



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	February 17, 2015
SUBJECT/REPORT NO:	Centennial Neighbourhoods Secondary Plan: Background Report (PED15015) (Wards 5 and 9)
WARD(S) AFFECTED:	Wards 5 and 9
PREPARED BY:	Melanie Pham Planner 1 (905) 546-2424 Ext. 6685 Shannon McKie Planner 1 (905) 546-2424 Ext. 7491 Steve Robichaud Director of Planning and Chief Planner Planning Division
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That the Centennial Neighbourhoods Secondary Plan: Background Report, attached as Appendix “B” to Report PED15015, be **RECEIVED**.

EXECUTIVE SUMMARY

The purpose of this Report is to update Planning Committee and Council with respect to the timing of the Centennial Neighbourhoods Secondary Plan, and bring forward the Background Report.

The Centennial Neighbourhoods Secondary Plan is being initiated as a result of being identified in the City Wide Secondary Plan Review as a priority area for Secondary Plan development. The area is important as it is the main focal point for the east end of the City, and is one of the City’s two major nodes outside of the downtown. It is a terminus point for future higher order transit and a centre for commercial activity.

**SUBJECT: Centennial Neighbourhoods Secondary Plan: Background Report
(PED15015) (Wards 5 and 9) - Page 2 of 9**

The Centennial Neighbourhoods Secondary Plan study area consists of lands bounded to the west by the Red Hill Valley Parkway, to the east by Lake Avenue, to the north by the QEW, and to the south by lands just south of Queenston Road, as illustrated in Appendix “A”. The study area is approximately 325 hectares (803 acres) in size. The boundary of the study area is intended to encompass the Eastgate Sub-Regional Service Node identified in the Urban Hamilton Official Plan, as well as the location of a new planned GO Station on Centennial Parkway North just south of the QEW.

The Background Report, attached as Appendix “B”, provides detailed information related to the Centennial Neighbourhoods Secondary Plan area and provides baseline information that will assist the Community Planning Section in the preparation of a Secondary Plan. It includes a summary of the historic development of the area and a review of existing conditions, and highlights specific demographic information, including population, mobility, household income, and housing statistics. The Background Report is the first step in the process of developing the Centennial Neighbourhoods Secondary Plan. It is anticipated that the Secondary Plan process will be completed in 18 months.

Alternatives for Consideration – See Page 8

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

The City Wide Secondary Plan Review was undertaken by the Planning and Economic Development Department in 2009. This was a comprehensive review of the City of Hamilton to determine where and when Secondary Plans and Community Strategies should be prepared. A report from the Department was approved by Council in September 2009 (PED08017(a)) after the review was completed. It identified immediate, mid-term, and low priority areas for developing future secondary plans. The Eastgate Sub-Regional Service Node area (Schedule E-1, Urban Structure, Urban Hamilton Official Plan) was identified as one of the immediate priorities for developing a Secondary Plan. This ranking was based a number of factors, including:

- The Urban Hamilton Official Plan (UHOP) identifies Sub-Regional Service Nodes as important mixed use areas that function as employment centres and have a regional retail function.
- It is a strategic entryway into the City with access to the QEW from Centennial Parkway North.

SUBJECT: Centennial Neighbourhoods Secondary Plan: Background Report (PED15015) (Wards 5 and 9) - Page 3 of 9

- The Eastgate Sub-Regional Service Node has been identified as the eastern terminus for higher order transit, playing an important role in the future transit network of the City.
- The area has been identified as a focus for intensification, to allow for housing, jobs, services and recreation in close proximity to each other that is accessible by transit.

The identification of the Node as an immediate priority for the development of a secondary plan is reflected in the work plan outlined in the City Wide Secondary Plan Review. The Centennial Neighbourhoods Secondary Plan is being completed as part of the Community Planning Section's current work plan.

The boundary of the Centennial Neighbourhoods Secondary Plan study area was determined in 2014, and is shown on Appendix 'A' to Report PED15015. The Eastgate Sub-Regional Node is shown schematically in the UHOP on Schedule E – Urban Structure. The study area was developed by staff based on the characteristics of the area, major road corridors, existing land uses, and future higher order transit plans. Although the UHOP refers to the Node in this area as the Eastgate Sub-Regional Service Node, named after Eastgate Mall, where a main transit hub is located, the Secondary Plan was given the name “Centennial Neighbourhoods”. The name was chosen due to the significance of Centennial Parkway North to the function of the node area. The relationship between the GO Station planned for Centennial Parkway North near the Queen Elizabeth Way (QEW) and the terminus point for higher order transit at Eastgate Mall further south on Centennial Parkway North, has significant implications for this corridor, so it will be of particular importance in the development of the Secondary Plan.

The initial phase of the Centennial Neighbourhoods Secondary Plan, which is now complete, includes an analysis of the policy framework for the area, relevant background information, community demographics and characteristics, and is contained in the Background Report, attached as Appendix 'B' to Report PED15015.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. The Planning Act requires that, in exercising any authority that affects planning matters, planning authorities shall be consistent with policy statements issued under this Act.

The PPS includes three major policy sections: Building Strong Communities; Wise Use and Management of Resources; and, Protecting Public Health and Safety. The PPS recognizes that a community's success in creating strong, liveable, and healthy places depends on managing and promoting efficient land use and development.

The Background Report includes a detailed review of the policies of the PPS applicable to the Centennial Neighbourhoods Secondary Plan. The Centennial Neighbourhoods Secondary Plan will be consistent with the policies of the PPS.

Places to Grow Growth Plan (2006)

The Places to Grow Growth Plan (the Growth Plan) provides policy direction for municipalities within the Greater Golden Horseshoe to build healthy, balanced, and complete communities. The Places to Grow Act requires that all decisions under the Planning Act conform to the Growth Plan.

The Growth Plan contains policy directions that promote urban residential intensification, and provides a means to better utilize existing and future infrastructure investments in order to support the development of complete communities.

The Background Report includes a review of the Growth Plan policies and their implications for the Centennial Neighbourhoods Secondary Plan. The Centennial Neighbourhoods Secondary Plan will conform to the Growth Plan.

Urban Hamilton Official Plan (2013)

The Urban Hamilton Official Plan (UHOP) came into force and effect in August 2013. A goal of the UHOP is to establish compact, complete communities where citizens can live, work, shop, play, and learn. One component of achieving this goal is through the development of Secondary Plans.

Secondary Plans are used to provide detailed and community-specific guidance for growth and change within smaller geographic areas of the City. Once a Secondary Plan is completed, it is adopted as an amendment to the UHOP. The UHOP, in Section F.1.2 “*Secondary Plans and Neighbourhood Plans*”, contains policy direction on when a Secondary Plan may be prepared, and what the Plan should include. The Background Report contains a review of the direction provided in the UHOP for this area, as well as the existing land use designations in the UHOP.

RELEVANT CONSULTATION

The Background Report, attached as Appendix ‘B’, was circulated to the City’s internal Technical Advisory Committee for review and comment. The following Divisions provided comments and contributed to the Background Report:

- Healthy Living Division, Public Health Services Department.
- Transportation Division, Public Works Department.
- Recreation Division, Community and Emergency Services Department.
- Growth Management Division, Planning and Economic Development Department.

Input from various staff within the Planning Division was also used in the development of the Background Report. Information contributed from all areas included information on ongoing transportation-related City initiatives and Public Health initiatives, and inventories of natural heritage features, cultural heritage features, and community services and amenities in the area.

Various staff from other Divisions, including the Parking and By-law Services Division and the Building Division (Planning and Economic Development Department); the Hamilton Water Division, the Environmental Services Division, the Engineering Services Division, the Transit Division, the Operations Division, and the Corporate Assets and Strategic Planning Division (Public Works Department); the Hamilton Fire Department, the Housing Services Division, and the Neighbourhood and Community Initiatives Division (Community and Emergency Services Department), were circulated the preliminary Background Report and did not have formal comments.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The study area for the Centennial Neighbourhoods Secondary Plan is located in east Hamilton, and is bounded to the west by the Red Hill Valley Parkway, to the east by Lake Avenue, to the north by the QEW, and to the south by lands just south of Queenston Road. The majority of the study area is located in Ward 5. The lands located to the southeast of the Queenston Road and Centennial Parkway North intersection are subject to the Old Town Secondary Plan (existing Secondary Plan). These lands make up a relatively small portion of the study area, and are part of Ward 9.

The Centennial Neighbourhoods area is a key area in the City, and is recognized as such in the City's Urban Hamilton Official Plan, which identifies it as a Sub-Regional Node (Schedule E-1, Urban Structure). It is the only major node in the north-easterly portion of the City, and it is the easterly terminus point for the City's main transportation corridor, the Main-King-Queenston corridor. The area also functions as a gateway area into the City, linked closely with the Queen Elizabeth Way (QEW) and the Red Hill Expressway, and has been identified as the location for a new GO Transit bus station. The area provides a central commercial function for the region, and has been identified as a focus area for future intensification opportunities and the development of a mix of uses.

The preparation of a Secondary Plan will allow for a detailed and co-ordinated approach to land use in the node area. It is a proactive tool to improve the area as it evolves in the future, and will assist in creating a sustainable, complete community by promoting an appropriate mix of uses and densities, and by providing urban design direction, a range of neighbourhood amenities, and a variety of transportation options.

Secondary Plan Process

The development of the Centennial Neighbourhoods Secondary Plan will include the collection and analysis of background information, the identification of local issues, opportunities, constraints, and planning principles, hosting of a series of Public Information Centres and Workshops, and the development and evaluation of alternative land use options.

The Centennial Neighbourhoods Secondary Plan will be carried out by the Planning and Economic Development Department concurrently with the Centennial Neighbourhoods Neighbourhood Transportation Management Plan (CNTMP), which is being undertaken by Public Works.

More specifically, the Secondary Plan process will be carried out in the following stages:

1. **Background Review** – The creation of a Background Report, attached as Appendix “B” to this report, provides detailed background information which will be used to provide baseline information to inform the development of the Secondary Plan.
2. **Information Analysis and Concept Development** – Following the review of background information and related studies, and the identification of issues, opportunities and constraints in the area, a vision and guiding principles will be developed for the Plan. Various land use options will be generated and analysed, and preliminary policies will be developed.
3. **Development of Preferred Land Use Concept and Refinement of Policies** - With a Preferred Land Use concept established, policies which reflect the land use direction can be refined. Both the Preferred Land Use concept and the policies will be continually updated based on discussions with staff, agencies, the public, and stakeholders.
4. **Approval and Implementation** – The last stage of the process involves finalizing the Secondary Plan policies and land use concept. An amendment to the Urban Hamilton Official Plan will bring the policies and land use concept into effect.

The process involves continuous public engagement utilizing innovative consultation techniques and social media providing opportunities for residents, property owners, business owners, City staff and other stakeholders to have an active role in shaping the plan. The development of the plan will be a collaborative effort between City staff and the public to develop the desired vision and key principles for the area, to identify issues, opportunities and constraints, and to provide input on land use concepts and draft policies. Recognizing the commercial nature of the area, staff will reach out to business and property owners in the study area to ensure that these stakeholders are involved and represented in the process.

SUBJECT: Centennial Neighbourhoods Secondary Plan: Background Report (PED15015) (Wards 5 and 9) - Page 7 of 9

Public Information Centres (PIC) will be held throughout the project. These PICs will include workshops, interactive activities and group discussions, to facilitate meaningful input into the process. Staff will also be forming a smaller focus group, made up of a variety of different stakeholders in the area, to facilitate additional detailed participation. The focus group will permit a sharing of detailed information and knowledge of the area, assist in the identification of issues, and provide detailed input on information and alternative solutions.

The first PIC is planned for early spring (2015), to introduce the project to the community and undertake a visioning session. A second PIC is anticipated in late spring/early summer (2015) to review the overall vision, guiding principles, and land use options for the Secondary Plan. A third PIC is anticipated to be held in the fall (2015), where the recommended option for the Secondary Plan will be reviewed. The statutory Public Meeting (as per the Planning Act), is anticipated for early 2016, where the Secondary Plan will be presented for Council's approval and adoption.

The entire process is anticipated to be completed within an 18 month time frame. The outcome of the Secondary Plan will be policies and mapping that will guide development and change in the area. The policies will implement and complement both Provincial legislation and the City's planning goals and objectives.

Background Report

The purpose of the Background Report is to detail how the Centennial Neighbourhoods Secondary Plan area has grown over time, and to review and document existing conditions within the community, including heritage resources, urban design characteristics, housing trends, the natural environment, parks and open space, transportation infrastructure, the economic base, as well as social and community services operating within the study area. The Background Report is the first step that needs to be completed when initiating the development of a Secondary Plan. The Background Report provides baseline information to inform the identification of issues and ultimately land use and policy recommendations for a Secondary Plan.

The Background Report includes the following categories:

- Provincial Planning Policy Context: summary of key Provincial policies;
- Municipal Planning Framework: summary of key Municipal policies, and planning documents;
- City Plans, Studies and Initiatives: summary of various plans, studies and ongoing initiatives that may impact the Centennial Neighbourhoods Secondary Plan;
- Demographics and Statistics: summarized key neighbourhood demographic characteristics, including population, age distribution, immigrant population, and household income; as well as data related to housing, employment and transportation modes;

**SUBJECT: Centennial Neighbourhoods Secondary Plan: Background Report
(PED15015) (Wards 5 and 9) - Page 8 of 9**

- Existing Land Uses: information on the types of uses in the area, where they are located, and building heights;
- Natural and Cultural Heritage Resources: inventories of existing resources; and,
- Parks, Institutional, Community, and Social Services: inventories of existing amenities and services.

ALTERNATIVES FOR CONSIDERATION

The Centennial Neighbourhoods Secondary Plan is being completed as part of the Community Planning Section's approved work plan. The Background Report is the initial phase of the Secondary Plan process, and will provide baseline information to assist in developing and refining a land use plan and policy framework for the Centennial Neighbourhoods Secondary Plan. However, Committee could choose not to receive the Background Report, thereby not formalizing the first phase of the Secondary Plan process.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #1

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

Strategic Objective

- 1.4 Improve the City's transportation system to support multi-modal mobility and encourage inter-regional connections.
 - (i) Complete the design and develop an implementation and financial plan for the delivery of higher-order transportation and enhanced transit service, including all-day GO Transit service and rapid transit
- 1.5 Support the development and implementation of neighbourhood and City wide strategies that will improve the health and well-being of residents.
- 1.6 Enhance Overall Sustainability (financial, economic, social and environmental).

Strategic Priority #2

Valued & Sustainable Services

WE deliver high quality services that meet citizen needs and expectations, in a cost effective and responsible manner.

Strategic Objective

- 2.1 Implement processes to improve services, leverage technology and validate cost effectiveness and efficiencies across the Corporation.
- 2.2 Improve the City's approach to engaging and informing citizens and stakeholders.

Strategic Priority #3

Leadership & Governance

WE work together to ensure we are a government that is respectful towards each other and that the community has confidence and trust in.

Strategic Objective

- 3.1 Engage in a range of inter-governmental relations (IGR) work that will advance partnerships and projects that benefit the City of Hamilton.
- 3.2 Build organizational capacity to ensure the City has a skilled workforce that is capable and enabled to deliver its business objectives.

APPENDICES AND SCHEDULES ATTACHED

- Appendix "A": Map of Study Area
- Appendix "B": Centennial Neighbourhoods Secondary Plan: Background Report