



Growth Plan for the Greater Golden Horseshoe: Amendment No. 1 and Provincially Significant Employment Zones

February 19, 2019
(PED19033)

Growth Plan Changes

On January 15, 2019, the Province released the following proposed amendments to the Growth Plan through four postings on the Environmental Registry of Ontario:

- Amendment No. 1 to the Growth Plan for the Greater Golden Horseshoe;
- Framework for Provincially Significant Employment Zones;
- Modifications to two Regulations regarding transitional matters.



Background

- Province released new plans in 2017 after lengthy coordinated review process
- City is required to bring its official plans into conformity with new provincial plans by 2022 through Municipal Comprehensive review (MCR)
- MCR will identify where the City's population and employment to the year 2041 will be allocated
- MCR involves numerous studies including intensification update, employment land review and Land Needs Assessment
- Employment conversion and settlement expansion can only occur through MCR



Proposed changes

- Proposed Growth plan amendments cover a number of topic areas:
 - Settlement boundary expansion
 - Employment
 - Intensification
 - Greenfield areas
 - Transit station areas
 - Rural lands
- This presentation will highlight key proposed changes and staff recommendations

General Comments

- The general direction of the Growth Plan to manage growth through complete communities is supported.
- Staff's key concerns relate to:
 - permissions for employment land conversions and settlement boundary expansions in advance of the MCR;
 - changes that represent a shift to an incremental and reactive planning approach;
 - the approach could undermine the City's long term planning and growth management exercise.

Settlement Area Boundary Expansion

Key proposed changes related to settlement (urban) area boundary expansions are:

- New policy to allow for urban boundary adjustments outside of the MCR process provided there is no net increase in urban land area;
- New policies to allow for an urban boundary expansion to be completed in advance of the MCR, to a maximum land area of 40 ha, subject to criteria.

Settlement Area Boundary Expansion

The following concerns with the proposed policies are noted:

- No limitation on the number of expansions – multiple 40 ha expansions could be permitted.
- Could put pressure on council and staff to review expansion requests and slow conformity process.
- Will not allow for a holistic evaluation of all growth options.
- Will not result in complete communities.
- Adding lands to the urban boundary requires servicing strategies, secondary plans, public consultation. The city does not have resources to address these needs for multiple areas.

Settlement Area Boundary Expansion

Staff recommendations:

1. Delete policies 2.2.8.5 and 2.2.8.6 which allow for settlement expansions up to 40 ha in advance of MCR.
2. Delete policy 2.2.8.4 which allows for boundary adjustment in advance of MCR.

If the Province does not follow the above recommendation, staff offer the following alternative:

- Revise policy 2.2.8.5 to state that only a one-time expansion may occur in advance of the next round of conformity and may only be municipally-initiated.

Employment Areas

Key proposed changes related to employment areas include:

- New policy which allows for some employment land conversions to occur outside of the MCR.
- New policy which would allow for the introduction of sensitive land uses within employment areas.
- Introduction of Provincially Significant Employment Zones (PSEZs).

Employment Areas

The following key concerns related to the proposed employment area changes are noted:

- Allowing employment land conversions in advance of the MCR is not supported. The City would not have sufficient information to review the requests, and could cause delay in the MCR conformity exercise.
- Allowing sensitive land uses in employment areas could impact the operations of existing and future industrial uses.

Employment Areas

Staff Recommendations:

1. Delete policy 2.2.5.10 which allows for employment land conversions in advance of MCR.
2. Delete policy 2.2.5.8 which permits sensitive land uses in combination with major office or retail.

If the Province does not follow the above recommendation, staff offer the following alternative:

- Revise policy 2.2.5.10 to state that conversion can only occur after a municipality has completed a comprehensive Employment Land Review and Land Needs Assessment, supported by a Council resolution.

Provincially Significant Employment Zones (PSEZs)

- PSEZs are employment areas identified by the Province that are protected from conversion prior to the MCR.
- Designation is based on a number of criteria, including vulnerability to conversion pressure, transportation access, high concentration of employment, presence of large tracts of developable land, and support of the agri-food network.
- In Hamilton, only 3 PSEZs were identified, as shown on the following maps:

Provincially Significant Employment Zones



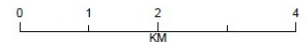
Zone Name: Hamilton (Hamilton Portlands)

Zone Number: **25**

Upper- or Single-Tier Municipality: HAMILTON

-  Proposed PSEZ
-  Municipally Designated Employment Area (2013)
-  Municipal Boundary

Data Sources: Ministry of Municipal Affairs and Housing, Ministry of Natural Resources and Forestry.



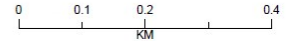
Provincially Significant Employment Zones



-  Proposed PSEZ
-  Municipally Designated Employment Area (2013)
-  Municipal Boundary

Data Sources: Ministry of Municipal Affairs and Housing, Ministry of Natural Resources and Forestry.

Zone Name: Hamilton (Central)
Zone Number: **26**
Upper- or Single-Tier Municipality: HAMILTON



Provincially Significant Employment Zones



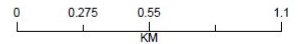
-  Proposed PSEZ
-  Municipally Designated Employment Area (2013)
-  Municipal Boundary

Data Sources: Ministry of Municipal Affairs and Housing, Ministry of Natural Resources and Forestry.

Zone Name: Hamilton (Hamilton Airport)

Zone Number: **27**

Upper- or Single-Tier Municipality: HAMILTON



Provincially Significant Employment Zones (PSEZs)

Staff Recommendations:

1. Amend the proposed boundaries of the PSEZs as follows:
 - Hamilton Portland's – The proposed description is incorrect and includes two different areas.
 - Hamilton Central – only a portion of the Red Hill North Park has been included. The entirety of the Park should be included.
 - Hamilton Airport – this area should be renamed to Hamilton Airport Employment Growth District and follow the boundaries of the Airport Employment Growth District.

Provincially Significant Employment Zones (PSEZs)

Staff Recommendations:

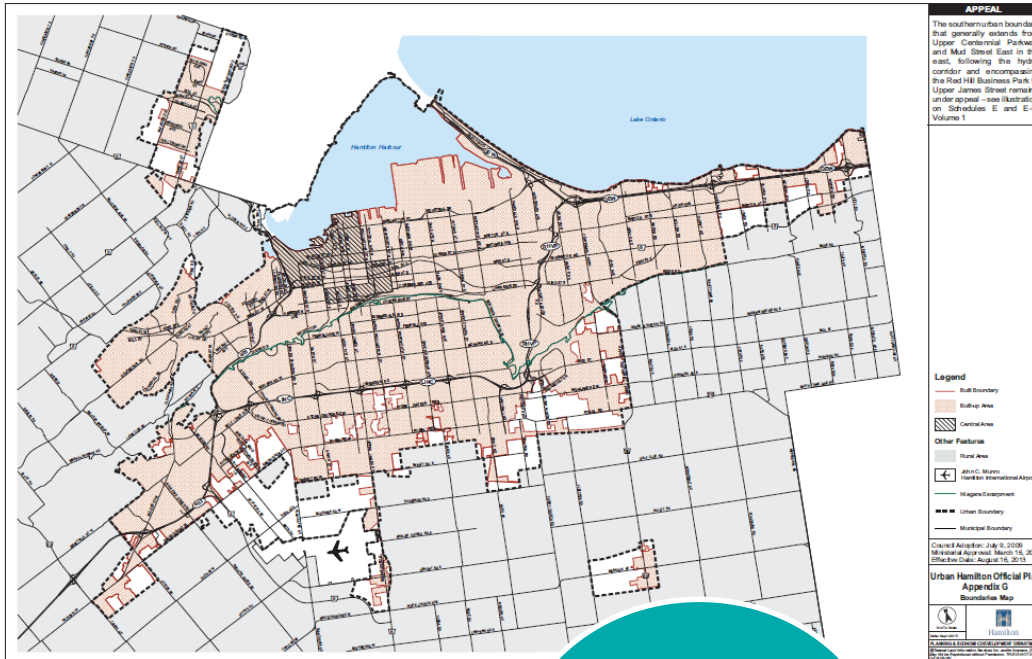
2. Add the following employment areas to the lands identified as PSEZs:
 - Ancaster Business Park.
 - Red Hill South and the eastern half of Red Hill North Business Park.
 - The West Hamilton Innovation District.
 - Flamborough Business Park.

Changes to Intensification and Greenfield Targets

Key proposed changes related to targets for intensification in the built-up area and density in the Designated Greenfield Area (DGA) include :

- Increase in the intensification target from 50% to 60% between 2021 (completion of MCR) and 2031.
- Decrease in the density target for any new Designated Greenfield Areas from 80 persons and jobs per hectare (pjh) to 60 pjh.
- Amended policy to permit municipalities to apply for an alternative intensification and density target.

Intensification and Density Targets



Increase in
Intensification
Target



Decrease in
Greenfield
Density
Target



Impact on
Land Need
and Built
Form??

Intensification Target

The Growth Plan intensification target measures the number of new units constructed annually within the built-up area. The target has been increased since the adoption of the 2006 Growth Plan.

Year	Unit Growth*	2006 Plan requirement		2017 Plan requirement		Amend. No 1 requirement	
		%	units	%	units	%	units
2021 – 2031	37,000 units	40%	14,800	50%	18,500	60%	22,200
2031 – 2041	38,000 units	40%	15,200	60%	22,800	60%	22,800
Total	75,000 units		30,000		41,300		45,000

* numbers are preliminary and subject to change

Intensification Target

The following key concerns related to the increased intensification target are noted:

- It will be challenging to achieve the increased target.
- Recent rates of intensification are:
 - 2013 – 32%
 - 2014 – 36%
 - 2015 – 42%
 - 2016 – 28%
 - 2017 – 26%
- The increased target would require the construction of almost 2,300 intensification units per year, as compared to historical range of 600 to 1,000 units per year.

Intensification Target

The City has undertaken many initiatives aimed at increasing intensification rates, including

- Official Plan and zoning changes:
 - Downtown Secondary Plan revision and new zoning
 - Centennial Neighbourhoods Secondary Plan
 - Transit-oriented Corridor zoning
 - Commercial Mixed-Use zoning
 - New Residential zoning is underway
- Process improvements: streamlined development approvals
- Incentives: Downtown CIP, ERASE grants etc.

Intensification Target

Staff Recommendations:

1. Do not raise the intensification target to 60% between 2021 and 2031. The target from the 2017 Growth Plan should be maintained.
2. Keep the amended policy which permits municipalities to apply for an alternative intensification target.

Designated Greenfield Area

Comments and Recommendations:

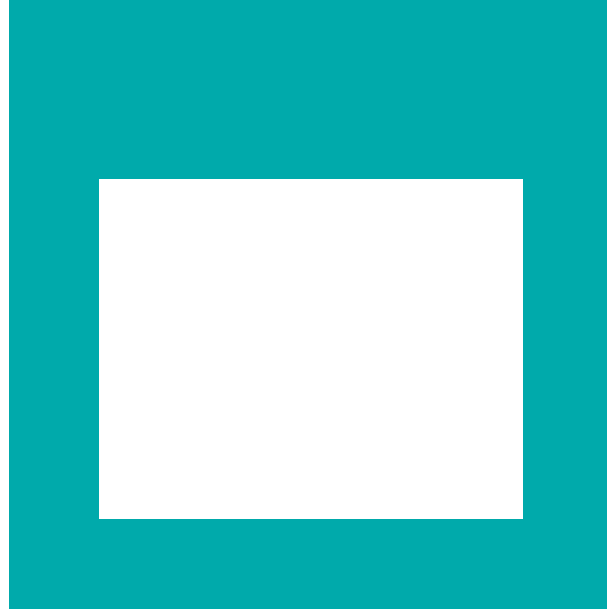
1. Staff are supportive of the reduction in the greenfield density target for new urban areas to 60 pjh. The previous requirement of 80 pjh for new areas would have resulted in a community of primarily medium to high density housing, not resulting in a complete community with a variety of housing types.

Other Proposed Changes

- Major Transit Station Areas – simplified process for applying for alternative target.
- Removal of requirement to complete an Employment Strategy and Housing Strategy as part of the MCR – simplified process.
- Agricultural System mapping – will come into effect upon completion of MCR, but refinements can take place through MCR process. The City has reiterated its concerns with the proposed mapping.

ERO Postings

- Comments on the ERO Postings are due to the Province on February 28, 2019.
- The Staff report, including any changes requested by Council, will be submitted as the City's formal comments.



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE