



# Hamilton

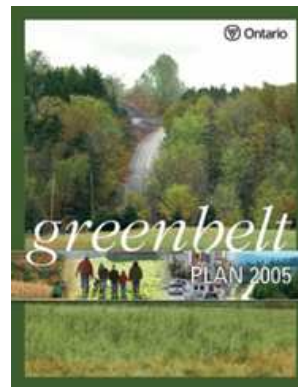
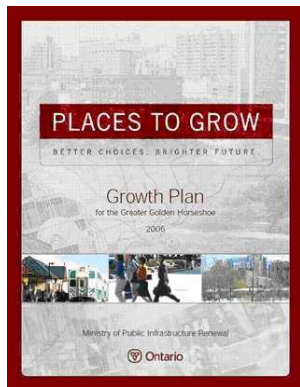
**Co-ordinated Provincial Plan Review –  
City of Hamilton Comments on Revised Plans  
Planning Committee Meeting,  
September 6, 2016**

## Overview of Presentation:

- Background of Provincial Plan Review
- What are the proposed changes?
- What do we like?
- Key concerns and recommendations
- City's previous recommendations not addressed in revised Plans
- Greenbelt Boundary changes
- Niagara Escarpment Plan (NEP) requested boundary changes

# Provincial Plan Review Background

- **February 2015:** Province announces the start of the Co-ordinated Provincial Plan Review



- **June 2015:** City provides formal comments to Province on Co-ordinated Plan Review.
- **December 2015:** City provides additional comments to Province on Greenbelt and NEP Boundary changes
- **May 2016:** Province releases revised Plans for comment
- **October 2016:** Commenting deadline on the revised Plans

# What are the proposed changes?

## Consistency in definitions and greater linkages between all Plans:

- Recognition that the Growth Plan and Greenbelt Plan work together to guide growth and protect agriculture and natural heritage systems
- Definitions have been standardized between all Plans

## Climate Change (all Plans):

- New focus on climate change, including emission reductions
- Direction to integrate climate change considerations into planning

# What are the proposed changes?

## Prime employment areas (Growth Plan):

- Land extensive, low density employment areas for uses such as warehousing, manufacturing and logistics
- Located in vicinity of major highways or goods movement facilities
- Residential and institutional uses prohibited, and retail, commercial and office prohibited if not ancillary to an employment use

## Transit (Growth Plan):

- Focus on Major Transit Station Areas and density
- Focus on planning for Priority Transit Corridors and frequent transit service areas

# What are the proposed changes?

## Intensification and Density Targets (Growth Plan):

- Intensification target increased from 40% to 60%
- Greenfield density target increased from 50 persons and jobs per hectare (pjh) to 80 pjh
- Additional features to be excluded from greenfield density calculation: prime employment areas and corridors (highways, rail, hydro, pipelines).

# What are the proposed changes?

## Agricultural Support Network (Greenbelt Plan):

- Includes elements important to agri-food sector including infrastructure, transportation, economic development, processing and distribution

## Rural Settlement Areas (Greenbelt Plan):

- Encouragement of community hubs in RSAs

## Key Hydrologic Areas (Greenbelt Plan):

- Requirement to identify and map these hydrologic areas
- Restriction on certain types of development within these areas



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# What do we like?

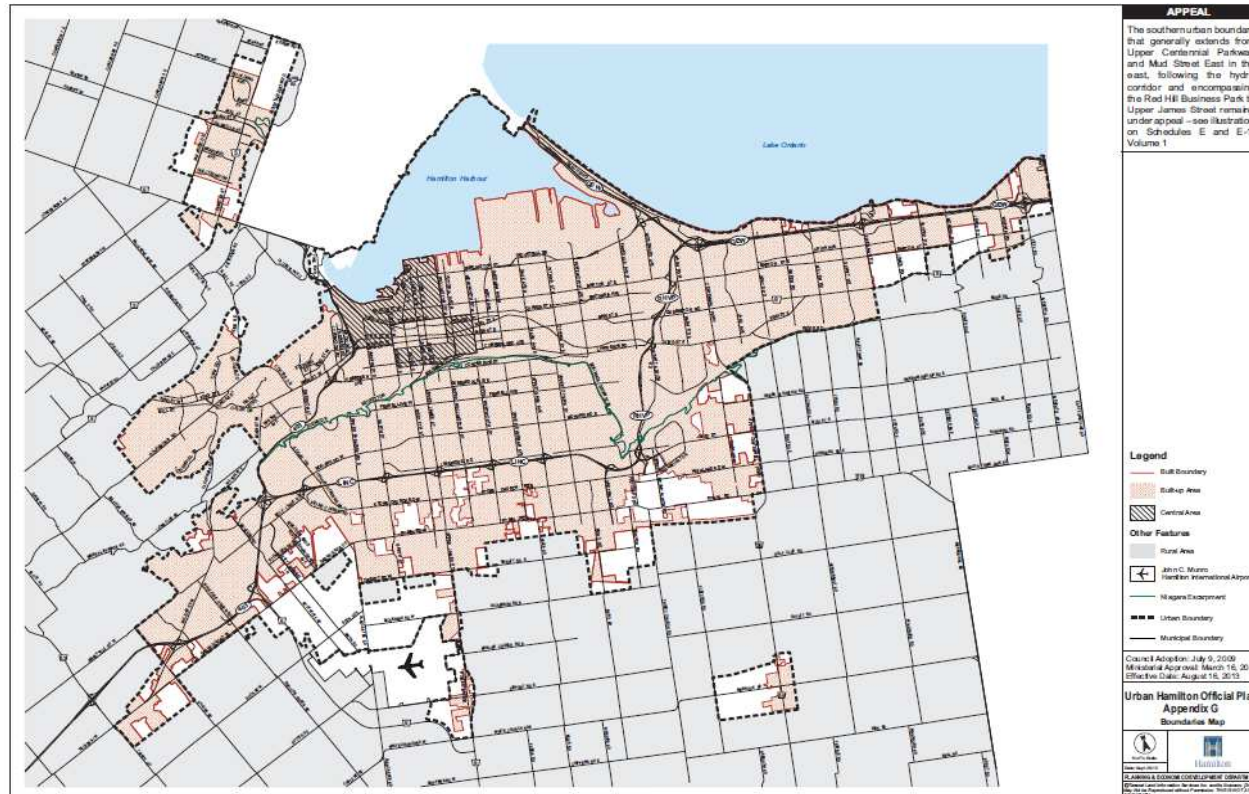
- Consistency and linkages between the Plans
- Restriction on institutional uses in Prime Employment Areas
- Additional exemptions for greenfield density calculations
- Concept of Strategic Growth Areas
- Agricultural Support Network
- Community hubs in RSAs
- Emphasis on low impact development and energy planning
- Link between public health and land use planning
- Clarity in the NEP regarding existing uses



# Key Concerns / Recommendations

## 1. Increase to Targets

- Increase in intensification rate from 40% to 60%
- Increase in greenfield density from 50 pjh to 80 pjh
- No change in the built boundary



# Key Concerns / Recommendations

## Intensification Target – What does this mean for Hamilton?

### How are we currently doing?

Year	# of units constructed within built-up area / total # of units	Intensification Rate (%)	# of additional units required to achieve 60%
2015	1171 / 2818	42	519
2014	810 / 2245	36	537
2013	618 / 1902	32	523

On average, to meet 60% over each of the past 3 years, an additional 500 – 550 units, per year, would have been required within the built boundary.

For comparative purposes, the Federal Building redevelopment contains 150 units.



# Key Concerns / Recommendations

## Greenfield Density Target– What does this mean for Hamilton?

### How are we currently doing?

Growth Plan Requirement	Hamilton's current greenfield densities (including approved Secondary Plans)
Proposed increase to 80 pjh and exemptions for prime employment areas	57 pjh

Future growth areas will need to be planned at densities much greater than 80 pjh (approximately **100 pjh**) to compensate for the existing lower density development.

In comparison, the recently Council-approved Fruitland Winona Secondary Plan was planned at a density of 70 pjh.



# Key Concerns / Recommendations

## What do these changes mean for Hamilton?

- Impact on housing affordability
- Reduction of home ownership choices
- Servicing, transit, and infrastructure requirements for higher density greenfield communities
- Financial implications for municipalities

## Recommendation:

***The City is recommending that the Province assists municipalities, both technically and financially, with implementation of the Plans and work with the Federal Government to establish long term funding models and investment strategies.***



# Key Concerns / Recommendations

## Recommendation:

***That the City of Hamilton is not in a position to support the increase in the intensification target from 40% to 60%, the increase in the persons and jobs per hectare for greenfield areas from 50 pjh to 80 pjh, and the static built boundary, until such time as the Province evaluates the impact on housing mix and demand in Hamilton, in conjunction with City and Provincial direction to ensure complete communities.***

## Recommendation (Continued):

***In the event the Province proceeds with increases to the intensification and density targets, the following changes are recommended to be undertaken as a package:***

- 1. Revise the built boundary to include developed “greenfield areas”.***
- 2. Indicate that the increase in the minimum greenfield density target to 80 pjh shall not apply to greenfield areas which have already been developed, or undeveloped land in an approved Secondary Plan.***
- 3. Add cemeteries, landfills, infrastructure (stormwater management ponds, roads), and public parks to the features to be excluded from the greenfield density calculation.***

## 2. Major Transit Station Areas

- Definition has been changed to include higher order transit 'stops' as well as 'stations'. This will include all future LRT stops and GO Stations
- New policy requires a minimum density of 160 pjh within 500 m of LRT or bus rapid transit stop, and 150 pjh within 500 m of a GO Station.

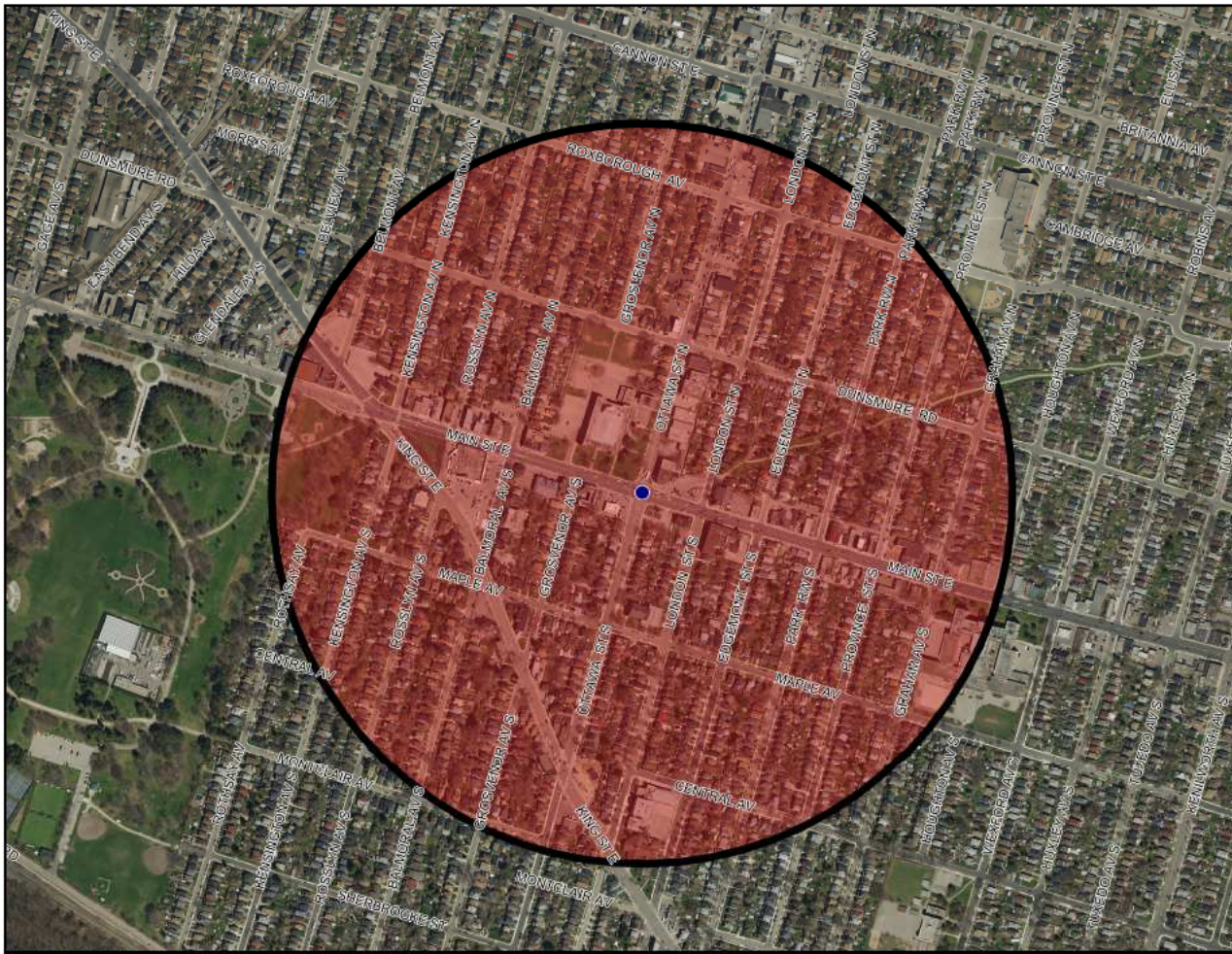




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# Key Concerns / Recommendations

## Major Transit Station Areas



Current population  
and unit count:  
Population is 4425  
in 1870 units (1340  
singles, 533 apts)

Current  
employment: 833

Current density:  
**67 pjh**

To achieve **160 pjh**,  
population must  
double, requiring an  
additional 2550  
apartment units,  
and employment  
increase by 4 times.



## Recommendations:

Staff are proposing the following changes:

- ***Amend the proposed policy to allow municipalities to identify the Major Transit Station Areas. This will allow the City to have flexibility in identifying which areas will be subject to the additional density requirements.***
- ***Amend the definition of Major Transit Station Area to clarify that the limits of the area may be determined by the municipality.***

## 3. Implementation of the Plans

- Land budget methodology – timing and impact on MCR /GRIDS2 (Growth Plan)
- Mapping of Agricultural System by Province – LEAR (Greenbelt Plan)
- Timing of when the revised Plans / policies take effect (transition issues)

## 4. Re-affirming previous City recommendations which were not addressed by the Province:

- Lot size for Prime Agricultural areas
- Broader rural area policies
- Flexibility in VPZs
- Additional definitions needed
- Identification of local transit lines
- Growth Plan forecast updating

# Greenbelt Plan Boundary Changes

## City of Hamilton Recommendations on Removals from the Greenbelt Plan:

The City requested the Province to remove the Lower Stoney Creek lands (104 ha) and the lands north of Parkside Drive, east of Centre Road, in Waterdown (28 ha) from the Greenbelt Plan

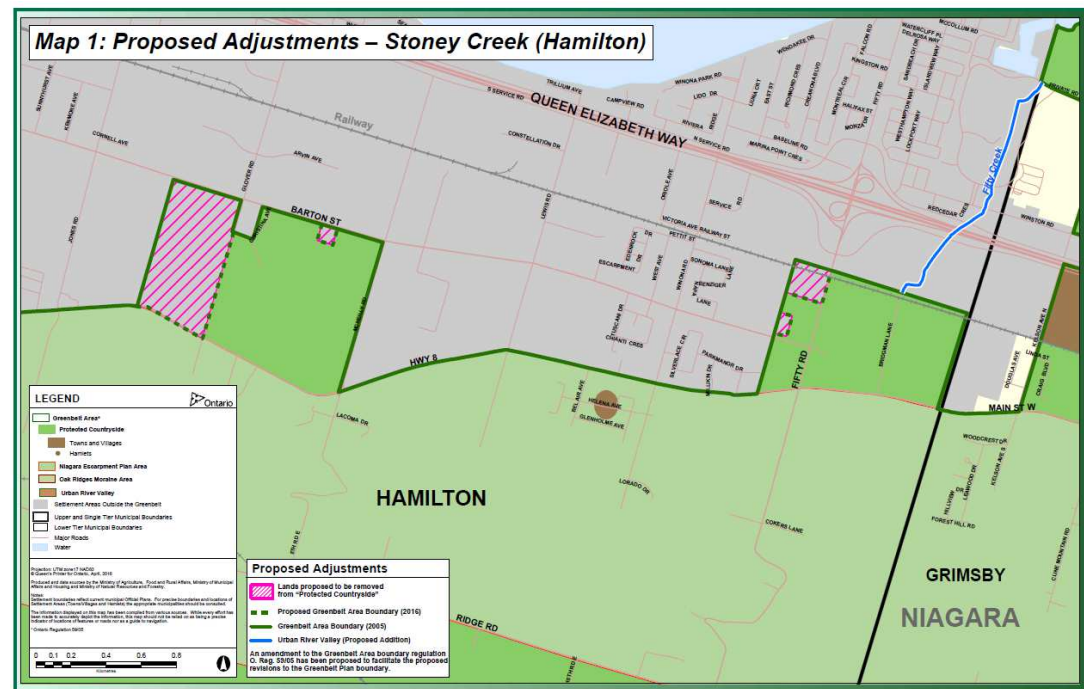


# Greenbelt Plan Boundary Changes

## Provincial Response:

The Province is proposing to remove the lands in the lower Stoney Creek area which are already part of the urban boundary and therefore represent technical changes only.

**The lands in Lower Stoney Creek and Waterdown which had been requested for removal by the City were not removed.**

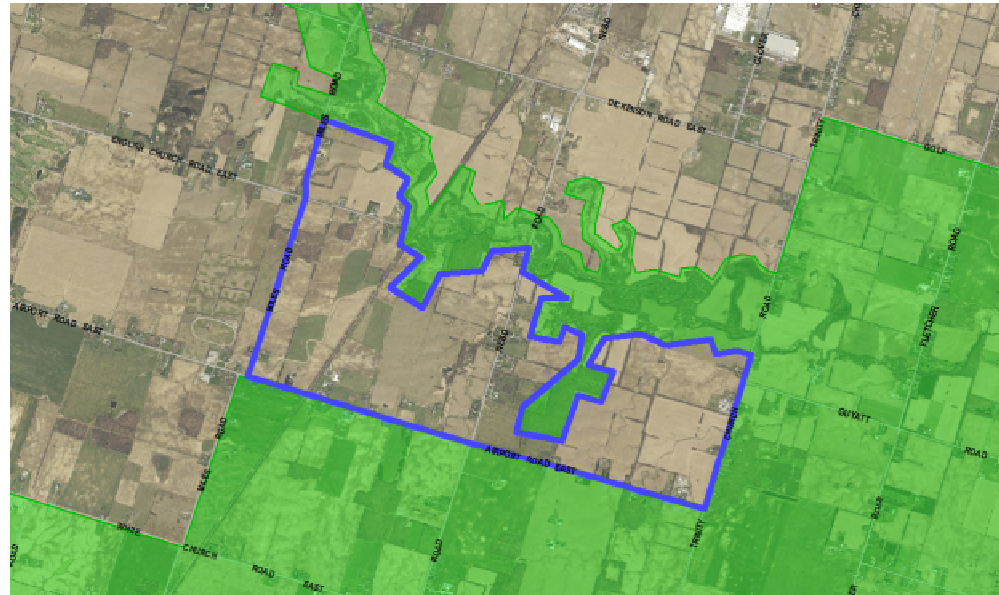


# Greenbelt Plan Boundary Changes

## City of Hamilton Recommendations on Additions to the Greenbelt Plan:

The City requested the Province to add the lands south of Twenty Mile Creek, east of Miles Road, north of Airport Road, and west of Trinity Church Road (approx. 430 ha) to the Greenbelt Plan

The City also requested that Coldwater Creek Urban River Valley be added.





# Greenbelt Plan Boundary Changes

## Provincial Response:

The Province has proposed to add lands around Nebo Road, including a portion of the lands that were recommended for addition by the City, but does not include lands extending to Miles Road which had been requested.

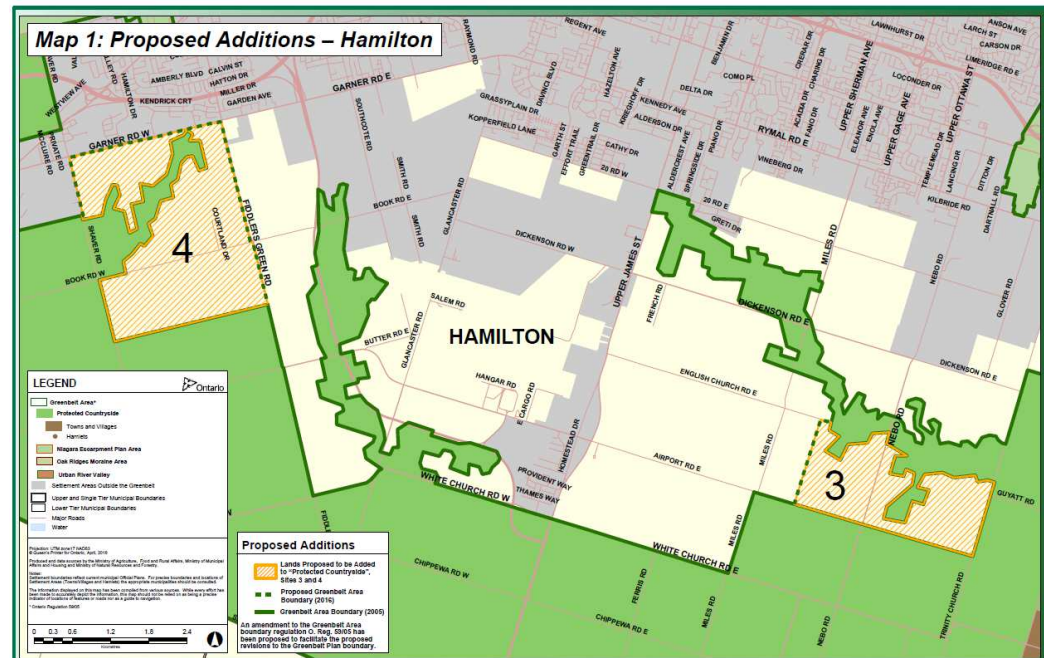


# Greenbelt Plan Boundary Changes

## Provincial Response:

The Province has also proposed to add lands in the area of Book Road to the Greenbelt Plan.

The City did not request the Book Road lands to be added.



The Province has also proposed to add the Fifty Creek Urban River Valley, which was not requested by the City.





# Greenbelt Plan boundary changes – overall recommendation

- The City re-affirms its previous recommendations regarding additions to the Greenbelt Plan:
  - Add the Nebo Road lands (extended to Miles Road)
  - Add Coldwater Creek Urban River Valley
- The City re-affirms its previous recommendations regarding removals from the Greenbelt Plan:
  - Remove the lower Stoney Creek Lands (including the urban lands identified by the Province, plus the lands identified by the City)
  - Remove the lands north of Parkside Drive, east of Centre Road, Waterdown

# NEP boundary changes

The City re-affirms its previous submissions regarding NEP boundary changes:

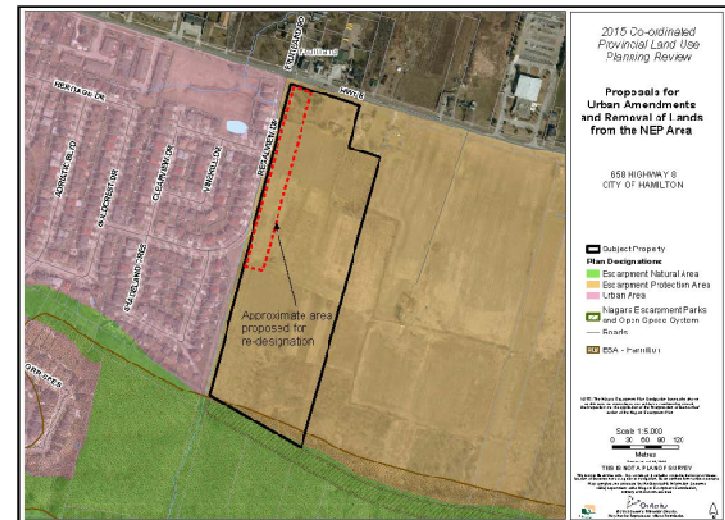
- Redesignate the following lands from “Escarpment Rural” to “Urban Area”
  1. 385 Jerseyville Road West, Ancaster (Robert E Wade Park);
  2. 345 and 363 Jerseyville Road West, Ancaster
  3. 40 and 70 Olympic Drive, Dundas (Hydro One building and Olympic Park);and,
  4. 294 and 296 York Road, Dundas.
- Add lands located on the Mountain Brow into the Niagara Escarpment Plan Open Space System (NEPOSS).

# NEP boundary changes

Through the Co-ordinated Review process, the NEC received requests from private landowners to redesignate lands within the NEP. Staff comments on these requests are as follows:

## 658 Highway 8, Stoney Creek

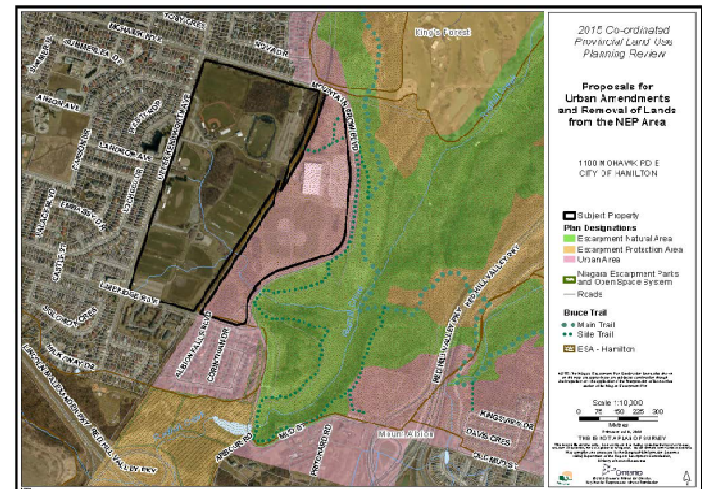
- Request to redesignate from Escarpment Protection to Urban Area to permit future development of residential subdivision
- Lands are outside urban boundary and designated Specialty Crop in RHOP
- Staff do not support request



# NEP boundary changes

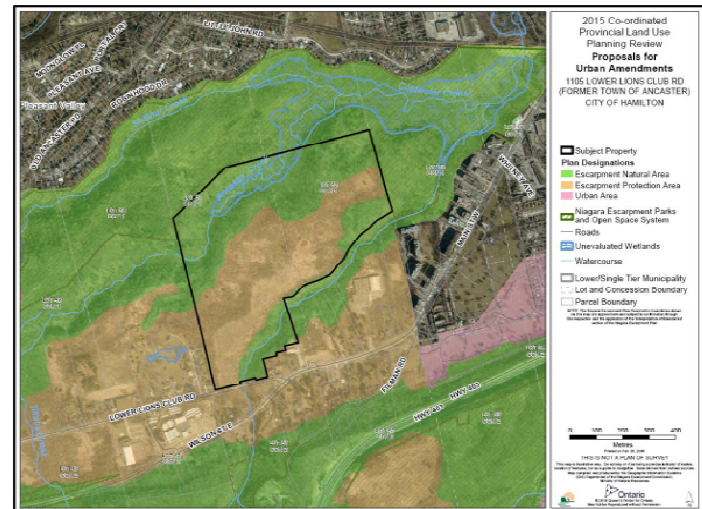
## 1100 Mohawk Road – Mohawk Sports Park

- Request to remove lands from Urban designation in NEP and add to Urban River Valley designation in Greenbelt
- Lands are designated “Open Space” in UHOP
- Park serves the urban area
- Staff do not support request



## 1105 Lower Lions Club Road, Ancaster

- Request from McMaster to permit 5,000 sq ft educational facility
- Lands designated Open Space and Rural in RHOP
- RHOPA would be required to permit use
- Insufficient information has been provided and therefore staff do not support

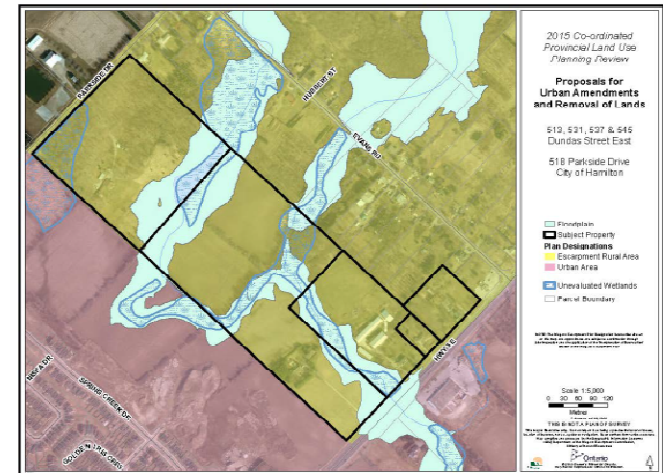




# NEP boundary changes

## 513, 531, 537 and 545 Dundas Street East and 518 Parkside Drive, Waterdown

- Request to redesignate from Escarpment Rural to Urban Area
- Owners wish to have lands included in urban boundary
- Lands are outside urban boundary and designated Rural in RHOP
- Staff do not support request



## 1375 Stone Church Road East, Hamilton

- Request to redesignate a portion from Escarpment Protection to Urban Area to permit severance of existing building
- Lands are designated Open Space in UHOP
- Staff do not have a concern with request, subject to EIS and UHOPA/ZBA

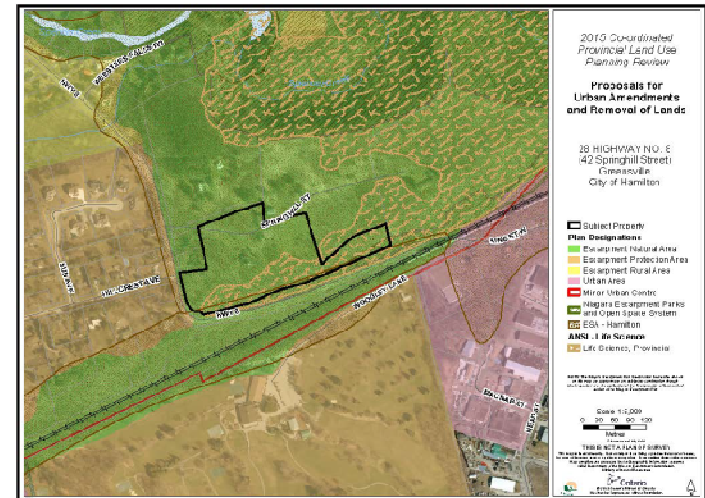




# NEP boundary changes

## 42 Springhill Street, Flamborough

- Request to redesignate from Escarpment Natural to Escarpment Rural
- Lands currently contain 2 dwellings including one house on heritage inventory
- Lands are designated Settlement Residential in Greensville RSA Plan
- Staff have no concerns





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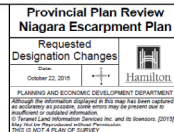
# NEXT STEPS

**The City's comments will be forwarded to the Province. Formal commenting deadline to the Province has been extended to October 31, 2016.**

**The Province has indicated that the revised Plans will be released early in 2017.**



## NEXT STEPS

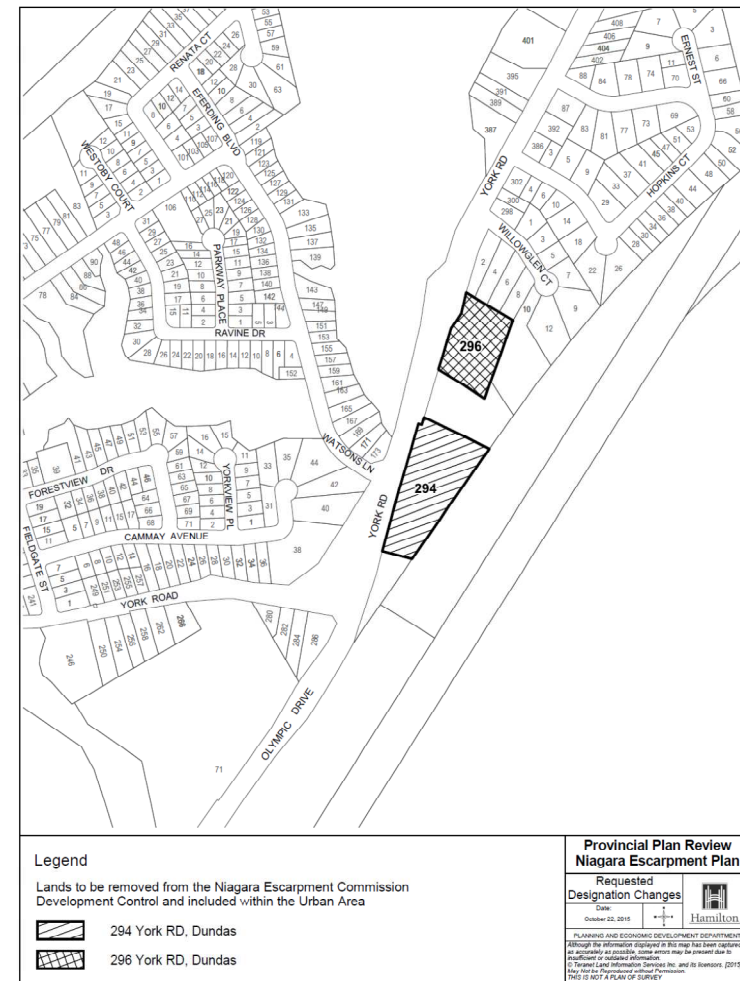
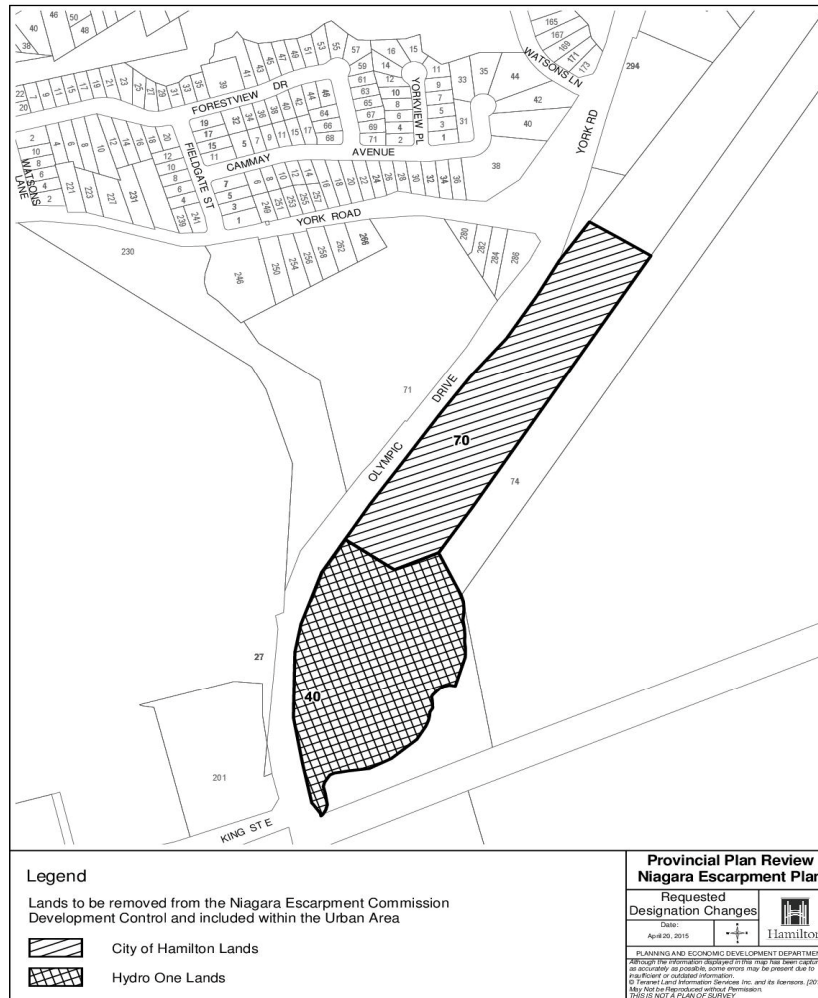






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# NEXT STEPS



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