

PROVINCIAL GROWTH PLAN:

What will Hamilton look like?

August 2016

**Hamilton-Halton Home Builders' Association
Presentation to City of Hamilton Planning Committee**

WHY ARE WE HERE TODAY?

- HHHBA often makes presentations in response to a staff position already taken
- It is often difficult for committee members to have the time to consider in detail what HHHBA might present.
- The changes being proposed in the Provincial Growth Plan are **SIGNIFICANT**, and will have a huge impact on how our City grows, and what it will look like
- We wanted to take the opportunity to ensure that committee members understand these impacts so that they can ask staff the right questions with ample time to make their own submission to the Province

BACKGROUND:

- In 2005/6, when the Greenbelt and Growth Plan were first enacted, there were big changes for everyone in the Province.
- Targets were set to ensure minimum densities were achieved to ensure the efficient use of greenfield lands
- The greenbelt set a boundary, beyond which Cities like Hamilton could not grow.
- The Growth Plan also set out intensification targets within the built boundary that Cities like Hamilton were to achieve

WHAT DO THESE TERMS MEAN?

BUILT BOUNDARY: in layman's terms, this is the limit we'd built to at the time of implementation in 2006. So the limit of the last subdivision approved.

WHITE BELT: in layman's terms, this is the greenfield lands between the built boundary and the Greenbelt. It is not necessarily "approved" lands within the urban boundary, but just the space in between the built boundary and the Greenbelt.

GREENBELT: in layman's terms, the lands that are protected under the Greenbelt Plan approved by the Province in 2005, and under review.

GROWTH PLAN EFFECTS IN 2006:

INTENSIFICATION: a minimum of 40% of all new development was to occur within the “Built Boundary”.

This could be reconstruction, development of vacant parcels, utilizing school properties no longer needed, severances on older lots, etc.

DENSITY TARGETS: a minimum of 50 P+J/H (person plus jobs per hectare) was to apply to ALL properties developed for residential, commercial or industrial uses.

PROPOSED CHANGES FOR 2016:

INTENSIFICATION: An **INCREASE** from **40% to 60%** of all new residential development is now to occur within the “Built Boundary”.

POLICY 2.2.2.1

- *“All upper- and single-tier municipalities will, at the time of their next municipal comprehensive review, increase their minimum intensification target such that a minimum of 60 per cent of all residential development occurring annually within each upper- and single-tier municipality will be within the built-up area.”*

INTENSIFICATION:

- Intensification in the Built Boundary will increase by 50%, to achieve 60% of population growth within the built boundary
- Of the 275,000 people expected to move to Hamilton between the 2006 census and 2041 growth projections, 165,000 of them have to be accommodated within the built boundary.
- That is the equivalent of building 285 apartments buildings equivalent to the Connolly and another 285 projects like the Tivoli.

Then on top of that, we have to build at higher densities in the whitebelt.

PROPOSED CHANGES FOR 2016:

DENSITY TARGETS: an **INCREASE** from **50 P+J/H** to **80 P+J/H** (person plus jobs per hectare) is now to apply to ALL properties developed for residential, commercial or industrial uses.

POLICY 2.2.7.2

- *“The designated greenfield area of each upper- or single-tier municipality will be planned to achieve a minimum density target that is not less than 80 residents and jobs combined per hectare within the horizon of the Plan.”*

PROPOSED CHANGES FOR 2016:

ON THE SURFACE, THIS SEEMS VERY ACHIEVABLE, BUT THE DETAILS MAKE IT FAR MORE DIFFICULT TO ACHIEVE THAN YOU'D EXPECT:

- **What is NOT achieved in commercial/industrial has to be made up on the residential side**
- **These new densities are backward reaching, meaning we have to make up for densities NOT achieved since 2006**

WHAT ARE WE CURRENTLY BUILDING?

Example 1: Airport Employment Growth District

As per City staff, densities proposed are 37 J/H

IMPLICATION BEFORE 2016: We would have to make up 13 P+J/H elsewhere to compensate. So either: residential development of a minimum of 63 P/H or industrial development at 63 J/H for the equivalent amount of land

At 555ha, this results in 7,215 jobs to be compensated for elsewhere, or 7,215 new residents to be accommodated within new developments.

BUT...

WHAT ARE WE CURRENTLY BUILDING?

Example 1: Airport Employment Growth District

When 2016 rules are imposed, this results in 43 P+J/H to be compensated for elsewhere.

**At 555ha, this results in 23,865 jobs to be compensated for elsewhere, or 23,865 new residents to be accommodated within new developments....
.....BEYOND WHAT IS ALREADY PROPOSED THERE.**

THAT IS THE EQUIVALENT of 57 developments equivalent to the Connelly *within the whitebelt area* to compensate.

WHAT ARE WE CURRENTLY BUILDING?

Example 2: Proposed Summit Park Swayze Lands

A proposed mix of ground related housing, including singles, semis, townhouses, up to midrise residential, and local commercial uses

Because of the scope of the project, and the range of densities allowed, a minimum and maximum density was calculated ***based on the province's guidelines, which differ from how the City calculates densities.***

At the low end, densities achieved are 40.01 P+J/H and at the high end, 96.78 P+J/ha. You have to be close to the high end to hit the new targets.

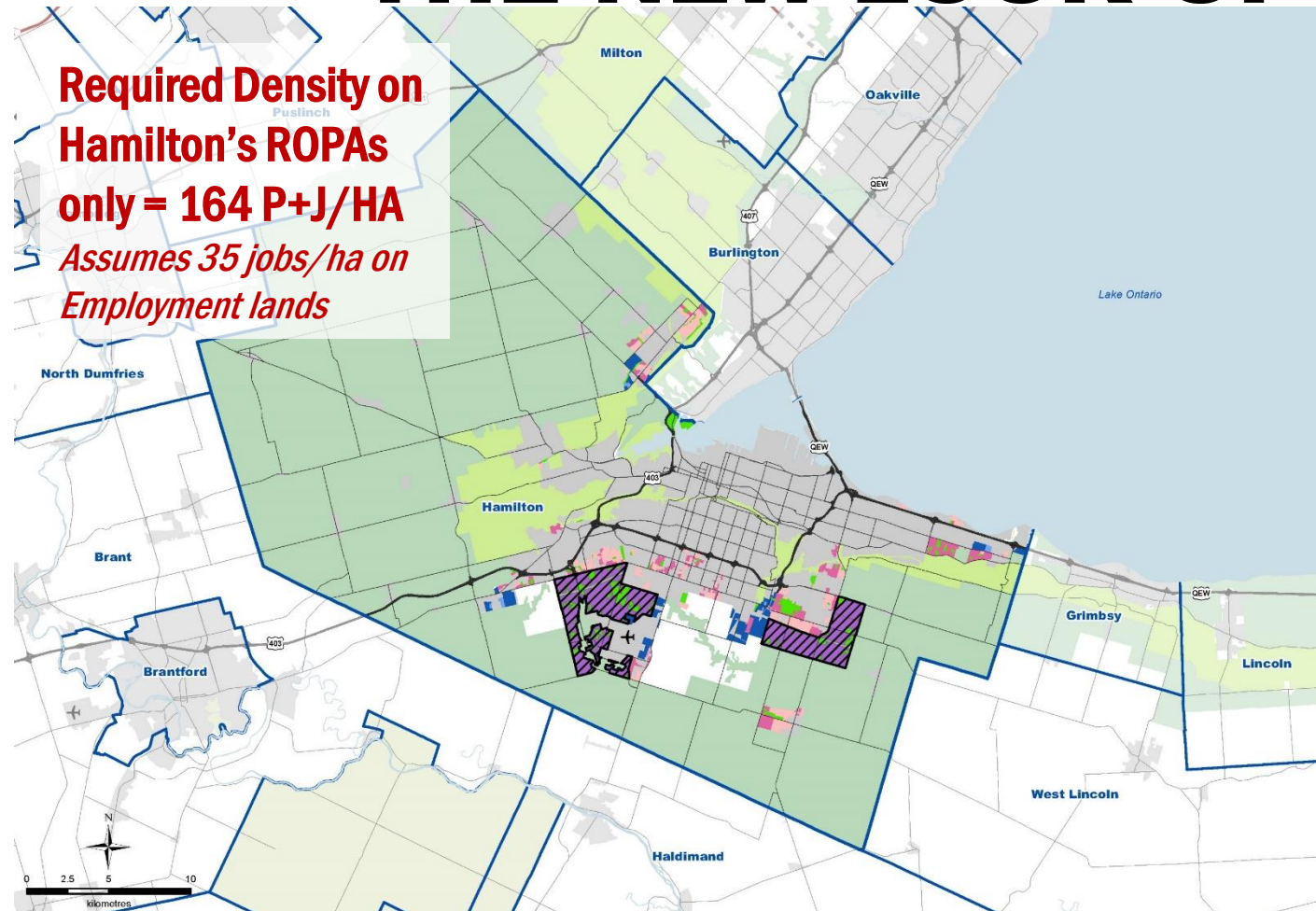
IF WE HAVE TO COMPENSATE FOR THE LAST TEN YEARS, WE NEED TO KNOW WHAT LANDS WE HAVE LEFT TO DO SO, TO KNOW WHAT THE REST WILL LOOK... BUT PROVINCIAL INFO IS INCORRECT.

AREA AND ESTIMATED DENSITY
For the Developing DGA in
Inner-Ring Municipalities, 2011

| | Developing DGA (ha) | Percentage of Total DGA | Estimated Density (people and jobs per ha) |
|------------------|---------------------|-------------------------|--|
| City of Hamilton | 219 | 4.8% | 36 |
| Region of Durham | 409 | 3.1% | 40 |
| Region of Halton | 310 | 2.6% | 60 |
| Region of Peel | 671 | 6.7% | 60 |
| Region of York | 1,073 | 5.6% | 49 |

Province estimates that 4.8% of the White Belt has been consumed in Hamilton

THE NEW LOOK OF HAMILTON:



**Required Density on
Hamilton's ROPAs
only = 164 P+J/HA**
*Assumes 35 jobs/ha on
Employment lands*

- Built-Up Area
- ▨ Expansion Area
- Major Open Space
- Consumed Greenfields
- Community Area
- Employment Area
- Vacant Greenfields
- Community Area
- Employment Area
- Uses to be Determined
- Provincial Plans**
- Oak Ridges Moraine Conservation Plan
- Niagara Escarpment Conservation Plan
- Greenbelt Plan
- Transportation**
- Major Highway
- Arterial Road
- EA Approved Highway Route
- EA Recommended Highway Route
- Approved Highway Interchange
- Preferred Highway Interchange
- ▨ Transportation Corridor Under Study
- ✈ Airport
- ✈ Proposed Airport

**54% of
Hamilton's
Community Area
DGA consumed**

Sources:
Base Mapping: Reproduced by Malone Given Parsons Ltd. with permission under License with the Ontario Ministry of Natural Resources © Queens Printer for Ontario, 2011.
Greenbelt Plan: Reproduced by Malone Given Parsons Ltd. with permission under License with the Ontario Ministry of Municipal Affairs and Housing © Queens Printer for Ontario, 2005.
Built-Up Areas: Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2008 © Queens Printer for Ontario, 2008. Reproduced with permission of the Ministry of Public Infrastructure Review.
Transit Routes: METROLINK: THE BIG MOVE: Transforming Transportation in the Greater Toronto and Hamilton Area, 2008. Date: June 20, 2016.

THE NEW LOOK OF HAMILTON:

**Required Density on
Hamilton's ROPAs
only = 164 P+J/HA**
*Assumes 35 jobs/ha on
Employment lands*

- Downtown Hamilton has a target density of 200 P+J/ha.
- Current “suburban” neighbourhoods that make up our cities have a range of densities, far lower.
- When we focus on residential now, everything else we built now has to be much, much denser, looking a lot more like downtown than suburbs.

WHAT DOES 164 P+J/H LOOK LIKE?



Branthaven's "Freedom":

- 4.18ha
- 113.7 P/ha in density
- Compared to required 164 P+J/H, its NOT DENSE ENOUGH!
- Over 210 people to accommodate in other developments

WHAT DOES 164 P+J/H LOOK LIKE?

Stanton Renaissance's "Connolly":

- 0.13ha
- 3,241 P/ha in density
- It's a very high density.... BUT it only makes up for 400 people displaced in other less dense developments, if it's NOT downtown



WHAT DOES 164 P+J/H LOOK LIKE?

New Horizon's "Sapphire":

- 11 towns, 468 apartments, 2.3 ha
- 369 P/ha in density
- It's a high density.... BUT makes up for 471 people displaced in other less dense developments, if it's NOT downtown



WHAT DOES 164 P+J/H LOOK LIKE?

Multi-Area's Summit Park Swayze:

- From before, the density range was calculated to be between 40.01 P+J/ha and 96.78 P/ha in density
- At 44.48ha, we would have to compensate for a lost population of 2,990 to 5,515 people.



WHAT DOES 164 P+J/H LOOK LIKE?

Putting it all together:

- Looking at these four projects together,
- The densities achieved across these four projects, building one of each, ranges from 69.0 P+J/ha to 118.45 P+J/ha
- This does not come close to achieving 164 P+J/ha



WHAT DOES 164 P+J/H LOOK LIKE?

Putting it all together:

To achieve 164 P+J/ha, for every one of Summit Park at its highest density throughout the project, we would need:

- Five Sapphire developments
- Four Connolly developments
- Two Freedom developments

..... All in the whitebelt, to just break the 164 P+J/ha



WHAT HAPPENS IF WE DON'T CONFORM?

Urban boundary expansions, such as the Elfrida node, etc., will NOT be approved by the Province.

If you reached build out and had NOT hit your target numbers, you could have a problem with further growth beyond straight intensification.

WHAT CAN BE DONE?

The City has the opportunity to tell the province what it wants for its City and to comment on the proposed Growth Plan:

- De-couple the employment and residential density targets. Unless the City is looking for downtown like densities in the white belt, residential development cannot accommodate density lost in planned employment growth areas.
- Insist that we not be mandated to accommodate growth not achieved in the last ten years in the whitebelt. This would allow for a reasonable range of density choices to be built.

WHAT CAN BE DONE?

The City has the opportunity to tell the province what it wants for its City and to comment on the proposed Growth Plan:

- Ask the province to change how they calculate densities: their calculation of area includes things like roads, stormwater ponds and parks on which we can't build, so have to make up for elsewhere.
- Ask the province to consider more reasonable densities. These don't make sense, even for a City the size of Hamilton.

WHAT WILL HAMILTON LOOK LIKE?

The City should consider all of its policies to see how best to accommodate growth. Questions to consider:

- Is the City doing its part to put growth where its best located? Are densities at the waterfront and along transit corridors high enough?
- What types of housing does the City want for its residents? Are we OK with a significantly higher portion of the population moving into mid and highrises? Are we OK with approving higher densities as par for the course as opposed to the exception?
- Are we fine with the fact that limiting the supply of ground related housing means the prices will continue to soar?
- How does this fit with existing neighbourhoods?
- How does our infrastructure stand up to the pressures on it?

WHAT WILL HAMILTON LOOK LIKE?

Municipalities like Hamilton have to make their opinion known. We can't "HOPE" that the Province will get it and do what is right.

Please consider what we've presented here. Direct staff to make a submission that works for our City.

Our industry can built what is mandated by yourselves and the Province. But let's please make sure it is right for our City, and where possible NOT what we're just forced to live with.