



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

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| TO: | Chair and Members Planning Committee |
| COMMITTEE DATE: | February 20, 2018 |
| SUBJECT/REPORT NO: | Application for Approval of a Draft Plan of Condominium (Vacant Land) for Lands Located at 231 York Road, Dundas (Ward 13) (PED18043) |
| WARD(S) AFFECTED: | Ward 13 |
| PREPARED BY: | Daniel Barnett (905) 546-2424 Ext. 4445 |
| SUBMITTED BY: | Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department |
| SIGNATURE: | |

RECOMMENDATION

That **Draft Plan of Condominium Application 25CDM-201615, by Recchia Developments, Owner,** to establish a Draft Plan of Condominium (Vacant Land) to create a vacant land condominium for six (6) single detached dwellings and a common element road with five (5) visitor parking spaces, sidewalks and landscaping, on lands located at 231 York Road (Dundas), as shown on Appendix "A" to Report PED18043, **be APPROVED**, subject to the following conditions:

- a) That the approval for Draft Plan of Condominium (Vacant Land) application, 25CDM-201615, prepared by Mathews, Cameron, Heywood – Kerry T. Howe Surveying Limited, certified by Dasha Page O.L.S, dated December 4, 2017, and consisting of six (6) single detached dwellings, a common element condominium road and five (5) visitor parking spaces, sidewalks and landscaping, attached as Appendix "B" to Report PED18043; and,
- b) That the conditions of Draft Plan of Condominium Approval attached as Appendix "C" to Report PED 18043 be received and endorsed by City Council.

EXECUTIVE SUMMARY

The purpose of the Draft Plan of Condominium application is to establish a vacant land condominium for six (6) single detached dwellings and a common element road with five (5) visitor parking spaces, as shown on Appendix "B" to Report PED18043, as per

conditionally approved Site Plan Control Application DA-17-136. This Condominium application will provide the requested form of tenure for the single detached dwellings. The proposed Draft Plan of Condominium has merit, and can be supported as it is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan for the Greater Golden Horseshoe (2017), and complies with the Urban Hamilton Official Plan (UHOP).

Alternatives for Consideration – See Page 15

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: None

Staffing: None

Legal: As required by the *Planning Act*, Council shall hold at least one (1) Public Meeting to consider an application for a Draft Plan of Condominium (Vacant Land).

HISTORICAL BACKGROUND

Proposal

The subject property is 0.42 hectares in area, and is located on the north side of York Road between Fieldgate Street and Watsons Lane, in the former Town of Dundas (see Appendix “A” to Report PED18043). The subject property is irregular in shape and has frontage on York Road. The proposal is to establish a private condominium road accessed from York Road on the westerly side of the property. The condominium road will provide access for the six (6) proposed single detached dwellings as well as for five (5) visitor parking spaces, one of which is a barrier free parking space. The proposal includes sidewalks and common landscaped areas.

Background

Previous applications were applied for in order to develop the subject property for 18 townhouse dwelling units which was appealed to the Ontario Municipal Board (OMB) for non-decision and was denied by the OMB, and then subsequently for 12 semi detached dwellings which was denied by City Council and the OMB upheld Council’s decision.

Current Proposal

A third proposal for the development of the subject lands for a total of six (6) single detached dwellings was submitted by the owner in 2016. The owner submitted a Minor Variance application to permit a private condominium road to be defined as a public thoroughfare and to permit a parking space to be located within the driveway. The Minor Variance application was heard by the Committee of Adjustment on September 1, 2016. The Committee of Adjustment denied the Minor Variance application and the decision was appealed to the OMB. A settlement was reached in respect to the Minor Variance appeal between the owner and the City of Hamilton to allow the proposed variances, along with an additional variance for a reduction in the northerly side yard setback for Unit 3, subject to the following conditions:

- a) The Owner provide a visual barrier (as defined by the Town of Dundas Zoning By-law) at locations where none currently exists along the perimeter of the site, to provide for privacy for abutting property owners and to mitigate any adverse impact of vehicle headlights from the site. The location, design and material of any visual barrier to be provided, will be determined through the Site Plan Control process. The height of any visual barrier to be provided shall be:
 - i) At least 1.2 metres, measured from the finished grade of the site, for a visual barrier provided for the purpose of mitigating vehicle headlights from any road or vehicle manoeuvring area on the site; and,
 - ii) For all other areas, the maximum height permitted under the City's Fence By-law No. 10-142, or such lower height as determined by City staff through the Site Plan Control process as necessary to provide for privacy for abutting properties.
- b) Where a visual barrier already exists along the perimeter of the site that provides adequate privacy and mitigation of vehicular headlights from the site, no additional visual barrier shall be required at that specific location.
- c) Notwithstanding the above, for greater certainty, where any parking area containing five (5) or more parking spaces is provided on the site, the provisions of Section 7.4 of the Dundas Zoning By-law shall prevail over the above.
- d) The applicant receives approval of the required associated Site Plan Control and Draft Plan of Condominium applications.
- e) The applicant shall submit a revised Functional Servicing Report to the satisfaction of the Manager of Development Approvals.

- f) In the event that the Dundas Zoning By-law is repealed or replaced, the above variances and conditions herein shall survive.
- g) That the proposed development be constructed substantially in accordance with the site plan found at Attachment 1 to this Order.

A written decision respecting the settlement was issued by the OMB on September 26, 2017, as shown on Appendix "D" to Report PED18043. The requirements of the settlement have been implemented through the Site Plan Control application and the proposed Plan of Condominium.

The owner applied for Draft Plan of Condominium application 25CDM-201615 on October 11, 2016 and applied for the Site Plan Control application on June 30, 2017. The Site Plan was granted conditional approval on November 16, 2017.

A Building Permit for one (1) of the six (6) proposed single detached dwellings was issued on November 3, 2017. The Building Permit was issued prior to the completion of Site Plan Control on the basis that one single detached dwelling is currently permitted on-site without Site Plan Control or a Plan of Condominium Approval. In addition it should be noted that the applicant was required to complete the review of the grading and drainage control plans and post securities prior to the issuance of the Building Permit.

Chronology:

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|---------------------------|--|
| <u>October 11, 2016:</u> | Draft Plan of Condominium Application 25CDM-201615 received. |
| <u>November 7, 2016:</u> | Draft Plan of Condominium Application 25CDM-201615 deemed complete. |
| <u>November 14, 2016:</u> | Notice of Complete Application and Preliminary Circulation of Draft Plan of Condominium Application 25CDM-201615 sent to 53 property owners within 120 metres of the westerly half of the subject lands. |
| <u>December 2, 2016:</u> | Revised Notice of Complete Application and Preliminary Circulation of Draft Plan of Condominium Application 25CDM-201615 sent to 64 property owners within 120 metres of the entire subject lands. |

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December 8, 2016: The Public Notice Sign was posted on the subject property.

June 30, 2017: Site Plan Control Application received.

September 26, 2017: Minor Variance application DN/A-16:266 approved by the OMB.

November 16, 2017: Site Plan Control application DA-17-136 was granted Conditional Approval.

January 24, 2018: The Public Notice Sign was updated to reflect the date and time of the Public Meeting.

February 2, 2018: Notice of Public Meeting was mailed to 64 property owners within 120 m of the subject property.

Details of Submitted Application:

Location: 231 York Road, Dundas

Owner / Applicant: Recchia Developments Inc. c/o Fernando Recchia

Agent: Wellings Planning Consultants Inc. c/o Glenn Wellings

**Property
Description:**

Lot Area: 4,112.3 sq. m.

Lot Frontage: 57 m

Lot Depth: 102 m (Irregular)

Servicing: Full Municipal Services Available

EXISTING LAND USE AND ZONING:

| | <u>Existing Land Use</u> | <u>Existing Zoning</u> |
|-----------------------------|---------------------------------|---------------------------------------|
| <u>Subject Land:</u> | Single Detached Dwelling | "R2" Single Detached Residential Zone |

Surrounding Land:

| | | |
|--------------|--------------------------------------|---------------------------------------|
| North | Single Detached Dwellings | “R2” Single Detached Residential Zone |
| East | Single Detached Dwellings | “R2” Single Detached Residential Zone |
| South | Hydro Substation and Open Space Area | “U-FP” Public Utilities Zone |
| West | Single Detached Dwellings | “R2” Single Detached Residential Zone |

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2014):

The Provincial Planning Policy Framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (PPS 2014). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the PPS.

The mechanism for the implementation of the Provincial plans and policies is through the Official Plan. Through the preparation, adoption and subsequent Ontario Municipal Board approval of the City of Hamilton Official Plan, the City of Hamilton has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest (e.g. efficiency of land use, balanced growth, environmental protection and sensitive land uses) are reviewed and discussed in the Official Plan analysis that follows.

As the application for a Draft Plan of Condominium (Vacant Lands) complies with the Official Plan, it is staff's opinion that the application is:

- Consistent with Section 3 of the *Planning Act*; and,
- Consistent with the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe (2017):

As of July 1, 2017, the policies of the Growth Plan for the Greater Golden Horseshoe (2017) apply to any Planning decision. The following policies, amongst others, apply to the proposal:

- “2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:
- a) the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;
 - ii. have existing or planned municipal water and wastewater systems; and,
 - iii. can support the achievement of complete communities.
 - c) within settlement areas, growth will be focused in:
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,
 - iv. areas with existing or planned public service facilities.
- 2.2.1.4 Applying the policies of this Plan will support the achievement of *complete communities* that:
- a) feature a diverse mix of land uses, including residential and employment uses, convenient access to local stores, services, and *public service facilities*;
 - c) provide a diverse range and mix of housing options, including second units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes; and,
 - d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of *active transportation*;
- 2.2.2 Delineated Built-up Areas
1. By the year 2031, and for each year thereafter, a minimum of 60 percent of all residential development occurring annually within upper- or single-tier municipalities will be within the delineated built-up area.”

The application conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (2017) by focusing growth within the built-up area, contributing to achieving

a complete community, utilizing existing and planned municipal infrastructure, and providing for development with access to a range of transportation options.

Accordingly, the proposal conforms to the Growth Plan for the Greater Golden Horseshoe (2017).

Urban Hamilton Official Plan

The subject property is identified as “Neighbourhoods” on Schedule “E” – Urban Structure and designated “Neighbourhoods” on Schedule “E-1” – Urban Land Use Designations in the UHOP. The following policies, amongst others, apply with respect to the subject application.

“E.3.2.3 The following uses shall be permitted on lands designated Neighbourhoods on Schedule E-1 – Urban Land Use Designations:

a) residential dwellings, including second dwelling units and *housing with supports*.

E.3.2.4 The existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 – Residential Intensification and other applicable policies of this Plan.

Low Density Development

E.3.4.3 Uses permitted in low density residential areas include single-detached, semi-detached, duplex, triplex, and street townhouse dwellings.

E.3.4.4 For low density residential areas the maximum *net residential density* shall be 60 units per hectare.

E.3.4.5 For low density residential areas, the maximum height shall be three storeys.”

The proposal is to establish a vacant land condominium for six (6) single detached dwellings that will be less than three (3) storeys in height and have a residential density of approximately fifteen (15) units per net hectare. The existing development in the area is comprised of single detached dwellings on large lots. As such, the proposed development will maintain the existing character of the established neighbourhood.

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Therefore the proposed use, form, and scale of development comply with the policies of the UHOP.

Natural Heritage

The subject property is located adjacent to a Core Area (Environmentally Significant Area, Provincially Significant Wetland).

“C.2.5.5 *New development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in Section C.2.5.2 to C.2.5.4 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there shall be no negative impacts on the natural features or on their ecological functions.*”

The proposed development is to be located within the footprint of the existing developed area and is also separated from the Core Area by York Road and, except for increased storm water runoff, the development is not expected to have an impact on the Core Area. Also there are trees growing on-site and on the abutting properties and therefore a Tree Protection Plan (TPP) is required. Both Storm Water Management and TPP will be reviewed as part of the Site Plan Control application, which will need to be satisfied prior to the registration of the Draft Plan of Condominium as per Condition No. 2 of Appendix “C” to Report PED18043.

Town of Dundas Zoning By-law No. 3581-86

The subject property is zoned “R2” Single Detached Residential Zone. The “R2” Zone permits single detached residential uses and therefore the use conforms to the Town of Dundas Zoning By-law No. 3581-86.

Minor Variance approval (application No. DN/A-16:266) to permit a private common element condominium road to be defined as a public thoroughfare, to permit a parking space to be located within the driveway, and to permit a reduction in the northerly side yard setback for Unit No. 3 were approved by the OMB on September 26, 2017. These variances to the Town of Dundas Zoning By-law No. 3581-86 are required in order to address By-law conformity issues with respect to the proposed development.

The proposed Draft Plan of Condominium will be required to demonstrate conformity to the Zoning By-law prior to the registration of the Draft Plan of Condominium. This is addressed as Condition No. 1 of Appendix “C” of Report PED18043.

RELEVANT CONSULTATION

The following internal Departments and external Agencies had no concerns or objections with respect to the proposed applications:

- Recreation Planning, Community and Emergency Services Department;
- Niagara Escarpment Commission;
- Hydro One; and,
- Alectra Utilities (formerly Horizon Utilities).

Health Protection Division, Public Health Services Department, identified that a pest control plan focusing on rats and mice be developed and implemented for the construction / development phase. This requirement is being addressed as a condition of Site Plan Control, which will need to be satisfied prior to the registration of the Draft Plan of Condominium as per Condition No. 2 of Appendix “C” to Report PED18043.

Canada Post advised mail delivery service to the development will be provided through a centralized Community Mail Box. Additionally prospective purchasers and tenants need to be advised that mail services will be provided by way of a centralized Community Mail Box and the location of this mail box. These requirements have been included as Condition Nos. 3 b), c) and d) of Appendix “C” to Report PED18043.

Urban Forestry and Horticulture, Public Works Department, identified that there are municipal tree assets on or adjacent to the property that will be directly affected by the proposal and therefore a tree management plan will be required. A landscape plan will be required for the placement of trees both on the subject property and on the City Boulevard. Urban Forestry and Horticulture staff noted that new development is required to provide payment for road allowance street trees. The tree management plan, landscape plan and the payment for street trees will be submitted and collected as part of the Site Plan Control application. These requirements have been included as conditions of Site Plan Control, which will need to be satisfied prior to the registration of the Draft Plan of Condominium, included as Condition No. 2 of Appendix “C” to Report PED18043.

Transportation Management, Public Works Department, identified that the intended road width of York Road is 20.117 metres and the applicant will be required to provide a Transportation Demand Management Options Memo.

As part of the Site Plan Control application, a 3.66 metre road widening was provided from the previously un-widened portion of the lands. The Site Plan Control application was reviewed by Transportation Management staff which provided no additional comments respecting the Transportation Demand Management Options Memo.

Operations Division, Public Works Department, advised that the development is eligible for weekly waste collection, however the development is not designed for waste collection on private property for each individual dwelling unit as it does not allow for the continuous forward movement of the waste collection vehicles. If forward movement of waste collection vehicles or a turnaround area allowing for a three-point turn cannot be accommodated, waste collection will be offered curb side on York Road at a common area.

There is insufficient space on-site in which to accommodate forward movement only for waste collection vehicles or to accommodate a turnaround area on-site therefore, waste collection is to be from York Road from a common area. To ensure prospective owners and tenants are made aware that waste collection will be from a common area on York Road, a warning clause will need to be included in the Condominium Agreement. This has been included as a Condition No. 3 e) to Appendix "C" of Report PED18043.

Public Consultation:

In accordance with Council's Public Participation Policy, the proposal was circulated as part of the Notice of Complete Application to 64 property owners within 120 m of the subject lands on December 2, 2016. A public notice sign was also established on-site on December 8, 2016 and updated on January 24, 2018. At the time of the writing of this report, a total of 10 letters of correspondence were received and are attached as Appendix "E" to Report PED18043.

The issues raised in the letters of correspondence identified a number of concerns with respect to the proposed development including:

- i) Inaccuracy with lands identified on the location map;
- ii) Disregard for the previous OMB decisions;
- iii) Compatibility and consistency with the existing neighbourhood;
- iv) No attempt by the applicant to discuss the proposal with surrounding residents;
- v) Over-intensification;

- vi) Impacts respecting traffic, noise, parking, and snow storage; and,
- vii) Impact on property values.

The issues identified in the correspondence are discussed in the Analysis and Rationale for Recommendations section of this Report.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposal has merit and can be supported for the following reasons:
 - i) It is consistent with the PPS (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017);
 - ii) It complies with the policies of the UHOP; and,
 - iii) The proposal establishes condominium tenure for a form of development permitted under the Town of Dundas Zoning By-law No. 3581-86, as amended by Minor Variance application DN/A-16:266.
2. The purpose of the Vacant Land Condominium is to facilitate the form of tenure for the proposed single detached dwellings and common elements. The Condominium will establish the lots for the six (6) single detached dwellings and the common element which will include the condominium road, sidewalk, visitor parking, and landscaped areas.
3. It is noted that snow removal on the private condominium road will not be undertaken by the City of Hamilton and it will be the responsibility of the Condominium Corporation to ensure that snow removal is undertaken for the common element condominium road and sidewalks. In order to ensure that purchasers and tenants are made aware of the fact that the City of Hamilton will not be undertaking snow removal for the private condominium road, a warning clause will be required to be included as part of any purchase and sale or lease or rental agreement. This has been included as Condition No. 3 a) of Appendix "C" to Report PED18043.
4. Growth Planning staff have reviewed the proposed Draft Plan of Condominium and have requested standard notes be included in the list of Draft Plan of Condominium Conditions which provides for a three (3) year approval limit. The note has been included in Appendix "C" to Report PED18043.
5. There is a 300mm municipal sanitary sewer and a 300mm public watermain within this section of the York Road road allowance that are available to service

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the subject property. There is no storm sewer along this section of York Road. As part of the Site Plan Control application, the applicant is required to extend storm sewers in order to service the subject lands. The grading and storm water management of the subject lands will also be reviewed and addressed as part of the Site Plan Control application.

A 3.66 metre road widening from the previously un-widened portion of the lands is required. The road widening dedication will be provided as part of the Site Plan Control application.

These requirements have been included as conditions of Site Plan Control, which will need to be satisfied prior to the registration of the Draft Plan of Condominium, as per Condition No. 2 of Appendix "C" to Report PED18043.

6. Following the Notice of Complete Application, staff received ten (10) letters of correspondence (see Appendix "E" of Report PED18043).

The letters of correspondence identified a number of concerns with respect to the proposed development:

Inaccuracy with lands identified on the location map

It was noted in the letters of correspondence that the location map included in the Notice of Complete Application dated November 14, 2016 showed only the westerly half of the subject property. Staff reviewed the error and further identified that the circulation for all properties within 120 metres was based on the extent of the lands identified in the inaccurate location map. The location map and circulation list were corrected and a revised circulation to all property owners within 120 metres was circulated on December 2, 2016.

Disregard for Previous OMB Decisions

The two (2) previous OMB decisions from 2013 and 2015 were noted by several interested parties who expressed concern that the proposal disregards the previous OMB Decisions respecting not only the type of development (townhouses and semi detached dwellings) but that the dwellings should front onto York Road. The revised proposal establishes single detached dwellings which constitutes the type of dwelling unit that the previous OMB Decisions recommended. A Minor Variance application was brought before the OMB and the OMB authorized a settlement for the six (6) single detached dwellings which are accessed from a private condominium road.

Compatibility and Consistency with the Existing Neighbourhood

A concern was raised that the proposed development is not compatible or consistent with the existing neighbourhood. The policies of the UHOP do not narrowly interpret compatibility to be the same as or even being similar to the surrounding neighbourhood but that the development must be mutually tolerant and capable of existing together in harmony. The proposed development is for the establishment of single detached dwellings which is a form of development that is predominant in the surrounding area. The size of the proposed lots is similar to other lots that exist in the area. The primary difference between the proposed lots and the lots in the surrounding area is that the proposed lots do not directly front onto a public road but onto a private common element condominium road. Through both the OMB settlement and Site Plan Control application process, potential impacts including lighting impacts, sightline impacts, parking, and storm water management will be addressed.

Discussion Between Neighbours and the Applicant

A concern was raised that the applicant made no attempt to discuss the proposed development with neighbouring property owners. While the neighbouring property owners were advised of the proposed development through the applications for both Minor Variance and Draft Plan of Condominium, there is no requirement for the applicant to undertake a Public Consultation Strategy to engage with the public unless an application for an Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision has been applied for.

Over-Intensification

A concern was raised that the proposed development represents an over intensification of the subject lands. As noted in respect to compatibility, the proposed use of the lands and the size of the proposed lots is similar to other lots that exist in the surrounding area and complies with the UHOP with respect to use and density. Adequate parking can be provided on-site along with landscaping and amenity space.

Impacts respecting Traffic, Noise, Parking, and Snow Storage

Concerns were raised that the proposed development will create negative impact on the surrounding area with respect to traffic, noise, overflow parking, and snow storage. Given the small scale of development, the six (6) single detached dwellings would not be expected to generate significant amounts of traffic and

noise, and through the Site Plan Control application, the sightlines of the proposed private condominium road have been reviewed and obstructions to the sightline have been restricted as part of the Site Plan Control application.

A concern was raised in respect to overflow parking spilling into the surrounding neighbourhood. In addition to the five (5) visitor parking spaces provided off the condominium road, each dwelling unit will maintain an attached garage that can support two (2) parking spaces along with additional space within the driveway that can support two (2) additional parking spaces. Therefore sufficient parking will be provided and therefore the proposed development will not create impacts with respect to overflow parking into the surrounding neighbourhood.

In respect to snow storage, ensuring the maintenance of the condo road, which includes snow removal, forms the basis for establishing a Condominium Corporation. There are landscaped areas within the common element that can accommodate snow storage and through the Site Plan Control application the potential impacts of snow storage on the proposed storm water management system was reviewed and it was determined that adverse impacts will not be created.

Impact on Property Values:

A number of interested parties were concerned that the proposed development would negatively impact the property values of existing properties in the area. Staff are not aware of any supporting real estate information or any empirical data with respect to property devaluation that would substantiate this concern.

ALTERNATIVES FOR CONSIDERATION

If the Draft Plan of Condominium application is denied, the applicant may apply for approval of a standard condominium or establish rental tenure for the proposed single detached dwellings.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

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Healthy and Safe Communities

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

Our People and Performance

Hamiltonians have a high level of trust and confidence in their City government.

APPENDICES AND SCHEDULES ATTACHED

- Appendix “A”: Location Map
- Appendix “B”: Draft Plan of Condominium
- Appendix “C”: Conditions of Draft Plan of Condominium
- Appendix “D”: Ontario Municipal Board Decision – September 26, 2017
- Appendix “E”: Public Comments

DB:jp