



# INFORMATION REPORT

<b>TO:</b>	Chair and Members Planning Committee
<b>COMMITTEE DATE:</b>	April 17, 2018
<b>SUBJECT/REPORT NO:</b>	GRIDS 2 and Municipal Comprehensive Review – Work Plan and Consultation Update (City Wide) (PED17010(b))
<b>WARD(S) AFFECTED:</b>	City Wide
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<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

**Council Direction:** N/A

## **Information:**

This Report will provide an update on GRIDS 2 (Growth Related Integrated Development Strategy) and the Municipal Comprehensive Review (MCR), including the status of recent provincial initiatives / changes; an updated work plan resulting from these provincial changes; and an update on the proposed consultation plan, including upcoming consultation events.

### 1.0 What is GRIDS and the Municipal Comprehensive Review?

The City is undertaking an update to GRIDS, known as GRIDS 2, which is a long term growth strategy to allocate forecasted population and employment growth to the year 2041. The forecasts for Hamilton project an increase of 40,000 jobs and 100,000 people between 2031 and 2041. As such, GRIDS must be updated to allocate the additional jobs and persons beyond 2031 (to 2041) and to determine the impact on the Infrastructure Master Plans and Development Charges By-law. A municipal comprehensive review (MCR) is a requirement of the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement (PPS) at the time of an Official Plan review to bring the City's Official Plans into conformity with the Provincial plans. The MCR is broad and encompasses many inter-related components (see Appendix "A" to Report PED17010(b)), and must be completed prior to any expansion of the urban boundary. However, many of the studies that are required as part of the MCR are also

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part of a growth strategy. As such, the MCR will be completed concurrently with GRIDS 2, which has the benefit of combining the public and stakeholder consultation into one process, and efficiently using staff time and resources.

## 2.0 Provincial Initiatives

The Province of Ontario completed the Co-ordinated Provincial Plan Review in 2017 with the release of updated Provincial plans, including the Growth Plan, 2017 and the Greenbelt Plan, 2017. The release of the revised plans introduced new requirements / studies for municipalities to complete as part of the MCR conformity exercise and new targets which municipalities must implement in their Official Plans. At the time of the release of the revised plans in May 2017, the Province identified that additional documentation would be forthcoming to assist municipalities in completing the MCR, including the required methodology for land needs assessment, and guidance documents on process and targets. These provincial requirements are summarized below:

### *2.1 Land Needs Assessment Methodology*

On December 19, 2017, the Province released the Proposed Methodology for Land Needs Assessment. The document was posted on the environmental registry (EBR) for comment, with the commenting period ending on February 28, 2018. Staff provided comments to the Province on the proposed methodology within the required time period. It is anticipated that the final document will be released in early Spring 2018.

Completion of a Land Needs Assessment in accordance with the Proposed Methodology is a requirement under the Growth Plan 2017. The Plan requires all upper and single tier municipalities to use the methodology to assess the quantity of land required to accommodate forecasted growth to the year 2041. The methodology is therefore a critical piece in the completion of the MCR. The methodology outlines the process for the municipality to complete its land needs assessment (land budget) to 2041, as well as inputs and assumptions to be utilized in the completion of the work.

### *2.2 New targets*

The Growth Plan, 2017 introduced new targets related to density and intensification that the City must implement in the Official Plan through the MCR conformity exercise. The new and increased targets are:

- Increase in the intensification target (new units constructed within the built-up area per year) from 40% to 50% (2021 to 2031) and 60% (2031 to 2041);

- Increase in the designated greenfield area (DGA) density target from 50 persons and jobs per hectare (pjh) to 60 pjh for existing DGA and 80 pjh for any newly-designated DGA; and,
- Introduction of a new density target for Major Transit Station Areas (MTSAs) on the City's priority transit corridor (LRT corridor) of 160 pjh for each MTSA (see further information below on the City's MTSA planning work).

The City must identify how these targets will be achieved through the completion of an intensification strategy, housing strategy and concept planning work on the MTSAs. The information completed through these strategies and the identification of the targets will form an input into the land needs assessment.

The Province has indicated that a forthcoming guidance document will provide information for municipalities on the required targets, how to demonstrate conformity with the targets, and how to request an alternative target if necessary.

### *2.3 Municipal Comprehensive Review process*

The Province has indicated that guidance will be forthcoming on the MCR process and how municipalities are expected to complete the process and demonstrate conformity with the Growth Plan. It is staff's understanding that the Province is proposing an iterative and consultative process which will allow municipalities to gain feedback and approval of certain components of the MCR throughout the process. This system of 'check-ins' with the Province will ensure that the City is proceeding in the correct order and meeting all requirements of the MCR. The timing and process for meeting with the Province, identifying key check-points, and receiving feedback are unknown at present but it is anticipated the upcoming guidance document will provide direction.

### *2.4 Agriculture and Natural Heritage Mapping*

On February 9, 2018, the Province released the final mapping of the Agricultural System and the Natural Heritage System for the Greater Golden Horseshoe (GGH). Draft mapping of both the agricultural and natural heritage systems had been provided for comment in October 2017. The City provided comments on both sets of maps, raising concerns over significant parcels of land that were incorrectly identified as Prime Agriculture or as being within the natural heritage system. The final mapping has not responded to many of the City's concerns. Staff will have further discussions with the Province regarding the opportunity to address further concerns during the MCR process.

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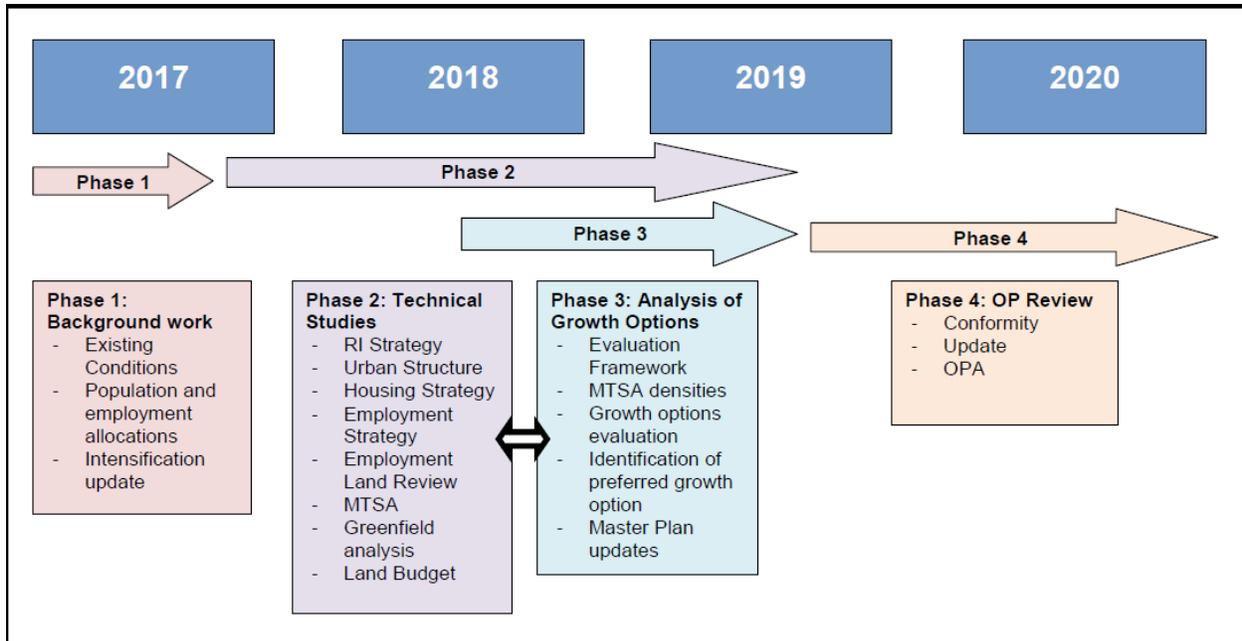
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3.0 Key Work Plan Phases

The work program for GRIDS 2 and the MCR has been updated to respond to the new provincial requirements and directions outlined above. The timeline below identifies the broad phases and components of the MCR process. A more detailed work plan focused on Phases 1 to 3, including consultation opportunities, is attached as Appendix “B” to Report PED17010(b):



Background work has already been completed as part of Phase 1. Work has commenced on the technical studies and inputs required as part of Phase 2.

4.0 Consultation Update

The City is retaining a public engagement consultant to assist with planning a comprehensive, inclusive and innovative public consultation plan to ensure that all members of the public, stakeholders and council have the opportunity to be fully engaged in the planning process. The following outlines the preliminary public consultation plan which will be further refined in the near future following discussions with the public engagement consultant once retained.

*4.1 Opportunities for involvement:*

The goal of the public consultation plan is to ensure that multiple, meaningful opportunities for engagement are provided to ensure that all members of the public and

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stakeholders have an opportunity to participate in the process. The engagement shall go beyond the traditional format of open houses and meetings. The engagement shall incorporate the use of technology to ensure easy access to information and accessible participation. Opportunities for involvement will include:

- Open Houses;
- Website updates with interactive content;
- Social media releases;
- Infographics and maps; and,
- Stakeholder consultation

*4.2 Timing of Open Houses:*

At present, it is anticipated that three rounds of open houses will be held to share information and gain feedback on GRIDS 2 and the MCR at key points in the process. The preliminary timing and content of each round of open houses is summarized below:

<b>Open House</b>	<b>Date</b>	<b>Content</b>
#1	May 2018	<ul style="list-style-type: none"> <li>• Introduction to GRIDS 2 and MCR</li> <li>• Work plan / timing</li> <li>• Background report (Growth Summary)</li> <li>• Urban structure consideration</li> <li>• MTSA Planning</li> <li>• Residential Intensification</li> </ul>
#2	Late November/early December 2018	<ul style="list-style-type: none"> <li>• Feedback from Open House #1 (MTSA concepts, urban structure)</li> <li>• Updates on RI / Housing / employment strategies</li> <li>• Land budget results</li> <li>• Evaluation framework for growth options and call for requests</li> </ul>
#3	February 2019	<ul style="list-style-type: none"> <li>• Identification of preferred growth option</li> <li>• Updates on RI / Housing / employment strategies</li> <li>• Master Plan updates</li> <li>• Where do we go next? – OP Review</li> </ul>

Staff will ensure that opportunities for involvement through Open Houses will be provided throughout the City and in all wards. Some content may be location specific, for example, the MTSA concept planning information will be focused in locations along the LRT corridor. All information will be available on the GRIDS 2 / MCR website.

The final stage of the MCR (Phase 4) is the Official Plan conformity exercise which will culminate in an Official Plan Amendment under Section 26 of the *Planning Act*. It is anticipated that additional Open Houses will be required during the Official Plan conformity component of the MCR, which is anticipated to commence in 2019. The chart above does not reflect this additional consultation.

#### *4.3 Stakeholder group:*

Stakeholder involvement and input will be important to the GRIDS 2 / MCR process. Staff anticipate multiple stakeholder sessions which will focus on different components of the process, for example: Residential Intensification / MTSA planning; employment; greenfield planning; etc. While some stakeholders may have an interest in all topic areas, others may choose to focus their involvement to certain interest areas. It is anticipated that the first stakeholder sessions will occur to coincide with the timing of the first open house. An update on the stakeholder member list will be provided in the next GRIDS 2 / MCR update report.

#### 5.0 Consultant Teams

Consultant teams are being retained to lead certain portions of the GRIDS 2 and MCR work, as follows:

- Dillon Consulting: Dillon will be leading two key components of the GRIDS 2 / MCR work plan:
  - Delineation of the boundaries of the City's MTSA's along the LRT corridor and preparation of concept plans for each MTSA to identify the anticipated density (pjh) within the boundary. Further details are provided below;
  - Identification and evaluation of growth options to accommodate residential and employment growth to the year 2041, if the City's completed Land Needs Assessment identifies the need for additional lands to accommodate the growth;
- Public Engagement and Facilitation: As noted, a consultant team will be retained to provide advice and guidance on the public consultation plan for GRIDS 2 and the MCR, and to act as a facilitator during the public open house sessions; and,
- Land Economist: A professional land economist will be retained to complete the City's Residential and Employment Land Needs Assessment, and the related Employment Strategy, and to provide input into the Housing Strategy. Certain components of the Housing Strategy (i.e. analysis of future household composition) and the Employment Strategy (i.e. identification of an employment density target)

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must be completed in advance of the Land Needs Assessment as they are required as inputs into the Assessment.

## 6.0 Major Transit Station Area Planning

As noted above, one of the new requirements introduced through the Growth Plan 2017 is the requirement to plan for an increased density along the City's LRT corridor at each of the LRT stops (MTSAs). MTSAs are generally defined as the area within a 500 m radius of a transit station or stop. Specifically, the Growth Plan requires:

- Municipalities to delineate the boundaries of MTSAs on priority transit corridors in a manner that is transit-supportive and maximizes the size of the area and the number of potential transit users within walking distance;
- MTSAs on priority transit corridors served by LRT to be planned for a minimum density target of 160 pjh; and,
- Municipalities may request an alternative density target for individual MTSAs, provided it can be demonstrated that it is not possible to meet the target because development is restricted or there are infrastructure constraints, and if the average target along a corridor with four or more MTSAs exceeds the required 160 pjh.

There are 17 LRT stops along the corridor, all of which must meet the required density of 160 pjh. As part of Dillon Consulting's work, a boundary will be delineated for each of the MTSAs along the corridor, with the exception of the MTSAs within the Downtown or the Centennial Secondary Plans, which are being addressed through the Secondary Plan processes.

For each delineated MTSA (outside of Downtown and Centennial), Dillon will prepare concept plans identifying development options at different densities (pjh). These concept plans will assist with identifying the future density, which the City must identify in order to show conformity to the required Growth Plan target. If certain MTSAs do not meet the required 160 pjh density based on the prepared concept plans due to development constraints, it will be necessary for the City to request an alternative target for those particular MTSAs.

Staff will consult with members of the public and stakeholders regarding the MTSA boundaries, and the concept plans, to obtain feedback on the future development potential within each MTSA. This feedback will be utilized to select the preferred concept plan upon which the anticipated density target will be based. It is noted these concept plans are conceptual only, and will not be incorporated into the UHOP. Policies will not be developed based on the concepts at this stage in the process. Rather, the concept plans are being created for the sole purpose of illustrating future development

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concepts based on different densities, to assist staff, council and the public with understanding future development potential along the corridor to demonstrate conformity with the Growth Plan policies. It is possible that recommendations may arise out of the MTSA concept planning exercise which may result in future planning work including, but not limited to, zoning considerations.

**APPENDICES AND SCHEDULES ATTACHED**

- Appendix “A”: MCR Components
- Appendix “B”: Work Plan

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