

# Greenbelt Boundary Review – City of Hamilton

---



**IBI GROUP**  
Parkside Drive and Lower Stoney Creek Lands  
Greenbelt Boundary Review – City of Hamilton  
December 3, 2015

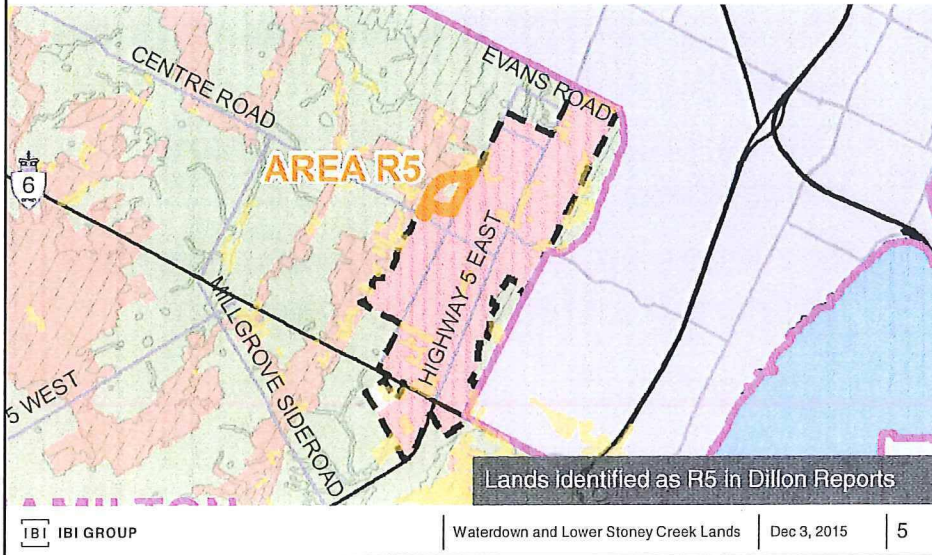
## GREENBELT BOUNDARY REVIEW – CITY OF HAMILTON

- **IBI Group was retained by landowners in both the Lower Stoney Creek area and Waterdown**
- **Our clients lands are those referred to in recommendation (d) (i) in staff report PED 15078(a)**
- **Our review of each land area was conducted in the context of the current Coordinated Review exercise at the provincial level**

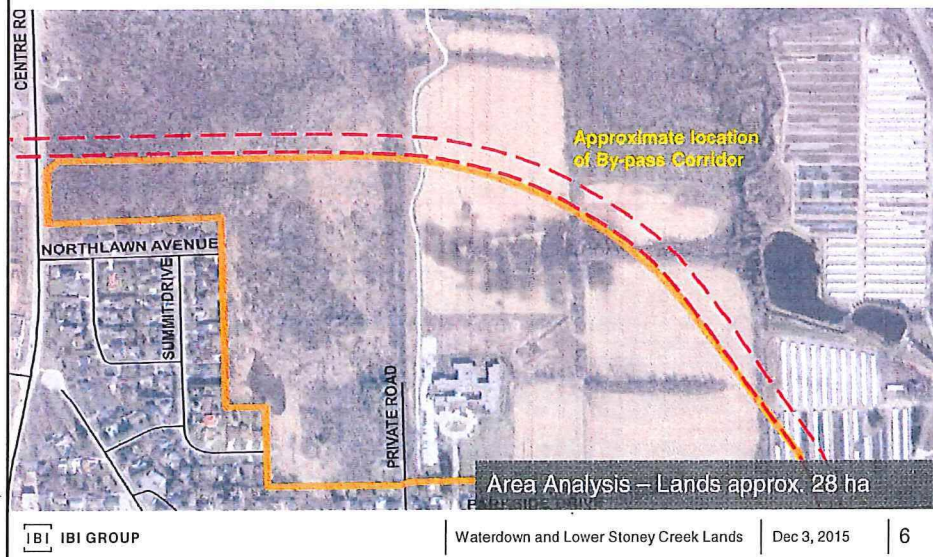
- **Our review also paralleled the City’s process**
- **We participated in the Provincial review exercise**
- **We also attended the boundary review open house sessions organized by the City and Dillon Consulting**

- **Overall, we support the consultation approach undertaken by the Province and the City**
- **We have read staff report PED 15078(a) and the supporting reports from Dillon Consulting fully, and support and agree with the conclusions reached**

Waterdown Lands – Parkside Drive and Centre Rd



Lands as identified in November 2015 Dillon Report



**Our independent analysis:**

- **The subject lands are not within a Prime Agricultural Area**
- **The By-pass corridor will fragment these lands**
- **The lands south of the By-pass corridor not part of a viable farm operation**

- **Land ownership in the area is fragmented**
- **The majority of the lands do not contain any significant natural features**
- **The lands contain and are adjacent to uses (i.e. residential and institutional) that conflict with agricultural**

### **The Dillon analysis:**

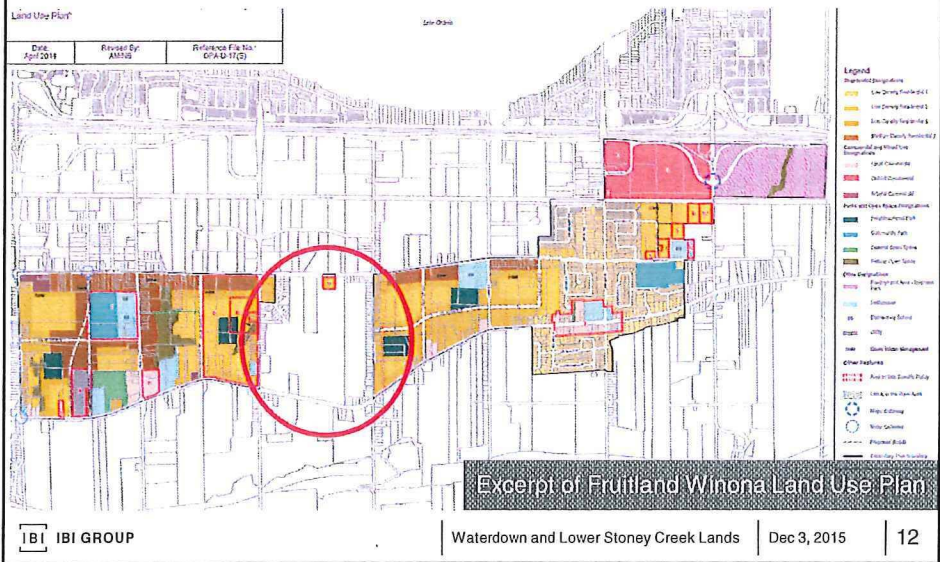
- **Designated Rural in RHOP**
- **Existing residential uses to the south**
- **Area to be bordered by Waterdown East West Road Corridor to the north**

- **Existing natural features will be fragmented by the Waterdown East West Road Corridor**
- **Suitable for both employment or residential uses**
- **Opportunity to build on an existing community as area is adjacent to an existing urban area to the south**

### Lower Stoney Creek Lands – Glover/Barton/McNeilly/Jones



### Portion of Lower Stoney Creek Lands as Identified In Context of Fruitland Winona Secondary Plan



**Our independent analysis:**

- **Challenges for economically viable specialty crop production**
- **Lands are relatively free of any significant natural features**
- **Would be a logical addition to the Fruitland Winona Secondary Plan area**

- **Inclusion within the City's urban boundary would contribute to developing complete communities, meeting density targets, and making use of existing infrastructure and services**

**The Dillon analysis:**

- **Connects residential development planned in neighbouring areas**
- **Reported concerns with retaining viable farms in remnant parcels**
- **Suitable for both employment or residential uses**
- **Adjacent to Barton Street Promenade**
- **Potential multi-modal hub north-west of sub-areas b and c**

**Conclusion:**

**We compliment staff for this extensive and well researched review**

**We respectfully request that Committee and Council accept the recommendations of Planning Staff in report PED 15078(a), particularly (d) (i)**



# Thank you!