent tool, to measure A1-A3, stage emissions for all structural, enclosure, and major finishes (cladding, flooring, ceilings, interior wall sheathing). 		An Embodied Carbon report declaring the materials that are anticipated to be used and the estimated total embodied carbon emissions of these materials.		
EC2.2	Tier 1	Part 3	<ul style="list-style-type: none"> Conduct a whole building life cycle assessment (LCA) of the building's structure and envelope in accordance with the CaGBC Zero Carbon Building Standard v3 methodology. Report embodied carbon for the following life cycle stages: A1-A5, B1-B5, and C1-C4. 		An Embodied Carbon report declaring the materials that are anticipated to be used and the estimated total embodied carbon emissions of these materials.		
EC2.3	Tier 2	All	<ul style="list-style-type: none"> Demonstrate a minimum 5% reduction in embodied carbon compared to a baseline building. 		An Embodied Carbon report declaring the materials that are anticipated to be used, the estimated total embodied carbon emissions of these materials, and the achieved embodied reduction compared to a baseline building.		

EC3 REFRIGERANT LEAKAGE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC3.1	Tier 1	Part 3.	<ul style="list-style-type: none"> Develop a Refrigerant Leakage Plan describing the ongoing refrigerant leakage tracking process and corrective action plan to address refrigerant leaks should they occur in any base building HVAC systems. The Plan should list the total quantity, type, and the Global Warming Potential (GWP) of each refrigerant contained in HVAC systems with a capacity greater than 19 kW (5.4 tons). 		Provide a Letter of Commitment signed by a qualified professional (Mechanical Engineer) and the owner/developer/builder that includes confirmation that the requirements of this metric will be met.	Refrigerant Leakage Plan	

EC4 BUILDING RESILIENCE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC4.1	Tier 2	Part 3	<ul style="list-style-type: none"> Mid and High-Density Residential only: Provide a refuge area with heating, cooling, lighting, potable water. Provide back-up power to essential building systems for 72 hours. 			Drawings, plans, or other documentation demonstrating that the project incorporates resilient measures.	

EC5 ON-SITE RENEWABLES

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
EC5.1	Tier 1	Part 9	<ul style="list-style-type: none"> Plan of Subdivision only: Complete a Community Energy Plan demonstrating energy emissions and resiliency targets on a community scale. 		Plan of Subdivision only: Provide a Community Energy Plan.		
EC5.2	Tier 1	All	<ul style="list-style-type: none"> Design all new buildings for solar readiness. Where applicable, include an opt-in for new owners to install solar PV or thermal systems at the new owner's expense. 		Site Plan Application only: Drawings, plans, specifications, or other documentation demonstrating that is project is solar-ready.		
EC5.3	Tier 2	Part 9	<ul style="list-style-type: none"> Design and install on-site renewable energy systems to supply at least 10% of the building's total energy load from one or a combination of energy source(s). OR Design and install on-site renewable energy systems to supply at least 20% of the building's total energy load from geo-exchange (geothermal or ground source heat pumps). 		Site Plan Application only: Drawings, plans, specifications, or other documentation demonstrating the project's on-site renewable sources. Energy Modelling Report or other documentation demonstrating the percentage of the project's energy needs provided by on-site renewable sources.		
	Tier 2	Part 3	<ul style="list-style-type: none"> Design and install on-site renewable energy systems to supply at least 5% of the building's total energy load from one or a combination of energy source(s). OR Design and install on-site renewable energy systems to supply at least 20% of the building's total energy load from geo-exchange (geothermal or ground source heat pumps). 		Site Plan Application only: Drawings, plans, specifications, or other documentation demonstrating the project's on-site renewable sources. Energy Modelling Report or other documentation demonstrating the percentage of the project's energy needs provided by on-site renewable sources.		

EC6 DISTRICT ENERGY

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
EC6.1	Tier 1	All	<ul style="list-style-type: none"> Investigate the feasibility of shared energy solutions, such as the development of low carbon thermal energy networks or connection to planned or existing district energy systems and identify the required provisions to be district energy ready. 		Site Plan Application and Plan of Subdivision: Provide a Letter signed by a qualified professional (Mechanical Engineer) and the owner/developer/builder that describes how opportunities for district energy have been explored.		
EC6.2	Tier 2	All	<ul style="list-style-type: none"> Connect to a district energy system where one exists or design for future connection where a future district energy system is slated for development. 			Drawings, plans, or other documentation demonstrating connection, or design will accommodate future connections.	

EC7 BUILDING SYSTEMS COMMISSIONING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC7.1	Tier 2	All	<ul style="list-style-type: none"> Conduct best practice commissioning, per the requirements referenced in LEED BD+C v4.1 Fundamental Commissioning and Verification pre-requisite. 		Provide a Letter of Commitment signed by the owner/developer/builder that best practice commissioning will be performed OR Proof a commissioning agent is retained.	Commissioning Plan & Report.	

EC8 AIR TIGHTNESS TESTING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC8.1	Tier 1	All	<ul style="list-style-type: none"> Conduct best practice commissioning, per the requirements referenced in LEED BD+C v4.1 Fundamental Commissioning and Verification pre-requisite. 		Provide a letter signed by a qualified professional (Building Envelope Engineer or Building Science Engineer) and the owner/developer/builder that describes the project's approach to achieving air tightness, and the process for any planned testing.		
EC8.2	Tier 2	All	<ul style="list-style-type: none"> Conduct a whole-building air leakage test to improve the quality and airtightness of the building envelope and report the performance achieved. 			Air Leakage Testing Report.	

EC9 ENERGY METERING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC9.1	Tier 1	All	<ul style="list-style-type: none"> Install electricity and/or thermal sub-meters for all energy end-uses that represent more than 10% of the building's total energy consumption. 		Provide a Letter of Commitment signed by a qualified professional (Electrical Engineer and Mechanical Engineer) and the owner/developer/builder that includes confirmation that the requirements of this metric will be met.	<p>Electrical and mechanical single-line diagrams that indicate the provision of electricity and thermal sub-meters.</p> <p>A metering plan listing all meters along with type, energy source metered, diagrams, and/or references to design documentation.</p>	

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC4.2	Tier 2	All	<ul style="list-style-type: none"> For buildings with multiple tenants, provide energy submetering for each commercial/institutional tenant, or in each residential suite¹. 		Provide a Letter of Commitment signed by a qualified professional (Electrical Engineer and Mechanical Engineer) and the owner/developer/builder that includes confirmation that the requirements of this metric will be met.	<p>Electrical and mechanical single-line diagrams that indicate the provision of electricity and thermal sub-meters.</p> <p>A metering plan listing all meters along with type, energy source metered, diagrams, and/or references to design documentation.</p>	

EC10 BENCHMARKING & REPORTING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC10.1	Tier 1	Part 3	<ul style="list-style-type: none"> Buildings 50,000 square feet ($\approx 4645 \text{ m}^2$), or larger: Enroll the project in ENERGYSTAR® Portfolio Manager to track energy and water consumption of the new development during operations in accordance with O. Reg. 506/18. 		Provide a Letter of Commitment signed by the owner/developer/builder that includes confirmation that the requirements of this metric will be met.	Confirmation of Registration.	
EC10.2	Tier 2	All	<ul style="list-style-type: none"> Enroll the project in ENERGYSTAR® Portfolio Manager¹ to track energy and water consumption of the new development during operations. 		Provide a Letter of Commitment signed by a qualified professional (Electrical Engineer or Mechanical Engineer) and the owner/developer/builder that includes confirmation	Confirmation of Registration.	

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
					that the requirements of this metric will be met.		

EC11 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC11.1	Tier 1	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Ensure 100% of all parking spaces are EV-ready. 		On the Site Plan Drawing, Traffic Plan, or Parking Study.		
	Tier 1	Part 9 (Non-Residential)	<ul style="list-style-type: none"> Ensure at least 50% of all parking spaces are EV-ready. 		On the Site Plan Drawing, Traffic Plan, or Parking Study.		
EC11.2	Tier 2	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Provide at least 20% of all parking spaces with Electric Vehicle Supply Equipment (EVSE). 		Parking plan(s) indicating the location and number of EV chargers.		
	Tier 2	Part 9 (Non-Residential)	<ul style="list-style-type: none"> Provide at least 10% of all parking spaces with Electric Vehicle Supply Equipment (EVSE). 		Parking plan(s) indicating the location and number of EV chargers.		

EC12 ELECTRIC BICYCLE CHARGING INFRASTRUCTURE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EC12.1	Tier 1	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Provide Energized Outlets for 15% of the bicycle parking spaces for electric bicycle charging. 		Parking plan(s) indicating the location of electric bicycle charging.		



EB1 NATIVE SPECIES PLANTING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
EB1.1	Tier 1	All	<ul style="list-style-type: none"> Use native or adapted species for 50% of the new landscaping planted areas (including grassed areas). Select drought-tolerant species from colder climate zones wherever possible. 		Landscape Plan with planting schedule demonstrating where species will be native or adapted.		
EB1.2	Tier 1	All	<ul style="list-style-type: none"> Per the Ontario Invasive Species Act, do not plant invasive species. 		Landscape Plan with planting schedule demonstrating that plant species do not include invasive species.		
EB1.3	Tier 1	All	<p>For sites adjacent to Agricultural lands, Natural Heritage features, Environmentally Significant Areas, and any other areas that are restricted from development:</p> <ul style="list-style-type: none"> Provide vegetated protection zones. Vegetated protective zones must include 100% native vegetation, with a preference for drought-tolerant species. 		Landscape Plan with planting schedule.		
EB1.4	Tier 2	All	<ul style="list-style-type: none"> Use native or adapted species for 75% of the new landscaping planted areas (including grassed areas), i.e. 75% of the total landscaped area should be covered by native or adapted plant species. Include permanent signage highlighting the native species planted on site. 		<p>Site Plan Application only: Landscape Plan with planting schedule demonstrating where species will be native or adapted.</p> <p>Drawings or plans with signage details highlighting species planted on site.</p>		

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
EB1.5	Tier 2	All	<ul style="list-style-type: none"> Support the City's "Bee City" designation by restoring or protecting a minimum of 30% of the site with native vegetation that includes at least two native flowering species that bloom at different periods over the growing season. 		Site Plan Application only: Landscape Plan with planting schedule demonstrating where species will be native, and indicating at least two native flowering species that bloom at different periods over the growing season.		

EB2 TREE PLANTING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
EB2.1	Tier 1	All	<ul style="list-style-type: none"> Protect healthy, mature trees that exist within the project boundary. Comply with the requirements of the City of Hamilton Tree Protection Guidelines. 		Site Plan Application and Plan of Subdivision: A Tree Inventory Report and Preservation Plan.		
EB2.2	Tier 1	All	<ul style="list-style-type: none"> Provide each tree planted with access to 21 m³ of soil per tree. Where trees share soil, such as in a continuous planting trench, a reduction to 16 m³ per tree may be permitted. 		Site Plan Application only: Plan(s) or drawings demonstrating the volume of soil provided for each tree.		
EB2.3	Tier 1	All	<ul style="list-style-type: none"> Where surface parking is provided, plant 1 shade tree for every 5 parking spaces. 		Site Plan Application only: Plan(s) or drawings indicating the locations of all trees and parking spaces within the surface parking area.		



Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
EB2.4	Tier 1	All	<ul style="list-style-type: none"> Plant trees to shade at least 50% of the bike paths and walkway/sidewalk lengths. 		Site Plan Application only: Canopy Cover Plan(s) or drawings demonstrating walkway/sidewalk area shaded within 10 years.		
EB2.5	Tier 1	All	<ul style="list-style-type: none"> Provide a watering and maintenance program for trees for at least the first 4 years after planting. The maintenance programs should include measures to reduce the impact of de-icing salt on vegetation. 		Site Plan Application only: A Letter of Commitment signed by an accredited professional (Landscape Architect, Architect, or Professional Engineer) and the owner/developer that describes the watering and maintenance program for trees.	Operating and Maintenance plan or other documentation detailing the maintenance program for trees.	
EB2.6	Tier 2	All	<ul style="list-style-type: none"> Plant trees to achieve a 40% tree canopy cover for the site, excluding the building footprint. 		Site Plan Application only: Landscape Plan(s) and supporting calculations demonstrating compliance. Canopy Cover Plan(s).		

EB3 BIRD FRIENDLY DESIGN

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EB3.1	Tier 1	All	<ul style="list-style-type: none"> Design in accordance with the guidelines laid out in the Canadian Standards Association's (CSA) Bird-Friendly Building Design Standard A460. Use a combination of Bird-Friendly Design strategies to treat at least 90% of the exterior glazing including transparent railings and barriers) located within the first 16 metres of the building above grade or to the height of the mature tree canopy, whichever is greater. Where there is glazing adjacent to green roofs and/or other rooftop vegetation, the bird collision mitigation strategy shall be applied to a height of 4 m from the surface of the green roof or the height of the adjacent mature vegetation, whichever is greater. Eliminate all fly-through effects (e.g., glass corners, parallel glass) and other traps from building design or use specified bird-safe glass or integrated protection measures. 		<p>Elevation drawings demonstrating the location of bird-friendly strategies and calculations demonstrating metric requirements will be achieved.</p> <p>Details or specifications and drawings indicating treated area, type of treatment, density of visual markers, etc.</p>		
EB3.2	Tier 1	All	<ul style="list-style-type: none"> Ground-level ventilation grates have a porosity of less than 20 mm X 20 mm (or 10 mm X 40 mm). 		Site plan, or other documentation indicating the location and porosity of any ground-level ventilation grates.		

EB4 LIGHT POLLUTION

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EB4.1	Tier 1	All	<ul style="list-style-type: none"> All exterior fixtures must be Dark Sky compliant. 		Site plan, or other documentation indicating lighting type, orientation, location, and controls.		
EB4.2	Tier 1	All	<ul style="list-style-type: none"> Rooftop and exterior facade architectural illumination must be directed downward and turned off between the hours of 10 p.m. and 6 a.m. 				
EB4.3	Tier 1	All	<ul style="list-style-type: none"> Implement lighting controls in non-residential spaces that reduce nighttime spillage of light by 50% from 11 p.m. to 5 a.m. 		A Letter of Commitment from a qualified professional (Architect or Electrical Engineer), and the owner/developer/builder describing how metric requirements will be met.		

EB5 CLIMATE POSITIVE LANDSCAPE DESIGN

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
EB5.1	Tier 2	All	<ul style="list-style-type: none"> Use the Climate Positive Design's Pathfinder: Landscape Carbon Calculator to calculate the embodied carbon and the carbon sequestration potential within landscape designs. 		<p>Climate Positive Design Scorecard reporting the Net Project Impact.</p> <p>Site plan and/or landscape plans aligning with the information input in the Landscape Carbon Calculator.</p>		



W1 REDUCED WATER USE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
W1.1	Tier 1	All	<ul style="list-style-type: none"> Water-consuming fixtures do not exceed the following maximum flow requirements and are WaterSense® labeled: <ul style="list-style-type: none"> High-efficiency toilets: 4.0 L/flush OR 3 and 6 L/flush (dual flush toilets); and Low flow lavatory faucets: 5.7 L/min. 		A Letter of Commitment signed by a qualified professional (Mechanical Engineer) and the owner/developer that includes confirmation that requirements of this metric will be met.	Plumbing fixture specifications or other documentation demonstrating WaterSense® labelling and flush/flow rates.	
W1.2	Tier 2	All	<ul style="list-style-type: none"> Reduce indoor potable water consumption by 40% over the baseline fixture (per LEED BD+C v4 guidance). 		Credit calculations demonstrating compliance with the metric requirements.	Plumbing fixture specifications or other documentation demonstrating flush/flow rates, and updated credit calculations (if necessary).	
W1.3	Tier 2	All	<ul style="list-style-type: none"> Outdoor: Reduce potable water used for irrigation by 60% (per LEED BD+C v4 guidance). 		Credit calculations demonstrating compliance with the metric requirements.	Irrigation specifications or other documentation demonstrating irrigation system, and updated credit calculations (if necessary).	

W2 BENCHMARKING AND REPORTING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
W2.1	Tier 1	Part 9	<ul style="list-style-type: none"> Buildings 50,000 square feet (≈ 4645 m²), or larger: Enroll the project in ENERGYSTAR® Portfolio Manager to track energy and water consumption of the new development during operations in accordance with O. Reg. 506/18. 		Provide a Letter of Commitment signed by the owner/developer/builder that includes confirmation that the requirements of this metric will be met.	Confirmation of Registration.	
W2.2	Tier 2	All	<ul style="list-style-type: none"> Enroll the project in ENERGYSTAR® Portfolio Manager to track energy and water consumption of the new development during operations. 			Confirmation of Registration.	

W3 WATER METERING

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
W3.1	Tier 2	All	<ul style="list-style-type: none"> For buildings with multiple tenants, provide water submetering for each commercial/institutional tenant and per residential suite. 		Plans, drawings, or other documentation indicating individual water meters in building.		

W4 STORMWATER MANAGEMENT

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
W4.1	Tier 1	All	<ul style="list-style-type: none"> Provide long-term controls for Erosion and Sediment Control (ESC) in conformance with the Erosion and Sediment Control Guide for Urban Construction (2019). Demonstrate compliance with the Green Standards and Guidelines for Low Impact Development. 		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance.		
W4.2	Tier 2	All	<ul style="list-style-type: none"> Design for future rainfall data instead of historical rainfall data to account for future climate change. 		Stormwater Management Report, Plan(s), and drawing(s) to verify compliance.		



WM1 CONSTRUCTION WASTE REDUCTION AND MANAGEMENT

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
WM1.1	Tier 1	All	<ul style="list-style-type: none"> Manage construction and demolition waste in accordance with O. Reg. 103/94. 		Construction and Demolition Waste Management Plan.		
WM1.2	Tier 1	All	<ul style="list-style-type: none"> Develop and implement a Construction and Demolition Waste Management Plan and demonstrate a diversion rate of 50% or more from landfill. 		Construction and Demolition Waste Management Plan.		
WM1.3	Tier 2	All	<ul style="list-style-type: none"> Demonstrate a waste diversion rate of 75% or more from landfill. 			Waste Diversion Report indicating total Construction and Demolition Waste diversion rate of the project.	

WM2 OPERATIONAL WASTE REDUCTION AND MANAGEMENT

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
WM2.1	Tier 1	Part 9 (Residential)	<ul style="list-style-type: none"> Design and construct the building(s) to meet section 3.5 of the City of Hamilton's waste design requirements for new developments. 		Drawings or plans indicating the type, floor area and location of the waste storage and sorting system.		
WM2.2	Tier 1	Part 3 & Part 9 (Residential)	<ul style="list-style-type: none"> Design kitchen cabinets to accommodate space for the separate collection of recycling, organics, and garbage. 		A Letter of Commitment signed by a qualified professional (Architect) and the owner/developer/builder that includes confirmation that requirements of this metric will be met.	Drawings or plans indicating the designated space.	

WM3 MATERIAL REUSE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
WM3.1	Tier 2	All	<ul style="list-style-type: none"> Maintain the existing building structure and envelope for 30% of the existing floor area OR use existing interior non-structural elements for at least 30% of the entire completed building, including additions. 		<p>A Letter of Commitment signed by a qualified professional (Architect, Structural Engineer) and the owner/developer/builder that includes confirmation that requirements of this metric will be met.</p> <p>Calculations completed by a qualified professional (Architect, Structural Engineer) demonstrating this metric can be met.</p>	<p>Report/ drawings/ plans demonstrating the preserved and new components of the building.</p> <p>Calculations completed by a qualified professional (Architect, Structural Engineer) demonstrating this metric has been met.</p>	



CD1 PROMOTION OF PUBLIC AND ACTIVE TRANSPORTATION

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application / Plan of Subdivision Submission	Post Construction Submission	
CD1.1	Tier 1	All	<ul style="list-style-type: none"> Develop a Transportation Demand Management (TDM) Plan and demonstrate a 25% reduction in single occupancy auto vehicle trips generated by the proposed development. 		Site Plan Application only: Transportation Demand Management Plan demonstrating a 25% reduction.		
CD1.2	Tier 1	All	<ul style="list-style-type: none"> Construct a network of suitable cycling facilities and multi-use paths within the development which also connects to the bicycle network and implement recommendations of the City's Transportation Master Plan and/or Cycling Master Plan (where applicable). 		Site Plan Application and Plan of Subdivision: Plan(s) indicating network of cycling facilities and multi-use paths.		
CD1.3	Tier	All	<ul style="list-style-type: none"> Provide safe and direct routes that encourage the use of active transportation modes and connect to transit, commercial areas, community facilities, and parks. 		Site Plan Application and Plan of Subdivision: Plan(s) indicating safe and direct active transportation routes.		
CD1.4	Tier 1	All	<ul style="list-style-type: none"> Locate transit stops in accessible and safe areas. 		Site Plan Application and Plan of Subdivision: Plan(s) indicating transit stops.		

CD2 SERVICES WITHIN WALKING DISTANCE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD2.1	Tier 2	All	<ul style="list-style-type: none"> Locate the building(s) within 800m of at least one of the following: <ul style="list-style-type: none"> Transit station or stop; Three amenities or services; Public park or recreational trail. 		Site plan(s) highlighting walking distance to selection option.		

CD3 BICYCLE FACILITIES

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD3.1	Tier 1	All	<ul style="list-style-type: none"> Provide long-term and short-term bicycle parking spaces that meet or exceed the minimum rates. 		Plan(s) indicating location, number, and type of bicycle parking spaces.		
CD3.2	Tier 2	All	<ul style="list-style-type: none"> Provide an additional 20% long-term and short-term bicycle parking spaces, beyond the CD3.1 requirements. 		Plan(s) indicating location, number, and type of bicycle parking spaces.		
CD3.3	Tier 2	Part 9 (Residential)	<ul style="list-style-type: none"> Include dedicated bike share location onsite and engage in contract with Hamilton Bike Share program. Alternative Compliance Path: Provide at least 10 additional publicly accessible, short-term bicycle parking spaces, at-grade on the site or within the public boulevard. 		Site plan(s) highlighting the location of planned bike share location For ACP only: Site plan(s) highlighting the location of publicly accessible spaces.	Documentation demonstrating enrollment in Hamilton Bike Share Program.	

CD4 ACCESSIBLE DESIGN

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD4.1	Tier 1	All	<ul style="list-style-type: none"> Meet the Accessibility for Ontarians with Disabilities Act (AODA) Integrated Accessibility Standards, sections 80.16 to 80.31 inclusive, for pedestrian infrastructure. 		Plan(s), drawing(s), or other documentation demonstrating compliance.		

CD5 URBAN AGRICULTURE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD5.1	Tier 1	All (Excluding Commercial and Industrial)	<ul style="list-style-type: none"> Residential buildings: Provide 0.5 sq.m. per dwelling unit of garden space. Institutional Buildings: Provide space for urban agriculture and/or community garden. 		Landscape Plans indicating dedicated garden area.		

CD6 HEAT ISLAND EFFECT

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD6.1	Tier 1	All	<ul style="list-style-type: none"> Use one or a combination of a green roof, cool roof and solar PV installed for at least 75% of available roof space. 		Roof plan(s) indicating the heat island reduction measures, including the SRI values(s) of roof materials (if applicable).		

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD6.2	Tier 1	All	<ul style="list-style-type: none"> Use one or a combination of the heat island reduction strategies to treat at least 50% of the site's non-roof hardscape. 		Site plan or landscape plan indicating the non-roof heat island reduction measures.		
CD6.3	Tier 2	All	<ul style="list-style-type: none"> Use one or a combination of the heat island reduction strategies to treat at least 75% of the site's non-roof hardscape. 		Site plan or landscape plan indicating the non-roof heat island reduction measures.		

CD7 COMMUNITY SUSTAINABILITY OUTREACH

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD7.1	Tier 1	All (Excluding Institutional and Industrial)	<p>Distribute a building specific sustainability handout to all homeowners and tenants, outlining sustainability features.</p> <ul style="list-style-type: none"> Familiarize tenants and homeowners with the building's green building feature with an on-site review. 		A Letter of Commitment signed by a qualified professional and the developer that includes confirmation that the requirements of this metric will be met.	Educational package or other educational materials demonstrating compliance.	

CD8 CELEBRATION OF HERITAGE AND CULTURE

Item #	Tier	Applicability	Metrics	Met	Documentation		Comments (Description of Compliance)
					Site Plan Application Submission	Post Construction Submission	
CD8.1	Tier 1	All	<ul style="list-style-type: none"> Where new developments are located near natural heritage features, locate amenities and green spaces nearby to provide a buffer. Where trails occur or are planned, provide a connection to the broader community. 		Plan(s), drawing(s), or other documentation demonstrating targeted feature(s).		
CD8.2	Tier 1	All	<ul style="list-style-type: none"> Significant cultural heritage resources, including heritage buildings and structures, shall be conserved in accordance with provincial and municipal policies. These resources should be retained in situ and integrated into compatible and sympathetic new development. For development projects that may impact on-site or adjacent cultural heritage resources, a Cultural Heritage Impact Assessment may be required and would guide the strategy for conservation, ranging from adaptive reuse, relocation to documentation and salvage. 		Cultural Heritage Impact Assessment, including any subsequent plans or studies recommended in the assessment (Conservation Plan, Vibration Study, etc.).		
CD8.3	Tier 1	All	<ul style="list-style-type: none"> Incorporate public art into publicly accessible and visible spaces or into building designs as an architectural element, where feasible, which celebrates the culture or history of the area. 		Plan(s), drawing(s), or other documentation demonstrating targeted feature(s).		
CD8.4	Tier 2	All	<ul style="list-style-type: none"> Introduce beautification measures/amenities that beautify stormwater management features, such as ponds. 		Plan(s), drawing(s), or other documentation demonstrating targeted feature(s).		



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

April 29, 2025

PED24114(a) –

City of Hamilton Green Building Standards Enhanced Engagement and Recommendations (Urban Areas - City Wide)

Presented by: Mallory Smith & WSP



Introductions

Mallory Smith

Planner I – Zoning By-law Reform, City of Hamilton

Antoni Paleshi

Energy and Carbon Technical Lead, WSP

Robert Rappolt

Planning & Engagement, WSP



Agenda

- Project Context
- Engagement and Consultation Summary
- Summary of Changes to the Energy Performance Metrics



September 6, 2022 Planning Committee saw the first version of the Green Building Standards, at the time called the Sustainable Building and Development Guidelines in Report PED22185.

On October 1, 2024 Planning Committee endorsed the Green Building Standard and directed staff to:

- Consult with the Climate Change Advisory Committee including its Technical and Governance Working Group and Building Working Group on the following:
 - (i) A framework that phases in successively more stringent tiered standards over a fixed timeline with full transparency on future requirements to all stakeholders;
 - (ii) Emissions limits that are sufficient to require new buildings to transition to efficient, low-emissions technology now or in the future; and,
 - (iii) Alignment with Hamilton's Climate Action Strategy to achieve net-zero by 2050 and avoid fossil fuel lock-in;
- Conduct this consultation in advance of implementation and report back with the results of the consultation, any adjustments to the Green Building Standards that may be required, including any necessary financial resources, and timelines for the recommendations in Report PED24114.

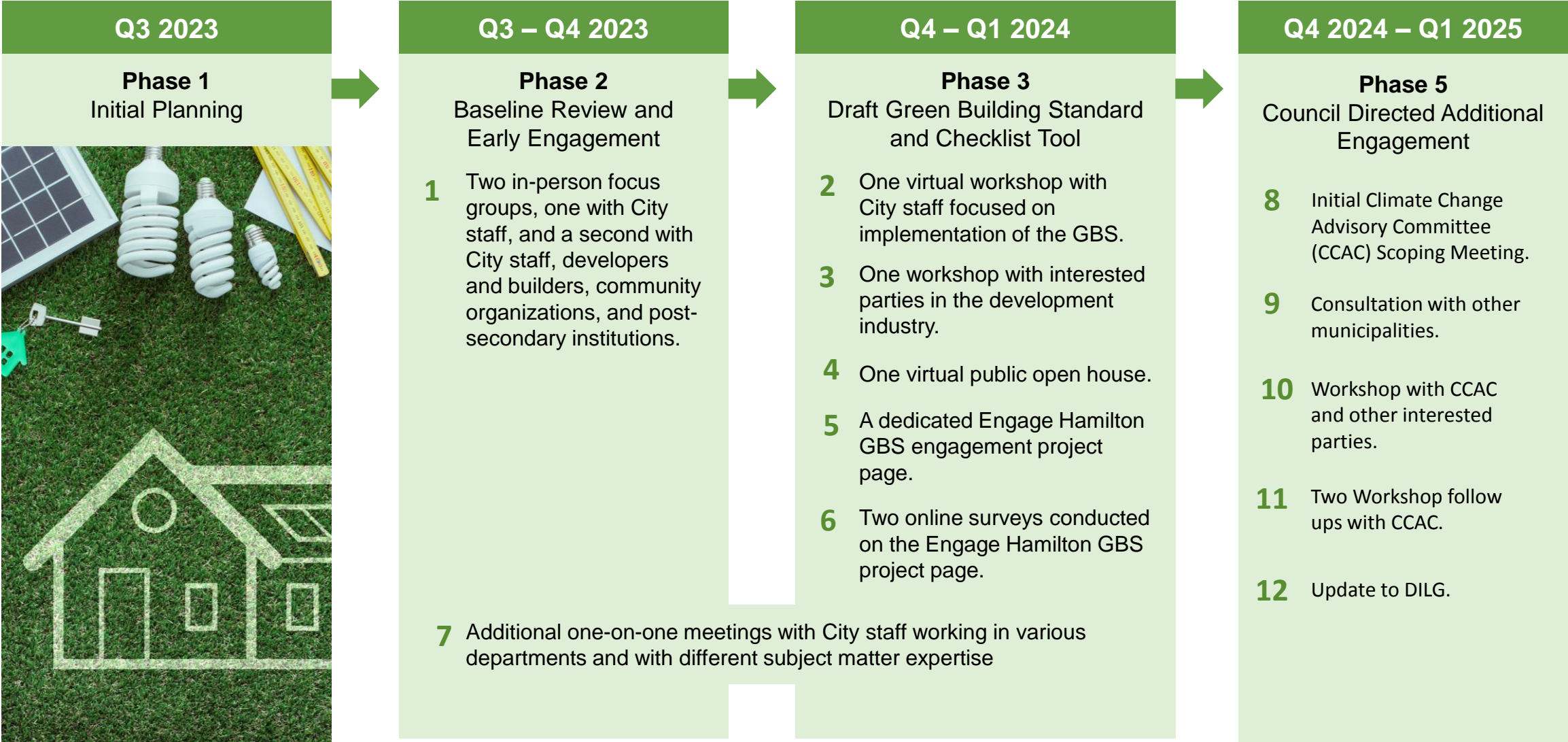
Project Scope and Timeline



Engagement Overview



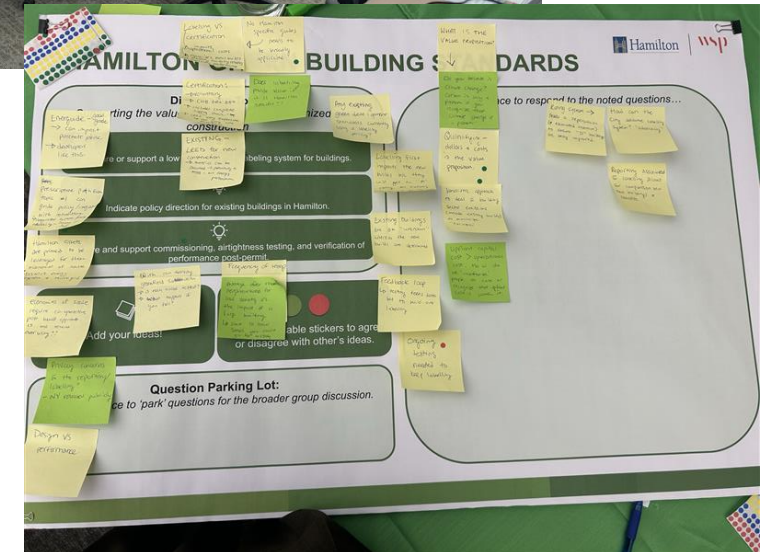
Engagement Overview



- Overview of engagement and consultation undertaken, including:
 - Meetings with CCAC on **December 12, 2024**, and **February 25, 2025**
 - Workshop with CCAC and industry representatives on **February 19, 2025**
 - Interviews with Toronto and Caledon **February 14, 2025**, and **March 12, 2025**
 - Formal touch points with CCAC and Staff, including on **March 12, 2025**
 - Regular meetings with the Project Team

Engagement and Consultation Summary

- Summary of What We Heard
 - Encourage fuel switching (e.g., natural gas to heat pump)
 - Multiple alternative compliance pathways (e.g., flexible and prescriptive)
 - Harmonize with other standards (e.g., NECB or TGS)
 - District energy compliance pathway
 - Concern with meeting the 2028 targets (i.e. Tier 2)





Energy Performance Metric Updates

What was originally proposed on October 1, 2024?

- ***Alignment with Toronto Green Standard Version 4 (i.e. current version)***

Criticisms of this approach (from CCAC & other depositions):

- ***Matching the current requirements will put us behind, not aligned with others.*** Toronto (and other municipalities) will be at the next tier (e.g., Version 5) by 2026/2027.
- ***Fuel-switching is urgent to address City-wide decarbonization goals.*** We want to avoid lock-in and maximize GHG reductions from new construction (which is much more cost-effective than in existing buildings).

What core changes were discussed & made?

On pace of change:

- Align with the **expected Version 5 of the Toronto Green Standard**
- **Offer some relaxation / alternative pathways of compliance** – this may help to ease complexity of applications

On fuel-switching focus:

- Further **emphasize fuel-switching**, especially in Part 9 (i.e. low-rise homes)
- When developing **alternative pathways, promote trade-offs which emphasize fuel-switching**

Overview of Energy Performance Metrics

#1. Greenhouse Gas Intensity (GHGI)

- **Definition:** The amount of carbon dioxide equivalent (CO₂e) emissions per gross floor area per year. Typically includes both *Scope 1 (direct)* & *Scope 2 (electricity)* emissions.
- **Supports:** Fuel-switching.
- **Risks:** Could cause peak demand to increase and energy costs to go up.

#2. Total Energy Use Intensity (TEUI)

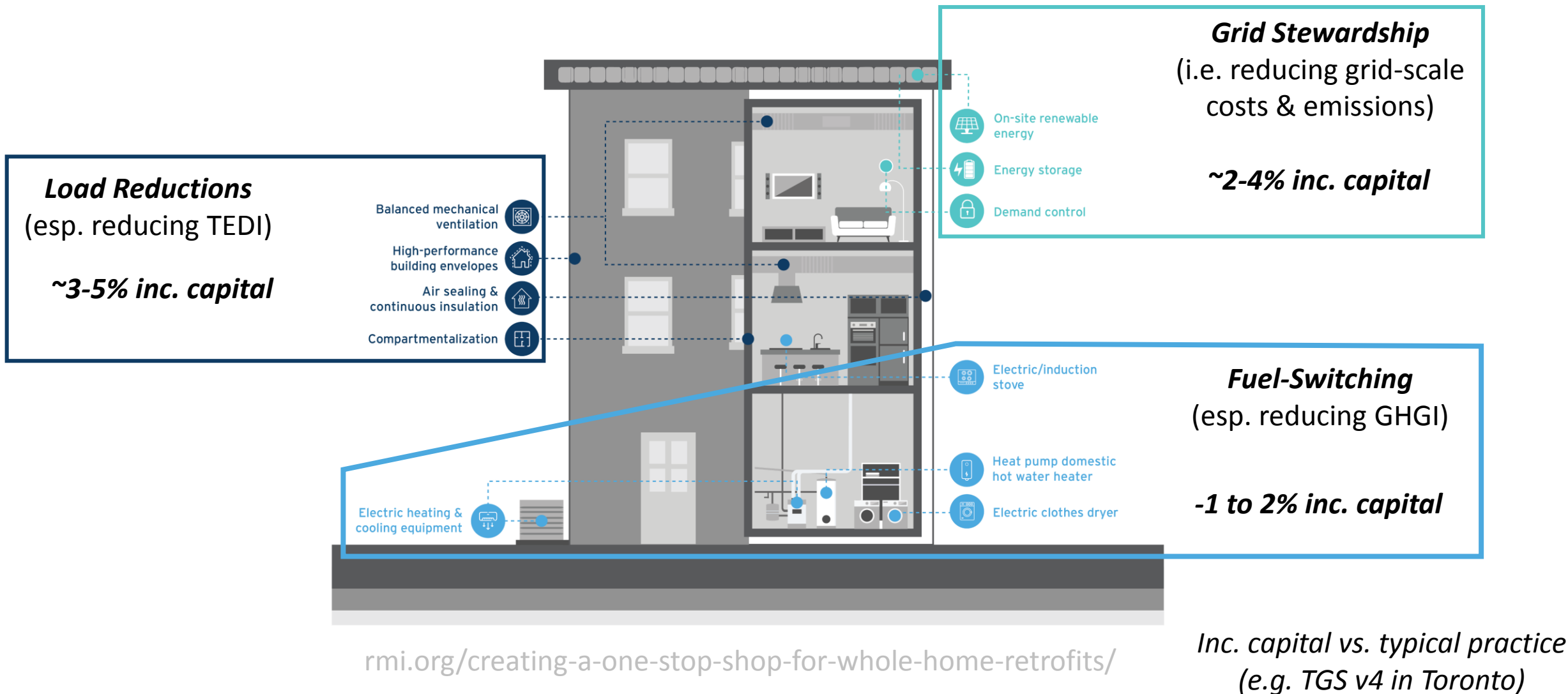
- **Definition:** The net energy used by the building divided by the building's floor area. Typically accounts for on-site generation.
- **Supports:** Grid stewardship, resilience & back-up power, energy cost savings for occupants.
- **Risks:** Somewhat agnostic to GHG reductions (a core goal).

#3. Thermal Energy Demand Intensity (TEDI)

- **Definition:** The annual heating load per floor area of a building.
- **Supports:** Grid stewardship, resilience & passive survivability, energy cost savings for occupants.
- **Risks:** Ignores the benefit of heat recovery and energy sharing (e.g. district energy).

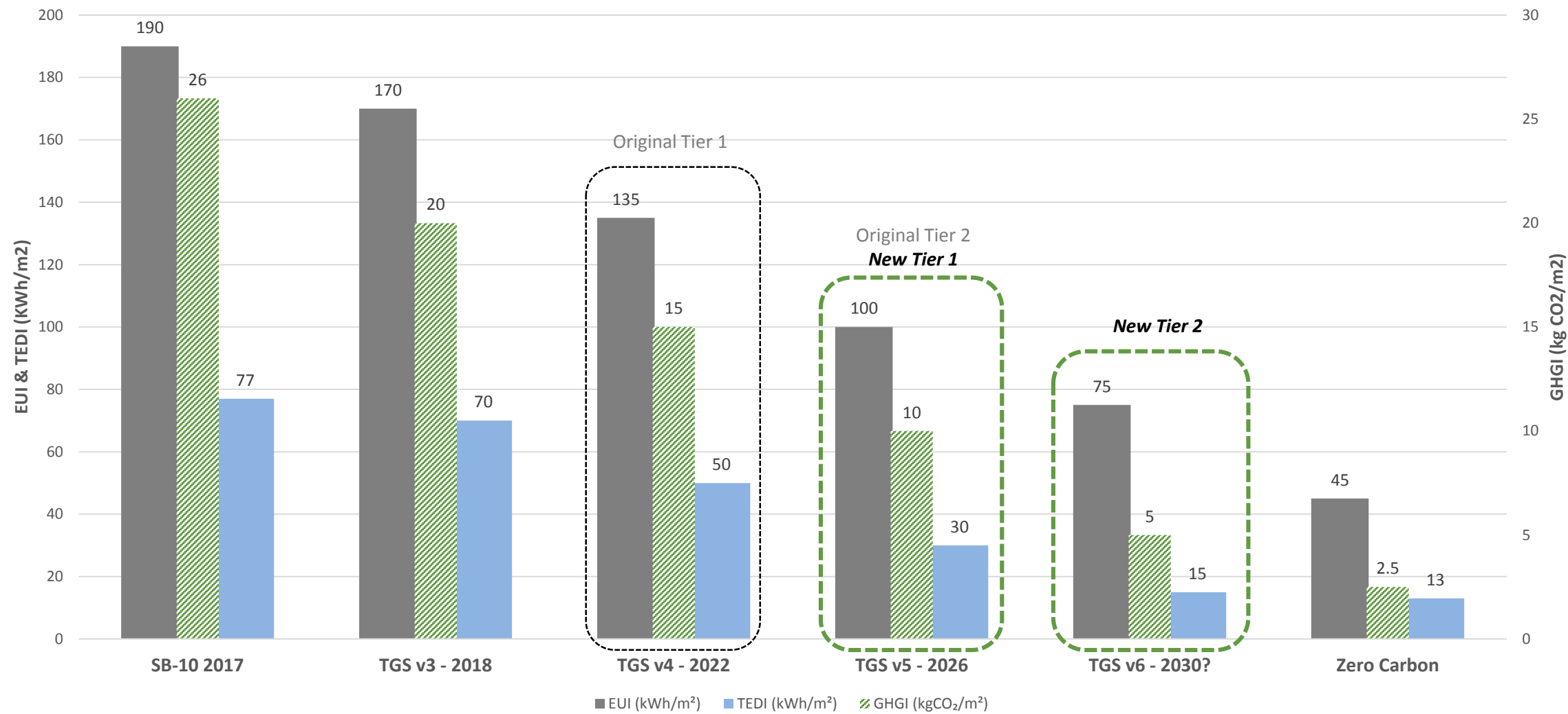
Taken together, these metrics support a holistic set of energy performance goals.

What changes are needed to achieve targets?



Proposed Metrics and Targets

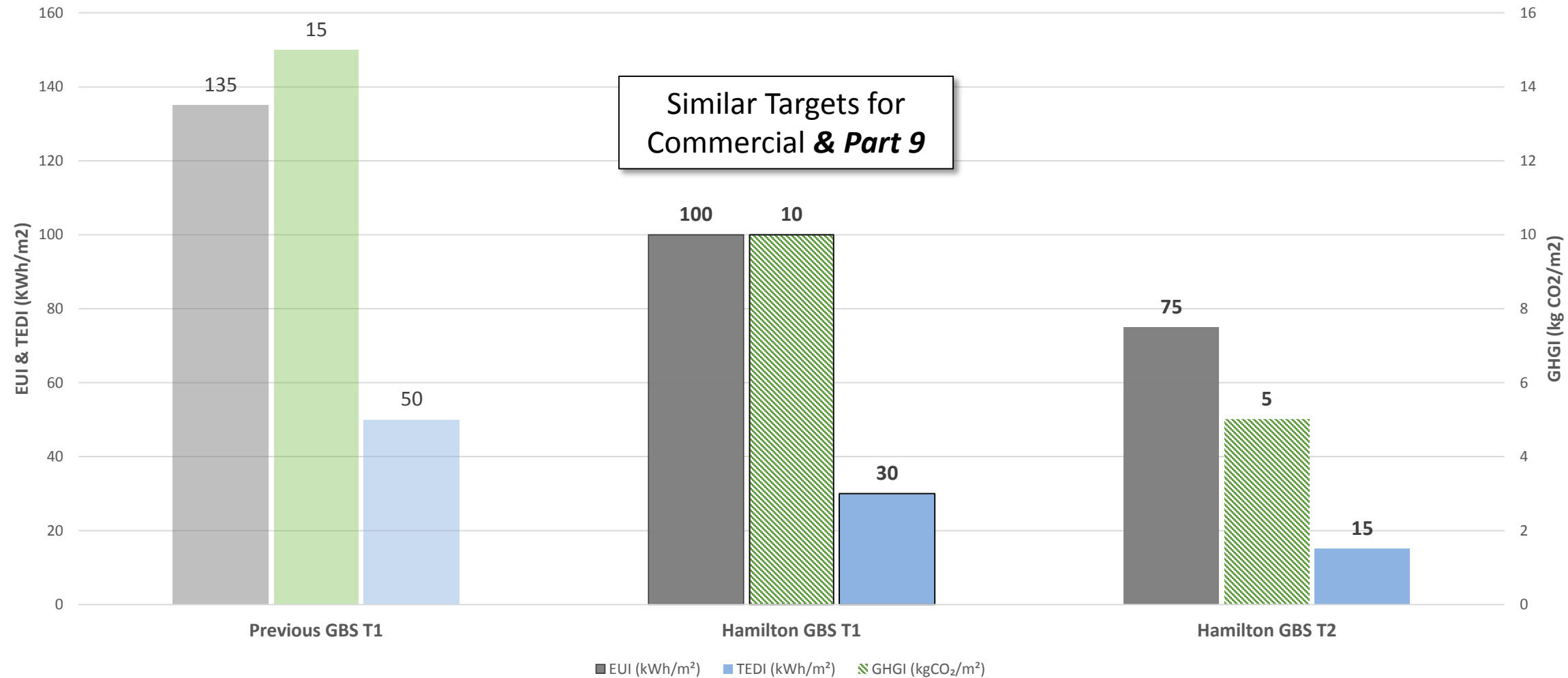
High-Rise Residential Benchmarks and Targets



*Electricity EF = 30 gCO2e/kWh

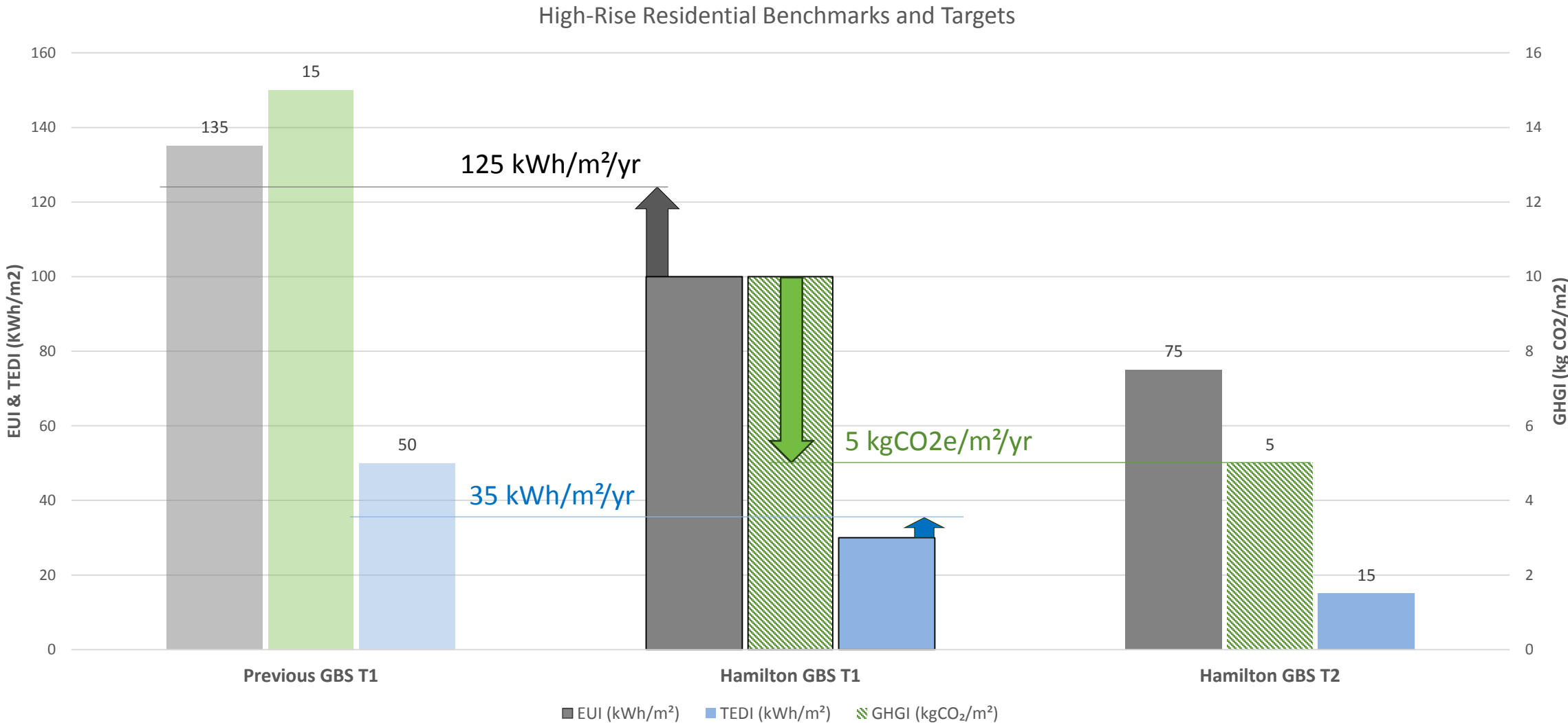
Proposed Metrics and Targets

High-Rise Residential Benchmarks and Targets



*Electricity EF = 30 gCO2e/kWh

Alternative Compliance Path: Trade-off



*Electricity EF = 30 gCO₂e/kWh

Alternative Compliance Path: Prescriptive Options

Prescriptive Path – Residential

Implement a Partial Fuel-Switch.

- Size cold climate heat pumps for 80% of load.
- Make sure HP is first stage of heating.

Prescriptive Path (*future*) - District Energy Connection

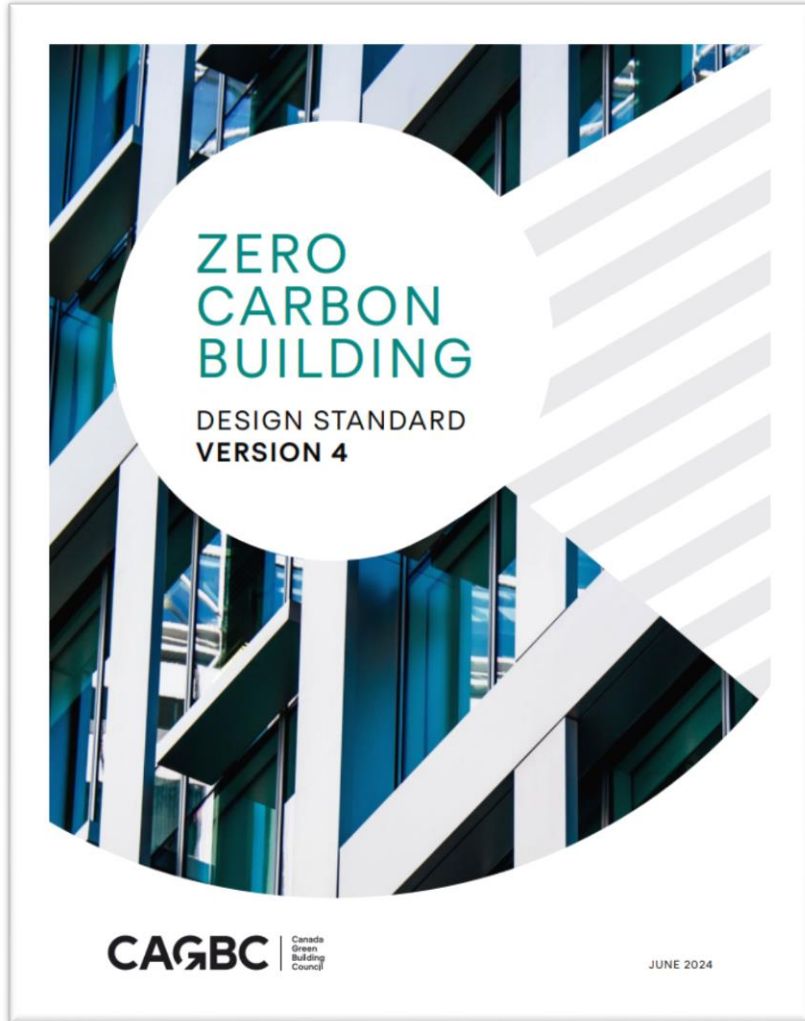
Connect to approved district energy.

- Provide 100% of heating and domestic hot water using approved district energy system (e.g. HCE)

Next Step:

Work with HCE and other DE providers to agree on needed commitments and information provided to customers.

Metrics and Targets – All Buildings Tier 3



Fulfill the zero carbon mandate.

Design to Tier 2 **OR** Certify to the CaGBC ZCB – Design Standard

+

Commit to five (5) years of CaGBC ZCB Performance Standard Certification

Next Step:

Build a coalition of partners willing to commit to Tier 3, potentially starting with City facilities.

Additional Next Step:

- Closing the gap between modeled & real performance (e.g. commissioning requirements).
- Financial supports & advocacy for builders and owners.
- Looking towards existing building regulation.

Summary of Changes

Pace of change:

- Align with the **expected Version 5 of the Toronto Green Standard**
- Offer **relaxation & alternative pathways** of compliance, respecting the higher costs of load reductions.

Fuel-switching focus:

- Further **emphasize fuel-switching**, especially in Part 9.
- When developing alternative pathways, promote **trade-offs** which emphasize fuel-switching.

TABLE EC1 Version 1 - October 2024

Building Type	Tier	TEUI	TEDI	GHGI*
		(kWh/m ² /yr)	(kWh/m ² /yr)	(kgCO ₂ /m ² /yr)
Part 3 MURB (< 6 Storeys)	1	130	40	15
	2	100	25	10
Part 3 MURB (≥ 6 Storeys)	1	135	50	15
	2	100	30	10
Commercial Office	1	130	30	15
	2	100	22	8
Commercial Retail	1	120	40	10
	2	90	25	5

TABLE EC1 Version 2 - March 2025

Building Type	Tier	TEUI	TEDI	GHGI*
		(kWh/m ² /yr)	(kWh/m ² /yr)	(kgCO ₂ /m ² /yr)
Part 9 & Part 3 MURB (< 6 Storeys)	1	100	25	10
	2	70	15	5
Part 3 MURB (≥ 6 Storeys)	1	100	30	10
	1 Trade- Off	125	35	5
Commercial Office	2	75	15	5
	1	100	22	8
	1 Trade -Off	115	35	4
Commercial Retail	2	65	15	4
	1	90	25	5
	1 Trade -Off	115	35	3
	2	70	15	3

*Tables assume GHG emission factor for electricity of 30 kg CO₂e emissions per MWh of electricity.



Next Steps: Implementation & Incentives

Next Steps: Implementation & Incentives

Report PED25117 is being brought forward to the April 30, 2025 General Issues Committee, it will address five key implementation areas:

- Planning Process
- Incentives
- Standards and Monitoring
- Date of Effect and Transition Provisions
- Communications





THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

-----Original Message-----

From: (Ms.) Michelle Giovis

Sent: Tuesday, October 29, 2024 7:10 PM

To: Pauls, Esther

Subject: Take this opportunity to prevent increased emissions in Hamilton

External Email: Use caution with links and attachments

Dear Mayor Horwath and members of the Planning Committee,

I'm reaching out to you today because I would like to see the City of Hamilton adopt more ambitious Green Development Standards (GDS).

New technologies like heat pumps are far more energy and cost efficient for heating and cooling homes compared to a conventional approach that uses two separate appliances, like AC units and gas-burning furnaces. Making homes more efficient benefits residents by reducing annual heating and cooling bills while also benefiting everyone by reducing methane pollution and Greenhouse Gas (GHG) emissions.

The best time to install an efficient heating and cooling solution is right from the start. During construction, the installation cost of a heat pump is on cost parity with the total installation cost of both an AC and gas furnace.

Retrofits after construction are significantly harder: they can be too expensive for homeowners to afford, beyond the ability of tenants to control, and too costly for the municipality to fully finance through tax dollars.

Therefore, I'd like to encourage the Planning committee to ensure that Hamilton's upcoming Green Development Standards incorporate the following two recommendations to make sure that going forward our buildings will be green and future-ready:

1. The City of Hamilton should adopt more ambitious emissions intensity limits that would eventually lead to non-emitting heating systems, in alignment with the City of Toronto's GDS. To do this:
 - a) Hamilton's Tier 1 should be mandatory in 2026 and include Greenhouse Gas Intensity (GHGI) limits of 8-10 kgCO₂/m²/yr for all building types, including low-rise residential (matching Toronto's Tier 2 levels coming into effect in 2025).
 - b) Hamilton's Tier 2 should become mandatory in 2028 and include GHGI limits of 4- 5 kgCO₂/m²/yr for all building types, including low-rise residential (matching Toronto's Tier 3 levels coming into effect in 2028).
2. The City of Hamilton should include the same emissions intensity limits for low-rise residential development from the beginning, in line with all other building types.

As Hamilton plans to build almost 50,000 new homes by 2031, these homes ought to be climate-friendly, healthy, and affordable to maintain, rather than a source of increased community-wide emissions.

The Planning Committee and its staff are taking an important step in developing GDS. Please make sure the Standards are effective in helping Hamilton control its emissions and make life a little more affordable for its residents.

Sincerely,
(Ms.) Michelle Giovis

-----Original Message-----

From: Hannah Wenrich

Sent: Saturday, February 22, 2025 10:38 PM

To: Pauls, Esther <Esther.Pauls@hamilton.ca>

Subject: Take this opportunity to prevent increased emissions in Hamilton

External Email: Use caution with links and attachments

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New technologies like heat pumps are far more energy and cost efficient for heating and cooling homes compared to a conventional approach that uses two separate appliances, like AC units and gas-burning furnaces. Making homes more efficient benefits residents by reducing annual heating and cooling bills while also benefiting everyone by reducing methane pollution and Greenhouse Gas (GHG) emissions.

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Sincerely,
Hannah Wenrich



City of Hamilton Report for Consideration

To:	Chair and Members Planning Committee
Date:	April 29, 2025
Report No:	PED25134
Subject/Title:	Demolition Permit – 535 Old Dundas Road, Ancaster
Ward(s) Affected:	Ward 12

Recommendations

- 1) That the request to issue a demolition permit for 535 Old Dundas Road, Ancaster **BE DENIED** as compliance with Section 6 of the Demolition Control By-law 22-101, pursuant to Section 33 *The Planning Act*, has not been demonstrated and staff consider the application to be premature.

Key Facts

- A demolition permit application has been submitted to the Building Division.
- The building, while currently vacant, previously contained a residential occupancy and is subject to the Demolition Control By-law.
- The Chief Building Official does not have delegated authority to issue the demolition permit as the application does not meet the conditions for delegated authority.
- The building is in poor to fair condition.
- The owner has not submitted plans for redevelopment of the property.
- This non-designated property was removed from the Municipal Heritage Register on February 14, 2024.

Financial Considerations

N/A

Demolition Permit – 535 Old Dundas Road, Ancaster (Ward 12)**Page 2 of 3**

Background

Under the Demolition Control Area By-law, Council delegates the Chief Building Official it's authority to issue Demolition Control Approval to demolish Residential Property under certain scenarios. The most common scenario, which is applicable in this situation, is where the erection of a new building is proposed on the site of the Residential Property to be demolished and where the standard conditions, which are required to be registered on title, apply. Another scenario is where final Site Plan approval has been granted.

The owner, Ancaster Mill, acquired the property in June 2023 as part of their comprehensive master planning initiative. The owner has asked to proceed with demolition as soon as possible prior to finalizing their overall master plan and obtaining future building permits. The property is proposed to remain vacant and will be made safe and visually appealing with landscaping until such time as the property is included in their master plan.

The owner has submitted the required demolition building permit application; however, they do not meet the conditions for delegated authority and has requested council approval to demolish the building.

PRESENT ZONING: A, Agricultural, Ancaster Zoning By-law 87-57.

PRESENT USE: Vacant Single Family Dwelling.

PROPOSED USE: Vacant Land.

BRIEF DESCRIPTION: 535 Old Dundas Road, Ancaster is a 1 ½ storey wood sided house. The house is in poor to fair condition and is vacant. See Appendix "A" to report PED25134 for photos.

This land is located in Ward 12. Please see Appendix "B" to report PED25134 for a location map.

Analysis

The owner of 535 Old Dundas Road has submitted the required demolition permit application and is proposing to demolish the existing vacant, 1 1/2-storey, residential building prior to receiving final Site Plan Approval for the redevelopment of the property.

Staff are of the opinion that the request to demolish the dwelling is premature and therefore staff are recommending that Council deny issuance of the demolition permit until such time that the owner complies with Section 6 of Demolition Control Area By-law 22-101.

Demolition Permit – 535 Old Dundas Road, Ancaster (Ward 12)**Page 3 of 3****Alternatives**

Should the Committee wish to approve the demolition of the building at 535 Old Dundas Road the following recommendation would be appropriate:

That the Chief Building Official **BE AUTHORIZED** to issue a demolition permit for 535 Old Dundas Road in accordance with By-law 22-101, pursuant to Section 33 of the *Planning Act* as amended, without having to comply with Section 6 of the Demolition Control Area By-law 22-101.

Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
 - 1.1. Reduce the burden on residential taxpayers.
2. Safe & Thriving Neighbourhoods
 - 2.1. Increase the supply of affordable and supportive housing and reduce chronic homelessness.
3. Responsiveness & Transparency
 - 3.2. Get more people involved in decision making and problem solving.

Previous Reports Submitted

Notice of Intention to Demolish the Building Located at 535 Old Dundas Road, Ancaster, being a Non-Designated Property Listed on the Municipal Heritage Register (PED23183) (Ward 12)

Consultation

- Alissa Golden, Program Lead, Cultural Heritage, Planning and Economic Development
- Kim Zanello, Building Inspector, Planning and Economic Development

Appendices and Schedules Attached

- Appendix A: Photos of Building
- Appendix B: Location Map

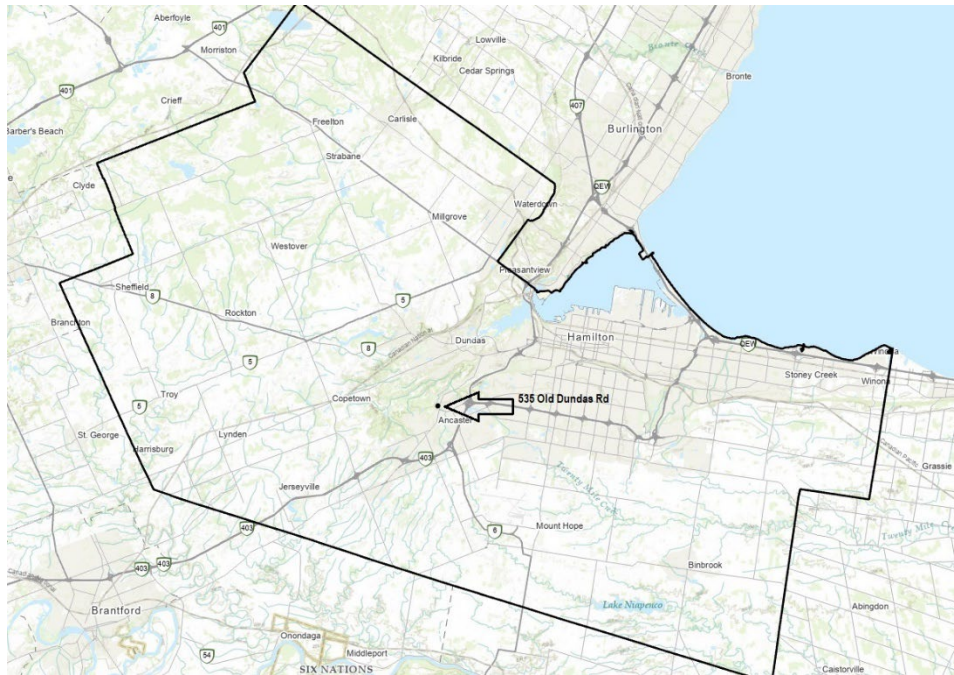
Prepared by: Joyanne Beckett, Manager, Building Engineering
Planning and Economic Development, Building Division

Submitted and recommended by: Robert Lalli, P.Eng., Director, and Chief Building Official
Planning and Economic Development, Building Division

Photos of 535 Old Dundas Road, Ancaster, taken on December 6, 2024



LOCATION MAP



535 Old Dundas Road, Ancaster



City of Hamilton Report for Consideration

To:	Chair and Members Planning Committee
Date:	April 29, 2025
Report No:	PED25136
Subject/Title:	Contracted Parking Enforcement
Ward(s) Affected:	City Wide

Recommendations

- 1) That a single source procurement, pursuant to Procurement Policy #11 – Non-competitive Procurements, for the provision of parking enforcement services for 2026-2030 **BE APPROVED**;
- 2) That the General Manager, Planning and Economic Development Department, **BE DIRECTED** to negotiate and execute an agreement and any ancillary documents required to give effect thereto with Imperial Parking Canada Corporation (Impark), in a form satisfactory to the City Solicitor.

Key Facts

- Seeking approval for single source procurement with Imperial Parking Canada Corporation (Impark) for 2026-2030.
- Following a competitive procurement process in 2021, Imperial Parking Canada Corporation (Impark) was awarded Contract C3-04-20 for parking enforcement services (sole bidder).
- Over the current five-year term, annual renewals have been awarded for terms three, four, and five due to positive performance, year-over-year increases in service provision, and a net positive experience.
- Staff are recommending a single source procurement for services with Imperial Parking Canada Corporation (Impark) under Procurement Policy #11 – Non-competitive Procurements, as it is likely the most cost effective and beneficial option for the City of Hamilton.

Contracted Parking Enforcement (City Wide)
Page 2 of 4

Financial Considerations

In 2024, the contract had a Net Positive Revenue Generation of \$2.1 Million (2024 approximate contract operating cost \$850,000 with \$2.95 Million in revenue). It is expected that annual operating costs would remain consistent with adjusted increases within expected ranges and market practises.

Background

The City of Hamilton utilizes contracted services to augment City of Hamilton Parking Enforcement staff with parking enforcement in Business Improvement Areas and the downtown core.

Imperial Parking Canada Corporation (Impark) was awarded Contract C3-04-20 for parking enforcement services beginning January 1, 2021. They were the only submission via the public Procurement Process. Prior to Imperial Parking Canada Corporation (Impark), the Canadian Corps of Commissioners was the contract vendor, for several decades.

In February 2024, Council approved staff amending the existing contract terms regarding billing rates to increase effective pay rate for contract staff.

Analysis

The rationale for recommending a single source procurement process with Imperial Parking Canada Corporation (Impark) is the demonstrated growth in service provision staff have experienced and the potential impacts of a vendor transition.

There has been substantial growth year-over-year since the initial term of the contract following the award to Imperial Parking Canada Corporation (Impark). The table below outlines key metrics showcasing the current vendor's performance:

Infraction Date	Penalties Issued	Year-Over-Year Growth %	Penalty Value Issued	Year-Over-Year Growth %	Penalty Value Paid	Year-Over-Year Growth %
2021	25,542		\$815,840.00		\$995,664.44	
2022	42,650	+66.99%	\$1,464,705.00	79.55%	\$1,719,249.30	+72.75%
2023	50,579	+18.61%	\$1,732,780.00	18.32%	\$2,111,886.15	+22.84%
2024	82,313	+62.77%	\$2,869,908.00	65.61%	\$2,991,893.65	+41.73%
Total Growth	+222.24%		+251.75%		+200.63%	

Contracted Parking Enforcement (City Wide)

Page 3 of 4

Early analysis, of 2025, shows consistent increases in service provision, again, which speaks to the benefit of maintaining a vendor.

The second main consideration is the impact of a transition period on service provision. The last effective term-year of the previous vendor compared to the first-year term of Imperial Parking Canada Corporation (Impark) (2019 vs 2021) resulted in 30,000 less penalties being issued and \$1 Million less in issued penalty value and collected revenue. It is a fair estimation that this impact has a greater financial impact than variations in possible vendor annual operating costs.

Staff recognize that even with an effective transition plan, onboarding a new vendor will ultimately have an impact on their initial efficacy and service provision which has a net result of reduced issuance of penalties and revenue generation.

Alternatives

Staff could exhaust the current contract with Imperial Parking Canada Corporation (Impark) and begin the procurement process to fulfil contracted services for 2026 onward. This of course has current administrative staffing resource impacts to carry out this process which may have a similar result with only Imperial Parking Canada Corporation (Impark) bidding once again. It is also possible another vendor may be awarded the contract with negative impacts to penalty issuance and revenue generation during the transition period.

Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
 - 1.1 Reduce the burden on residential taxpayers
2. Safe & Thriving Neighbourhoods
 - 2.2 Make sure people can safely and efficiently move around by foot, bike, transit or car

Previous Reports Submitted

- [Information Update](#) Contracted Parking Enforcement Services
- [PED24031](#) Contracted Parking Enforcement Services

Consultation

Hemanshree Malik, Procurement Specialist, Corporate Services

Appendices and Schedules Attached

Not applicable.

Contracted Parking Enforcement (City Wide)**Page 4 of 4**

Prepared by: James Buffett, Manager of Parking Enforcement and School Safety
Planning and Economic Development, Transportation Planning and Parking, Hamilton Municipal Parking Service

Submitted and recommended by: Brian Hollingworth, Director
Planning and Economic Development, Transportation Planning and Parking

CITY OF HAMILTON

NOTICE OF MOTION

Planning Committee: April 29, 2025

MOVED BY COUNCILLOR C. CASSAR

Additional Modifications to the Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications

WHEREAS, staff have identified additional modifications to be made to the Draft Urban and Rural Hamilton Official Plan to better ensure that the ecological services value of lands proposed to be urbanized through an urban boundary expansion application.

THEREFORE, BE IT RESOLVED:

That Minute Item 8.3 of Planning Committee Report 25-005, respecting Report PED24109(b), Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide) of the Planning Committee minutes, **be amended**, as follows:

8.3 PED24109(b) Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide)

That Report PED24109(b), dated April 8, 2025, respecting Official Plan Amendment and Final Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide), be received, and the following recommendations, **as amended**, be approved:

- (a) That the Urban Hamilton Official Plan Amendment, attached hereto as Appendix A, **as amended**, to establish a policy Framework for Processing and Evaluating Urban Boundary Expansion Applications, BE APPROVED on the following basis:
 - (i) That the Draft Official Plan Amendment, attached hereto as Appendix A, **as amended**, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024) and conforms to the Greenbelt Plan; as amended;

- (b) That the Rural Hamilton Official Plan Amendment attached hereto as Appendix B, **as amended**, to establish a policy Framework for Processing and Evaluating Urban Boundary Expansion Applications, BE APPROVED on the following basis:
 - (i) That the Draft Official Plan Amendment, attached hereto as Appendix B, **as amended**, which has been prepared in a form satisfactory to the City Solicitor, be enacted by Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024) and conforms to the Greenbelt Plan; as amended;
- (c) That the Final Framework for Processing and Evaluating Urban Boundary Expansion Applications, attached as Appendix C to Report PED24109(b), BE APPROVED; and,
- (d) That the Terms of Reference for the following submission technical submission materials BE APPROVED;
 - (i) Subwatershed Study (Phase 1) (Urban Boundary Expansion Application), attached as Appendix F to Report PED24109(b);
 - (ii) Energy and Climate Change Assessment Report (Urban Boundary Expansion), attached as Appendix F1 to Report PED24109(b);
 - (iii) Housing Assessment (Urban Boundary Expansion), as Appendix F2 to Report PED24109(b)
 - (iv) Financial Impact Analysis (Urban Boundary Expansion), attached as Appendix F3 to Report PED24109(b)
 - (v) Emergency Services Assessment (Urban Boundary Expansion), attached as Appendix F4”to Report PED24109(b);
 - (vi) School Accommodation Issues Assessment (Urban Boundary Expansion), attached as Appendix F5 to Report PED24109(b); and,
 - (vii) Concept Plan (Urban Boundary Expansion), as Appendix F6 to Report PED24109(b).

Attachments:

Appendix A to Report PED24109(b), **as amended**
 Appendix B to Report PED24109(b), **as amended**

Schedule “1”

**DRAFT Urban Hamilton Official Plan
Amendment No. X**

The following text, together with:

Appendix “A”	Volume 1: Chapter A - Introduction
Appendix “B”	Volume 1: Chapter B – Communities
Appendix “C”	Volume 1: Chapter C – City Wide Systems and Designations
Appendix “D”	Volume 1: Chapter F – Implementation
Appendix “E”	Volume 1: Chapter G – Glossary
Appendix “F”	Volume 1: Schedule I – Other Information and Materials

attached hereto, constitutes Official Plan Amendment No. “X” to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Urban Hamilton Official Plan by amending or deleting existing policies and adding new policies and definitions to provide clarification on the submission requirements, review process and considerations, and public and Indigenous engagement requirements for any urban boundary expansion application.

2.0 Location:

The lands affected by this Amendment are located within the Urban Area of the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment provides clarity on the submission requirements for a complete urban boundary expansion application;
- The Amendment maintains the general intent of the policies of the Urban Hamilton Official Plan by addressing key considerations including impacts on farmland, infrastructure capacity and costs, financial viability and energy and climate impacts;
- The Amendment supports the Public Participation and Notification Policies of the Urban Hamilton Official Plan and the City's Public Engagement Policy by

outlining a clear process for public and Indigenous engagement requirements for any urban boundary expansion application; and,

- To update the Urban Hamilton Official Plan to reflect updated policy direction of the Provincial Planning Statement, 2024.

4.0 **Actual Changes:**

4.1 **Volume 1 – Parent Plan**

Text

4.1.1 Chapter A – Introduction

- a. That the following policies of Volume 1: Chapter A – Introduction be amended, added, or deleted, as outlined in Appendix “A”, attached to this amendment:
- A.1.3
 - A.2.3
 - A.2.5
 - A.2.5.1
 - A.2.5.5

4.1.2 Chapter B – Communities

- a. That the following policies of Volume 1: Chapter B – Communities be amended, added, or deleted, as outlined in Appendix “B”, attached to this amendment:
- B.2.2.3 (new)
 - B.2.2.4 (new)
 - B.2.2.5 (new)
 - B.2.2.6 (new)
 - B.2.2.7 (new)
 - B.2.2.8 (new)
 - B.2.2.9 (new)
 - B.3.1

4.1.3 Chapter C – City Wide Systems and Designations

- a. That the following policies of Volume 1: Chapter C – City Wide Systems and Designations be amended, added, or deleted, as outlined in Appendix “C”, attached to this amendment:
- C.1.0
 - C.1.4
 - C.1.4.1

4.1.4 Chapter F – Implementation

- a. That the following policies of Volume 1: Chapter F – Implementation be amended, added, or deleted, as outlined in Appendix “D”, attached to this amendment:
- F.1.1.6
 - F.1.1.11
 - F.1.1.13

- F.1.2 (new)
 - F.1.2.1 (new)
 - F.1.2.8

- F.3.1.8.3 (new)
 - F.3.1.9.3 (new)
 - F.3.2.18 (new)

4.1.5 Chapter G – Glossary

- a. That Volume 1: Chapter G – Glossary be amended by revising, or adding definitions, as outlined in Appendix “E”, attached to this amendment.

Schedules and Appendices

4.1.6 Schedule I - Other Information and Materials

- a. That Volume 1: Schedule I – Other Information and Materials be amended by adding new study/material requirements, as shown on Appendix “F”, attached to this Amendment.

5.0 Implementation:

The proposed policy amendments will be implemented through the submission and processing of privately initiated urban boundary expansion applications.

This Official Plan Amendment is Schedule “1” to By-law No. _____ passed on the ____th day of ___, 2025.

The
City of Hamilton

A. Horwath
MAYOR

M. Trennum
CITY CLERK

Appendix "A" – Volume 1: Chapter A – Introduction

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>A.1.3 Function of the Official Plan</p> <p>This Plan projects a long term vision for the physical <i>development</i> of the City to 2051. The policies provide the direction for managing long term <i>development</i> to achieve social, economic and environmental objectives of the City's vision. The Plan:</p> <ul style="list-style-type: none"> • Implements Our Future Hamilton and the City's Strategic Plan; (OPA 167) • is a legal document whose origin is derived from the <u>Planning Act, R.S.O., 1990 c. P.13</u>; • builds on the concepts of provincial initiatives that support the building of strong communities [such as the Provincial Policy Planning Statement, Growth Plan for the Greater Golden Horseshoe, the Niagara Escarpment Plan]; and, (OPA 167) • is one of the key implementation mechanisms for the City's Growth Strategy (GRIDS 2) and other corporate initiatives including Master Plans (Transportation and Infrastructure, Recreational, Parks), the Social Development Strategy, the corporate Energy and Sustainability Policy and the Community Climate Change Action Plan (OPA 167) <p>The Urban Hamilton Official Plan applies to lands within the <i>urban area</i>.</p>	<p>A.1.3 Function of the Official Plan</p> <p>This Plan projects a long term vision for the physical <i>development</i> of the City to 2051. The policies provide the direction for managing long term <i>development</i> to achieve social, economic and environmental objectives of the City's vision. The Plan:</p> <ul style="list-style-type: none"> • Implements Our Future Hamilton and the City's Strategic Plan; (OPA 167) • is a legal document whose origin is derived from the <u>Planning Act, R.S.O., 1990 c. P.13</u>; • builds on the concepts of provincial initiatives that support the building of strong communities [such as the Provincial Planning Statement, Niagara Escarpment Plan]; and, (OPA 167) • is one of the key implementation mechanisms for the City's Growth Strategy (GRIDS 2) and other corporate initiatives including Master Plans (Transportation and Infrastructure, Recreational, Parks), the Social Development Strategy, the corporate Energy and Sustainability Policy and the Community Climate Change Action Plan (OPA 167) <p>The Urban Hamilton Official Plan applies to lands within the <i>urban area</i>.</p>
<p>A.2.3 Growth Management – Provincial</p> <p>The Province of Ontario's A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended, had sets out a vision to 2051 for how and how much growth should occur in The Greater Golden Horseshoe (GGH) is expected to grow by 4.6 million people by 2051 with Hamilton projecting to take a 5.1% share of this GGH growth. (OPA 167)</p> <p>Although the total population is expected to grow, certain demographic trends will shape Hamilton over the next three decades. These</p>	<p>A.2.3 Growth Management – Provincial</p> <p>The Greater Golden Horseshoe (GGH) is expected to grow by 4.6 million people by 2051 with Hamilton projecting to take a 5.1% share of this GGH growth. (OPA 167)</p> <p>Although the total population is expected to grow, certain demographic trends will shape Hamilton over the next three decades. These demographic changes will influence how, where, and when we will grow.</p> <p>Notably, the provincial growth forecasts are based on assumptions that household size [or</p>

<p>demographic changes will influence how, where, and when we will grow.</p> <p>Notably, the provincial growth forecasts are based on assumptions that household size [or persons per unit (PPU)] will slowly decline in varying degrees over the next 30 years. This trend is influenced by lower birth rates, an aging population contributing to a growing number of empty nester households and growth in non-traditional households (e.g. single person households, single parent households).</p> <p>One of the principal components of the Growth Plan Province of Ontario's A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) was is a series of population and employment forecasts for upper and single-tier municipalities within the GGH. The <i>Growth Plan</i> required ds these forecasts be used by municipalities for planning and managing growth. The <i>Growth Plan</i> also identified ds a series of density and intensification targets which municipalities were required to plan to achieve. The Province of Ontario approval of Urban Hamilton Official Plan Amendment No. 167, as adjusted by Bill 150, Planning Statue Law Amendment Act, 2023, confirmed that the Urban Hamilton Official Plan growth policies, including density and intensification targets, conformed to the Growth Plan.</p> <p>The Provincial Planning Statement states that municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.</p> <p>The population and employment forecasts of the Urban Hamilton Official Plan shall continue to be based on the population and employment forecasts to 2051 of the <i>Growth Plan</i> until new population and employment forecasts are approved through a <i>Municipally Initiated Comprehensive Review</i> and Official Plan Review.</p>	<p>persons per unit (PPU)] will slowly decline in varying degrees over the next 30 years. This trend is influenced by lower birth rates, an aging population contributing to a growing number of empty nester households and growth in non-traditional households (e.g. single person households, single parent households).</p> <p>One of the principal components of the Province of Ontario's A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) was a series of population and employment forecasts for upper and single-tier municipalities within the GGH. The <i>Growth Plan</i> required these forecasts be used by municipalities for planning and managing growth. The <i>Growth Plan</i> also identified a series of density and intensification targets which municipalities were required to plan to achieve. The Province of Ontario approval of Urban Hamilton Official Plan Amendment No. 167, as adjusted by Bill 150, <i>Planning Statue Law Amendment Act, 2023</i>, confirmed that the Urban Hamilton Official Plan growth policies, including density and intensification targets, conformed to the Growth Plan.</p> <p>The Provincial Planning Statement states that municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.</p> <p>The population and employment forecasts of the Urban Hamilton Official Plan shall continue to be based on the population and employment forecasts to 2051 of the <i>Growth Plan</i> until new population and employment forecasts are approved through a <i>Municipally Initiated Comprehensive Review</i> and Official Plan Review.</p>
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<p>A.2.5 Provincial Legislation, Plans and Policies</p> <p>The planning regime within the City is affected and, in many ways, directed by provincial legislation, plans and policies, including the Provincial Planning Policy Statement, the Niagara Escarpment Plan, the Greenbelt Plan, and the Parkway Belt West Plan., and the Growth Plan for the Greater Golden Horseshoe.</p>	<p>A.2.5 Provincial Legislation, Plans and Policies</p> <p>The planning regime within the City is affected and, in many ways, directed by provincial legislation, plans and policies, including the Provincial Planning Statement, the Niagara Escarpment Plan, the Greenbelt Plan, and the Parkway Belt West Plan.</p>
<p>A.2.5.1 Provincial Planning Policy Statement</p> <p>The Provincial Planning Policy Statement, 202420 was issued under the authority of the Planning Act, R.S.O., 1990 c. P.13, and provides policy direction on matters of provincial interest related to land use planning and development. It promotes a provincially 'policy-led' planning system in which municipal Official Plans and any planning decisions are consistent with the objectives and details of provincial policy, as required by Section 3 of the Planning Act, R.S.O., 1990 c.P.13. (OPA 167)</p> <p>The Provincial Planning Policy Statement (PPS) sets the policy foundation for regulating the development and use of land. It provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. It includes enhanced policies on issues that affect communities, such as: the efficient use and management of land and infrastructure; improving air quality, energy conservancy and reducing greenhouse gas emissions; protection of the environment and resources, including agricultural resources and mineral aggregate resources; and ensuring appropriate opportunities are provided for employment and residential development, including support for a mix of uses. The Official Plan must be consistent with the Provincial Planning Policy Statement. (OPA 167)</p>	<p>A.2.5.1 Provincial Planning Statement</p> <p>The Provincial Planning Statement, 2024 was issued under the authority of the Planning Act, R.S.O., 1990 c. P.13, and provides policy direction on matters of provincial interest related to land use planning and development. It promotes a provincially 'policy-led' planning system in which municipal Official Plans and any planning decisions are consistent with the objectives and details of provincial policy, as required by Section 3 of the Planning Act, R.S.O., 1990 c.P.13. (OPA 167)</p> <p>The Provincial Planning Statement (PPS) sets the policy foundation for regulating the development and use of land. It provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. It includes enhanced policies on issues that affect communities, such as: the efficient use and management of land and infrastructure; improving air quality, energy conservancy and reducing greenhouse gas emissions; protection of the environment and resources, including agricultural resources and mineral aggregate resources; and ensuring appropriate opportunities are provided for employment and residential development, including support for a mix of uses. The Official Plan must be consistent with the Provincial Planning Statement. (OPA 167)</p>
<p>Policy A.2.5.5 deleted in its entirety.</p> <p>A.2.5.5 Growth Plan for the Greater Golden Horseshoe</p>	

The Growth Plan for the Greater Golden Horseshoe was originally released in June 2006 to build stronger and more prosperous communities by better managing growth by 2031.

The current Plan (2019 as amended) extended the timeframe to the year 2051, and is based on a series of guiding principles which are aimed at building compact, complete and vibrant communities; providing a range of housing options including affordable housing; managing growth to support a strong competitive economy; making more efficient and effective use of infrastructure and public service facilities; conserving and promoting cultural heritage resources; protecting and enhancing our natural resources including land, air and water; and planning for more resilient communities and infrastructure that are adaptive to the impacts of a changing climate and incorporate approaches to reducing greenhouse gas emissions. This vision will be realized through partnerships with other levels of government, the private sector, residents and non-profit agencies. The Official Plan must conform to the Growth Plan for the Greater Golden Horseshoe. (OPA 167)

Appendix "B" – Volume 1: Chapter B – Communities

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>Policy B.2.2.3 deleted in its entirety.</p> <p>B.2.2.3 Expansions of the Urban Area of 40 hectares or less in accordance with policy 2.2.8.5 and 2.2.8.6 of the A Place to Grow: Growth Plan shall not be permitted in advance of a municipal comprehensive review. (OPA 167)</p>	
<p>Insert new subheading before Policy B.2.2.3</p> <p>Privately Initiated Urban Boundary Expansion Applications</p>	<p>Privately Initiated Urban Boundary Expansion Applications</p>
<p>Insert Policy B.2.2.3, as follows:</p> <p>B.2.2.3 A Privately Initiated Urban Boundary Expansion Application is not in keeping with Policy 1.4 (Principles of the Official Plan), Policy A.2.0 (Strategic Directions) and Policy A.3 (Growth Management), among others, which establish a firm urban boundary expansion growth strategy. However, the Provincial Planning Statement and Planning Act allow <i>privately initiated urban boundary expansion applications</i> to be submitted at any time and Council's refusal or non-decision of a <i>privately initiated urban boundary expansion application</i> may be appealed to the Ontario Land Tribunal. Therefore, this Plan establishes specific land use considerations for <i>privately initiated urban boundary expansion applications</i>.</p>	<p>B.2.2.3 A <i>Privately Initiated Urban Boundary Expansion Application</i> is not in keeping with Policy 1.4 (Principles of the Official Plan), Policy A.2.0 (Strategic Directions) and Policy A.3 (Growth Management), among others, which establish a firm urban boundary expansion growth strategy. However, the Provincial Planning Statement and Planning Act allow <i>privately initiated urban boundary expansion applications</i> to be submitted at any time and Council's refusal or non-decision of a privately initiated urban boundary expansion application may be appealed to the Ontario Land Tribunal. Therefore, this Plan establishes specific land use considerations for <i>privately initiated urban boundary expansion applications</i>.</p>
<p>Insert Policy B.2.2.4, as follows:</p> <p>B.2.2.4 Any privately initiated urban boundary expansion received shall consider:</p> <p>a) If there is sufficient capacity in existing or planned infrastructure and Community Facilities/Services.</p> <p>b) Protection of Prime Agricultural Lands and Prime Agricultural Areas.</p> <p>c) Its impact on the City's ability to meet its residential intensification and redevelopment targets in Section A.2.3.</p>	<p>B.2.2.4 Any privately initiated urban boundary expansion received shall consider:</p> <p>a) If there is sufficient capacity in existing or planned infrastructure and Community Facilities/Services.</p> <p>b) Protection of Prime Agricultural Lands and Prime Agricultural Areas.</p> <p>c) Its impact on the City's ability to meet its residential intensification and redevelopment targets in Section A.2.3.</p> <p>d) Whether there is a need to designate and</p>

<p>d) Whether there is a need to designate and plan for additional land to accommodate an appropriate range and mix of land uses within the Urban Hamilton Official Plan's growth forecast.</p> <p>e) Whether the expansion will have a positive or negative impact on the City's long term Infrastructure deficit.</p> <p>f) Whether there is sufficient reserve capacity in the existing street network (with consideration to the proposed street network) to accommodate the proposed increase in population and/or employment.</p> <p>g) Whether the expansion will protect, improve or restore the City's Key Hydrologic Features and Key Natural Heritage Features.</p> <p>h) Whether the proposed expansion would contribute or detract from the City's long-term goal of carbon neutrality.</p> <p>i) The value and contribution of rural and natural heritage lands to the environment and municipal infrastructure.</p>	<p>plan for additional land to accommodate an appropriate range and mix of land uses within the Urban Hamilton Official Plan's growth forecast.</p> <p>e) Whether the expansion will have a positive or negative impact on the City's long term Infrastructure deficit.</p> <p>f) Whether there is sufficient reserve capacity in the existing street network (with consideration to the proposed street network) to accommodate the proposed increase in population and/or employment.</p> <p>g) Whether the expansion will protect, improve or restore the City's Key Hydrologic Features and Key Natural Heritage Features.</p> <p>h) Whether the proposed expansion would contribute or detract from the City's long-term goal of carbon neutrality.</p> <p>i) The value and contribution of rural and natural heritage lands to the environment and municipal infrastructure.</p>
<p>Insert Policy B.2.2.5, as follows:</p> <p>B.2.2.5 Servicing of an approved Urban Expansion Area shall not occur until the City has updated its Infrastructure and Community Facilities / Services Master Plans to incorporate the expansion area.</p>	<p>B.2.2.5 Servicing of an approved Urban Expansion Area shall not occur until the City has updated its Infrastructure and Community Facilities / Services Master Plans to incorporate the expansion area.</p>
<p>Insert Policy B.2.2.6, as follows:</p> <p>B.2.2.6 A privately initiated urban boundary expansion application shall be received and reviewed in accordance with Chapter F, Policy 1.2 of the Urban Hamilton Official Plan.</p>	<p>B.2.2.6 A privately initiated urban boundary expansion application shall be received and reviewed in accordance with Chapter F, Policy 1.2 of the Urban Hamilton Official Plan.</p>
<p>Insert Policy B.2.2.7, as follows:</p> <p>B.2.2.7 The location, phasing, timing and financing of new infrastructure and Community Facilities/Services shall be determined when the City undertakes updates to its Master Plans to recognize and provide a servicing strategy for an approved Urban Expansion Area. Updates to Master Plans to recognize approved Urban Expansion Areas shall:</p>	<p>B.2.2.7 The location, phasing, timing and financing of new infrastructure and Community Facilities/Services shall be determined when the City undertakes updates to its Master Plans to recognize and provide a servicing strategy for an approved Urban Expansion Area. Updates to Master Plans to recognize approved Urban Expansion Areas shall:</p> <p>a) Optimize existing Infrastructure and</p>

<p>a) Optimize existing <i>Infrastructure</i> and <i>Community Facilities/Services</i>.</p> <p>b) Not remove existing or planned <i>Infrastructure</i> capacity in a manner that conflicts with the achievement of the intensification and density targets provided in Section E.2.0 – Urban Structure.</p> <p>c) Only be provided for lands that are contiguous with existing urban development.</p> <p>d) Balance residential and employment growth.</p> <p>e) limit development to the ability and financial capability of the City to provide infrastructure services in accordance with its approved Master Plans that have been updated to recognize the approved <i>Urban Expansion Area</i> and approved Development Charge By-laws.</p> <p>f) Shall have regard to all other policies of the Urban Hamilton Official Plan.</p>	<p><i>Community Facilities/Services.</i></p> <p>b) Not remove existing or planned <i>Infrastructure</i> capacity in a manner that conflicts with the achievement of the intensification and density targets provided in Section E.2.0 – Urban Structure.</p> <p>c) Only be provided for lands that are contiguous with existing urban development.</p> <p>d) Balance residential and employment growth.</p> <p>e) limit development to the ability and financial capability of the City to provide infrastructure services in accordance with its approved Master Plans that have been updated to recognize the approved <i>Urban Expansion Area</i> and approved Development Charge By-laws.</p> <p>f) Shall have regard to all other policies of the Urban Hamilton Official Plan.</p>
<p>Insert Policy B.2.2.8, as follows:</p> <p>B.2.2.8 The timing and phasing of development of an approved <i>urban expansion area</i> shall not adversely affect the achievement of the <i>residential intensification target</i> and Greenfield density targets.</p>	<p>B.2.2.8 The timing and phasing of development of an approved <i>urban expansion area</i> shall not adversely affect the achievement of the <i>residential intensification target</i> and Greenfield density targets.</p>
<p>Insert Policy B.2.2.9, as follows:</p> <p>B.2.2.9 The timing and phasing of development shall consider active agricultural uses. Phasing options should be considered to keep lands in agricultural production and leave agricultural infrastructure in place until the land is to be developed.</p>	<p>B.2.2.9 The timing and phasing of development shall consider active agricultural uses. Phasing options should be considered to keep lands in agricultural production and leave agricultural infrastructure in place until the land is to be developed.</p>
<p>B.3.1 Strong Economy</p> <p>Hamilton has been working diligently to improve its economic diversification and increase its competitiveness with neighbouring and global jurisdictions. Many of the goals and policies within this Plan are coupled with other corporate strategies. Plans, projects and programs directly contribute to the City's economic health.</p>	<p>B.3.1 Strong Economy</p> <p>Hamilton has been working diligently to improve its economic diversification and increase its competitiveness with neighbouring and global jurisdictions. Many of the goals and policies within this Plan are coupled with other corporate strategies. Plans, projects and programs directly contribute to the City's economic health.</p>

<p>There are many sectors which shape the economy such as traditional manufacturing, research and technology, education, healthcare, agriculture, arts and culture, transportation, either individually or as part of an economic and goods movement gateway, retail, and office. The new and emerging sectors enhance the attractiveness of the City and also provide for employment opportunities.</p> <p>The creation of a strong economy is contingent upon several key interdependent factors including developing and retaining a skilled labour force which is adaptable to changing technologies; providing infrastructure; creating an environment of innovation; supporting and enhancing the arts and culture sector; reducing poverty by providing better access to education, social programs, improving quality of life indicators such as housing choices, having abundant open spaces, access to nature, good air quality and a stable climate. (OPA 167)</p> <p>A strong economy stimulates housing demand and population growth. As the City thrives, the demand for residential options, including residential intensification, grows. The Downtown area in particular benefits from a strong economy and subsequent strength in the housing market.</p> <p>The policies of this Plan are both directly and indirectly intended to strengthen Hamilton's economic competitiveness, prosperity and resilience as envisaged by Our Future Hamilton, the City's Strategic Plan, and the Economic Development Action Plan and the Growth Plan for the Greater Golden Horseshoe. (OPA 167)</p>	<p>There are many sectors which shape the economy such as traditional manufacturing, research and technology, education, healthcare, agriculture, arts and culture, transportation, either individually or as part of an economic and goods movement gateway, retail, and office. The new and emerging sectors enhance the attractiveness of the City and also provide for employment opportunities.</p> <p>The creation of a strong economy is contingent upon several key interdependent factors including developing and retaining a skilled labour force which is adaptable to changing technologies; providing infrastructure; creating an environment of innovation; supporting and enhancing the arts and culture sector; reducing poverty by providing better access to education, social programs, improving quality of life indicators such as housing choices, having abundant open spaces, access to nature, good air quality and a stable climate. (OPA 167)</p> <p>A strong economy stimulates housing demand and population growth. As the City thrives, the demand for residential options, including residential intensification, grows. The Downtown area in particular benefits from a strong economy and subsequent strength in the housing market.</p> <p>The policies of this Plan are both directly and indirectly intended to strengthen Hamilton's economic competitiveness, prosperity and resilience as envisaged by Our Future Hamilton, the City's Strategic Plan, and the Economic Development Action Plan. (OPA 167)</p>
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Appendix “C” – Volume 1: Chapter C – City Wide Systems and Designations

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>C.1.0 PROVINCIAL PLANS WITH DESIGNATIONS</p> <p>The planning regime within the City is affected and is directed by provincial legislation, plans and policies, including the Provincial Policy Planning Statement, the Niagara Escarpment Plan, the Greenbelt Plan, and the Parkway Belt West Plan, and the Growth Plan for the Greater Golden Horseshoe.</p> <p>The Official Plan must be consistent with the Provincial Policy Planning Statement and conform to the Growth Plan, the Greenbelt Plan, and the Niagara Escarpment Plan. However, in some areas of provincial policy, the municipality can be more restrictive than the provincial directions unless doing so would conflict with any other provincial policy. Where land use designations exist, this section details the interrelationship between the various provincial documents and this Plan. (OPA 167) (OPA 218)</p>	<p>C.1.0 PROVINCIAL PLANS WITH DESIGNATIONS</p> <p>The planning regime within the City is affected and is directed by provincial legislation, plans and policies, including the Provincial Planning Statement, the Niagara Escarpment Plan, the Greenbelt Plan, and the Parkway Belt West Plan.</p> <p>The Official Plan must be consistent with the Provincial Planning Statement and conform to the Greenbelt Plan, and the Niagara Escarpment Plan. However, in some areas of provincial policy, the municipality can be more restrictive than the provincial directions unless doing so would conflict with any other provincial policy. Where land use designations exist, this section details the interrelationship between the various provincial documents and this Plan. (OPA 167) (OPA 218)</p>
<p>Policy C.1.4 deleted in its entirety.</p> <p>C.1.4 Growth Plan for the Greater Golden Horseshoe (OPA 167)</p> <p>The Growth Plan for the Greater Golden Horseshoe is the provincial government's plan for growth and development within the Greater Toronto and Hamilton Areas and the surrounding communities over the next 30 years. Enabled by the Places to Grow Act, 2005, the Plan manages growth in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life for residents.</p>	
<p>Policy C.1.4.1 deleted in its entirety.</p> <p>C.1.4.1 The provisions of the Growth Plan for the Greater Golden Horseshoe shall apply to development of lands within the urban area and a portion of Rural Hamilton. In the case of</p>	

discrepancy between the Growth Plan for the Greater Golden Horseshoe and this Plan, the most restrictive policies shall prevail provided that they are consistent with its intent and purpose.	
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Appendix "D" – Volume 1: Chapter F – Implementation

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>F.1.1.6 In the absence of a Municipally Initiated Comprehensive Review Municipal Comprehensive Review as defined by the Urban Hamilton Official Plan Growth Plan for the Greater Golden Horseshoe, there shall be no appeal with respect to the refusal or failure of the City to adopt an Official Plan amendment for:</p> <p>a) the redesignation, conversion or addition of non-employment land uses for lands designated Employment Area – Industrial Land, Employment Area – Business Park, Employment Area – Airport Business Park, or Employment Area – Shipping and Navigation on Schedule E-1 – Urban Land Use Designations;and,</p> <p>b) the expansion of all or part of the urban boundary.</p>	<p>F.1.1.6 In the absence of a <i>Municipally Initiated Comprehensive Review</i> as defined by the Urban Hamilton Official Plan, there shall be no appeal with respect to the refusal or failure of the City to adopt an Official Plan amendment for:</p> <p>a) the redesignation, conversion or addition of non-employment land uses for lands designated Employment Area – Industrial Land, Employment Area – Business Park, Employment Area – Airport Business Park, or Employment Area – Shipping and Navigation on Schedule E-1 – Urban Land Use Designations.</p>
<p>F.1.1.11 In addition to the policies of the Provincial Planning Statement Growth Plan for the Greater Golden Horseshoe respecting the potential conversion of employment sites, the City may prepare and apply a set of criteria to determine the potential employment conversion sites or identification of regeneration areas.</p>	<p>F.1.1.11 In addition to the policies of the Provincial Planning Statement respecting the potential conversion of employment sites, the City may prepare and apply a set of criteria to determine the potential employment conversion sites or identification of regeneration areas.</p>
<p>F.1.1.13 Conversion of any lands designed as an Employment Area to permit non-employment uses may only be considered through a Municipally Initiated Comprehensive Review where both Provincial conversion criteria specified in the Provincial Planning Statementthe Growth Plan for the Greater Golden Horseshoe and local conversion criteria as noted in Policy F.1.1.11 have been satisfied. (OPA 167)</p>	<p>F.1.1.13 Conversion of any lands designed as an Employment Area to permit non-employment uses may only be considered through a Municipally Initiated Comprehensive Review where both Provincial conversion criteria specified in the Provincial Planning Statement and local conversion criteria as noted in Policy F.1.1.11 have been satisfied. (OPA 167)</p>

<p>Insert new Section F.1.2 and renumber subsequent sections and policies accordingly.</p> <p>F.1.2 Urban Boundary Expansion Applications</p> <p>The Provincial Planning Statement permits <i>privately initiated Urban Boundary Expansion applications</i> to be submitted for any size and location, and at any time, provided the lands are located outside of the Greenbelt Plan Area.</p> <p>The Official Plan policies do not support applications for an Urban Boundary Expansion or employment land conversion outside of a Municipally Initiated Comprehensive Review. However, the Provincial Planning Statement and <i>Planning Act</i> allow <i>privately initiated urban boundary expansion applications</i> and Employment Land conversions to be submitted at any time and Council's refusal or non-decision of a <i>privately initiated urban boundary expansion application</i> may be appealed to the Ontario Land Tribunal. Therefore, implementation policies have been established to ensure that these applications include the necessary <i>other information and material</i> required to comprehensively assess the proposal against applicable Official Plan policies.</p> <p>The following policies shall be applied to all Official Plan Amendment applications submitted that propose to expand the urban boundary or convert Employment Lands.</p>	<p>F.1.2 Urban Boundary Expansion Applications</p> <p>The Provincial Planning Statement permits <i>privately initiated Urban Boundary Expansion applications</i> to be submitted for any size and location, and at any time, provided the lands are located outside of the Greenbelt Plan Area.</p> <p>The Official Plan policies do not support applications for an Urban Boundary Expansion or employment land conversion outside of a Municipally Initiated Comprehensive Review. However, the Provincial Planning Statement and <i>Planning Act</i> allow <i>privately initiated urban boundary expansion applications</i> and Employment Land conversions to be submitted at any time and Council's refusal or non-decision of a <i>privately initiated urban boundary expansion application</i> may be appealed to the Ontario Land Tribunal. Therefore, implementation policies have been established to ensure that these applications include the necessary <i>other information and material</i> required to comprehensively assess the proposal against applicable Official Plan policies.</p> <p>The following policies shall be applied to all Official Plan Amendment applications submitted that propose to expand the urban boundary or convert Employment Lands.</p>
<p>Insert new Policy F.1.2.1 and renumber subsequent policies accordingly.</p> <p>F.1.2.1 The following requirements shall apply to any <i>privately initiated urban boundary expansion application</i>:</p> <p>a) Council has approved a Framework for Processing and Evaluating Urban Boundary Expansion Applications which outlines the submission requirements, land use considerations and review process for <i>privately initiated urban boundary expansion applications</i>. All <i>privately initiated urban boundary expansion applications</i> shall be assessed under this Framework. The City may</p>	<p>F.1.2.1 The following requirements shall apply to any <i>privately initiated urban boundary expansion application</i>:</p> <p>a) Council has approved a Framework for Processing and Evaluating Urban Boundary Expansion Applications which outlines the submission requirements, land use considerations and review process for <i>privately initiated urban boundary expansion applications</i>. All <i>privately initiated urban boundary expansion applications</i> shall be assessed under this Framework. The City may revise the Framework for Processing and</p>

<p>revise the Framework for Processing and Evaluating Urban Boundary Expansion applications from time to time.</p> <p>b) The following <i>Other Information and Materials</i>, amongst others, may be required to support a <i>privately initiated urban boundary expansion</i> Official Plan Amendment:</p> <ul style="list-style-type: none"> i. Agricultural Impact Assessment; ii. Concept Plan; iii. Draft Official Plan Amendment; iv. Emergency Services Assessment; v. Employment Needs Assessment; vi. Energy and Climate Change Assessment Report; vii. Indigenous Community Consultation Summary and Comment Response; viii. Financial Impact Analysis; ix. Functional Servicing Report; x. Housing Assessment; xi. Phasing Plan; xii. Planning Justification Report; xiii. Public Consultation Summary and Comment Response Report; xiv. Noise Impact Study; xv. Odour Impact Assessment; xvi. Recreation Needs Assessment; xvii. School Accommodation Issues Assessment; xviii. Subwatershed Study (Phase 1); and xix. Transportation Management Plan / Study. <p>c) Where the applicant of a <i>privately initiated urban boundary expansion</i> Official Plan Amendment has opted to not proceed through a Formal Consultation:</p> <p>i. Notwithstanding Section F.1.19.15, all <i>Other Information and Materials</i> identified in F.1.2.1 shall be submitted for a <i>privately initiated urban boundary expansion</i> application to be deemed complete.</p> <p>ii. The City shall not provide the applicant a waiver letter that removes the requirement to submit any of the <i>Other Information and Materials</i> identified in F.1.2.1.b.</p> <p>d) <i>Other information and material</i> submitted</p>	<p>Evaluating Urban Boundary Expansion applications from time to time.</p> <p>b) The following <i>Other Information and Materials</i>, amongst others, may be required to support a <i>privately initiated urban boundary expansion</i> Official Plan Amendment:</p> <ul style="list-style-type: none"> i. Agricultural Impact Assessment; ii. Concept Plan; iii. Draft Official Plan Amendment; iv. Emergency Services Assessment; v. Employment Needs Assessment; vi. Energy and Climate Change Assessment Report; vii. Indigenous Community Consultation Summary and Comment Response; viii. Financial Impact Analysis; ix. Functional Servicing Report; x. Housing Assessment; xi. Phasing Plan; xii. Planning Justification Report; xiii. Public Consultation Summary and Comment Response Report; xiv. Noise Impact Study; xv. Odour Impact Assessment; xvi. Recreation Needs Assessment; xvii. School Accommodation Issues Assessment; xviii. Subwatershed Study (Phase 1); and xix. Transportation Management Plan/ Study. <p>c) Where the applicant of a <i>privately initiated urban boundary expansion</i> Official Plan Amendment has opted to not proceed through a Formal Consultation:</p> <p>i. Notwithstanding Section F.1.19.15, all <i>Other Information and Materials</i> identified in F.1.2.1 shall be submitted for a <i>privately initiated urban boundary expansion</i> application to be deemed complete.</p> <p>ii. The City shall not provide the applicant a waiver letter that removes the requirement to submit any the any of the <i>Other Information and Materials</i> identified in F.1.2.1.b.</p> <p>d) <i>Other information and material</i> submitted in support shall be in accordance with</p>
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<p>in support shall be in accordance with endorsed Terms of Reference and in accordance with the Framework for Processing and Evaluating Urban Boundary Application applications.</p> <p>e) Notwithstanding Policy F.1.17.4 where an application has been received for an Official Plan Amendment to expand the urban boundary, the following additional public participation and notification requirements apply:</p> <p>i. Where feasible, provide multiple public notice signs at approximately 500 metre intervals of the subject lands frontage along public rights-of-way.</p> <p>ii. Any required written notice shall be provided to every owner of land within 400 metres of the proposed urban expansion area.</p> <p>iii. The City may hold at least one (1) Open House in advance of the statutory public meeting.</p>	<p>endorsed Terms of Reference and in accordance with the Framework for Processing and Evaluating Urban Boundary Application applications.</p> <p>e) Notwithstanding Policy F.1.17.4 where an application has been received for an Official Plan Amendment to expand the urban boundary, the following additional public participation and notification requirements apply:</p> <p>i. Where feasible, provide multiple public notice signs at approximately 500 metre intervals of the subject lands frontage along public rights-of-way.</p> <p>ii. Any required written notice shall be provided to every owner of land within 400 metres of the proposed urban expansion area.</p> <p>iii. The City may hold at least one (1) Open House in advance of the statutory public meeting.</p>
<p>F.1.2.8 The following requirements shall apply to the preparation of secondary plans for any urban expansion areas established by a privately initiated application: (OPA 185)(OPA 218)</p> <p>a) Any Separate secondary plans shall be prepared for all an urban expansion areas. Any secondary plan for an urban expansion area shall cover the entirety of the lands located within that urban expansion area.</p> <p>b) Notwithstanding Policy F.1.2.8 a), an Urban Expansion Area over 500 hectares in size may be comprised of multiple secondary plans. In addition, a single secondary plan may cover both an approved urban expansion area and lands that were previously within the urban boundary.</p> <p>c) Notwithstanding Policy F.1.2.8 a), where the Urban Expansion Area is under 40 hectares in size, the City may determine that a Secondary Plan is not required only where the applicant has first gone through a Formal</p>	<p>F.1.2.8 The following requirements shall apply to the preparation of secondary plans for any Urban Expansion Areas established by a privately initiated application: (OPA 185)(OPA 218)</p> <p>a) Separate secondary plans shall be prepared for all urban expansion areas. Any secondary plan for an urban expansion area shall cover the entirety of the lands located within that urban expansion area.</p> <p>b) Notwithstanding Policy F.1.2.8 a), an Urban Expansion Area over 500 hectares in size may be comprised of multiple secondary plans. In addition, a single secondary plan may cover both an approved urban expansion area and lands that were previously within the urban boundary.</p> <p>c) Notwithstanding Policy F.1.2.8 a), where the Urban Expansion Area is under 40 hectares in size, the City may determine that a Secondary Plan is not required only where the applicant has first gone through a Formal</p>

<p>Consultation process.</p> <p>Renumber subsequent policies F.1.2.8 b) to m).</p>	<p>Consultation process.</p> <p>...</p>
<p>F.1.2.8 p) Secondary Planning for Urban Expansion Areas shall consider the value and contribution of rural and natural heritage lands to the environment and municipal Infrastructure as part of the Secondary Planning process in accordance with guidance approved by the City.</p>	<p>F.1.2.8 p) Secondary Planning for Urban Expansion Areas shall consider the value and contribution of rural and natural heritage lands to the environment and municipal Infrastructure as part of the Secondary Planning process in accordance with guidance approved by the City.</p>
<p>Insert new Policy F.3.1.8.3 and renumber subsequent policies accordingly.</p> <p>F.3.1.8.3 The City shall update the Water, Wastewater and Stormwater Master Plan should an <i>Urban Boundary</i> expansion be approved through a <i>privately initiated urban boundary expansion</i> application. That update, including planning and staging of infrastructure improvements shall be in accordance with the growth policies of this Plan.</p>	<p>F.3.1.8.3 The City shall update the Water, Wastewater and Stormwater Master Plan should an <i>Urban Boundary</i> expansion be approved through a <i>privately initiated urban boundary expansion</i> application. That update, including planning and staging of infrastructure improvements shall be in accordance with the growth policies of this Plan.</p>
<p>Insert new Policy F.3.1.9.3 and renumber subsequent policies accordingly.</p> <p>F.3.1.9.3 The City shall update the Transportation Master Plan should an <i>Urban Boundary</i> expansion be approved through a <i>privately initiated urban boundary expansion</i> application. That update, including planning and staging of infrastructure improvements shall be in accordance with the growth policies of this Plan.</p>	<p>F.3.1.9.3 The City shall update the Transportation Master Plan should an <i>Urban Boundary</i> expansion be approved through a <i>privately initiated urban boundary expansion</i> application. That update, including planning and staging of infrastructure improvements shall be in accordance with the growth policies of this Plan.</p>
<p>Insert new Policy F.3.2.18 and renumber subsequent policies accordingly.</p> <p>F.3.2.18 Indigenous Community Consultation Summary and Comment Response</p> <p>An Indigenous Community Consultation Summary and Comment Response shall be submitted as part of a complete application for any <i>privately initiated urban boundary expansion</i> application and shall include:</p> <p>i) Documentation demonstrating that the applicant has informed local Indigenous communities of the proposed expansion and</p>	<p>F.3.2.18 Indigenous Community Consultation Summary and Comment Response</p> <p>An Indigenous Community Consultation Summary and Comment Response shall be submitted as part of a complete application for any <i>privately initiated urban boundary expansion</i> application and shall include:</p> <p>i) Documentation demonstrating that the applicant has informed local Indigenous communities of the proposed expansion and requested input;</p> <p>ii) Documentation that the applicant has</p>

<p>requested input;</p> <p>ii) Documentation that the applicant has shared its draft Terms of Reference for the Subwatershed Study (Phase 1) and requested input; and,</p> <p>iii) Documentation of any meeting notes and/or comments received from the Indigenous Community.</p>	<p>shared its draft Terms of Reference for the Subwatershed Study (Phase 1) and requested input; and,</p> <p>iii) Documentation of any meeting notes and/or comments received from the Indigenous Community.</p>
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Appendix “E” – Volume 1: Chapter G – Glossary

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>Municipally Initiated Comprehensive Review: means a plan, undertaken by the City, which comprehensively applies the policies and schedules of the A Place To Grow: Growth Plan for the Greater Golden Horseshoe, the Provincial Policy Statement Provincial Planning Statement and the Official Plan. It can be undertaken on specific land use components, such as residential, employment, or undertaken as one comprehensive plan. (OPA 167)</p>	<p>Municipally Initiated Comprehensive Review: means a plan, undertaken by the City, which comprehensively applies the policies and schedules of the Provincial Planning Statement and the Official Plan. It can be undertaken on specific land use components, such as residential, employment, or undertaken as one comprehensive plan. (OPA 167)</p>
<p>Add definition of Privately Initiated Urban Boundary Expansion Application to Chapter G-Glossary.</p> <p>Privately initiated urban boundary expansion application: Means an application submitted under the Planning Act to the City of Hamilton to amend the location of the Urban Boundary.</p>	<p>Privately initiated urban boundary expansion application: Means an application submitted under the Planning Act to the City of Hamilton to amend the location of the Urban Boundary.</p>
<p>Add definition of Urban Expansion Area to Chapter G – Glossary.</p> <p>Urban Expansion Area: Means any lands added to the Urban Boundary through a Privately initiated urban boundary expansion application.</p>	<p>Urban Expansion Area: Means any lands added to the <i>Urban Boundary</i> through a <i>Privately initiated urban boundary expansion application</i>.</p>

Appendix "F" – Volume 1: Schedule I -Other Information & Materials

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
1	Affordable Housing Report / Rental Conversion Assessment			✓				✓									✓
2	Aggregate Resource Assessment			✓													
3	Aggregate/Mineral Resource Analysis			✓													
4	Agricultural Impact Assessment		✓				✓				✓				✓		
5	Air Drainage Analysis Brief		✓				✓				✓				✓		
6	Air Quality Study		✓	✓			✓	✓			✓	✓					✓
7	Archaeological Assessment		✓				✓				✓				✓		
8	Channel Design and Geofluvial Assessment		✓				✓						✓				✓
9	Chloride Impact Study				✓				✓				✓				✓
10	Complete Application Compliance Summary / Summary Response to Formal Consultation Comments	✓				✓				✓				✓			
11	Concept Plan	✓				✓				✓							
12	Concept Plan (Urban Boundary Expansion)			✓													
13	Construction Management Plan												✓				✓
14	Contaminant Management Plan				✓				✓				✓				✓
14	Cost Recovery Agreement	✓				✓				✓							✓

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
15																	
15 16	Cultural Heritage Assessment – Documentation and Salvage Plan				✓				✓				✓				✓
16 17	Cultural Heritage Impact Assessment		✓				✓				✓				✓		
17 18	Cut and Fill Analysis				✓				✓				✓				✓
18 19	Cycling Route Analysis	✓				✓				✓							
19 20	Design Review Panel Summary of Advice and Response		✓	✓			✓	✓			✓	✓			✓	✓	
20 21	Draft Official Plan Amendment/ Draft Zoning By-law Amendment	✓				✓											
21 22	Dust Impact Analysis				✓				✓				✓				✓
22 23	Elevations													✓			
23 24	Elevations (Conceptual)	✓				✓				✓							
25	Emergency Services Assessment (Urban Boundary Expansion)			✓													
26	Energy and Climate Change Assessment Report (Urban Boundary Expansion)			✓													
24	Energy and Environmental Assessment Report			✓				✓				✓				✓	

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
27																	
25 28	Environmental Impact Statement (EIS) and Summary of Environmentally significant Areas Impact Evaluation Group Comments (where applicable)		✓				✓				✓				✓		
26 29	Environmental Site Assessment and/or Record of Site Condition		✓	✓			✓	✓			✓	✓			✓	✓	
27 30	Erosion and Sediment Control Plan				✓				✓	✓							✓
28 31	Erosion Hazard Assessment		✓				✓				✓				✓		
29 32	Farm Economics Report				✓				✓								
30 33	Financial Impact Analysis and Financial Strategy				✓				✓								
34	Financial Impact Analysis (Urban Boundary Expansion)			✓													
31 35	Fish Habitat Assessment		✓				✓				✓				✓		
32 36	Floodline Delineation Study/ Hydraulic Analysis		✓				✓				✓				✓		
33 37	Full Disclosure Report				✓				✓								
34 38	Functional Servicing Report	✓				✓				✓				✓			
35 39	General Vegetation Inventory	✓				✓				✓				✓			

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
47 53	Light Impact Assessment			✓				✓				✓				✓	
48 54	Limit of Core Areas or Limit of Conservation Authority Regulated Area		✓				✓				✓				✓		
49 55	Linkage Assessment		✓				✓				✓				✓		
50 56	Market Impact Study			✓				✓									
51 57	Master Drainage Plan				✓				✓				✓				✓
52 58	Materials Palette or Imagery												✓				✓
53 59	Meander Belt Assessment				✓				✓				✓				✓
54 60	Minimum Distance Separation Calculation				✓				✓				✓				✓
55 61	Ministry of the Environment Conservation and Parks - Environmental Compliance Approval				✓				✓				✓				✓
56 62	Modern Roundabout and Neighbourhood Roundabout Analysis				✓				✓				✓				
57 63	Neighbourhood Traffic Calming Options Report		✓				✓				✓				✓		
58 64	Noise Impact Studies (Noise Feasibility and/or Detailed Noise Study)		✓	✓			✓	✓			✓	✓			✓	✓	
59	Nutrient Management Study				✓				✓				✓				✓

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
65																	
66	Odour Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
67	On-Street Parking Plan												✓				✓
68	Parking Analysis/Study			✓				✓				✓				✓	
69	Pedestrian Route and Sidewalk Analysis	✓				✓				✓							✓
70	Planning Justification Report	✓				✓				✓							✓
71	Planning Brief / Development Brief													✓			
72	Pre-Technical Conservation Authority Review				✓				✓				✓				✓
73	Public Consultation Summary and Comment Response Report	✓				✓				✓							
74	Recreation Feasibility Study				✓				✓								
75	Recreation Needs Assessment				✓				✓				✓				
76	Restoration Plan				✓				✓				✓				✓
77	Right of Way Impact Assessment			✓				✓				✓				✓	

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
73 78	Roadway/Development Safety Audit				✓				✓				✓				
74 79	School Accommodation Issues Assessment				✓				✓								
80	School Accommodation Issue Assessment (Urban Boundary Expansion)			✓													
75 81	School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment				✓				✓				✓				
76 82	Servicing Plan				✓				✓	✓				✓			
77 83	Shoreline Assessment Study/Coastal Engineers Study		✓				✓				✓				✓		
78 84	Site Lighting Plan												✓				✓
79 85	Site Plan and Floor Plans													✓			
81 86	Slope Stability Study and Report		✓				✓				✓				✓		
82 87	Soil Management Plan												✓				✓
83 88	Soils/Geotechnical Study			✓				✓		✓				✓			
84 89	Species Habitat Assessment		✓				✓				✓				✓		
85	Storm Water Management Report/Plan and/or update to an	✓				✓				✓				✓			

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
90	existing Storm Water Management Plan																
86 91	Sub-watershed Plan and/or update to an existing Sub-watershed Plan				✓				✓				✓				
92	Subwatershed Study (Phase 1) (Urban Boundary Expansion)			✓													
87 93	Sun/Shadow Study			✓				✓				✓				✓	
88 94	Survey Plan (Real Property Report)	✓				✓				✓				✓			
89 95	Transit Assessment	✓				✓				✓							
90 96	Transportation Demand Management Options Report				✓			✓				✓				✓	
94 97	Transportation Impact Study	✓				✓							✓				✓
92 98	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	✓				✓				✓				✓			
94 99	Tree Protection Plan (Private trees)	✓				✓				✓				✓			
95 100	Urban Design or Architectural Guidelines and Architectural Control											✓					
96 101	Urban Design Report/ Brief			✓				✓				✓				✓	
97	Vibration Study		✓				✓				✓				✓		

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
102 103	Visual Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
99 104	Water and Wastewater Servicing Study	✓				✓				✓				✓			
100 105	Watermain Hydraulic Analysis								✓	✓				✓			
101 106	Water Well Survey and Contingency Plan		✓				✓				✓				✓		
102 107	Wildland Fire Assessment (OPA 167)												✓				✓
103 108	Wind Study			✓				✓				✓				✓	
104 109	Zoning Compliance Review					✓				✓				✓			
105 110	3D Model			✓				✓				✓				✓	

DRAFT Rural Hamilton Official Plan Amendment No. X

The following text, together with:

Appendix "A"	Volume 1: Chapter A - Introduction
Appendix "B"	Volume 1: Chapter B – Communities
Appendix "C"	Volume 1: Chapter C – City Wide Systems and Designations
Appendix "D"	Volume 1: Chapter F – Implementation
Appendix "E"	Volume 1: Chapter G – Glossary
Appendix "F"	Volume 1: Schedule H – Other Information and Materials

attached hereto, constitutes Official Plan Amendment No. "X" to the Rural Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to amend the Rural Hamilton Official Plan by amending or deleting existing policies and adding new policies and definitions to provide clarification on the submission requirements, review process and considerations, and public and indigenous engagement requirements for any urban boundary expansion application.

2.0 **Location:**

The lands affected by this Amendment are located within the Rural Area of the City of Hamilton.

3.0 **Basis:**

The basis for permitting this Amendment is:

- The Amendment provides clarity on the submission requirements for a complete urban boundary expansion application;
- The Amendment maintains the general intent of the policies of the Rural Hamilton Official Plan by addressing key considerations including impacts on farmland, infrastructure capacity and costs, financial viability and energy and climate; The Amendment supports the Public Participation and Notification Policies of the Rural

Hamilton Official Plan and the City’s Public Engagement Policy by outlining a clear process for public and Indigenous engagement requirements for any urban boundary expansion application; and,

- To update the Rural Hamilton Official Plan to reflect updated policy direction of the Provincial Planning Statement, 2024.

4.0 **Actual Changes:**

4.1 **Volume 1 – Parent Plan**

Text

4.1.1 **Chapter A – Introduction**

- a. That the following policies of Volume 1: Chapter A – Introduction be amended, added, or deleted, as outlined in Appendix “A”, attached to this amendment:
- A.1.3
 - A.2.3
 - A.2.3.1

4.1.2 **Chapter B – Communities**

- a. That the following policies of Volume 1: Chapter B – Communities be amended, added, or deleted, as outlined in Appendix “B”, attached to this amendment:
- B.2.2 (new)
 - B.2.2.1 (new)
 - B.2.2.2 (new)

4.1.3 **Chapter C – City Wide Systems and Designations**

- a. That Policy C.1.0 of Volume 1: Chapter C – City Wide Systems and Designations be amended, as outlined in Appendix “C”, attached to this amendment.

4.1.1 **Chapter F – Implementation**

- a. That the following policies of Volume 1: Chapter F – Implementation be amended, added, or deleted, as outlined in Appendix “D”, attached to this amendment:
- F.1.2 (new)
 - F.1.2.1 (new)
 - F.3.2.19 (new)

4.1.1 Chapter G – Glossary

- a. That Volume 1: Chapter G – Glossary be amended, added, or deleted, as outlined in Appendix “E”, attached to this amendment.

Schedules and Appendices

4.1.2 Schedule H – Other Information and Materials

- a. That Volume 1: Schedule H – Other Information and Materials be amended by adding new study/material requirements, as shown on Appendix “F”, attached to this Amendment.

5.0 Implementation:

The proposed policy amendments will be implemented through the submission and processing of privately initiated urban boundary expansion applications.

This Official Plan Amendment is Schedule “1” to By-law No. ____ passed on the _____th of _____, 2025.

**The
City of Hamilton**

A. Horwath
MAYOR

M.Trennum
CITY CLERK

Appendix "A" – Volume 1: Chapter A – Communities

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>A.1.3 Role and Function of the Official Plan.</p> <p>This Plan projects a long term vision for the physical development of the City over the next 30 years. Its policies provide the direction for managing long term development to achieve social, economic and environmental objectives of the City's vision.</p> <p>The Official Plan plays a large role in setting a framework of actions that will lead to the sustainable, healthy future envisioned by Vision 2020. The City and its residents aspire to have a city that has:</p> <ul style="list-style-type: none"> • compact urban communities that provide live, work and play opportunities; • a strong rural community protected by firm urban boundaries; • protected and enhanced environmental systems – land, air and water; • balanced transportation networks that offer choice so people can walk, cycle, take the bus or drive and recognizes the importance of goods movement to our local economy; and • strategic and wise use of its infrastructure services and existing built environment. <p>This document:</p> <ul style="list-style-type: none"> • is one of the primary implementation arms of Vision 2020; • is a legal document whose origin is derived from the Planning Act; • builds on the concepts of provincial initiatives that support the building of strong communities [such as the Provincial Policy Planning Statement, and Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan]; • is one of the key implementation mechanisms for the City's Growth Strategy (GRIDS) and other corporate initiatives including Master Plans (Transportation and Infrastructure, Recreational), and the Social Development Strategy. 	<p>A.1.3 Role and Function of the Official Plan</p> <p>This Plan projects a long term vision for the physical development of the City over the next 30 years. Its policies provide the direction for managing long term development to achieve social, economic and environmental objectives of the City's vision.</p> <p>The Official Plan plays a large role in setting a framework of actions that will lead to the sustainable, healthy future envisioned by Vision 2020. The City and its residents aspire to have a city that has:</p> <ul style="list-style-type: none"> • compact urban communities that provide live, work and play opportunities; • a strong rural community protected by firm urban boundaries; • protected and enhanced environmental systems – land, air and water; • balanced transportation networks that offer choice so people can walk, cycle, take the bus or drive and recognizes the importance of goods movement to our local economy; and • strategic and wise use of its infrastructure services and existing built environment. <p>This document:</p> <ul style="list-style-type: none"> • is one of the primary implementation arms of Vision 2020; • is a legal document whose origin is derived from the <u>Planning Act</u>; • builds on the concepts of provincial initiatives that support the building of strong communities [such as the Provincial Planning Statement, and the Greenbelt Plan]; • is one of the key implementation mechanisms for the City's Growth Strategy (GRIDS) and other corporate initiatives including Master Plans (Transportation and Infrastructure, Recreational), and the Social Development Strategy.

<p>The Rural Hamilton Official Plan applies to lands within Rural Hamilton. (OPA 26)</p>	<p>The Rural Hamilton Official Plan applies to lands within Rural Hamilton. (OPA 26)</p>
<p>A.2.3 Provincial Legislation, Plans and Policies</p> <p>The planning regime within the City is affected and in many ways directed by provincial legislation, plans and policies, including the Provincial Policy Planning Statement, the Niagara Escarpment Plan, the Greenbelt Plan, and the Parkway Belt West Plan, and the Growth Plan for the Greater Golden Horseshoe.</p>	<p>A.2.3 Provincial Legislation, Plans and Policies</p> <p>The planning regime within the City is affected and in many ways directed by provincial legislation, plans and policies, including the Provincial Planning Statement, the Niagara Escarpment Plan, the Greenbelt Plan, and the Parkway Belt West Plan.</p>
<p>A.2.3.1 Provincial Planning Policy Statement</p> <p>The Provincial Planning Policy Statement, 202405 was issued under the authority of the <u>Planning Act</u>, and provides policy direction on matters of provincial interest related to land use planning and development. It promotes a provincially 'policy-led' planning system in which municipal Official Plans and any planning decisions are consistent with the objectives and details of provincial policy, as required by Section 3 of the <u>Planning Act</u>.</p> <p>The Provincial Planning Policy Statement (PPS) sets the policy foundation for regulating the development and use of land. It provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. It includes enhanced policies on issues that affect communities, such as: the efficient use and management of land and infrastructure; improving air quality, energy conservancy and reducing greenhouse gas emissions; protection of the environment and resources, including agricultural resources and mineral aggregate resources; and ensuring appropriate opportunities are provided for employment and residential development, including support for a mix of uses. The Official Plan must be consistent with the Provincial Planning Policy Statement.</p>	<p>A.2.3.1 Provincial Planning Statement</p> <p>The Provincial Planning Statement, 2024 was issued under the authority of the <u>Planning Act</u>, and provides policy direction on matters of provincial interest related to land use planning and development. It promotes a provincially 'policy-led' planning system in which municipal Official Plans and any planning decisions are consistent with the objectives and details of provincial policy, as required by Section 3 of the <u>Planning Act</u>.</p> <p>The Provincial Planning Statement (PPS) sets the policy foundation for regulating the development and use of land. It provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. It includes enhanced policies on issues that affect communities, such as: the efficient use and management of land and infrastructure; improving air quality, energy conservancy and reducing greenhouse gas emissions; protection of the environment and resources, including agricultural resources and mineral aggregate resources; and ensuring appropriate opportunities are provided for employment and residential development, including support for a mix of uses. The Official Plan must be consistent with the Provincial Planning Statement.</p>

Appendix "B" – Volume 1: Chapter B – Communities

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
Insert new subheading before Policy B.2.2 Privately Initiated Urban Boundary Expansion Applications	Privately Initiated Urban Boundary Expansion Applications
Insert Policy B.2.2, as follows: B.2.2 A Privately Initiated Urban Boundary Expansion Application is not in keeping with Policy 1.3 (Role and Function of the Official Plan), Policy A.2.0 (Strategic Directions) and Policy B.2.1 (Defining Our Communities) among others, which establish a firm urban boundary expansion growth strategy. However, the Provincial Planning Statement and <u>Planning Act</u> allow <i>privately initiated urban boundary expansion applications</i> to be submitted at any time and Council's refusal or non-decision of a <i>privately initiated urban boundary expansion application</i> may be appealed to the Ontario Land Tribunal. Therefore this Plan establishes specific land use considerations for <i>privately initiated urban boundary expansion applications</i>.	B.2.2 A <i>Privately Initiated Urban Boundary Expansion Application</i> is not in keeping with Policy 1.3 (Role and Function of the Official Plan), Policy A.2.0 (Strategic Directions) and Policy B.2.1 (Defining Our Communities) among others, which establish a firm urban boundary expansion growth strategy. However, the Provincial Planning Statement and <u>Planning Act</u> allow <i>privately initiated urban boundary expansion applications</i> to be submitted at any time and Council's refusal or non-decision of a <i>privately initiated urban boundary expansion application</i> may be appealed to the Ontario Land Tribunal. Therefore this Plan establishes specific land use considerations for <i>privately initiated urban boundary expansion applications</i> .
Insert Policy B.2.2.1, as follows: B.2.2.1 Any <i>privately initiated urban boundary expansion</i> received shall consider: a) If there is sufficient capacity in existing or planned <i>infrastructure</i> and <i>Community Facilities/Services</i>. b) Protection of <i>Prime Agricultural Lands</i> and <i>Prime Agricultural Areas</i>. c) Its impact on the City's ability to meet its residential intensification and redevelopment targets of the Urban Hamilton Official Plan.	B.2.2.1 Any <i>privately initiated urban boundary expansion</i> received shall consider: a) If there is sufficient capacity in existing or planned <i>infrastructure</i> and <i>Community Facilities/Services</i> . b) Protection of <i>Prime Agricultural Lands</i> and <i>Prime Agricultural Areas</i> . c) Its impact on the City's ability to meet its residential intensification and redevelopment targets of the Urban Hamilton Official Plan. d) Whether there is a need to designate and plan for additional land to accommodate an

<p>d) Whether there is a need to designate and plan for additional land to accommodate an appropriate range and mix of land uses within the Urban Hamilton Official Plan's growth forecast.</p> <p>e) Whether the expansion will have a positive or negative impact on the City's long term Infrastructure deficit.</p> <p>f) Whether there is sufficient reserve capacity in the existing street network (with consideration to the proposed street network) to accommodate the proposed increase in population and/or employment.</p> <p>g) Whether the expansion will protect, improve or restore the City's Key Hydrologic Features and Key Natural Heritage Features.</p> <p>h) Whether the proposed expansion would contribute or detract from the City's long-term goal of carbon neutrality.</p> <p>i) The value and contribution of rural and natural heritage lands to the environment and municipal infrastructure.</p>	<p>appropriate range and mix of land uses within the Urban Hamilton Official Plan's growth forecast.</p> <p>e) Whether the expansion will have a positive or negative impact on the City's long term Infrastructure deficit.</p> <p>f) Whether there is sufficient reserve capacity in the existing street network (with consideration to the proposed street network) to accommodate the proposed increase in population and/or employment.</p> <p>g) Whether the expansion will protect, improve or restore the City's Key Hydrologic Features and Key Natural Heritage Features.</p> <p>h) Whether the proposed expansion would contribute or detract from the City's long-term goal of carbon neutrality.</p> <p>i) The value and contribution of rural and natural heritage lands to the environment and municipal infrastructure.</p>
<p>Insert Policy B.2.2.2, as follows:</p> <p>B.2.2.2 A privately initiated urban boundary expansion application shall be received and reviewed in accordance with Chapter F, Policy 1.2 of the Rural Hamilton Official Plan.</p>	<p>B.2.2.2 A privately initiated urban boundary expansion application shall be received and reviewed in accordance with Chapter F, Policy 1.2 of the Rural Hamilton Official Plan.</p>

Appendix "C" – Volume 1: Chapter C – City Wide Systems and Designations

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>C.1.0 PROVINCIAL PLANS WITH DESIGNATIONS</p> <p>The planning regime within the City is affected and is directed by provincial legislation, plans and policies, including the Provincial Policy Planning</p>	<p>C.1.0 PROVINCIAL PLANS WITH DESIGNATIONS</p> <p>The planning regime within the City is affected and is directed by provincial legislation, plans and policies, including the Provincial Planning</p>

<p>Statement, the Niagara Escarpment Plan, the Greenbelt Plan, and the Parkway Belt West Plan. and the Growth Plan for the Greater Golden Horseshoe.</p> <p>The Official Plan must be consistent with the Provincial Policy Planning Statement and conform to the Greenbelt Plan, and the Niagara Escarpment Plan. However, in some areas of provincial policy, the municipality can be more restrictive than the provincial directions. Where land use designations exist, this section details the interrelationship between the various provincial documents and this Plan.</p>	<p>Statement, the Niagara Escarpment Plan, the Greenbelt Plan, and the Parkway Belt West Plan.</p> <p>The Official Plan must be consistent with the Provincial Planning Statement and conform to the Greenbelt Plan, and the Niagara Escarpment Plan. However, in some areas of provincial policy, the municipality can be more restrictive than the provincial directions. Where land use designations exist, this section details the interrelationship between the various provincial documents and this Plan.</p>
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Appendix "D" – Volume 1: Chapter F – Implementation

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>Insert new Section F.1.2 and renumber subsequent policies accordingly.</p> <p>F.1.2 Urban Boundary Expansion Applications</p> <p>The Provincial Planning Statement permits <i>privately initiated Urban Boundary Expansion applications</i> to be submitted for any size and location, and at any time, provided the lands are located outside of the Greenbelt Plan Area.</p> <p>The Official Plan policies do not support applications for an Urban Boundary Expansion outside of a Municipally Initiated Comprehensive Review. However, the Provincial Planning Statement and <i>Planning Act</i> allow <i>privately initiated urban boundary expansion applications</i> to be submitted at any time and Council's refusal or non-decision of a <i>privately initiated urban boundary expansion application</i> may be appealed to the Ontario Land Tribunal. Therefore, implementation policies have been established to ensure that these applications include the necessary <i>other information and material</i> required to comprehensively assess the proposal against applicable Official Plan policies.</p>	<p>F.1.2 Urban Boundary Expansion Applications</p> <p>The Provincial Planning Statement permits <i>privately initiated Urban Boundary Expansion applications</i> to be submitted for any size and location, and at any time, provided the lands are located outside of the Greenbelt Plan Area.</p> <p>The Official Plan policies do not support applications for an Urban Boundary Expansion outside of a Municipally Initiated Comprehensive Review. However, the Provincial Planning Statement and <i>Planning Act</i> allow <i>privately initiated urban boundary expansion applications</i> to be submitted at any time and Council's refusal or non-decision of a <i>privately initiated urban boundary expansion application</i> may be appealed to the Ontario Land Tribunal. Therefore, implementation policies have been established to ensure that these applications include the necessary <i>other information and material</i> required to comprehensively assess the proposal against applicable Official Plan policies.</p> <p>The following policies shall be applied to all Official Plan Amendment applications submitted that propose to expand the urban boundary.</p>

<p>The following policies shall be applied to all Official Plan Amendment applications submitted that propose to expand the urban boundary.</p>	
<p>Insert new Policy F.1.2.1 and renumber subsequent policies accordingly.</p> <p>F.1.2.1 The following requirements shall apply to any <i>privately initiated urban boundary expansion application</i>:</p> <p>a) Council has approved a Framework for Processing and Evaluating Urban Boundary Expansion Applications which outlines the submission requirements, land use considerations and review process for <i>privately initiated urban boundary expansion applications</i>. All <i>privately initiated urban boundary expansion applications</i> shall be assessed under this Framework. The City may revise the Framework for Processing and Evaluating Urban Boundary Expansion applications from time to time.</p> <p>b) The following <i>Other Information and Materials</i>, amongst others, may be required to support a <i>privately initiated urban boundary expansion</i> Official Plan Amendment:</p> <ul style="list-style-type: none"> i. Agricultural Impact Assessment; ii. Concept Plan; iii. Draft Official Plan Amendment; iv. Emergency Services Assessment; v. Employment Needs Assessment; vi. Energy and Climate Change Assessment Report; vii. Indigenous Community Consultation Summary and Comment Response; viii. Financial Impact Analysis; ix. Functional Servicing Report; x. Housing Assessment; xi. Phasing Plan; xii. Planning Justification Report; xiii. Public Consultation Summary and Comment Response Report; xiv. Noise Impact Study; 	<p>F.1.2.1 The following requirements shall apply to any <i>privately initiated urban boundary expansion application</i>:</p> <p>a) Council has approved a Framework for Processing and Evaluating Urban Boundary Expansion Applications which outlines the submission requirements, land use considerations and review process for <i>privately initiated urban boundary expansion applications</i>. All <i>privately initiated urban boundary expansion applications</i> shall be assessed under this Framework. The City may revise the Framework for Processing and Evaluating Urban Boundary Expansion applications from time to time.</p> <p>b) The following <i>Other Information and Materials</i>, amongst others, may be required to support a <i>privately initiated urban boundary expansion</i> Official Plan Amendment:</p> <ul style="list-style-type: none"> i. Agricultural Impact Assessment; ii. Concept Plan; iii. Draft Official Plan Amendment; iv. Emergency Services Assessment; v. Employment Needs Assessment; vi. Energy and Climate Change Assessment Report; vii. Indigenous Community Consultation Summary and Comment Response; viii. Financial Impact Analysis; ix. Functional Servicing Report; x. Housing Assessment; xi. Phasing Plan; xii. Planning Justification Report; xiii. Public Consultation Summary and Comment Response Report; xiv. Noise Impact Study; xv. Odour Impact Assessment; xvi. Recreation Needs Assessment; xvii. School Accommodation Issues Assessment;

<p>xv. Odour Impact Assessment; xvi. Recreation Needs Assessment; xvii. School Accommodation Issues Assessment; xviii. Subwatershed Study (Phase 1); and xix. Transportation Management Plan / Study.</p> <p>c) Where the applicant of a <i>privately initiated urban boundary expansion</i> Official Plan Amendment has opted to not proceed through a Formal Consultation:</p> <p>i. Notwithstanding Section F.1.9.16, all Other Information and Materials identified in F.1.2.1 shall be submitted for a <i>privately initiated urban boundary expansion application</i> to be deemed complete.</p> <p>ii. The City shall not provide the applicant a waiver letter that removes the requirement to submit any of the Other Information and Materials identified in F.1.2.1.b.</p> <p>d) <i>Other information and material</i> submitted in support shall be in accordance with endorsed Terms of Reference and in accordance with the Framework for Processing and Evaluating Urban Boundary Application applications.</p> <p>e) Notwithstanding Policy F.1.17.4 where an application has been received for an Official Plan Amendment to expand the urban boundary, the following additional public participation and notification requirements apply:</p> <p>i. Where feasible, provide multiple public notice signs at approximately 500 metre intervals of the subject lands frontage along public rights-of-way.</p> <p>ii. Any required written notice shall be provided to every owner of land within 400 metres of the proposed urban expansion area.</p> <p>iii. The City may hold at least one (1) Open</p>	<p>xviii. Subwatershed Study (Phase 1); and xix. Transportation Management Plan / Study.</p> <p>c) Where the applicant of a <i>privately initiated urban boundary expansion</i> Official Plan Amendment has opted to not proceed through a Formal Consultation:</p> <p>i. Notwithstanding Section F.1.9.16, all Other Information and Materials identified in F.1.2.1 shall be submitted for a <i>privately initiated urban boundary expansion</i> application to be deemed complete.</p> <p>ii. The City shall not provide the applicant a waiver letter that removes the requirement to submit any of the Other Information and Materials identified in F.1.2.1.b.</p> <p>d) <i>Other information and material</i> submitted in support shall be in accordance with endorsed Terms of Reference and in accordance with the Framework for Processing and Evaluating Urban Boundary Application applications.</p> <p>e) Notwithstanding Policy F.1.17.4 where an application has been received for an Official Plan Amendment to expand the urban boundary, the following additional public participation and notification requirements apply:</p> <p>i. Where feasible, provide multiple public notice signs at approximately 500 metre intervals of the subject lands frontage along public rights-of-way.</p> <p>ii. Any required written notice shall be provided to every owner of land within 400 metres of the proposed urban expansion area.</p> <p>iii. The City may hold at least one (1) Open House in advance of the statutory public meeting.</p>
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House in advance of the statutory public meeting.	
<p>Insert new Policy F.3.2.19 and renumber subsequent policies accordingly.</p> <p>F.3.2.19 Indigenous Community Consultation Summary and Comment Response</p> <p>An Indigenous Community Consultation Summary and Comment Response shall be submitted as part of a complete application for any <i>privately initiated urban boundary expansion</i> application and shall include:</p> <p>i) Documentation demonstrating that the applicant has informed local Indigenous communities of the proposed expansion and requested input;</p> <p>ii) Documentation that the applicant has shared its draft Terms of Reference for the Subwatershed Study (Phase 1) and requested input; and,</p> <p>iii) Documentation of any meeting notes and/or comments received from the Indigenous Community.</p>	<p>F.3.2.19 Indigenous Community Consultation Summary and Comment Response</p> <p>An Indigenous Community Consultation Summary and Comment Response shall be submitted as part of a complete application for any <i>privately initiated urban boundary expansion application</i> and shall include:</p> <p>i) Documentation demonstrating that the applicant has informed local Indigenous communities of the proposed expansion and requested input;</p> <p>ii) Documentation that the applicant has shared its draft Terms of Reference for the Subwatershed Study (Phase 1) and requested input; and,</p> <p>iii) Documentation of any meeting notes and/or comments received from the Indigenous Community.</p>

Appendix "E" – Volume 1: Chapter G – Glossary

Proposed Change	Proposed New / Revised Policy
Grey highlighted strikethrough text = text to be deleted	Bolded text = text to be added
<p>Add definition of Municipally Initiated Comprehensive Review to Chapter G-Glossary.</p> <p>Municipally Initiated Comprehensive Review: means a plan, undertaken by the City, which comprehensively applies the policies and schedules of the Provincial Planning Statement and the Official Plan. It can be undertaken on specific land use components, such as residential, employment, or undertaken as one</p>	<p>Municipally Initiated Comprehensive Review: means a plan, undertaken by the City, which comprehensively applies the policies and schedules of the Provincial Planning Statement and the Official Plan. It can be undertaken on specific land use components, such as residential, employment, or undertaken as one comprehensive plan.</p>

comprehensive plan.	
<p>Add definition of Privately Initiated Urban Boundary Expansion Application to Chapter G- Glossary.</p> <p>Privately initiated urban boundary expansion application: Means an application submitted under the Planning Act to the City of Hamilton to amend the location of the Urban Boundary.</p>	<p>Privately initiated urban boundary expansion application: Means an application submitted under the Planning Act to the City of Hamilton to amend the location of the Urban Boundary.</p>
<p>Add definition of Urban Expansion Area to Chapter G – Glossary.</p> <p>Urban Expansion Area: Means any lands added to the <i>Urban Boundary</i> through a <i>Privately initiated urban boundary expansion application</i>.</p>	<p>Urban Expansion Area: Means any lands added to the <i>Urban Boundary</i> through a <i>Privately initiated urban boundary expansion application</i>.</p>

Appendix "F" – Volume 1: Schedule H

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
1	Affordable Housing Report / Rental Conversion Assessment			✓				✓					✓				✓
2	Aggregate Resource Assessment		✓	✓			✓	✓									
3	Aggregate/Mineral Resource Analysis		✓	✓			✓	✓									
4	Agricultural Impact Assessment			✓				✓				✓				✓	
5	Air Drainage Analysis Brief				✓				✓				✓				✓
6	Air Quality Study		✓	✓			✓	✓			✓	✓					✓
7	Archaeological Assessment		✓				✓				✓			✓			
8	Channel Design and Geofluvial Assessment		✓				✓						✓				✓
9	Chloride Impact Study		✓				✓				✓			✓			
10	Complete Application Compliance Summary / Summary Response to Formal Consultation Comments	✓				✓				✓				✓			
11	Concept Plan	✓				✓				✓							
12	Concept Plan (Urban Boundary Expansion)			✓													
12 13	Construction Management Plan												✓				✓
13 14	Contaminant Management Plan				✓				✓				✓				✓
14 15	Cost Recovery Agreement	✓				✓				✓							✓

Study / Material Name		Official Plan Amendment				Zoning By-law Amendment				Draft Plan of Subdivision				Site Plan Control			
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary
15 16	Cultural Heritage Assessment – Documentation and Salvage Plan				✓				✓				✓				✓
16 17	Cultural Heritage Impact Assessment		✓				✓				✓				✓		
17 18	Cut and Fill Analysis				✓				✓				✓				✓
18 19	Cycling Route Analysis	✓				✓				✓							
19 20	Design Review Panel Summary of Advice and Response			✓				✓				✓				✓	
20 21	Draft Official Plan Amendment/ Draft Zoning By-law Amendment	✓				✓											
21 22	Dust Impact Analysis				✓				✓				✓				✓
22 23	Elevations													✓			
23 24	Elevations (Conceptual)	✓				✓				✓							
25	Emergency Services Assessment (Urban Boundary Expansion)			✓													
26	Energy and Climate Change Assessment Report (Urban Boundary Expansion)			✓													
24 27	Energy and Environmental Assessment Report				✓				✓				✓				✓
25 28	Environmental Impact Statement (EIS) and Summary of Environmentally significant Areas Impact Evaluation Group		✓				✓				✓				✓		

[illegible]

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37 42	Housing Report				✓				✓				✓				✓
38 43	Hydrogeological Study			✓				✓		✓				✓			
39 44	Impact Assessment for new Private Waste Disposal Sites				✓				✓				✓				✓
45	Indigenous Community Consultation Summary and Comment Response (Urban Boundary Expansion)			✓													
40 46	Karst Assessment/Karst Contingency Plan		✓				✓				✓				✓		
41 47	Land Use Compatibility Study			✓				✓								✓	
42 48	Land Use in the Vicinity of Existing Pipelines Study		✓				✓				✓				✓		
43 49	Land Use/ Commercial Needs and Impact Assessment				✓				✓								
44 50	Landfill Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
45 51	Landscape Plan									✓				✓			
46 52	Landscape Plan (Conceptual)	✓				✓											
47 53	Light Impact Assessment			✓				✓				✓				✓	

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48 54	Limit of Core Areas or Limit of Conservation Authority Regulated Area		✓				✓				✓				✓		
49 55	Linkage Assessment		✓				✓				✓				✓		
50 56	Market Impact Study				✓				✓								
51 57	Master Drainage Plan				✓				✓				✓				✓
52 58	Materials Palette or Imagery												✓				✓
53 59	Meander Belt Assessment				✓				✓				✓				✓
54 60	Minimum Distance Separation Calculation			✓				✓				✓				✓	
55 61	Ministry of the Environment Conservation and Parks - Environmental Compliance Approval				✓				✓				✓				✓
56 62	Modern Roundabout and Neighbourhood Roundabout Analysis				✓				✓				✓				
57 63	Neighbourhood Traffic Calming Options Report		✓				✓				✓				✓		
58 64	Noise Impact Studies (Noise Feasibility and/or Detailed Noise Study)		✓	✓			✓	✓			✓	✓			✓	✓	
59 65	Nutrient Management Study				✓				✓				✓				✓
60 66	Odour Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	

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61 67	On-Street Parking Plan												✓				✓
62 68	Parking Analysis/Study			✓				✓				✓				✓	
63 69	Pedestrian Route and Sidewalk Analysis	✓				✓				✓							✓
64 70	Planning Justification Report	✓				✓				✓							✓
65 71	Planning Brief / Development Brief													✓			
66 72	Pre-Technical Conservation Authority Review				✓				✓				✓				✓
67 73	Public Consultation Summary and Comment Response Report	✓				✓				✓							
68 74	Recreation Feasibility Study				✓				✓								
69 75	Recreation Needs Assessment				✓				✓				✓				
70 76	Restoration Plan				✓				✓				✓				✓
71 77	Right of Way Impact Assessment			✓				✓				✓				✓	
72 78	Roadway/Development Safety Audit				✓				✓				✓				
73 79	Approved Source Water Protection Restricted Land Use Application (Section 59 Notice)		✓				✓				✓				✓		

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74 80	School Accommodation Issues Assessment				✓				✓								
81	School Accommodation Issue Assessment (Urban Boundary Expansion)			✓													
75 82	School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment				✓				✓				✓				
76 83	Servicing Plan				✓				✓	✓				✓			
77 84	Shoreline Assessment Study/Coastal Engineers Study		✓				✓				✓				✓		
78 85	Site Lighting Plan												✓				✓
79 86	Site Plan and Floor Plans													✓			
80 87	Slope Stability Study and Report		✓				✓				✓				✓		
81 88	Soil Management Plan												✓				✓
82 89	Soils/Geotechnical Study			✓				✓		✓				✓			
83 90	Species Habitat Assessment		✓				✓				✓				✓		
84 91	Storm Water Management Report/Plan and/or update to an existing Storm Water Management Plan	✓				✓				✓				✓			
85 92	Sub-watershed Plan and/or update to an existing Subwatershed Plan				✓				✓				✓				

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93	Subwatershed Study (Phase 1) (Urban Boundary Expansion)			✓													
86 94	Sun/Shadow Study				✓				✓				✓				✓
87 95	Survey Plan (Real Property Report)	✓				✓				✓				✓			
88 96	Transit Assessment				✓				✓				✓				
89 97	Transportation Demand Management Options Report				✓				✓				✓				✓
90 98	Transportation Impact Study	✓				✓							✓				✓
91 99	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	✓				✓				✓				✓			
92 100	Tree Protection Plan (Private trees)	✓				✓				✓				✓			
93 101	Urban Design or Architectural Guidelines with Control Architect											✓					
94 102	Urban Design Report/ Brief				✓				✓				✓				✓
95 103	Vibration Study		✓				✓				✓				✓		
96 104	Visual Impact Assessment		✓	✓			✓	✓			✓	✓			✓	✓	
97 105	Water and Wastewater Servicing Study	✓				✓				✓				✓			

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98 106	Watermain Hydraulic Analysis					✓				✓				✓			
99 107	Water Well Survey and Contingency Plan			✓				✓				✓				✓	
100 108	Wildland Fire Assessment (OPA 167)												✓				✓
101 109	Wind Study			✓				✓				✓				✓	
102 110	Zoning Compliance Review					✓				✓				✓			
103 111	3D Model			✓				✓				✓				✓	