



INFORMATION REPORT

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	September 3, 2019
SUBJECT/REPORT NO:	Staging of Development Report 2019-2022 (PED19148) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Alvin Chan (905) 546-2424 Ext. 2978
SUBMITTED BY:	Tony Sergi Senior Director, Growth Management Planning and Economic Development Department
SIGNATURE:	

INFORMATION

As per the policy F.3.6.3 of Volume 1 of the Urban Hamilton Official Plan, “the City’s Staging of Development Report shall be prepared and approved annually. The City’s Staging of Development Report and the City’s Capital Works Program shall generally be prepared in concert with each other.” Moreover, policy F.3.6.3(i) provides criteria for determining the appropriate staging and priority for development.

The intent of the Staging of Development Report is to provide a document and process which integrates the City’s financial planning of growth-related capital costs with land use planning and the timing of development which shall occur in an orderly and appropriate sequence of locations of market demand with adequate servicing programs.

This Report provides for a complete picture of growth within the City of Hamilton, which will allow the municipality to ensure that existing infrastructure and future investments are optimized to serve future growth; as it is essential to the viability of our community and critical to our economic competitiveness, quality of life and the delivery of public services.

Lastly, the Staging of Development Report will also provide an overview of residential development activity in the City for 2016 through to 2018, including associated Building Permit data. Hamilton remains a successful community and has experienced robust growth in the last several years and will continue to grow.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

Accordingly, the Staging of Development Program serves as a guide for setting the capital program for growth infrastructure; however, it is approval of the annual Capital Budget that ultimately authorizes the timing and funding for project implementation.

This Report has been set out into three sections, the first being, Draft Plan of Subdivision Prioritizations for Draft Approval and Servicing 2019 – 2020; Development Activity Summary Approvals and Registrations 2016 – 2018; and, Building Permit Activity 2016 – 2018.

Staging of Development Report 2020 – 2022

Due to the size of the Report, a complete copy of the Report can be found at:

<https://www.hamilton.ca/mapping-business-reporting/activity-reports/staging-development-report>

Data Sources:

Previous Staging of Development Reports were based on Canadian Mortgage and Housing Corporation data and subsequently transitioned to building permits in 2015. In addition, upon detailed review, staff have been updating the building permit data to reflect as built conditions.

The data below was compiled by the Planning and Economic Development Department, GIS - Planning and Analysis Section using a variety of data sources including, but not limited to: Engineering Approvals – Status Database; AMANDA; and, File information from the Planning and Economic Development Department, Legislative Approvals and Staging of Development Section. The data contained within this Report is for the Staging of Development Report only and shall not be used for land budgeting or growth planning purpose(s).

Query Dates:

- Registrations reported are up to end of year 2018.
- Building Permit data reflects all permits up to end of year 2018.

NOTES:

- Institutional / Commercial / Industrial (ICI) statistics are based on the assumption that 30% of the respective block can be developed for ICI purposes. In addition, Mixed-Use land uses were included as Commercial for ICI calculations, where identified.

1.0 Draft Plan of Subdivision Prioritizations Draft Approval & Servicing 2019 - 2020

The Staging of Development Report is an important tool to guide growth in an orderly manner by balancing the infrastructure needs with the costs of extending new services, coordinating growth infrastructure with development approvals and guiding the pace of growth across the City. In particular, it identifies and prioritizes Draft Plans of Subdivision for Draft Approval and for Servicing Eligibility / Registration purposes from 2019 – 2022.

The Staging of Development Plan identifies:

- Four (4) Plans of Subdivision Applications are identified for Priority Processing for Draft Plan Application Approval in 2019 (Tables 1 and 2); and, twenty-three (23) in 2020.
- Nineteen (19) Draft Approved Plans of Subdivision are anticipated for servicing in 2019 (Tables 3 and 4); and, eleven (11) expected in 2020.

The four (4) submitted Draft Plans of Subdivision applications identified for potential approval in 2019 will create a potential maximum of 1,815 dwelling units comprised of 18 single detached residential units; 54 semi-detached residential units; 337 townhouse units; 1,406 apartment units; and 91,386 square feet of Industrial / Commercial / Institutional (ICI) land uses (Table 1).

Table 1: 2019 Priority Processing for Draft Plan Application Approval

Plan No.		Subdivision Name	Single	Semi-Detach	Towns	Apt.	Institutional/ Commercial/ Industrial (ICI)
25T-201605	HAM	Waterfront Pier 8	0	0	0	1,300	*78,792
25T-201706	GLAN	Jackson Heights Extension	18	0	243	64	12,594
25T-201804	SC	Myst	0	0	94	42	0
25T-201902	HAM	Cardinal Heights	0	54	0	0	0
		TOTAL	18	54	337	1,406	91,386

NOTES: Institutional / Commercial / Industrial (ICI) is calculated with an assumption of 30% of the respective Block area being developed, including Mixed-Use Blocks.

*Includes Mixed-Use Blocks.

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The 23 submitted Draft Plans of Subdivision applications identified for potential approval in 2020 will create a potential maximum of 2,093 dwelling units comprised of 277 single detached residential units; 52 semi-detached residential units; 1,454 townhouse units; 310 apartment units; and 2,713,206 square feet of Industrial / Commercial / Institutional (ICI) land uses (Table 2).

Table 2: 2020 Priority Processing for Draft Plan Application Approval

2020 PRIORITY PROCESSING FOR DRAFT PLAN APPROVAL							
Plan No.		Subdivision Name	Single	Semi-Detach	Towns	Apt.	Institutional/ Commercial/ Industrial (ICI)
25T-201206	ANC	Springbrook Corners	0	0	35	0	53,056
25T-201306	FLAM	Silverwood Homes, Ph.2-3	0	0	195	0	0
25T-201503	SC	165 Upper Centennial Parkway @ LPAT	0	4	257	189	17,761
25T-201505	GLAN	Silverbirch Meadows @ LPAT	32	0	53	0	0
25T-201602	ANC	Fiddlers Green Townhouses	0	0	12	0	0
25T-201608	SC	56 Highland Road	1	0	49	1	0
25T-201609	SC	1809-1821 Rymal Road East	0	0	279	0	54,509
25T-201611	SC	Nash Neighbourhood Ph. 2	12	0	185	12	0
25T-201612	SC	Nash Neighbourhood Ph. 3	48	0	87	48	0
25T-201701	SC	City View Estates - Nash Phase 5	39	0	58	0	0
25T-201702	FLAM	609 & 615 Hamilton Street North @ LPAT	0	2	61	0	0
25T-201703	SC	Newport Yacht Club, Ph. 4	38	0	0	0	0
25T-201708	FLAM	43 Highway 5 West	0	0	0	0	252,846
25T-201709	ANC	45 Secinaro Avenue	11	0	0	0	0
25T-201710	FLAM	Alayche Estates - 655 Cramer Road	18	0	0	0	0
25T-201711	SC	Branthaven Winona Hills	59	0	0	0	1,615

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Table 2: 2020 Priority Processing for Draft Plan Application Approval - CONTINUED

2020 PRIORITY PROCESSING FOR DRAFT PLAN APPROVAL							
Plan No.		Subdivision Name	Single	Semi-Detach	Towns	Apt.	Institutional/Commercial/Industrial (ICI)
25T-201803	HAM	James Mount Extension	0	46	100	0	0
25T-201806	ANC	Silvestri	0	0	0	0	725,278
25T-201807	GLAN	Corbett	0	0	0	0	1,608,141
25T-201809	ANC	387-409 Hamilton Drive	19	0	0	0	0
25T-201901	SC	Barton Estates	0	0	12	0	0
25T-201903	SC	Trillium Housing - 15 Picardy Dr	0	0	71	0	0
25T-201904	SC	Trillium Housing - 1288 Baseline Road	0	0	0	60	0
		TOTAL	277	52	1,454	310	2,713,206

NOTES: Institutional / Commercial / Industrial (ICI) is calculated with an assumption of 30% of the respective Block area being developed, including Mixed-Use Blocks.

As mentioned, twenty (20) Draft Approved Plans of Subdivision are anticipated for servicing in 2019 (Table 3); resulting in a potential of 3,081 units comprised of 1,041 single detached residential units; 6 semi-detached residential units; 1,365 townhouse units; 669 apartment units; and, 1,694,457 square feet of Industrial / Commercial / Institutional (ICI) land uses (Table 3).

Table 3: 2019 Anticipated Timing of Servicing of Draft Approved Plans

Plan No.	Subdivision Name	Single	Semi-Detach	Towns	Apt.	Institutional/Commercial/Industrial (ICI)
25T-200513	Waterdown Bay, Phase 3-4 (Phase 1)	609	0	103	314	*321,531
25T-200621	Silverwood Phase 1c	0	6	16	0	0
25T-200706	Stoneywood Park, Ph.2	44	0	67	0	26,705
25T-200723	Lancaster Heights (Mountaingate)	217	0	440	0	**80,084

Table 3: 2019 Anticipated Timing of Servicing of Draft Approved Plans – CONTINUED

Plan No.	Subdivision Name	Single	Semi-Detach	Towns	Apt.	Institutional/Commercial/Industrial (ICI)
25T-200903	Balsam Estates	10	0	0	0	0
25T-201003	Parkside Hills, Ph.2	6	0	181	0	***48,438
25T-201209	1125 West 5th Street	2	0	130	0	0
25T-201302	Kopper Meadow Phase 4	45	0	0	0	0
25T-201307	Star Meadows	16	0	0	0	0
25T-201504	Springbrook Meadows West Extension	44	0	0	0	0
25T-201507	Flamborough Power Centre North (Parkside Drive)	0	0	0	0	789,507
25T-201601	2 Glover Mountain Road (Red Hill Phase 5)	6	0	0	0	0
25T-201603	9890-9906 Twenty Rd W	8	0	0	0	0
25T-201604	820 Rymal Road East	0	0	14	0	0
25T-201613	The Towns at Red Hill	2	0	29	0	0
25T-200512	620 Tradewind Drive (Valery Business Park)	0	0	0	0	428,192
25T-201606	20 Miller Drive	22	0	0	0	0
25T-201802	Roxborough Park – Ph. 1	0	0	320	355	0
25T-200803	Victory Ridge Phase 3	6	0	0	0	0
25T-201805	Central Park Phase 2	4	0	65	0	0
	TOTAL	1,041	6	1,365	669	1,694,457

NOTES: Institutional / Commercial / Industrial (ICI) is calculated with an assumption of 30% of the respective Block area being developed, including Mixed-Use Blocks.

*Includes School, District Commercial, Neighbourhood Node and Mixed-Use Blocks

**Institutional Block not included as zoning permits for residential which was included.

***Mixed-Use Block not included.

The eleven (11) Draft Approved Plans of Subdivision are anticipated for servicing in 2020 will yield a potential of 1,796 units, comprised of 1,007 single detached residential units; 24 semi-detached residential units; 512 townhouse units; 253 Apartment units; and, 1,927,945 square feet of Industrial / Commercial / Institutional (ICI) land uses (Table 4).

Table 4: 2020 Anticipated Timing of Servicing of Draft Approved Plans

Plan No.		Subdivision Name	Single	Semi-Detach	Towns	Apt.	Institutional/Commercial/Industrial (ICI)
25T-86029	FLAM	Clappison Power Centre	0	0	0	0	*471,399
25T-91007	HAM	Jamesmount Gardens	0	24	23	0	0
25T-200303	GLAN	The Crossings Ph. 2	78	0	57	0	**95,520
25T-200404	FLAM	Flamborough Power Centre	0	0	0	0	887,384
25T-200908	SC	198 First Road West, Ph.2 (Paletta Lands)	0	0	49	253	79,761
25T-201205	ANC	Fields of Springbrook	92	0	0	0	0
25T-201309	GLAN	Summit Park – Ph. 11	368	0	158	0	31,323
25T-201402	HAM	Multi-Area Employment Lands	0	0	0	0	246,630
25T-201405	GLAN	3105 Fletcher Road	340	0	225	0	115,928
25T-201506	FLAM	Butternut Hill	6	0	0	0	0
25T-201801	GLAN	Branthaven Mount Hope	123	0	0	0	0
		TOTAL	1,007	24	512	253	1,927,945

NOTES: Institutional / Commercial / Industrial (ICI) is calculated with an assumption of 30% of the respective Block area being developed, including Mixed-Use Blocks.

*A revision is required to reflect the DA-18-171

**Includes Block 99 which is zoned for residential or institutional (public school)

2.0 Development Activity Summary Approvals and Registrations 2016 – 2018

Summary of Draft Plan of Subdivision Registration Activities in 2016 to 2018.

Thirty-Seven (37) plans of subdivisions were registered between 2016 and 2018 (Table 5), resulting in the potential creation of 6,588 dwelling units (Table 6).

Of note, Draft Plan of Condominiums have been removed from this Report, as the unit would have been captured already through the related Draft Plan of Subdivision or through the City of Hamilton Site Plan Pipeline tracking initiatives or associated development applications.

Additionally, the difference in numbers between Draft Plan Approval and Registration are due to a number of factors, such as, but not limited to, phased registration and lag time between Draft Approval and Registration.

Table 5: Number of Registered Plans of Subdivision 2016 to 2018

Year	Subdivision Registrations
2016	13
2017	9
2018	15
TOTAL	37

With respect to the 6,588 potential units created from subdivision registrations, it should be noted that the reporting numbers were adjusted to reflect subsequent related development applications such as, but not limited to: Site Plan Control and Part Lot Control Applications (Table 6).

Table 6: Dwelling Unit Types in Registered Plans of Subdivision 2016 to 2018

Year	Single	Semi-Detach	Townhouse	Apartment	Total
2016	465	70	736	48	1,319
2017	497	56	1,037	795	2,385
2018	742	20	1,466	656	2,884
TOTAL	1,704	146	3,239	1,499	6,588

Based on the updated potential unit count, approximately 38% was within Stoney Creek; 25% within Waterdown / Flamborough; 19% within Ancaster; 12% within Glanbrook / Binbrook / Mount Hope; 6% within Hamilton; and, none within the Dundas community (Table 7).

**Table 7: Percentage of Registered Plans of Subdivision by Community
2016 to 2018**

Community	Dwelling Units in Registered Plans	
	Subdivision	%
Ancaster	1,227	19
Glanbrook/Binbrook/Mount Hope	810	12
Hamilton	417	6
Dundas	0	0
Stoney Creek	2,484	38
Waterdown/Flamborough	1,650	25
TOTAL	6,588	100%

3.0 Building Permit Activity 2016 – 2018

There has been a steady level of building permit activity averaging 2,288 units over the last three years, with an additional average of 159 units created through residential conversions from non-residential and / or additions / alterations resulting in the creation of additional units. In combination of both new construction and residential conversions, the City averaged 2,447 new units.

Between January 2016 and end of year 2018, there were 2,137; 2,395; and 2,333 building permits issued for new construction of dwelling units, respectively. Additionally, there were 100; 214, and 162 additional dwelling units created through residential conversions over the same time period (Table 7).

Table 7: Building Permit Activity (2016 - 2018)

New Construction				Residential Conversions			
	2016	2017	2018		2016	2017	2018
Single Detached	831	523	492	Single Detached	3	3	2
Semi-Detached	84	94	22	Semi-Detached	0	0	0
Townhouses	886	1,012	859	Townhouses	3	0	0
Apartments	336	766	960	Apartments	94	211	160
TOTAL	2,137	2,395	2,333	TOTAL	100	214	162

From 2016 to end of year 2018, the form of development is generally varied and balanced, save and except for semi-detached development forms. The units are comprised of 40% townhouses; 30% apartment units; 27% single detached residential; and, 3% semi-detached, per Figure 1 below. An annual breakdown of building permits by unit type is also provided in Figure 2.

Figure 1: Building Permit Activity Percentages by Dwelling Types –
New Construction (2016 – 2018)

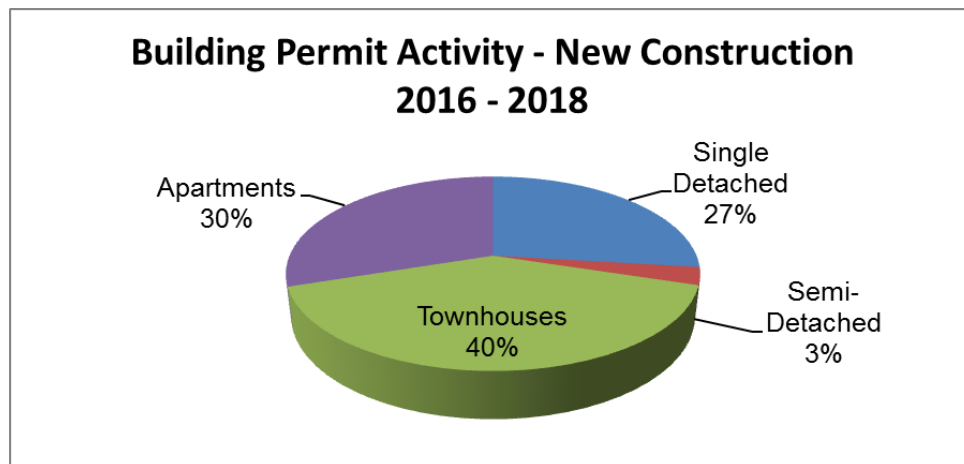
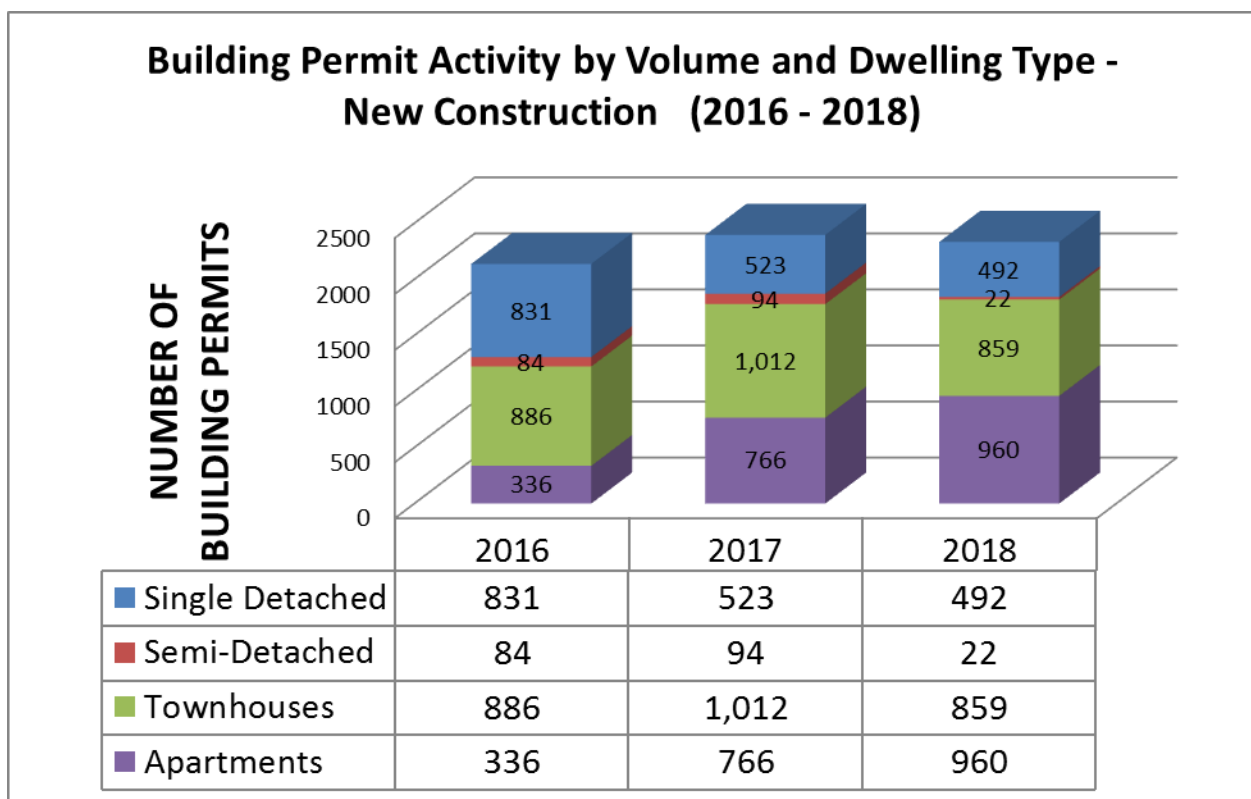


Figure 2: Building Permit Activity Volumes by Year and Dwelling Type –
New Construction (2016 – 2018)



Growth within the Built Boundary (Intensification)

NOTE:

- There is an inherent difference between the building permit data provided above and the below statistics pertaining to Growth within the Built Boundary, as the below dataset is a net representation of the building permit dataset, whereby it includes loss of units through conversions, alterations and / or demolitions with replacement.

Growth within the built boundary (Intensification) means the development of a property, site or area at a higher density than currently exists through the redevelopment, including the reuse of brownfield sites; the development of vacant and / or underutilized lots within previously developed areas; infill development; and the expansion or conversion of existing buildings (PPS 2014).

Over the last three years (2016 – 2018) based on new construction building permits and accounting for variations (i.e. demolition permits, non-residential permits, conversions, etc.) the net residential units created within the built boundary are 607; 659; and, 1,270 units respectively.

Of note, as the reported information is based on net residential units, the respective numbers may not align with the building permit data noted above due to planning definitions of what is included within the “net residential units”; and, as building permit data cannot account for loss of units; historical units previously allocated / recorded; data reconciliation issues (ex. Revisions); and, missing details within the AMANDA program.

Lastly, an additional 1,576; 1,906; and, 1,270 residential units have been created outside of the built boundary for the same time period (2016 – 2018).

Accordingly, the percentage of intensification over the last three years is approximately 35%, which is slightly below the current 40% intensification requirement.

Summary of Unit Supply Forecast

The Provincial Policy Statement (2014) directs planning authorities to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents.

It requires municipalities to maintain at all times land with servicing capacity sufficient to provide a three-year supply of housing through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

The following unit supply table (Table 8) is based on data as of the end of year 2018 within the Urban Area but does not include lands zoned for residential intensification outside of a Draft Plan of Subdivision.

Based on the City’s housing unit forecast for the period between 2016 – 2021 a total of 8700 units are required to meet the three-year supply, with approximately 2900 units required to be constructed annually.

As of the end of year 2018, the inventory of vacant lots in registered plans was 4,632 units and the draft approved inventory was 11,458 units, for a total registered and draft plan inventory of 16,090 units. Including the 1,815 units that are anticipated to receive draft approval in 2019, the City’s average for building permits from 2016 to 2018 was 2,447 new units (Table 8).

Accordingly, with the projected total of 17,905 units, subject to an annual average of building permits of 2,447 units, the City would have approximately 7.3 years of supply for housing (based on above combined average and not including lands zoned for residential intensification outside of a Draft Plan of Subdivision).

Table 8: Unit Supply Table within the Urban Area as of End of Year 2018

CITY OF HAMILTON UNIT SUPPLY AS OF END OF YEAR 2018 within the Urban Area					
	Single	Semi-Detach	Townhouse	Apartment	Total
Units in Registered Plans (Vacant Lot Inventory) as of end of year 2018	989	36	2,039	1,568	4,632
Units in Draft Approved Plans as of end of year 2018	2,855	464	2,446	5,693	11,458
TOTAL APPROVED UNIT SUPPLY	3,844	500	4,485	7,261	16,090
Units in 2019 Priority Processing for Draft Plan Approval	18	54	337	1,406	1,815
TOTAL PENDING UNIT SUPPLY	3,862	554	4,822	8,667	17,905

Lastly, please consult the Staging of Development Report per the City of Hamilton Website:

<https://www.hamilton.ca/mapping-business-reporting/activity-reports/staging-development-report>

APPENDICES AND SCHEDULES ATTACHED

- N/A

:AC/sd