

UPPER WEST SIDE



UPPER WEST SIDE LANDOWNERS GROUP

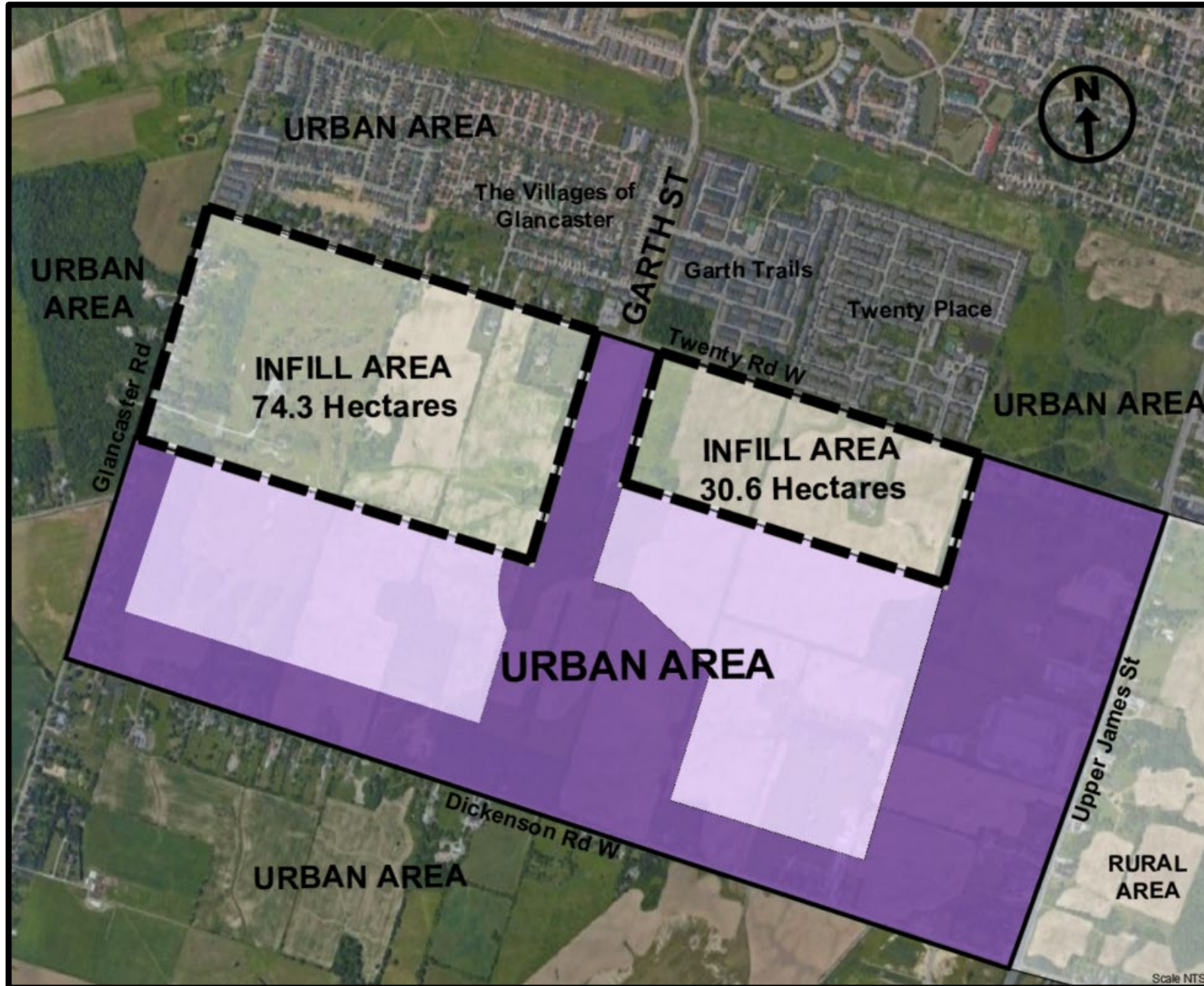
Official Plan Amendment – UHOPA-20-011
City of Hamilton Planning Committee

Tuesday, October 6th, 2020

The Upper West Side (UWS) Community is an immediate “shovel ready” opportunity to deliver:

- Housing supply that is attainable/ affordable;
- Economic stimulus for the City which assists in responding to COVID-19;
- Infrastructure to support the Airport Employment Growth Area (AEGD);
- Protection to the environment through the enhancement of the natural heritage system;
- Over \$200 million in immediate revenues to the City; and,
- Avoids growth on prime agricultural lands.

Subject Lands



Legend

Land Use Designations

-  Airport Light Industrial
-  Airport Prestige Business
-  Airport Related Business
-  Airside Industrial
-  Institutional
-  Natural Open Space
-  Airport Reserve
-  Utilities

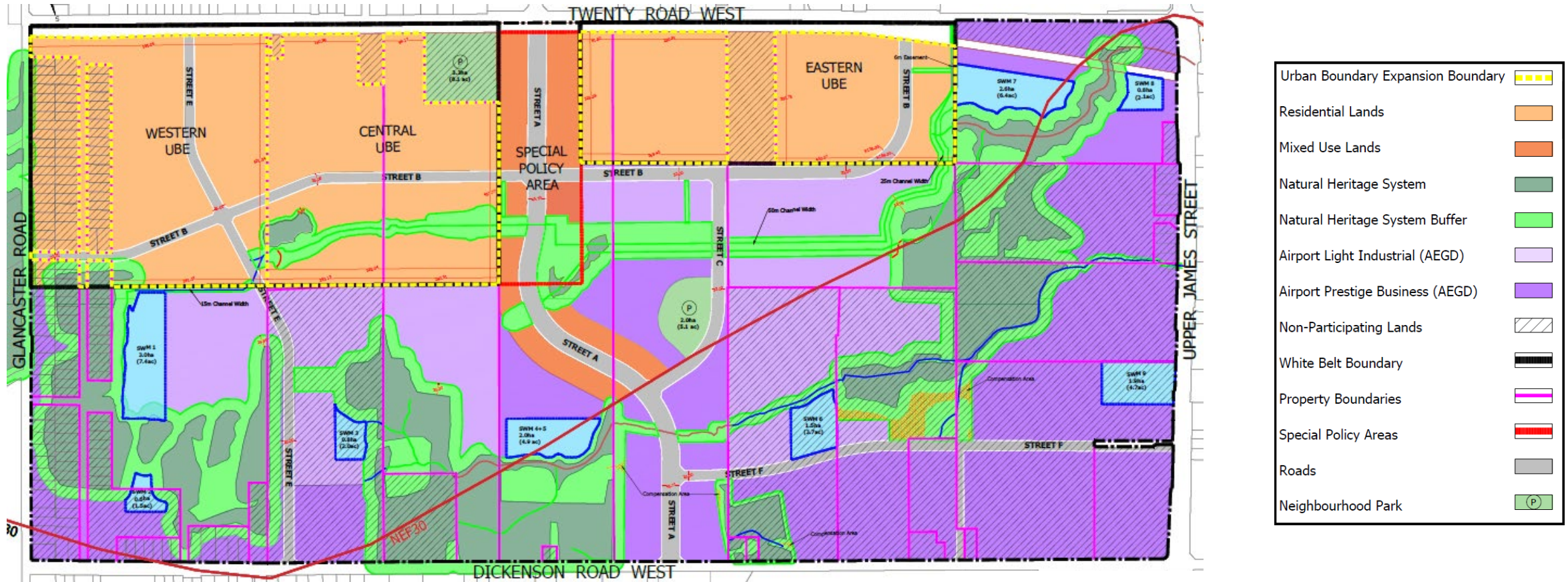
Other Features

-  Area or Site Specific Policy
-  Employment Supportive Centres
-  John C. Munro Hamilton International Airport
-  Urban Boundary

Scale NTS

Concept Plan

UPPER WEST SIDE



- UWS is designed as a “complete community”;
- Proposed residential units consist of approx. 2,540;
- Proposed population of approx. 5,740; and,
- Proposed employment of approx. 6,120

Economic Benefits:

1. The intensification target (50%) has become less achievable.
 - COVID-19 has created greater need for affordable and lower density housing that is suitable for working at home.
 - The market wants less apartments that have been central to the City's approach to intensification.
2. UWS has the potential to accommodate 5,700 people and 7,800 jobs.
3. One-time revenues to the City will include approximately \$200 million in Development Charges & Building Permits
4. The proposed development will generate approximately \$55.7 million in ongoing revenues annually, which will exceed the expenditures the City will incur (approximately \$20.7 million) and will have an annual positive net fiscal impact of approximately \$35 million.
5. The net ongoing fiscal impact is equivalent to a current value of \$700 million (@ 5% cap rate).

Brief Planning History



The UWS lands have been recognized as a part of Hamilton's growth planning on a long-standing basis:

- The Sons of Italy purchased some lands 40 years ago for a community housing project, but was deferred by the City;
- In 2006, the City of Hamilton completed its Growth Management Strategy ("GRIDS 1"). The Official Plan Review identified the subject lands for future urban uses;
- In 2015, the subject lands were proposed as employment through the AEGD Secondary Plan;
- The OMB determined that the AEGD required 555 net hectares of employment land and could be accommodated without the UWS lands;
- The Board noted that the ultimate uses of these lands for urban purposes would be determined by the Municipal Comprehensive Review which was to be expedited after the hearing.
- Since 2016, the UWS landowners have and continue to participate in the MCR, which is now not expected to be completed until at least 2022;
- The landowners have funded approximately \$2.5 million in background studies to ensure "shovel ready"

Basis for the Official Plan Amendment



	2031	2041	2051
Growth Forecast for Hamilton:	660,000 residents 300,00 employment	780,000 residents 350,00 employment	820,000 residents 360,000 employment

Source: Schedule 3 Distribution of Population and Employment for the Greater Golden Horseshoe to 2031, 2041 & 2051

Note: Newly projected 2051 forecasts are not included within this amendment. The 2051 forecasts have been provided for reference purposes.

UWS retained MGP to complete a Lands Needs Assessment which determined the following:

- 1,710 hectares of residential land is required by 2041 (including 50% intensification).
- Buffer stock of 400 – 500 hectares required to ensure a balanced and affordable housing market.

Housing and Affordability are key issues in Hamilton:

- Housing is cited as the major issue in Hamilton.
- Nearly half of residents don't own a home – 73% cite affordability as a reason.
- Strong majority agree that “Hamilton has a shortage of housing”.
- Additional land supply is required now to rectify this crisis.

The OPA proposes amendments to the Urban Official Plan to accommodate decision making:

City Wide:

- Update the population and employment forecasts for the year 2041;
- Introduce policies to allow urban boundary expansions to a maximum of 40 hectares as now allowed by the Provincial Growth Plan;
- Identify a number of criteria that would need to be full-filled prior to approval:

Area Specific:

- Identify UWS as a “Candidate” area for urban residential uses.

UWS Planning Application Process



<p>Phase I</p>	<ul style="list-style-type: none">• Municipal Comprehensive Review Submission• Status: Submitted in 2017. Currently under review. • Industrial Draft Plan of Subdivision & ZBA for lands abutting Garth Street extension.• Status: Submitted in July 2018. In progress. • Integrated EA for review and assessment of proposed Upper West Side planning area transportation network and extension of Garth Street.• Status: In progress.
<p>Phase II</p>	<ul style="list-style-type: none">• Enabling Official Plan Amendment – Growth Plan & Provincial Policy Statement Implementation Framework.• Status: Formal Consultation complete. Presenting to Council Oct 6th, 2020

UWS Planning Application Process



Phase III	<ul style="list-style-type: none">• Submission of Community Concept Plan for the Upper West Side Planning Area & Specific Urban Boundary Expansions applications for the land's east and west of Garth Street.• Status: CLS submitted UBE applications for the East and West expansion areas in August 2020.
Phase IV	<ul style="list-style-type: none">• Submission of Urban Boundary Expansion application for Golf Course lands.• Status: CLS submitted UBE application for the West expansion area in August 2020.

UWS Planning Application Process



- All Urban Boundary Expansion applications prepared in 100% conformity with City requirements, as set out in the Staff Report (PED19146) dated June 18, 2019.
- Total study budget to date in excess of **\$2.5 million**.
- Scope of studies at draft plan of subdivision stage at sufficient detail to enable the project to be **“shovel ready”**.

UWS Deliverables



-  Infill Development/ not Urban Sprawl
-  Requires only 172 Ha of 1,210 Ha for the 2041 Lands Needs Forecast
-  Be a Complete Community
-  Accommodates location for French separate School Board
-  Delivers Infrastructure (i.e. Garth Street Extension)
-  Avoids developing on Prime Agricultural Land
-  Delivers and Supports Employment Activities
-  Infrastructure Delivery and Financing through Landowner Cost Sharing Agreement
-  Delivers on Provincial Planning Priorities: Housing/ Land Supply
-  \$203 million in Development Charges
-  \$60 million in annual revenue (e.g. taxes/ water/ wastewater and non-tax)
-  Extensive sustainable development features
-  Affordable housing land grant opportunities
-  Post COVID-19 Economic Stimulus Project
-  Ease of Implementation: Phased MCR Official Plan Amendment
-  Buffers light noise, and truck traffic impacts from planned industrial area and airport.

Recommendations



Therefore, it is recommended that Planning Committee consider the adoption of the following resolution and direction to staff:

WHEREAS the Upper West Side lands are the only growth option available to the City on non-prime agricultural lands;

WHEREAS the Upper West Side lands are an infilling development opportunity of which will require only a minor allocation of community land requirements to meet the City's total land needs to 2051;

WHEREAS the approval of the application represents a significant immediate and long-term revenue source to the City of Hamilton; and,

WHEREAS the City must be responsive to current housing needs and supply on an immediate basis and the Growth Plan accommodates minor urban boundary expansions to address this need outside of a Municipal Comprehensive Review process.

Therefore, it is hereby resolved:

1. That Urban Hamilton Official Plan Amendment Application UHOP-20-011 be **APPROVED**;
2. That staff be directed to expedite the approval process for the Urban Boundary Expansion applications for Council's consideration; and,
3. That staff be directed to continue to all potential growth options in accordance to the Growth Plan for the GTHA.

THANK YOU!

For further information please visit the UWS website and to review our video presentation.

<https://upperwestsidehamilton.ca/>

