



**General Issues Committee
December 14, 2020**

GRIDS 2 and the MCR

Growth Related Integrated Development Strategy (GRIDS) 2 – long-term planning exercise to 2051 that will guide how and where the forecasted growth of people and jobs will be accommodated.

GRIDS 2 is an integrated process which combines land use planning, infrastructure planning, human services requirements and fiscal impacts into one process

Municipal Comprehensive Review (MCR) – Provincial requirement to update the City's Official Plans (Urban and Rural) to bring them into conformity with the most recent versions of provincial policy documents

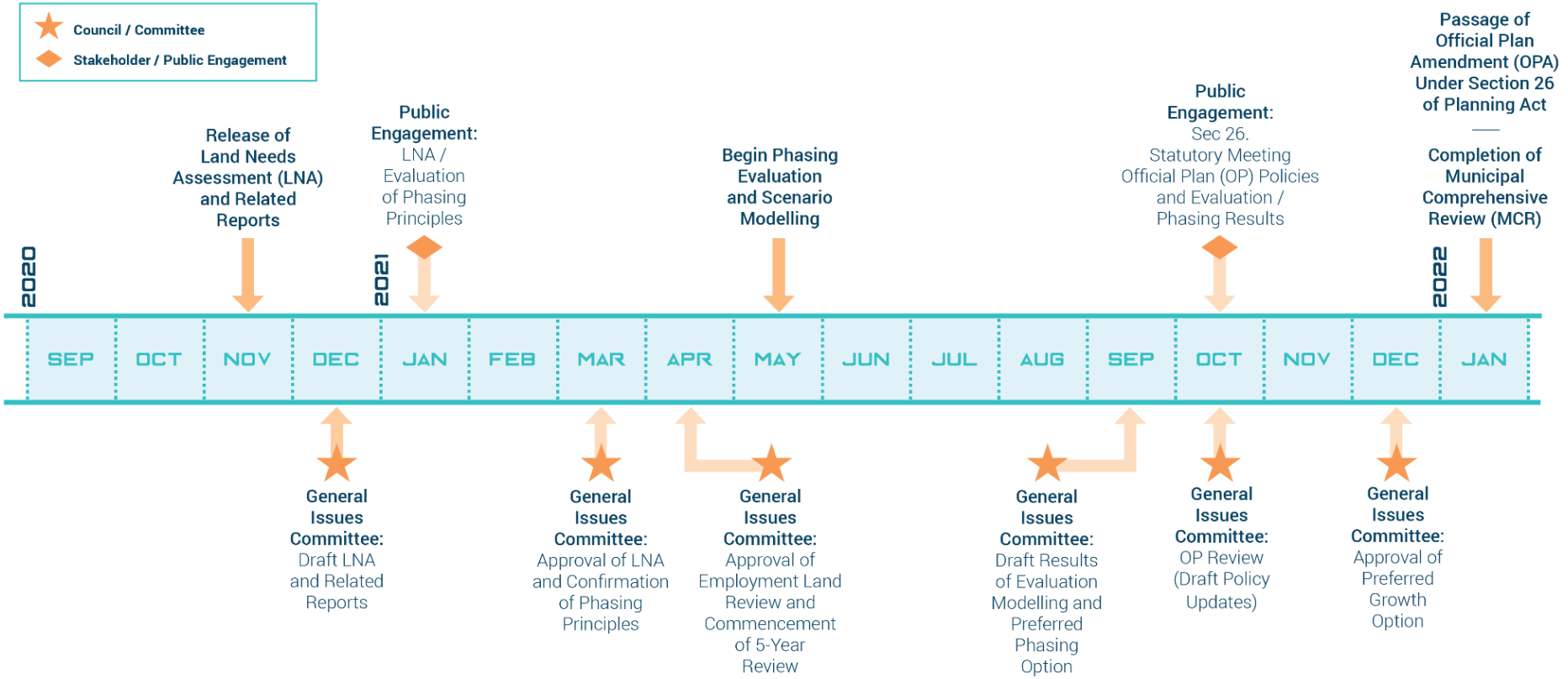


GRIDS 2 / MCR Project Timeline:



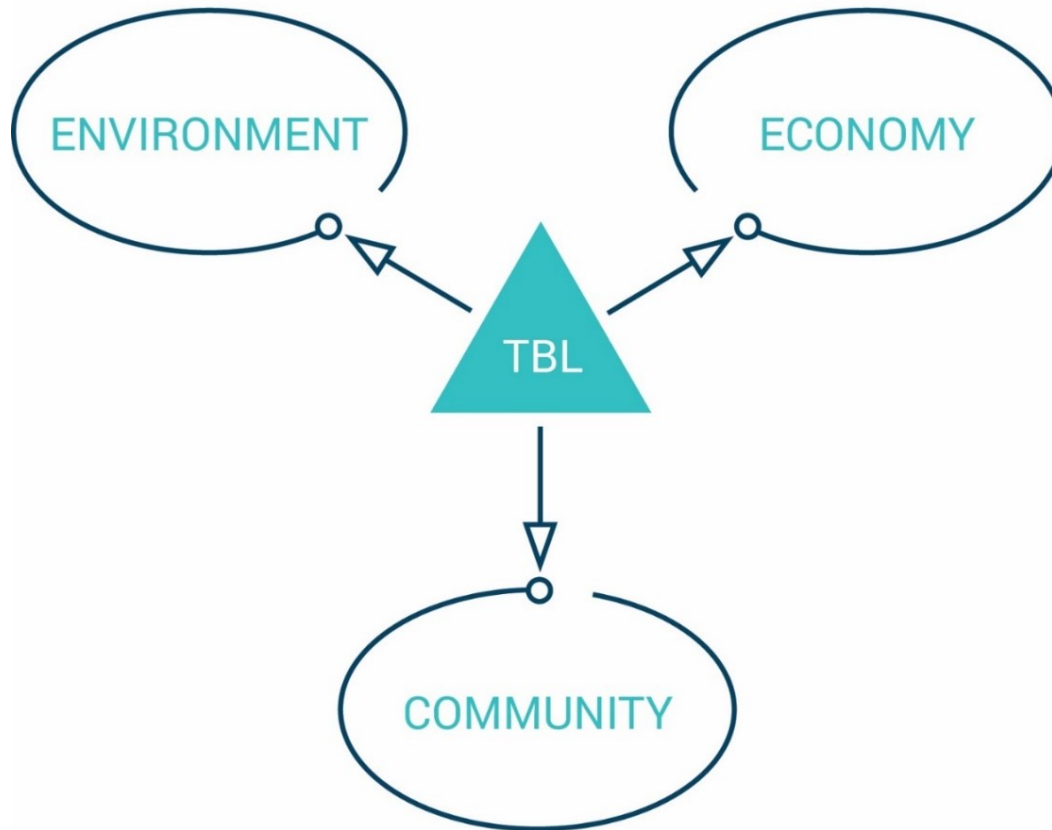
TIMELINE

★ Council / Committee
 ◆ Stakeholder / Public Engagement



GRIDS Nine Directions:

TRIPLE BOTTOM LINE EVALUATION



GRIDS 2 / MCR 10 Directions

1. Plan for climate change mitigation and adaptation, and reduce greenhouse gas emissions.



2. Encourage a compatible mix of uses in neighbourhoods, including a range of housing types and affordabilities, that provide opportunities for work and play, promoting a healthy, safe



3. Support development and infrastructure within existing built-up areas and encourage growth through intensification and adaptive re-use.

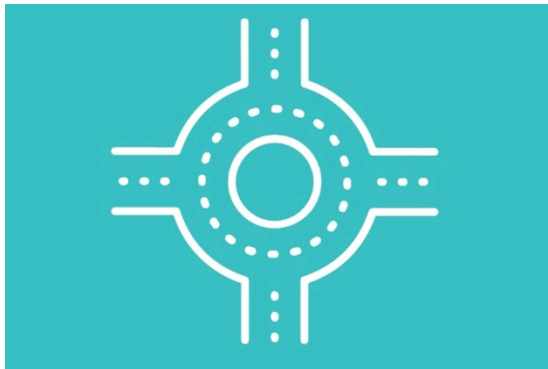
4. Protect rural areas for a viable rural economy, agricultural resources, sensitive recreation and the enjoyment of the rural landscape.



5. Design neighbourhoods to improve access to community life for all, regardless of age, ethnicity, race, gender, ability, income and spirituality.

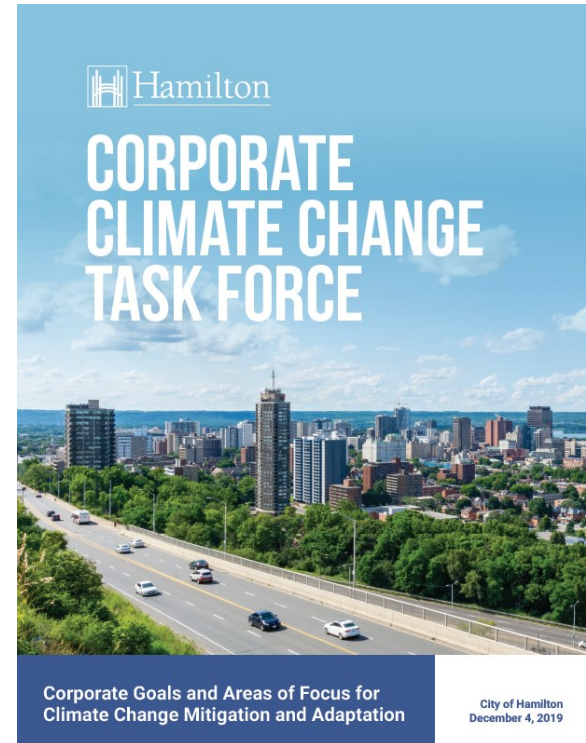
GRIDS 2 / MCR 10 Directions

6. Retain **and intensify existing employment land**, attract jobs in Hamilton's strength areas and targeted new sectors, **and support access to education and training for all residents.**
7. Expand transportation options **through the development of streets** that encourage travel by foot, bike and transit, and efficient inter-regional transportation connections.
8. Maximize the use of existing buildings, infrastructure, and vacant or abandoned land.
9. **Protect green spaces and the natural environment, reduce waste**, improve infrastructure, and encourage the use of green infrastructure.
10. **Protect and enhance distinctive public and private spaces and respect the unique character of existing buildings, neighbourhoods and communities, protect cultural heritage resources, and support arts and culture as an important part of community identity.**



Climate Change:

- The Land Needs Assessment (LNA) is a technical document that is required to follow a provincially-mandated method which does not consider climate change implications.
- There is some flexibility on the inputs into the LNA – the intensification target and the density of new growth areas.
- A climate change lens can be applied to the decision making process, and is in keeping with the City’s *Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation*.



Climate Change Considerations:



Climate lens through growth management:

- Intensification target: an increased target will focus more growth in the existing urban area.
- Planned density: a higher planned density of new development will result in a more compact urban form.
- Land need: intensification and planned density influence overall urban expansion area land need.
- Evaluation framework: climate change lens in the evaluation of growth options, including phasing of future development.

Climate Change and New Communities:



Mitigation

Adaptation

Active
transportation

Compact form

Mix of land
uses

Alternative
Energy

Open space
protection

Urban forest

LID

Flood
protection

Building
design

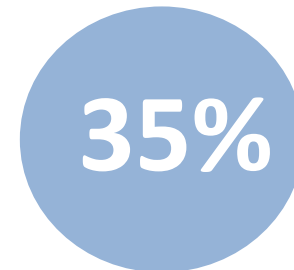
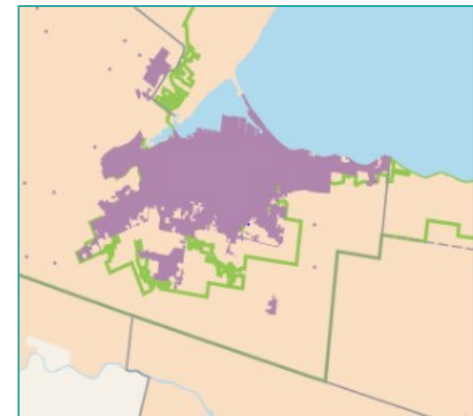
Infrastructure
planning

GRIDS 2 / MCR Planning Period:

- GRIDS 2 / MCR began in 2017 to plan for the City's growth between 2031 and 2041.
- GRIDS (approved in 2006) planned for the City's growth to the year 2031. Almost 15 years have passed since GRIDS was approved.
- Amendment 1 to Growth Plan 2019 now requires the City to plan to the year 2051.
- Staff recommendation: *That Council endorse the direction to collapse and consolidate the Municipal Comprehensive Review (MCR) process to guide and direct growth for the 2021 to 2051 time period into one process.*

Growth Management Context

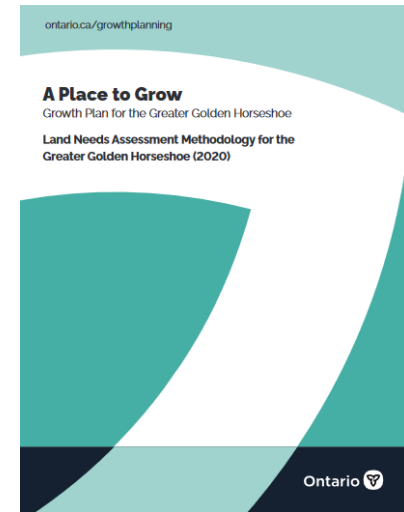
- Long-term **economic outlook remains positive**
- **Intensification** is becoming a bigger part of the picture across the GTHA
- **Tech and Creative Industries** sectors set to perform well
- Demand for **greenfield employment areas** continues to be strong
- **Hamilton is well-positioned** to capture future opportunities



Intensification
2008-2019

Key Elements of the Analysis

- **Long-term approach** is taken to the assessment of land needs
- Short-term **impacts of COVID-19** are incorporated
- Provincially **mandated forecasts and method** underpin the results
- Recent shift to a more **‘Market’-Based’ perspective** is significant
- **Objective and defensible analysis** still required to justify major urban boundary expansions



The Growth Forecast to 2051

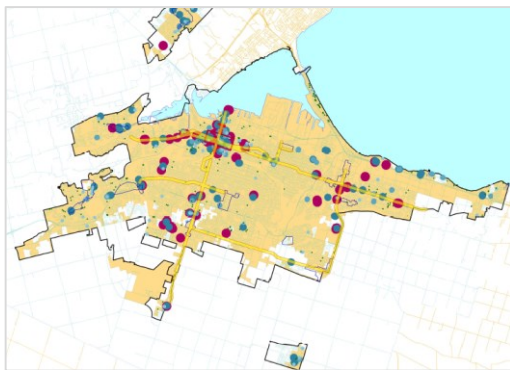


Planning Period	Population	Housing	Employment
2021	584,000	222,540	238,000
2051	820,000	332,860	360,000
<i>Growth 2021-51</i>	+236,000	+110,320	+122,000

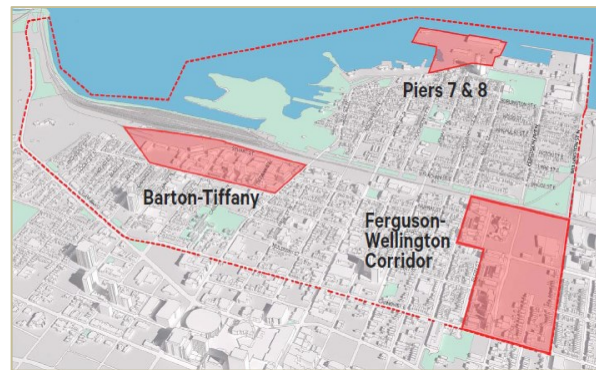
- **Significant growth:** more than twice as much over the period to 2051 than the last 30 years
- Fundamentally **driven by migration:** especially international migration, set annually by the Federal Government
- Integrated housing and labour **markets are drawing Hamilton closer** into the 'orbit' of the broader City-region

Outlook for Residential Intensification

- **Economic and demographic forces** determine the overall ‘pool’ of demand: actual builds go to the best spots
- City is **well-advanced in its planning** efforts: modernized policy, financial incentives, pre-zoned supply of sites in place
- **Significant intensification** anticipated under all scenarios



Concentration in Central Hamilton Continues



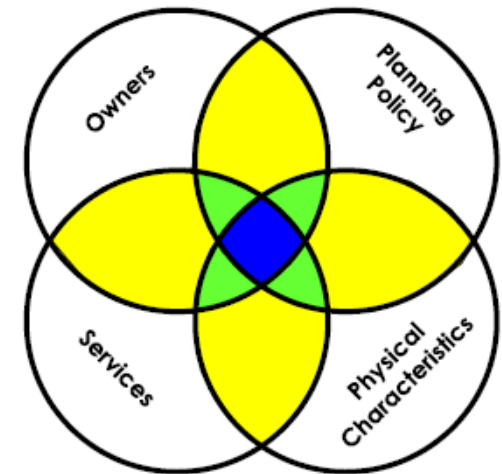
Major Changes for the West Harbour Area



Prospects for the LRT remain unclear

Role of Intensification and Greenfields

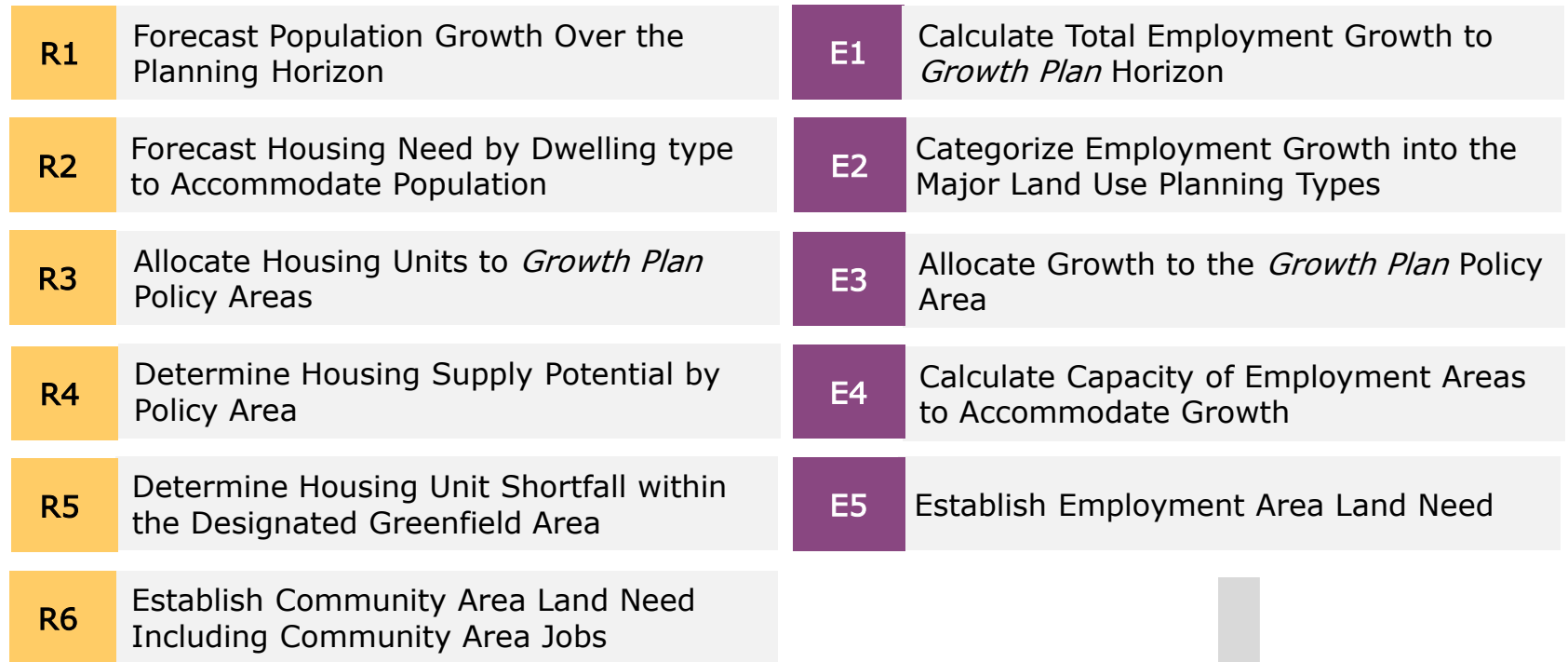
- Intensification and Greenfield development are **driven by unique dynamics**
- **Demand must change** for more people to choose intensification
- Simply **setting targets** does not ensure success in the market
- Need to acknowledge the **synergistic role** of the urban, suburban and rural areas within the broader City-region system
- Target of **50% is recommended** for the period to 2031



■ Large Change
■ Moderate Change
■ Small Change
No Change

Large potential supply
of sites required to
capture opportunities

Overview of LNA Method and Approach



Output is Community Area Land Need (in ha)

Output is Employment Area Land Need (in ha)

Community Area Land Need Scenarios



- **Three main scenarios** are prepared to provide a range on future urban land needs



- An illustrative “**Current Trends**” scenario has been prepared to show the results of a lower (40%) intensification target

Community Area Land Need to 2051



LNA Scenario	Land Need (Gross ha)	Growth Plan Density
<i>Growth Plan</i> Minimum (50% Intensification to 2051)	2,200 ha	65 rjha
Increased Targets (50% → 55% → 60%)	1,640 ha	75 rjha
Ambitious Density (50% → 60% → 70%)	1,340 ha	77 rjha

- Maximum ‘**market-based**’ demand of 3,440 ha shown for the *Current Trends* Scenario (illustrative)
- **Land need is reduced** as intensification increases and ‘denser’ ground-related development is incorporated into the analysis
- **Minimum of 1,340 ha required:** means a significant increase in intensification and very dense greenfield housing

Employment Area Land Need to 2051

- Analysis indicates **supply and demand are in balance**: small surplus of roughly 60ha shown to 2051
- **Very efficient use** of the existing land and building supply
- Outlook for **new greenfield areas** reflects City policy directions and the market requirements of industry



Intensification Potential
on Stelco Lands



Nearly 8 million sq.ft.
new office space

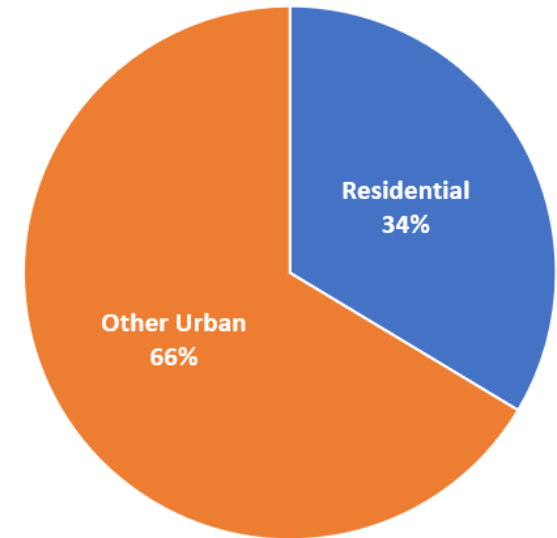


Demand for large-scale
warehouse and distribution

Reconciling Results

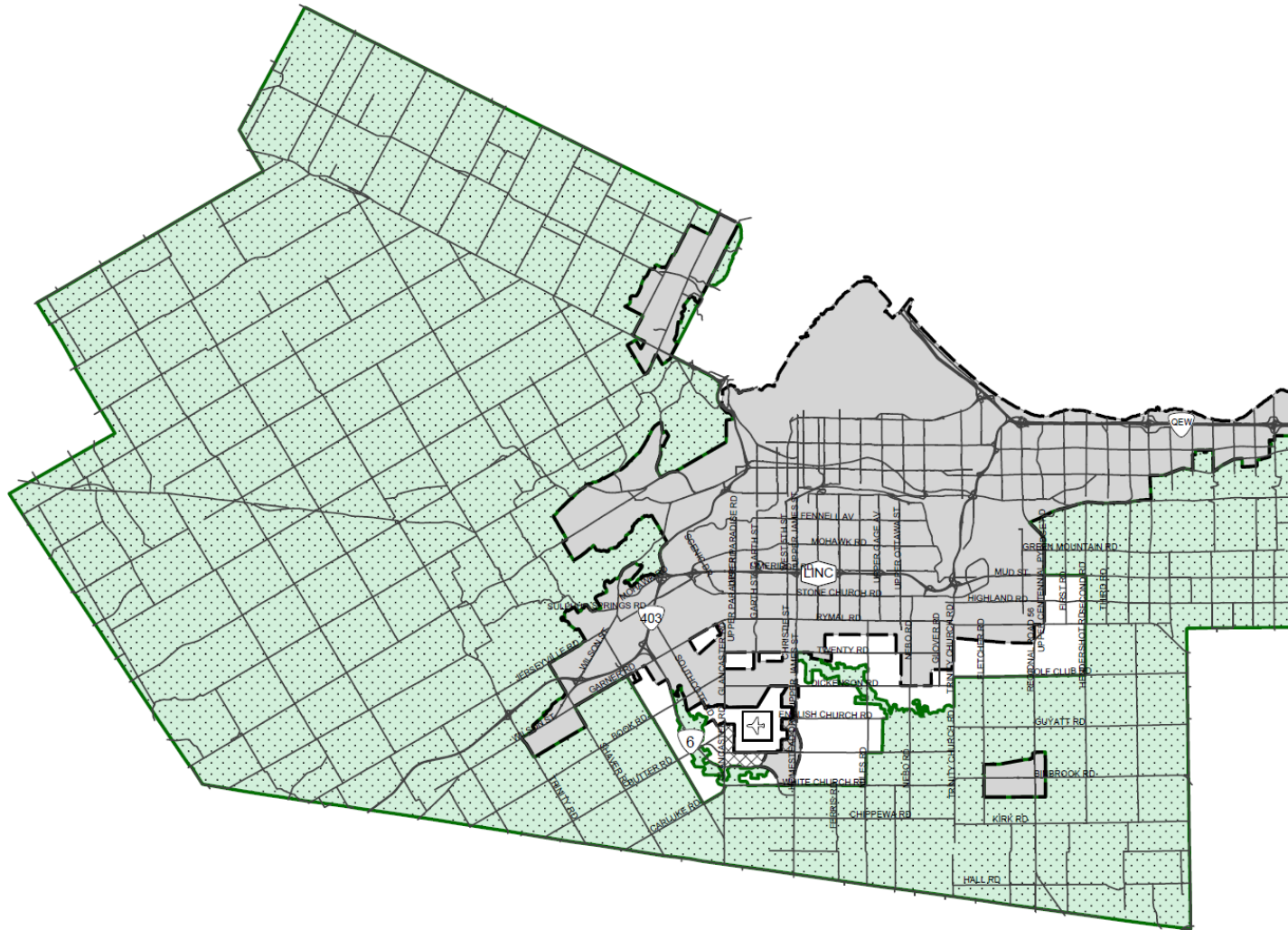
- **Urban boundary expansion** required
- Community Area **land need ranges** from 1,340 ha to as high as 3,440 ha
- **“No Urban Expansion”** does not reflect Provincial ‘market-based’ requirements
- **Balanced approach required** to meet demands of all market segments
- City and Provincial **objectives can be achieved** through carefully planned, well-serviced expansion areas

2019 Urban Land Use

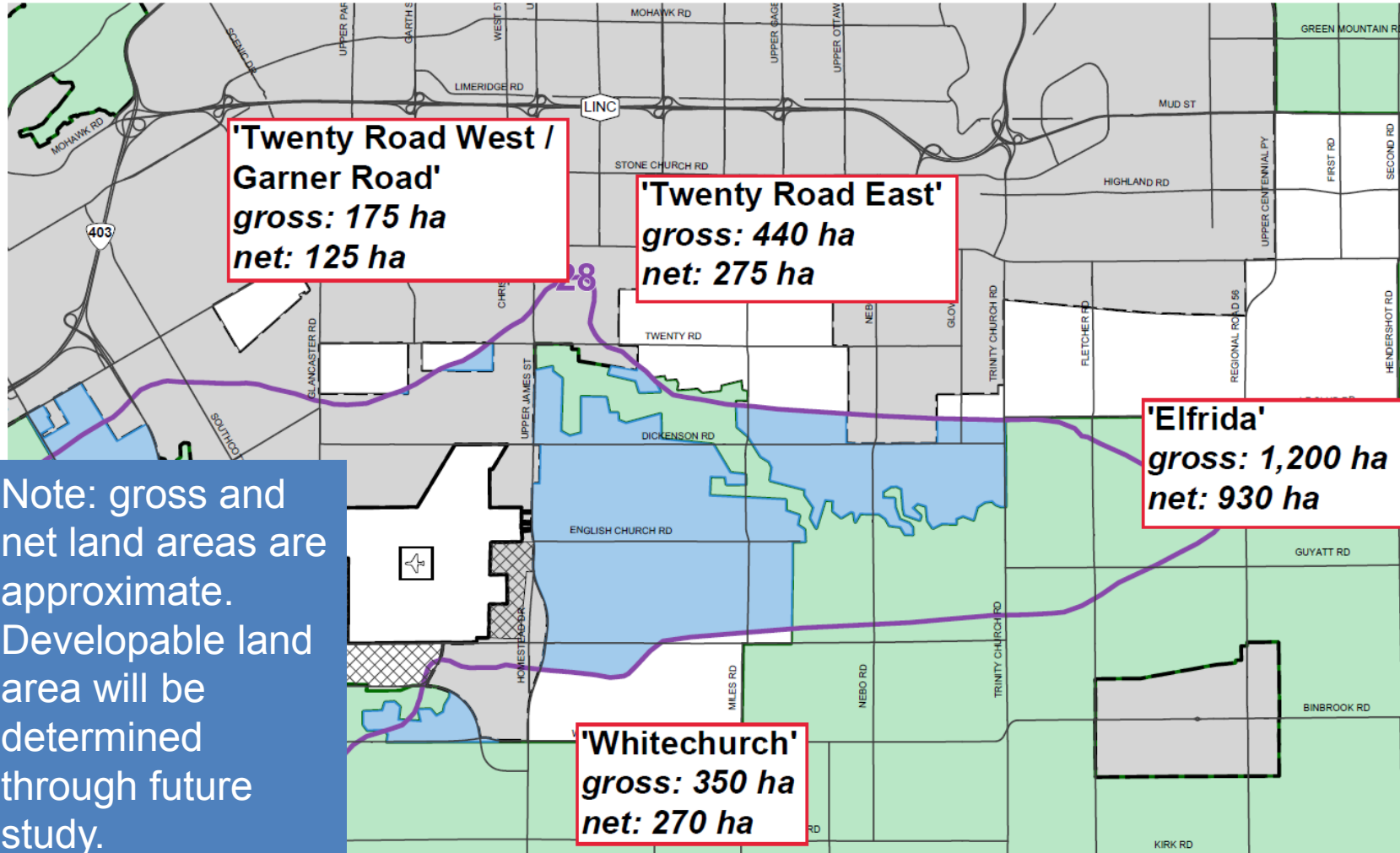


Evaluation of growth options is the next phase of GRIDS 2

Land Supply Considerations:



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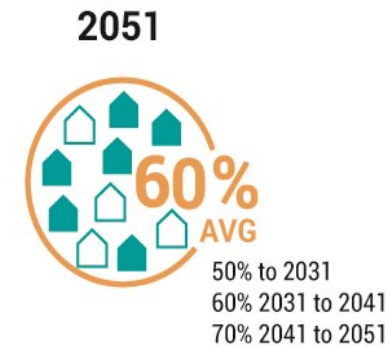
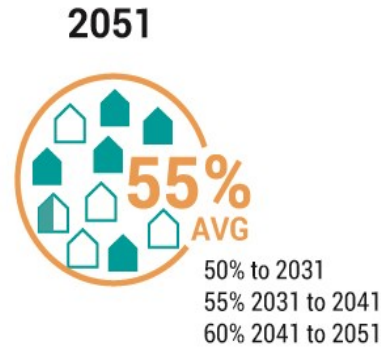
Community Area - Key Decisions:



Increased Targets

Ambitious Density

Intensification target:



Density of new growth areas:



Land need:

1,640 ha

1,340 ha

Next Steps:



1. Consultation on LNA and related reports

- Public consultation using the new Engage Hamilton portal will commence in early January.
- Virtual open houses and stakeholder meetings.
- Final approval of LNA and related reports anticipated in late March / early April.



Next Steps:

2. Evaluation Framework and Phasing Principles

- Establishing an evaluation framework and phasing principles to evaluate the location and phasing of future growth.
- Key consideration is a climate change lens.
- Public / stakeholder consultation early 2021.

3. Final Employment Land Review report

- Draft report was presented in November 2019.
- Anticipated between 40 and 100 ha of employment land recommended for conversion.

Thank you