



Hamilton

Coordinated Provincial Plan Review (Greenbelt Plan and Niagara Escarpment Plan Boundary Review) – City of Hamilton Comments (PED15078(a)) (City Wide)

**Special Planning Committee Meeting
December 3, 2015**



Hamilton

Greenbelt Plan & NEP Boundary Review Project

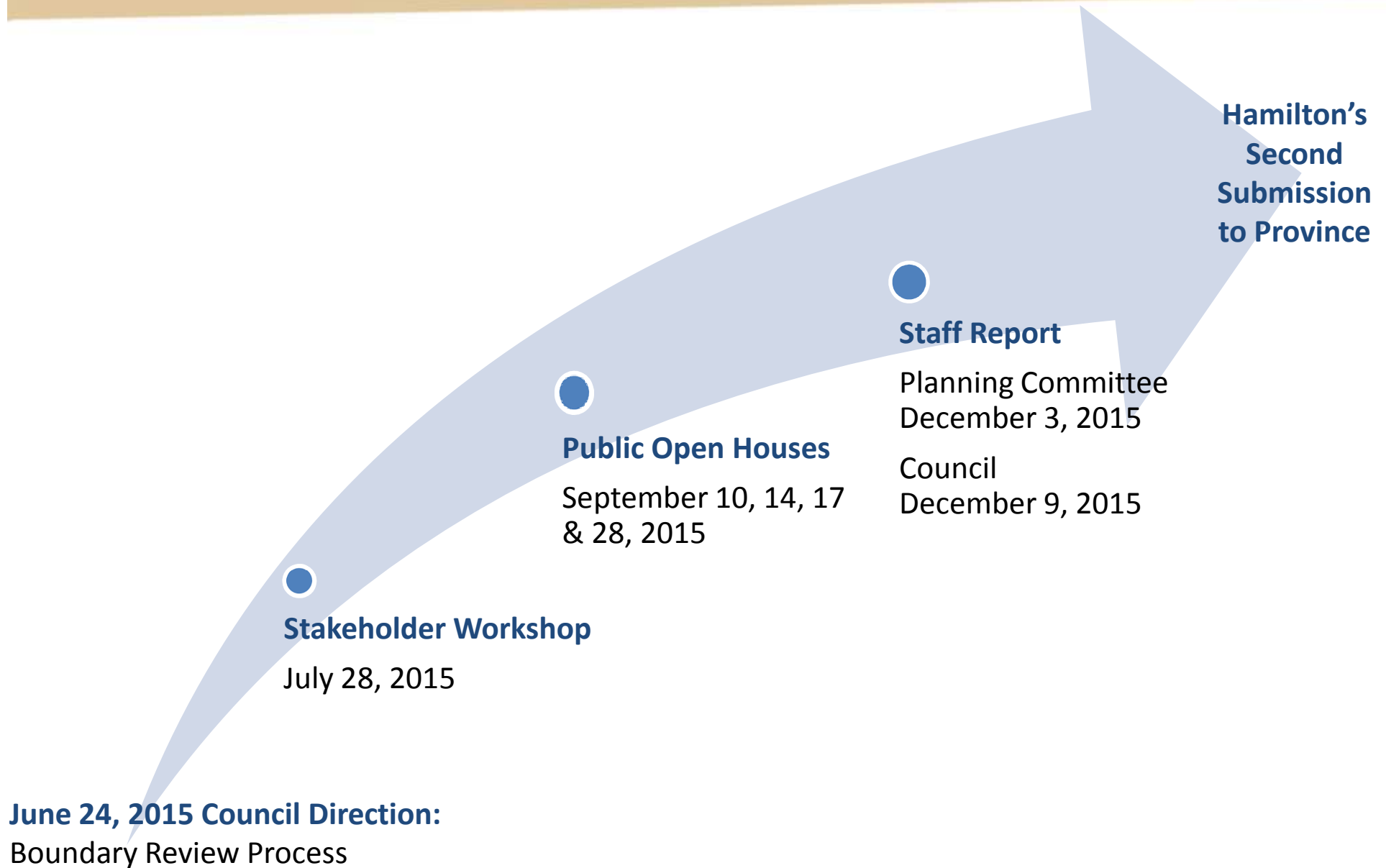
Background

June 24, 2015 Council recommendation directed City staff to consult:

“... with the Province, the public, and the development community on options for any changes to the Greenbelt boundaries that are necessary to ensure Hamilton has sufficient land to accommodate future growth, while at the same time ensuring there is no net decrease in the size of the Greenbelt in Hamilton, and ensuring that the Greenbelt’s goals related to protecting agricultural lands and natural heritage are achieved; and that these options be brought forward for Council’s approval, prior to submitting them to the Province for its consideration.”



Greenbelt Plan and NEP Boundary Review Process





Hamilton

Greenbelt Plan and NEP Boundary Review Project

Vision for Criteria Development

Planning Principles

Maintain the integrity of the Greenbelt Plan

Address potential shortage of residential land for growth to 2041

Ensure a logical boundary of the Greenbelt



Greenbelt Plan and NEP Boundary Review Project

Draft Criteria Development

Draft Criteria based on:

- MMAH Criteria for Greenbelt Expansion (Appendix “I” to Report PED15078(a))
- Nine Directions of Development (identified through GRIDS process)
- Presented to Stakeholders and Public



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Stakeholder Workshop

July 28, 2015

Purpose

Obtain input on the criteria to assess possible changes to the Greenbelt boundary.

Stakeholder Workshop Activities:

- discussion around the importance of the Greenbelt.
- review and round table discussion on draft evaluation criteria.
- discussion also took place where the results from each table were summarized and shared; and
- attendees were invited to place a dot on their first, second, and third priority criteria.

Stakeholder Workshop Attendees

City Councillors

Environment Hamilton

**Flamborough Chamber of
Commerce**

**Grand River Conservation
Authority**

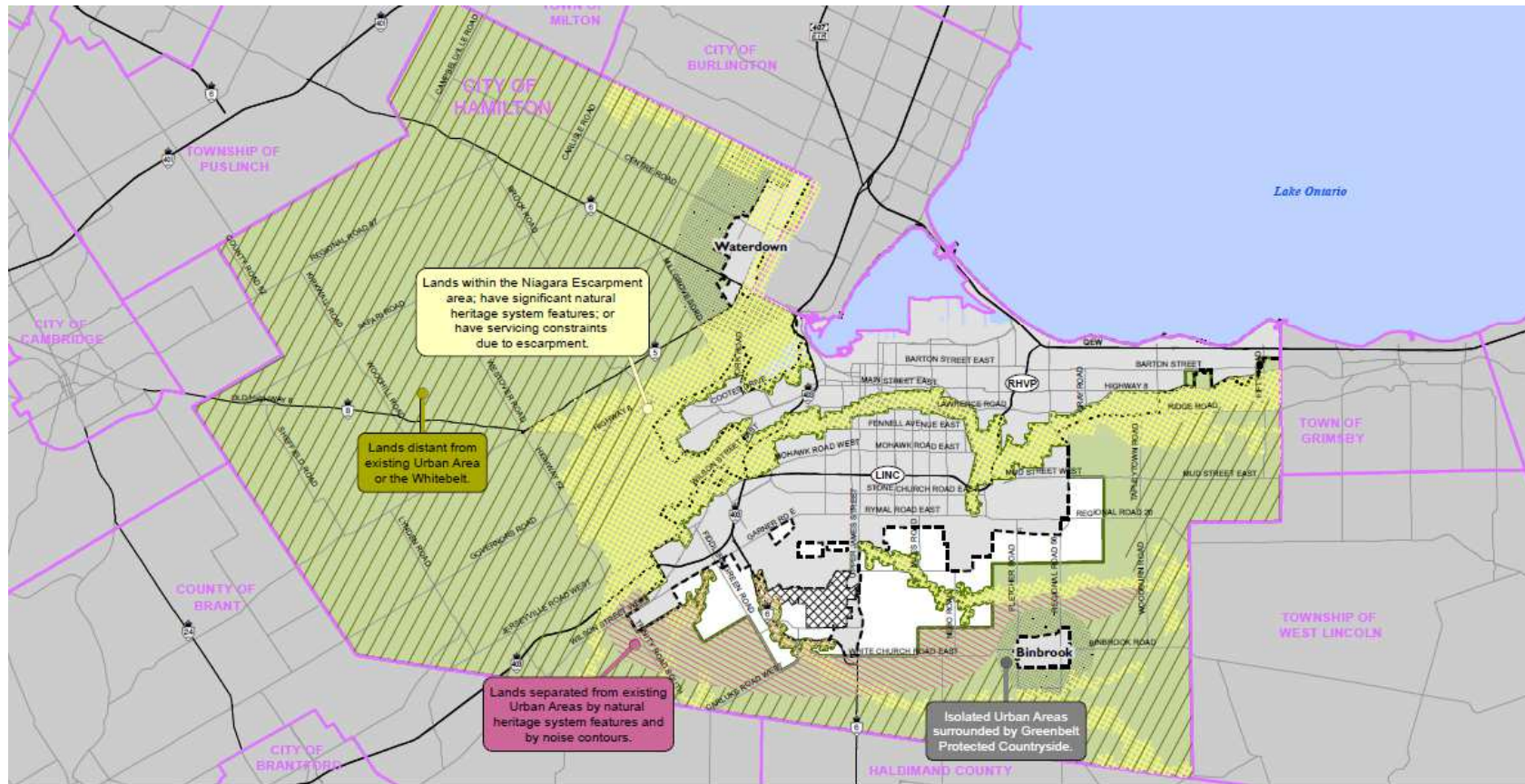
**Hamilton Conservation
Authority**

**Hamilton-Halton
Homebuilders Association**

**Hamilton-Wentworth
Federation of Agriculture**

**Ontario Federation of
Agriculture**

Lands excluded from potential removal from the Greenbelt



CITY OF HAMILTON
Greenbelt Boundary Review Report

Lands Excluded from Removal from the Greenbelt
Figure 5

- | | | |
|---|--|---|
|  Aerial Roads |  Urban Area* |  Greenbelt Plan Features |
|  Highway |  Whitebelt |  Protected Countryside |
|  Urban Boundary* |  John C. Munro Hamilton International Airport | |



MAP DRAWING INFORMATION:
DATA PROVIDED BY THE CITY OF HAMILTON &
THE MINISTRY OF NATURAL RESOURCES AND FORESTRY
MAP CREATED BY GPS
MAP CHECKED BY A.J.
MAP PROJECTION: NAD 1983 UTM Zone 17N

*Have recently approved Airport Employment
Growth District Secondary Plan Urban Boundary Expansion

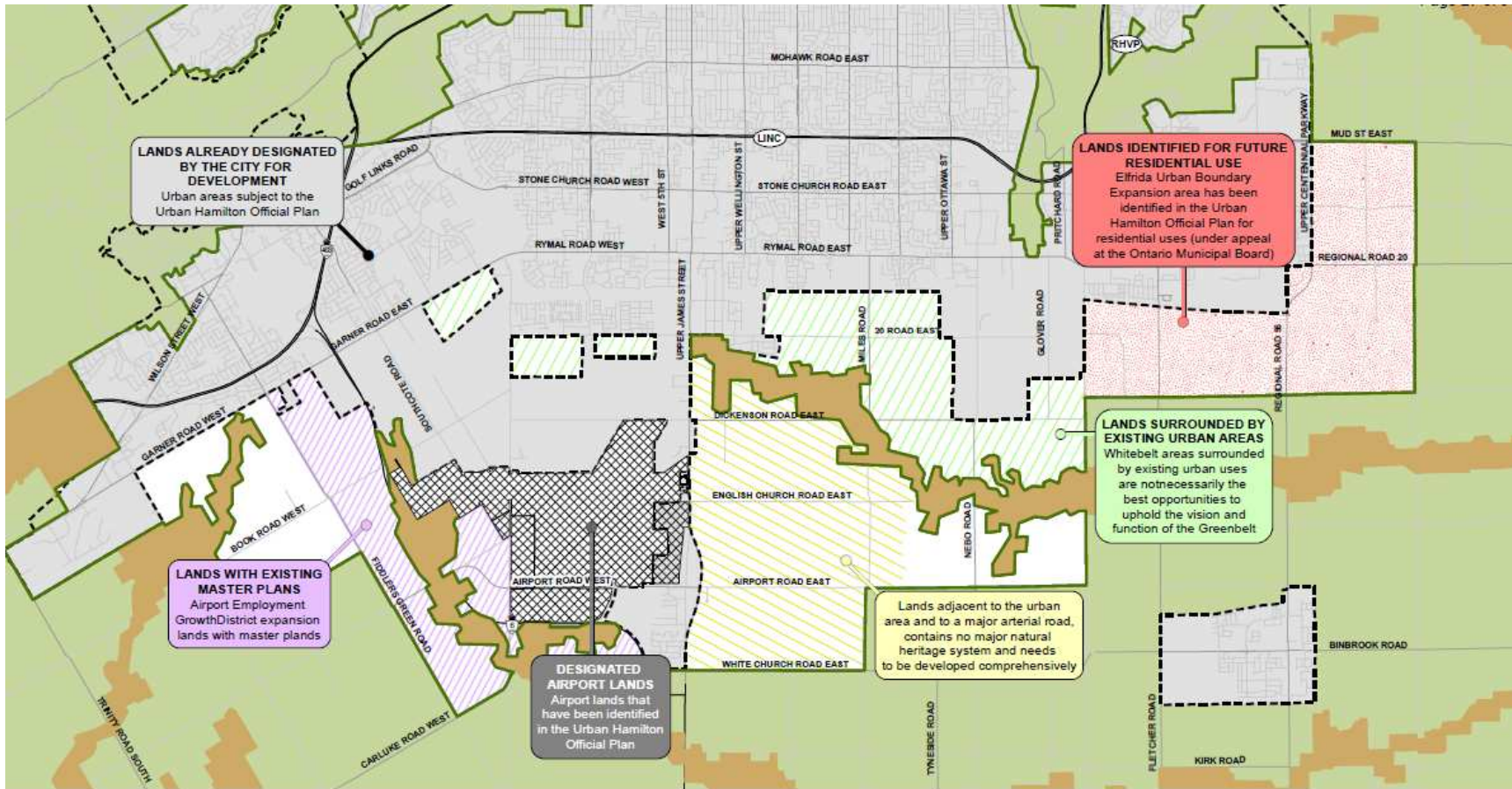
0 0.5 1 2 km

SCALE 1:80,000



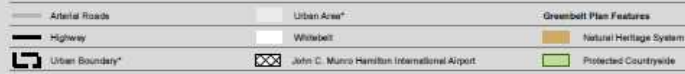
FILE LOCATION: \\08216170-Greenbelt Boundary Files
0101018 Report Figures\Maping\Figure 5
PROJECT: 181870 STATUS: FINAL DATE: 10/16/09

Lands excluded from potential addition to the Greenbelt



CITY OF HAMILTON
Greenbelt Boundary Review Report

Lands Excluded from Addition to the Greenbelt
Figure 4



MAP DRAWING INFORMATION:
DATA PROVIDED BY THE CITY OF HAMILTON &
THE MINISTRY OF NATURAL RESOURCES AND FORESTRY
MAP CREATED BY: SPG
MAP APPROVED BY: A.J.
MAP PROJECTION: NAD 1983 UTM Zone 17N

*Share recently approved Airport Employment
Growth District Secondary Plan urban boundary expansion

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PROJECT: 181670 STATUS: FINAL DATE: 08/11/2015



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Greenbelt Plan and NEP Boundary Review Project

Criteria

REVISED Group	REVISED ADDITION ASSESSMENT CRITERIA To be a good addition to the Greenbelt, the area should....	REVISED REMOVAL ASSESSMENT CRITERIA To be suitable for removal from the Greenbelt, the area should....
Protection of Agriculture	Contain Agricultural lands	Not contain Agricultural lands
	Contain Specialty Crop lands	Not contain Specialty Crop lands
	Be adjacent to established farms to protect the land in the long-term for agricultural use.	Be surrounded by land uses that prohibit typical agricultural practices
Rural Character & Economy	Contain agricultural-related uses (e.g. farm markets, farm implement dealers, etc.) or on-farm diversified uses (e.g. farmers markets)	Not be supportive of rural character nor allow for rural amenities and assets
	Support rural character, and leverage rural amenities	
Environmental Protection	Contain portions of the City's Natural Heritage System, which could include portions of the existing ravine system) and protect core features and functions by connecting linkages	Not contain portions of the City's Natural Heritage System (local features)
	Be an extension of the Greenbelt Natural Heritage System	
	Be an extension of the Greenbelt Protected Countryside	
Cultural Heritage	Provide opportunity for protection to known municipally identified trails, parks, conservation areas, or other cultural heritage (landscapes or buildings).	Not undermine known, municipally identified trails, parks, conservation areas, or other cultural heritage (buildings and landscapes).
Settlement Areas/Existing Urban Area(s)	Contain land that is constrained by the NEF 28 contour because it precludes residential and any other sensitive land use within the NEF contour	Contain land that is not constrained by the NEF 28 contour as those have greater flexibility for a range of land uses including residential and institutional uses
	Not contain land that is highly suitable for employment or residential uses (i.e., surrounded by existing or future employment / residential uses)	Contain land that is clearly highly suitable for employment uses Be contiguous with existing urban land that would create a complete community or complete an existing community



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Greenbelt Plan and NEP Boundary Review Project Criteria (continued)

REVISED Group	REVISED ADDITION ASSESSMENT CRITERIA To be a good addition to the Greenbelt, the area should....	REVISED REMOVAL ASSESSMENT CRITERIA To be suitable for removal from the Greenbelt, the area should....
	Contain lands that are suitable for a limited amount of land uses (e.g., only employment)	Have a configuration suitable for urban uses
Infrastructure and Natural Resources	Not contain existing or planned water/wastewater servicing and not provide opportunities for efficient servicing expansion.	Be serviced or in an area where water/wastewater servicing is already planned or provide opportunities for efficient servicing expansion.
	Not contain existing or planned connections to higher-order road networks (e.g., arterial roads)	Contain existing or planned connections to higher-order transportation networks (e.g., arterial roads).
	Not be in proximity to identified inter-regional transit corridors, mobility hubs, or other sustainable transportation networks.	Be in proximity to identified inter-regional transit corridors, mobility hubs, or other sustainable transportation networks.
	Contain aggregate mineral aggregate resources	

Potential Areas for Additional and Removal

Options for Greenbelt Boundary Refinement

Below are the areas considered for potential addition to or removal from the Greenbelt.

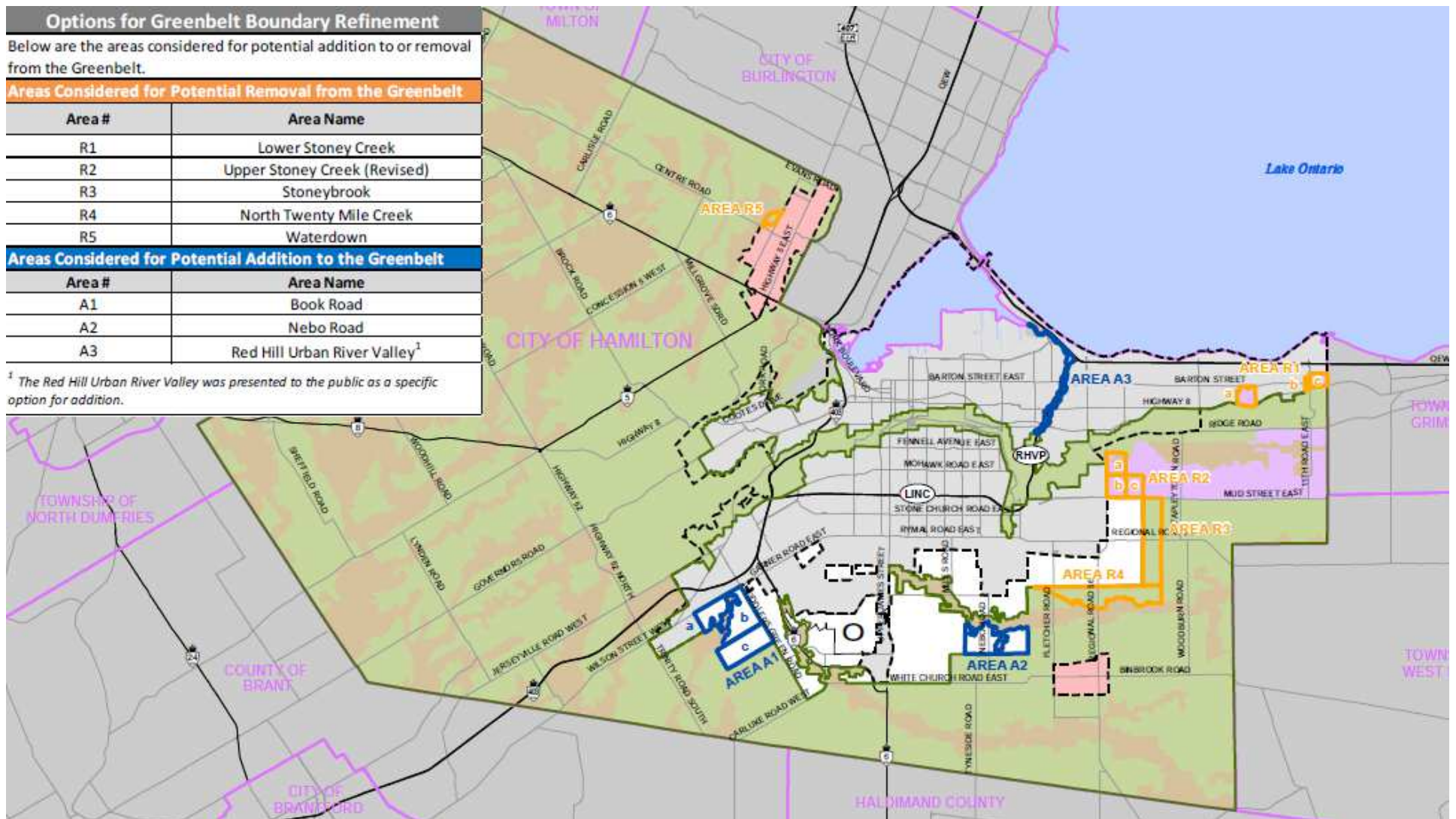
Areas Considered for Potential Removal from the Greenbelt

Area #	Area Name
R1	Lower Stoney Creek
R2	Upper Stoney Creek (Revised)
R3	Stoneybrook
R4	North Twenty Mile Creek
R5	Waterdown

Areas Considered for Potential Addition to the Greenbelt

Area #	Area Name
A1	Book Road
A2	Nebo Road
A3	Red Hill Urban River Valley ¹

¹ The Red Hill Urban River Valley was presented to the public as a specific option for addition.





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Public Open Houses

September 10, 14, 17 & 28, 2015

Purpose

Four Open House Sessions were held (i.e. Ancaster, Flamborough, Stoney Creek, Hamilton) to obtain input on Greenbelt boundary changes the City should recommend to the Province

Open House Session Format:

- 1) Orientation session to explain why staff was undertaking this project and how the panel display worked;
- 2) Self-guided, interactive panel display; and,
- 3) Participants provided comments on the criteria and areas proposed (either “sticky note” on the panel and/or in the workbook).



**Over 400
participants
attended the
Open House
Sessions**

NOTE: all information at the Open House Sessions was made available online



Opportunities to Provide Comment

Online:


Email and e-workbook

In Person:

letters submitted at Open Houses, workbooks completed at Open Houses, sticky note comments completed at Open Houses

Mail:

Letters and workbooks

A blue starburst graphic with multiple points, containing white text.

**Over 500
comments
were
received**



Public Consultation Report

Hamilton (Appendix “A” to Report PED15078(a))

Equal distribution of comments related to removing lands and adding lands to the Greenbelt.

Key themes:

- proximity of lands to key transportation corridors and existing development suggests a logical extension of the urban boundary
- comments in support of removing lands:
 - farming in proximity to urban areas is challenging
- comments against removing lands:
 - Importance of protecting our agricultural land for farming
 - Support for wildlife
 - Local food source
 - Contain urban sprawl
 - Help manage flooding and climate change



Hamilton

Public Consultation Report

(Appendix “A” to Report) (cont’d)

Key themes (continued):

- Comments were generally in support of adding the Red Hill urban river valley to the Greenbelt and other valleys to consider were suggested.
- Participants questioned the need for changing the boundary and many suggested that it should remain as is.
- Fairness and equity - changing the Greenbelt boundary was not perceived as fair by landowners.



Greenbelt Boundary Review Report

Hamilton (Appendix “C” to Report)

Key Findings and Development of Options for Consideration

- no “best” options for Greenbelt boundary refinement
- land use planning analysis reveals there are opportunities and tradeoffs for each area

Option		Description
1	No Change to Boundaries	The City can choose to not make any changes to the Greenbelt boundary.
2	Minor Area Changes	The City can choose to recommend minor area (~200 ha) addition and removal refinements to the Greenbelt boundary.
3	Major Area Changes	The City can choose to recommend major area (~700 ha) addition and removal refinements to the Greenbelt boundary. .
4	Defer Decision	The City can choose to recommend that the province defer any decisions around finalizing the Coordinated Provincial Plan Review (applicable to the City) until the City has completed the MCR.
5	Grow the Greenbelt	The City can choose to grow the Greenbelt by adding lands to the Greenbelt.



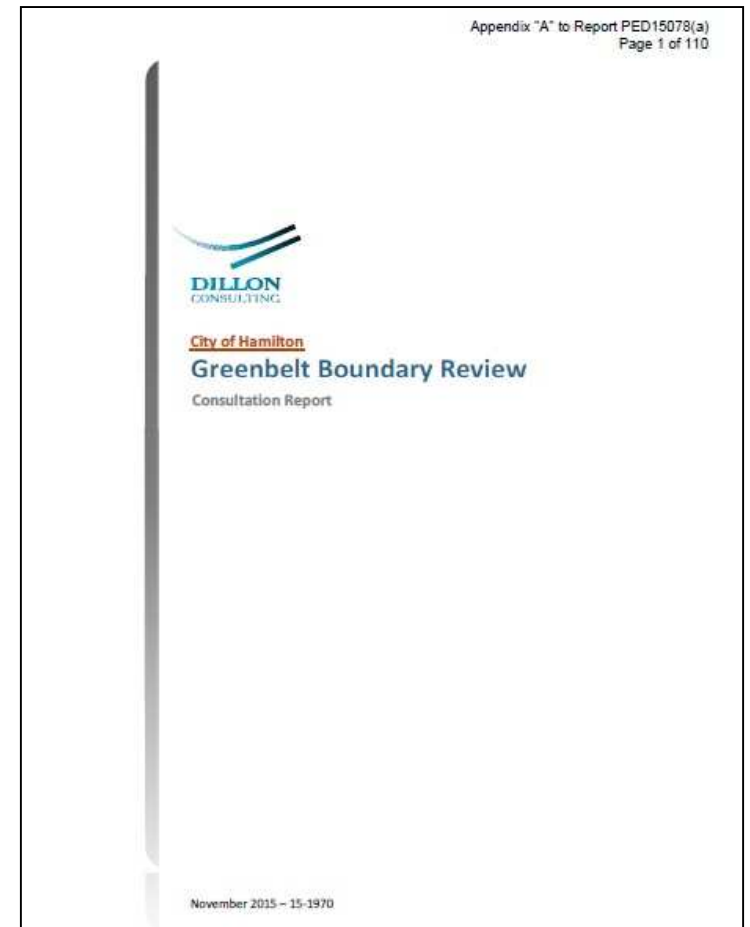
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Staff Report PED15078(a)

Recommendation (a)

Public Consultation Summary Report

be received and forwarded to the Province to be considered as additional citizen input on the Coordinated Provincial Plan Review





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Staff Report PED15078(a)

Recommendation (b)(i)

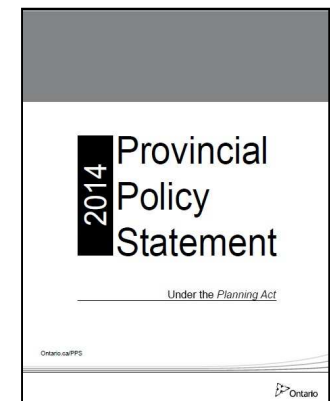
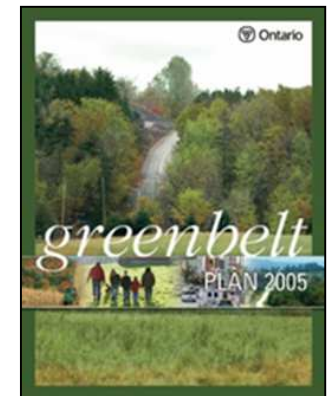
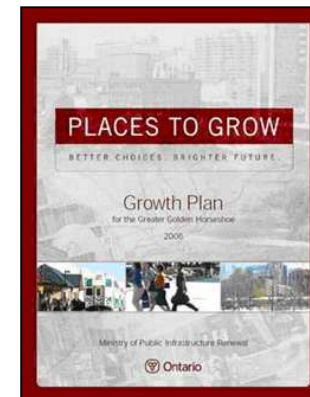
Revise Greenbelt Plan policies to allow municipalities to request changes to Greenbelt Plan at the conclusion of a municipal comprehensive review.



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Municipal Comprehensive Review includes:

- Land Budget
- Storm Water Master Plan
- Water and Wastewater MP
- Transportation Master Plan
- Identification & Evaluation of Growth Options





Hamilton

Staff Report PED15078(a)

Recommendation (b)(ii)

Defer any decisions on potential changes to the Greenbelt Plan boundaries pending the completion of the MCR which will include a full assessment of the opportunities and constraints:

- 1) To identify the amount and location of land (both non-employment and employment) to meet the 2031 to 2041 Growth Plan forecasts;
- 2) to identify appropriate lands to add to the Whitebelt area, if additional land is required for an urban boundary expansion to meet targets and based on the principles of cost effective, complete and healthy communities; and,
- 3) to identify appropriate lands to be added to the Greenbelt Plan area.

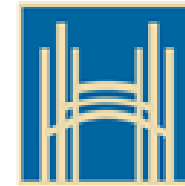


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Staff Report PED15078(a)

Recommendation (c)

Upon completion of the Municipal Comprehensive Review, City Council will request the Province to revise the Greenbelt Plan boundaries prior to the City adopting the Official Plan Amendment relating to Growth Plan conformity and implementation of the MCR.



Hamilton

**Municipal
Comprehensive
Review**

In addition to Recommendation (b):

- Remove the Lower Stoney Creek lands (104 ha)

Area R1: Lower Stoney Creek





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Staff Report PED15078(a)

Recommendation (d)(i)

In addition to Recommendation (b):

- Remove lands north of Parkside Drive, east of Centre Road in Waterdown (28 ha)

Area R5: Waterdown





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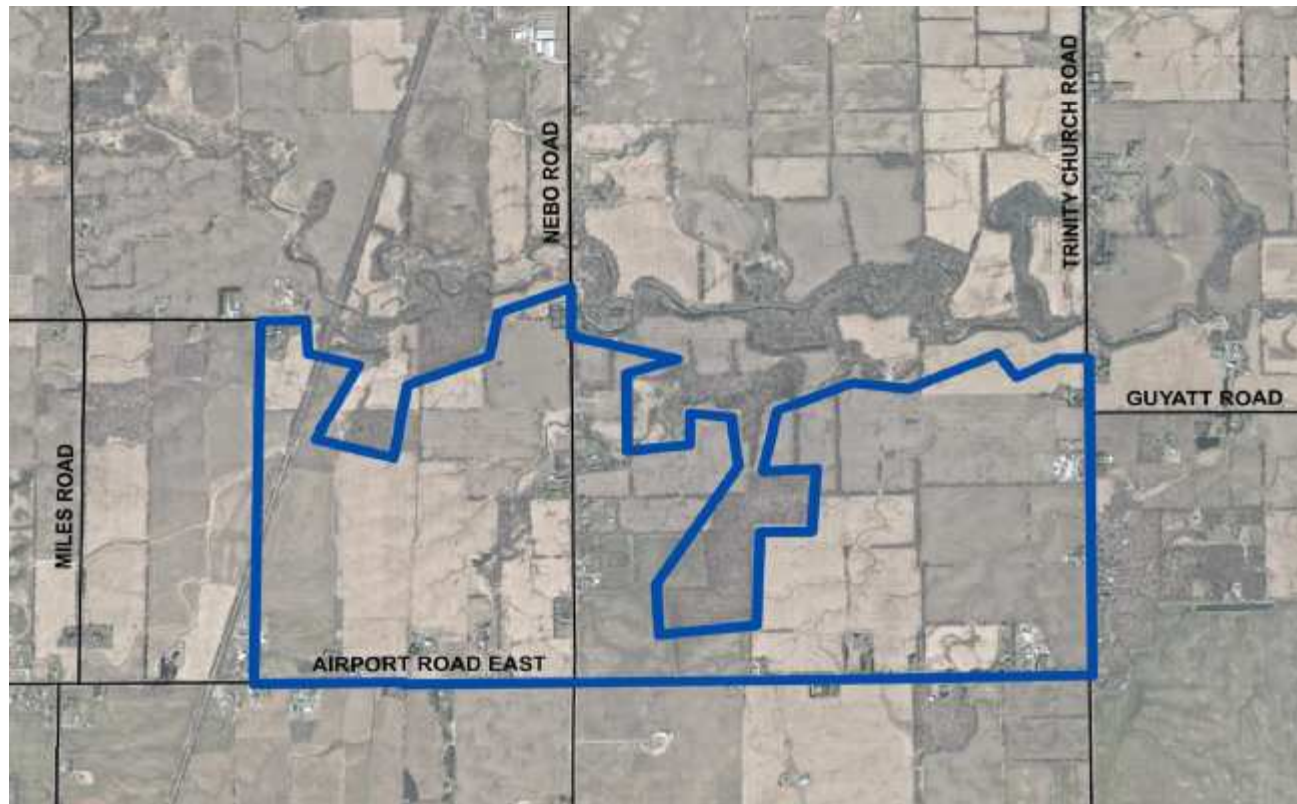
Staff Report Report PED15078(a)

Recommendation (d)(ii)

In addition to Recommendation (b):

- Add the lands between Twenty Mile Creek and Airport Road, west and east of Nebo Road (231 ha)

Area A2: Nebo Road



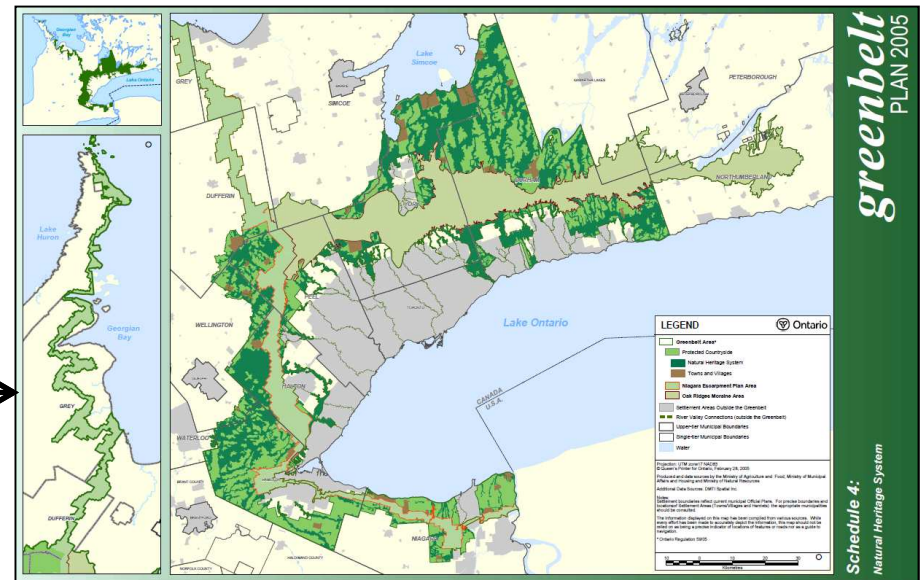
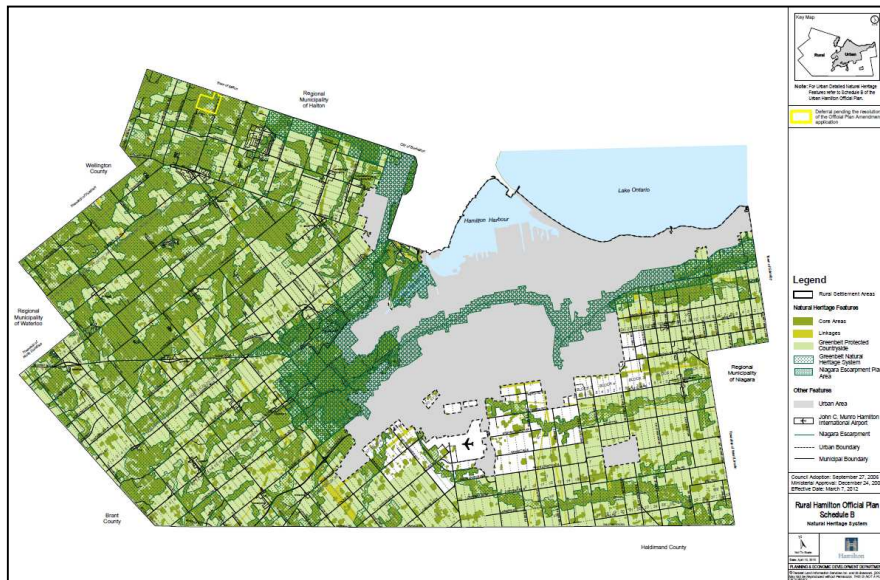


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Staff Report PED15078(a)

Recommendation (e)

Request the Province to work with staff to revise the Natural Heritage System map to reflect the core areas and natural heritage system of the City (reconfirms recommendation 22 from June 24 Council recommendations).



Schedule 4:
Natural Heritage System



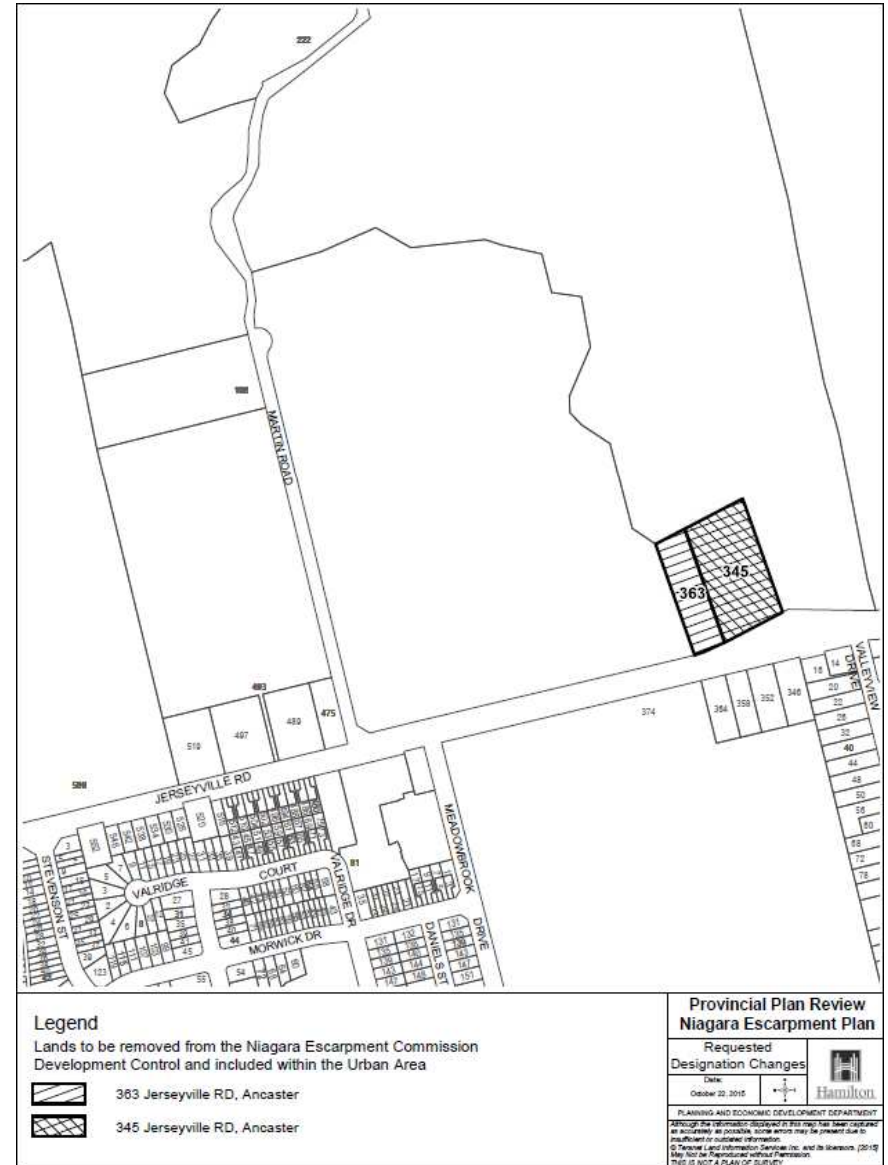
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Staff Report PED15078(a)

Recommendation (f)(i)

Request the Province to consider amendments to the Niagara Escarpment Plan :

- 1) to redesignate the lands located on Jerseyville Road East, south of Robert E. Wade Park from “Rural Escarpment” to “Urban Area”





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Staff Report PED15078(a)

Recommendation (f)(ii)

- 2) to redesignate the lands located at 294 and 296 York Road from “Rural Escarpment” to “Urban Area”



Legend

Lands to be removed from the Niagara Escarpment Commission Development Control and included within the Urban Area

- 294 York RD, Dundas
- 296 York RD, Dundas

Provincial Plan Review Niagara Escarpment Plan

Requested
Designation Changes

Date:
October 23, 2015



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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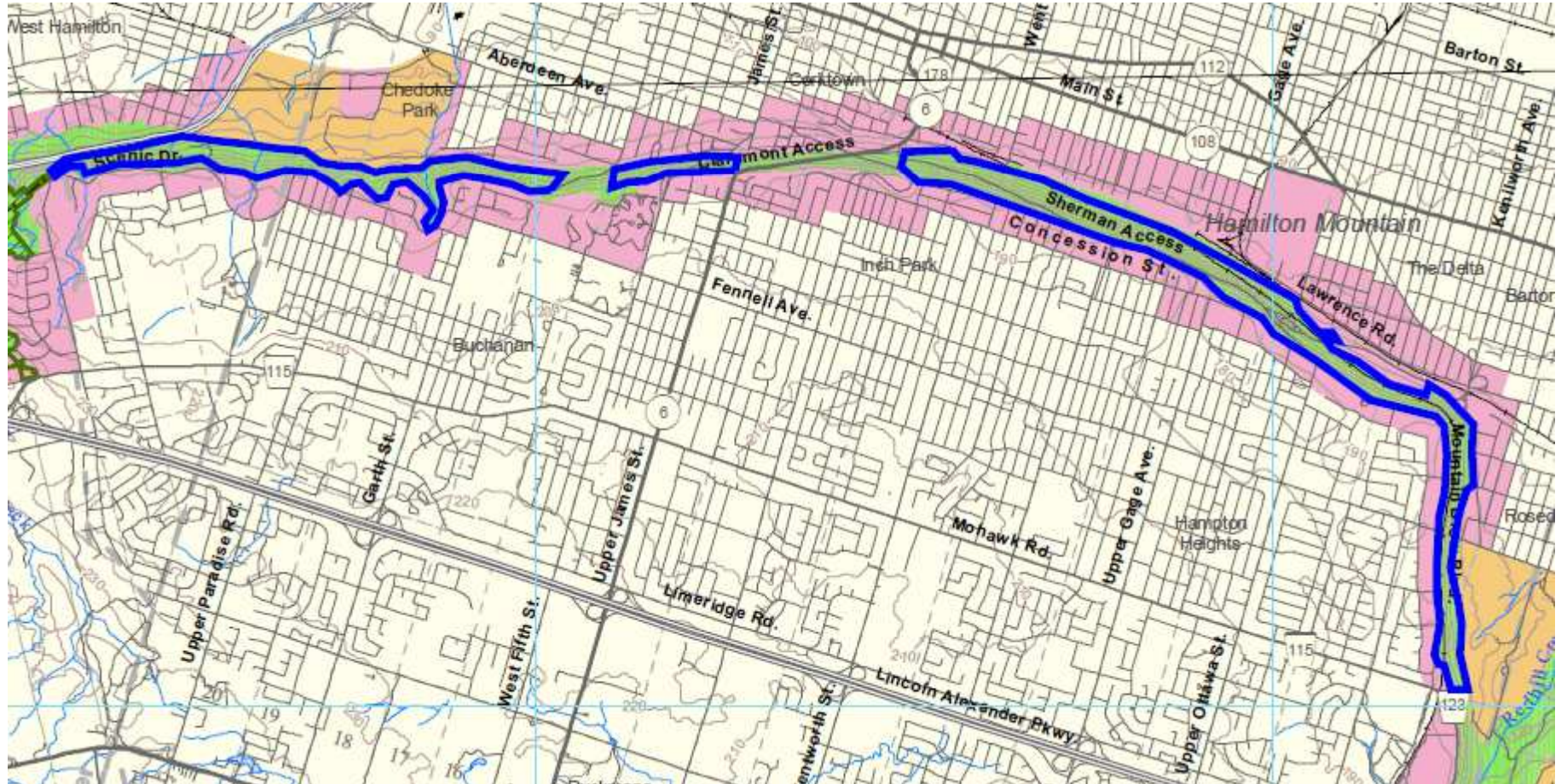


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Staff Report PED15078(a)

Recommendation (f)(iii)

- 3) to add the lands located on the Mountain Brow into the Niagara Escarpment Plan Open Space System (NEPOSS), which would allow the City to undertake a Management Strategy / Plan for the lands to address maintenance, views from the Brow among other matters





Hamilton

Coordinated Provincial Plan Review Project

Next Steps

- 1) Bring forward recommendations to City Council on December 9, 2015 for approval.
- 2) Forward Report PED15078(a) to Ministry of Municipal Affairs and Housing on December 10, 2015.
- 3) The Province anticipates that any proposed amendments will be released for public input in Winter 2016.



Hamilton

Coordinated Provincial Plan Review Project Next Steps (Cont'd)

The Province will make decisions on the Provincial Plans which may include all, some or none of the recommendations by Hamilton City Council and other participants.



MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING



Hamilton

Questions or Comments?