

# **GRIDS 2 / MUNICIPAL COMPREHENSIVE REVIEW**

**PLANNING FOR POPULATION AND JOB GROWTH TO 2051**

**Agriculture & Rural Affairs Advisory Committee**

**April 12, 2021**



# Agenda for Today's Meeting

GRIDS 2 / Municipal Comprehensive Review Background

Community Area Land Need and Intensification

Employment Area Land Need

Climate Change Considerations

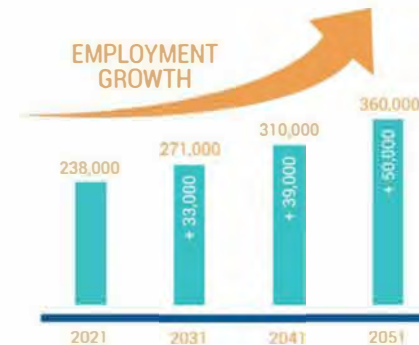
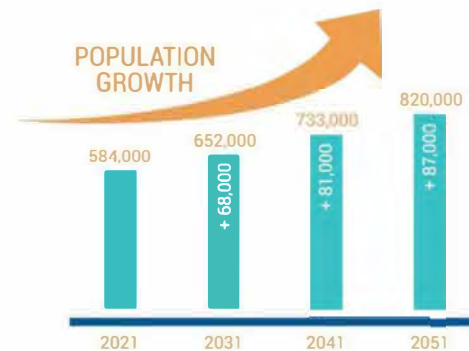
Next Steps: Growth Options Evaluation and Phasing Review

# LANDS NEEDS ASSESSMENT PLANNING FOR POPULATION AND JOB GROWTH TO 2051

## BEFORE WE BEGIN... GRIDS 2 AND THE MCR: **WHAT ARE THEY?**

**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.

**Growth Related Integrated Development Strategy (GRIDS) 2** – long-term planning exercise to 2051 that will guide where the forecasted growth of people and jobs will be located, and will inform future infrastructure planning.



# LANDS NEEDS ASSESSMENT

## PLANNING FOR POPULATION AND JOB GROWTH TO 2051



## WHAT IS A LAND NEEDS ASSESSMENT?

- A **Land Needs Assessment** (LNA) considers how much land the city currently has for population and job growth, and whether more land is needed over the next 30 years (to 2051).
- Methodology is set by the Province.
- Uses a 'Market-Based' approach.
- "Community Area Land Need" – Land for Population-Related growth (housing, institutional, commercial, office).
- "Employment Area Land Need" – Land for Employment Area growth (industrial, manufacturing, logistics, research parks).

### GROWTH FORECAST: 2051



An increase of **236,000 people**, for a total **population of 820,000 people**

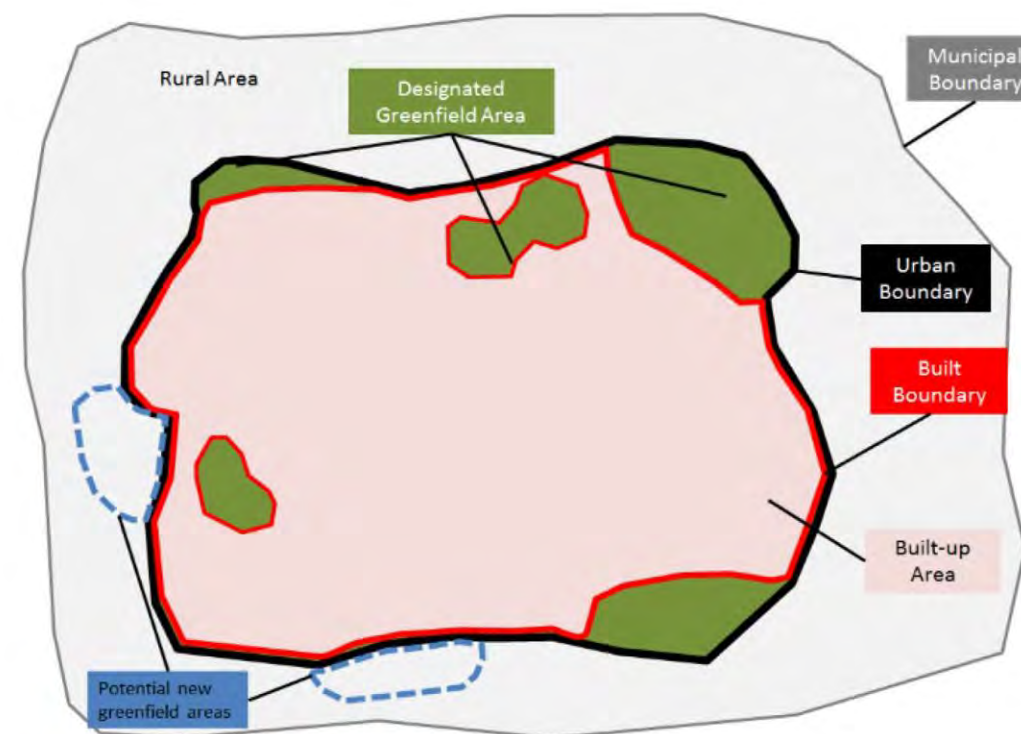


An increase of **122,000 jobs**, for a total **employment of 360,000 jobs**

# LANDS NEEDS ASSESSMENT PLANNING FOR POPULATION AND JOB GROWTH TO 2051

## PLANNING AREAS AROUND THE CITY: **WHERE CAN WE GROW?**

- **Urban Boundary:** The divide between the urban and rural areas of the City.
- **Built-Up Area:** the developed urban area where new development is measured as “Intensification”. The ‘intensification target’ applies within this area. This area was defined by the 2006 Growth Plan.
- **Designated Greenfield Areas (DGA):** Areas within the urban boundary that were undeveloped at the time of the 2006 Growth Plan, but had potential to accommodate future development. Development is measured by “Density” – the number of people and jobs per hectare of land.
- **Potential New Designated Greenfield Areas (New DGA):** lands in the rural area that may be available to be brought into the urban boundary for future development. Sometimes called ‘Whitebelt Lands’, these are lands that are outside Ontario’s Greenbelt Plan area.



## WHAT IS INTENSIFICATION?

Residential intensification is the development of a property, site or area at a higher residential density than currently exists, and includes:

- redevelopment of a site (including brownfields);
- development of vacant/underutilized lots within previously developed areas;
- infill development; and,
- expansion or conversion of existing buildings.



More growth accommodated within the built-up area = less new greenfield land required



Opportunity to efficiently utilize existing infrastructure, where excess capacity exists



Creation of higher density, transit-supportive communities



Infill opportunities in existing neighbourhoods contribute to complete communities and life cycle housing

# LANDS NEEDS ASSESSMENT PLANNING FOR POPULATION AND JOB GROWTH TO 2051

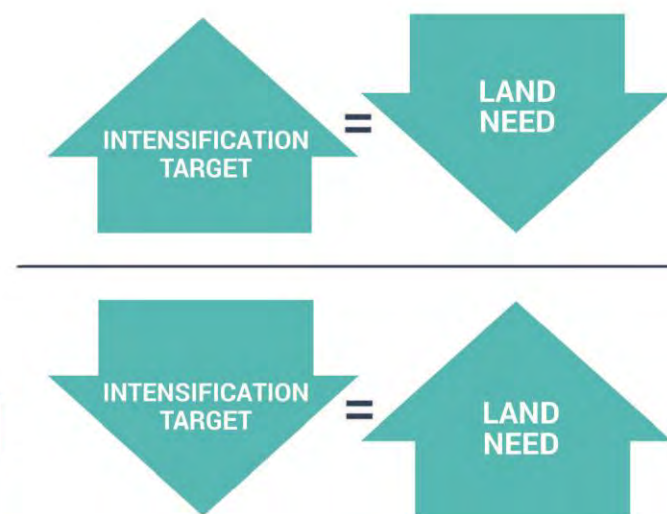


## COMMUNITY AREA LAND NEED: INTENSIFICATION

- Relationship between intensification target and land need
- 50% Intensification – Growth Plan Minimum

### LNA Findings – 4 Intensification Scenarios to Consider:

| Option   | Intensification Rate (%)    | Land Need (hectares) |
|--|-----------------------------|----------------------|
| Current Trends (Information only)                    | 40%                         | 3,440 ha             |
| Growth Plan Minimum                                  | 50%                         | 2,200 ha             |
| Increased Targets (phased over 2031, 2041, and 2051) | 50%, 55%, 60% (Avg. of 55%) | 1,640 ha             |
| Ambitious Density (phased over 2031, 2041, and 2051) | 50%, 60%, 70% (Avg. of 60%) | 1,340 ha             |



### NO URBAN BOUNDARY EXPANSION OPTION?

To achieve a result of 0 ha of new Community Area land need, the City would need to plan for an intensification rate of 81%. This would be considered a 'no urban boundary expansion' scenario. The LNA did not model this scenario because an intensification rate this high far exceeds the City's forecasted demand for intensification and would result in the majority of new housing units being apartments.

## COMMUNITY AREA LAND NEED:

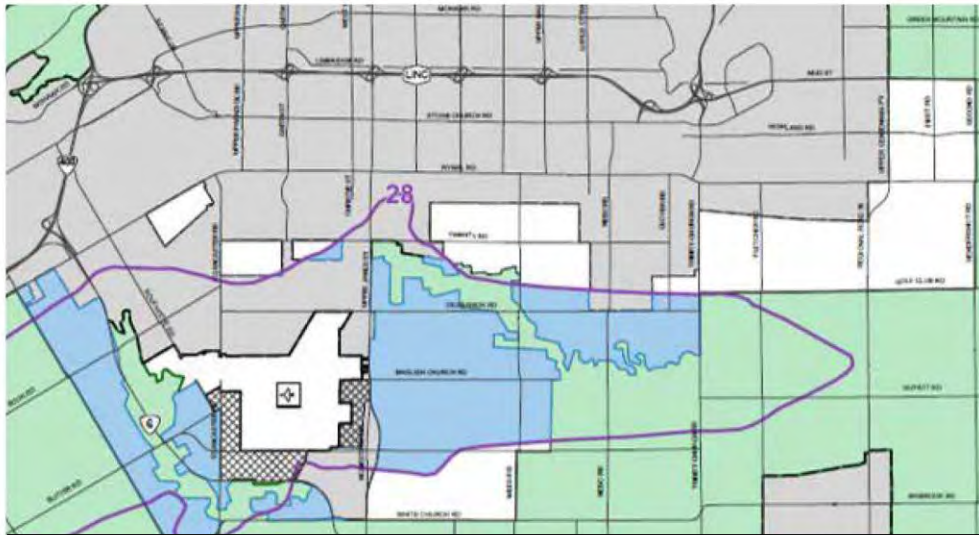
# DESIGNATED GREENFIELD AREA (DGA) DENSITY

- Must meet a minimum density of 50 people and jobs per hectare (pjh) in DGA Areas (Growth Plan)
- Housing unit mix (single, semis, townhouse) and how densely they are built (lot widths, mix of townhouse forms) influences the overall DGA density
- Density can influence how much land is required to support a mix of housing forms



# LANDS NEEDS ASSESSMENT PLANNING FOR POPULATION AND JOB GROWTH TO 2051

## AVAILABLE WHITEBELT LAND SUPPLY



The approximate size of the City's available whitebelt lands for Community Area growth is 1,600 net hectares

## COMMUNITY AREA LAND NEED:



**KEY FINDING** The 'Increased Targets' and 'Ambitious Density' scenarios result in a land need that fits within the available 'Whitebelt' land supply

# LANDS NEEDS ASSESSMENT PLANNING FOR POPULATION AND JOB GROWTH TO 2051

## EMPLOYMENT LAND NEED

- 122,000 New Jobs in Hamilton by 2051
- Takes into account the different types of industrial areas in the City (new greenfield business parks, old industrial areas, and specialized areas like the AEGD)
- Considers how much of these existing areas will develop, or redevelop, and the number of jobs that can be located in these areas
- Determines if the supply of designated employment land is enough to meet the number of jobs needed by 2051



### EMPLOYMENT LANDS

**DEMAND**  
112,090

**SUPPLY**  
114,420



## CLIMATE CHANGE IMPACTS

- Goal 4 of Hamilton's Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (Dec. 2019):

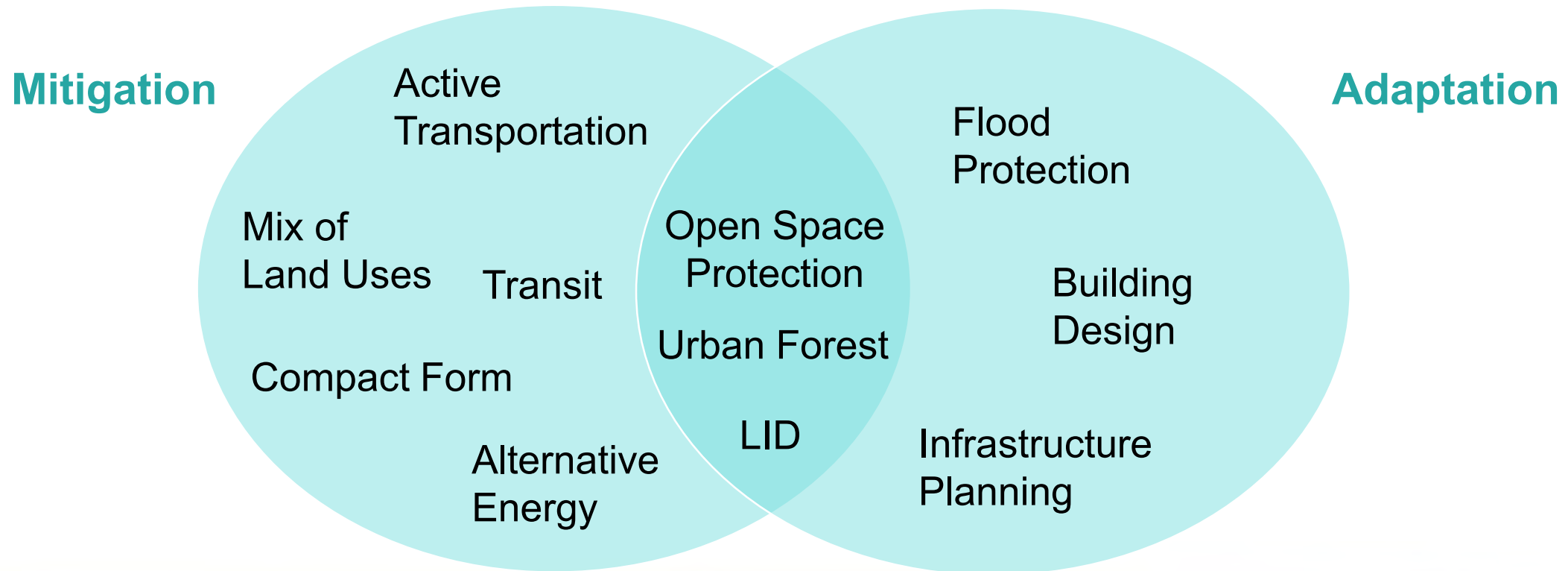
*"To ensure a climate change lens is applied to all planning initiatives to encourage the use of best climate mitigation and adaptation practices"*

- LNA is a Technical Exercise based on Market-Based assumptions and trends in housing choice and employment
- Urban Boundary Expansion may result in climate change impacts, however contiguous expansion provides the most opportunity for connection with existing communities, transit and infrastructure

**Applying a climate change lens at the LNA stage of the decision-making process would suggest pursuing intensification and density targets at the aggressive end of the spectrum, while still meeting the provincial requirement for a market-based assessment. This approach would be reflected in the Ambitious Density scenario**



# Climate Change and New Communities



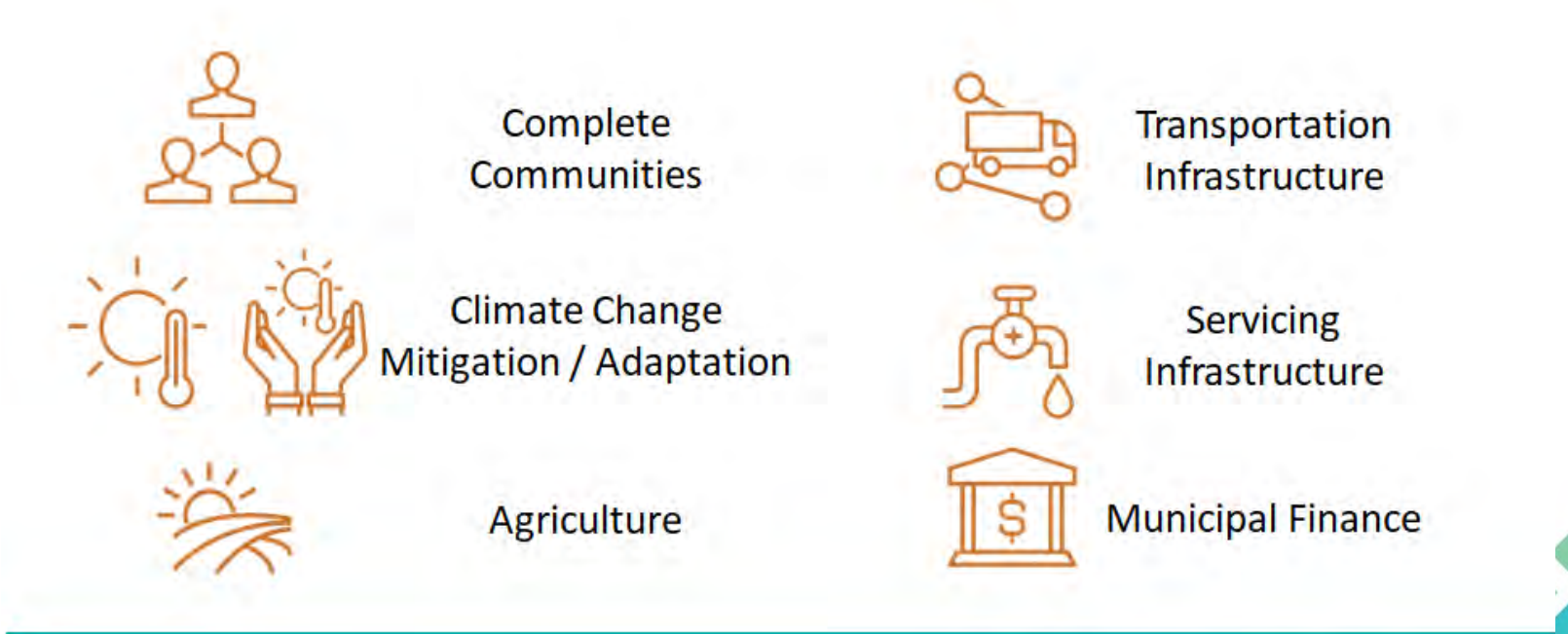


# Next Steps: Evaluation & Phasing of Growth Options

## Where and when to Grow?

Evaluate potential expansion areas against provincial and local criteria

Phasing scenarios (2021 - 2031, 2031 - 2041, 2041 - 2051)





# Next Steps: Evaluation & Phasing of Growth Options

## Where and when to Grow?

### Agriculture

Does the phasing scenario prioritize development of areas that are non-prime agricultural and / or areas that have fewer agricultural operations?

Does the phasing scenario minimize land fragmentation?



# LANDS NEEDS ASSESSMENT PLANNING FOR POPULATION AND JOB GROWTH TO 2051



## WANT TO LEARN MORE?

### GRIDS2 – MCR Project Webpage

[www.Hamilton.ca/GRIDS2-MCR](http://www.Hamilton.ca/GRIDS2-MCR)

- General project information
- Past reports



### Land Needs Assessment Webpage

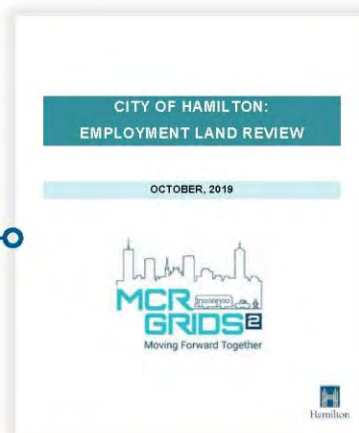
[www.Hamilton.ca/LNA](http://www.Hamilton.ca/LNA)

- Land Needs Assessment and Related Reports
- Supplementary Material (bubble diagrams etc.)

### Employment Land Review Webpage

[www.Hamilton.ca/EmploymentLandReview](http://www.Hamilton.ca/EmploymentLandReview)

- Employment Land Conversion Criteria
- Draft Employment Land Review



#### INCREASED TARGETS 2051



#### AMBITIOUS DENSITY 2051





**LANDS NEEDS ASSESSMENT** PLANNING FOR POPULATION AND JOB GROWTH TO 2051



# Thank you!

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