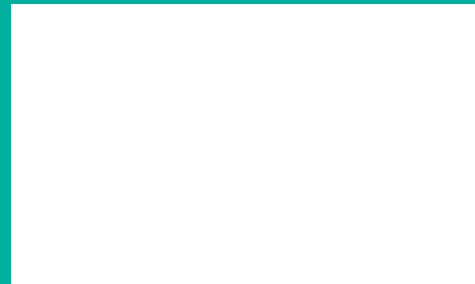


GRIDS 2 and MCR Process Review

PRESENTATION TO THE GENERAL ISSUES COMMITTEE

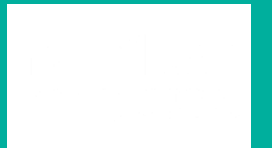
MARCH 29, 2021



Overview

- Chamber Position
- Principles of Long-Range Planning
- Case Studies: Elfrida & AEGD
- Agricultural Considerations
- Summary

CHAMBER POSITION



GRIDS 2 and MCR Process Review

- The Hamilton Chamber of Commerce (HCC) has consistently supported and promoted long term municipal land use planning in the City of Hamilton (the City)
- Having a clear sense of purpose and direction is critically important for a community to prosper and grow in an orderly and predictable fashion
- HCC believes there are positive outcomes associated with long range planning and many issues that have occurred over the last two decades can be avoided by providing greater certainty to all stakeholders

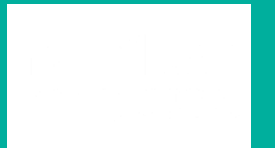
Chamber Position

- City should engage in long term planning and not be restricted by 20, or even 30 year, time horizons and ongoing 5 Year Reviews of potential urban boundary expansion
- Province has established clear long-term boundary for urban growth through Greenbelt Plan – provides certainty to developers and farming community
- Chamber supports Greenbelt Plan and believes it to be effective defining limit of urban growth
- Long-term investment opportunities for new growth within City should be properly defined by all of those lands inside the Greenbelt Plan

Chamber Position cont.

- A review of urban growth patterns together with expectation of future growth requirements indicates that current urban boundaries will continue to expand into ‘whitebelt lands’
- This expectation provides opportunity to properly plan and implement servicing infrastructure to ensure alignment of servicing provisions and development investment
- Recommended that sequence of development be established through strong staging policies that will ensure intensification of urban areas occurs, and that premature development / investment does not occur

PRINCIPLES OF LONG-RANGE PLANNING



Principles of Long-Range Planning

• Guiding Investment

- Official Plan is meant to direct and guide public / private investment throughout municipality to provide clear sense of direction to minimize conflict and inefficiencies to implement best plan possible
- Involves establishment of clear and firm urban boundary in order to attract and guide investment

• Infrastructure Investment

- Long term planning is required to ensure land use planning coordinated with basic road / service infrastructure to allow for proper implementation of the plan
- If not coordinated, possible to generate a mismatch between available urban services and current position in planning process

Principles of Long-Range Planning cont.

• Time Resources

- Engaging in long range planning results in less time, energy and resources spent in litigation battling decisions with respect to how and where to proceed
- Engaging in multiple short range planning exercises tends to delay and drive-up cost of outcomes that are predictable, regardless of number of studies undertaken

• Local Control

- Adversarial approach leads to a final outcome which is determined by an outside decision maker, LPAT
- This has led to many of the long-range planning decisions which have contributed to development pattern in the City being established by an external authority

Principles of Long-Range Planning cont.

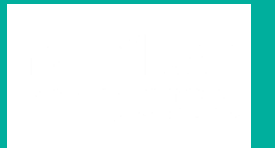
- **Staging**

- Undertaking long term planning allows for proper staging of development within an overall predictable, understandable and comprehensive structure
- Carefully designed staging mechanism must be put in place to ensure orderly growth takes place, including the protection of significant environmental features
- Allows for stable and controlled unfolding of the plan that ensures planning and infrastructure investment is coordinated

- **Maximization of Employment Investment**

- Undertaking long range planning of employment lands maximizes new investment opportunities by offering more choices in the supply of employment land
- Restriction of the supply of employment land leads to loss of investment and employment growth to other communities

CASE STUDIES: ELFRIDA & AEGD

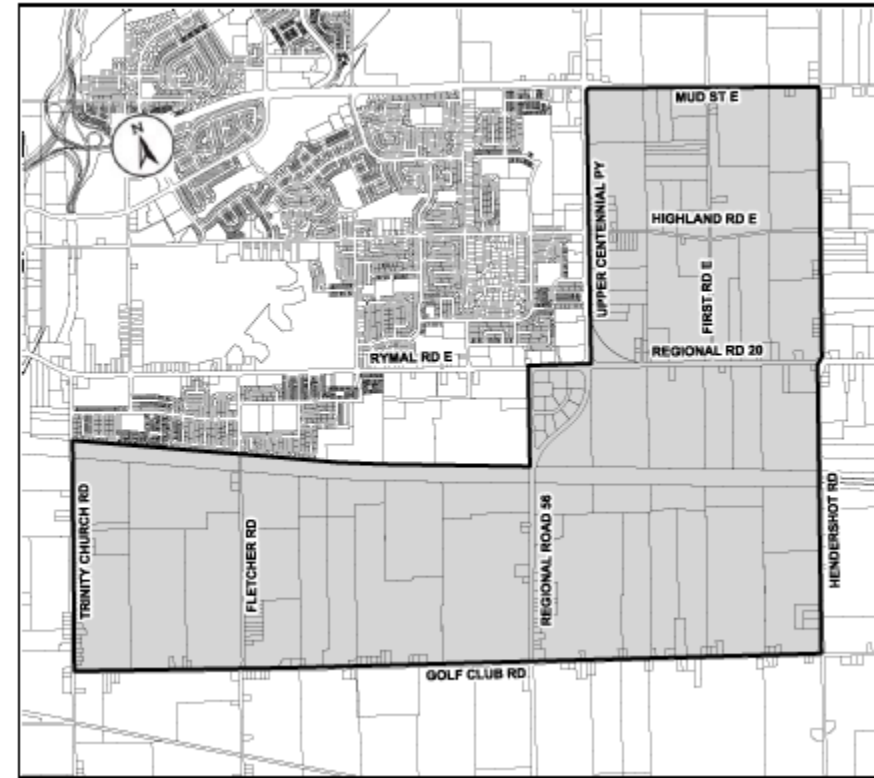


Case Studies: Elfrida & AEGD

- Unfortunately, the City has not proceeded to implement a long-term strategy and many of the pitfalls that were identified in the past have been experienced
- There is no overall comprehensive plan for development in the city for the Whitebelt area and staging policies have not been put forward
- As a result, the City has seen a mismatch in terms of infrastructure and planning implementation in areas such as Elfrida and the AEGD

Elfrida

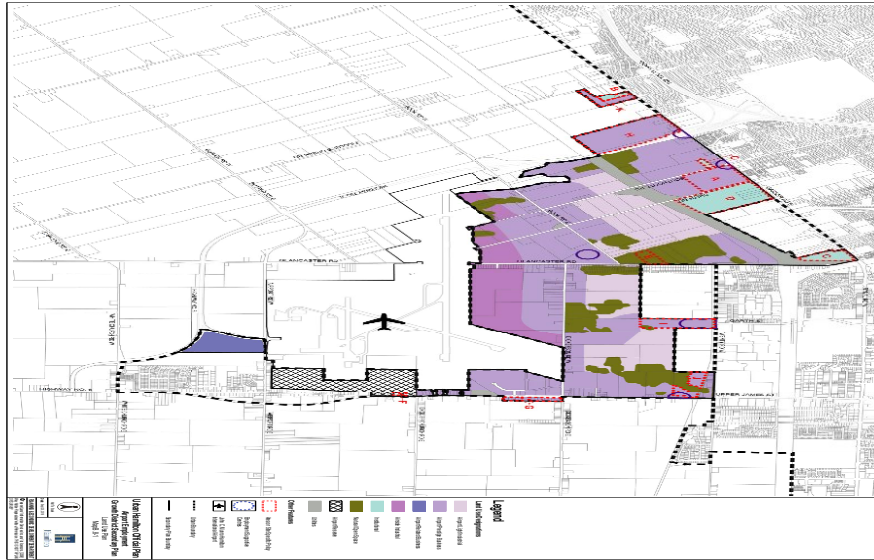
- Due to mismatch in terms of infrastructure and planning implementation in Elfrida, major trunk services have been provided however, the construction of homes for this new community is still a number of years away and that infrastructure has not been used
- The planning has led to a postponement of income from development charges and taxes to pay for those services well after the financial investment in the services has been made



Elfrida cont.

- Lack of long-term planning has also resulted in a considerable amount of expenditure in terms of planning resources
- The GRIDS process started in 2003 - the municipality now finds itself in a position 17 years later, after 3 versions of the GRIDS report still not being a position to implement the initial GRIDS recommendation to establish Elfrida as the next development community
- The continuation of this process will simply delay the inevitable development of each successive community in the Whitebelt area that will ultimately be needed for Hamilton to evolve as a complete community

AEGD



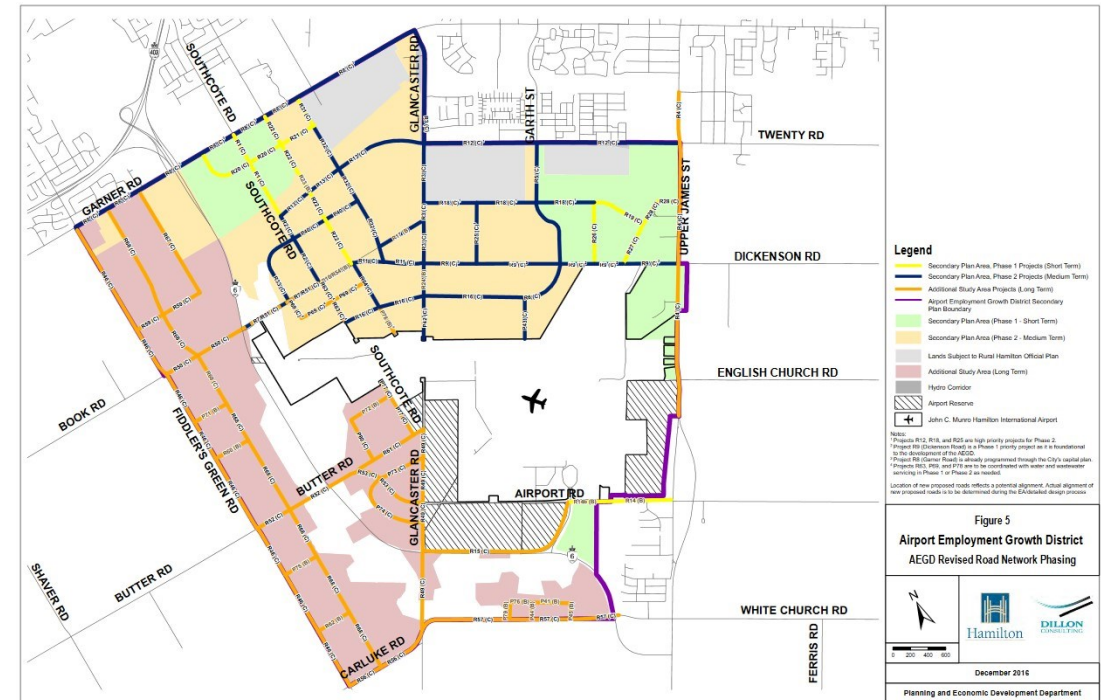
- In a similar but reverse pattern found in the Elfrida situation, a plan for half of the AEGD has been in place for a number of years and yet servicing has not been able to be provided
- In this case, the city has continued to lose investment opportunities to other communities as the half-approved business park remains underdeveloped because of lack of services.

AEGD cont.

- The initial planning process for AEGD identified ultimate development would proceed as far west as Fiddlers Green Road
- Chamber has always taken the position that the ultimate development limits of AEGD to Fiddlers Green Road should be established and that staging of servicing policies be put in place to ensure orderly development of a comprehensive industrial community
- However, only the first phase of development was brought into the Urban Area, resulting in a second planning process that is now underway before the first phase of the AEGD can be serviced

AEGD cont.

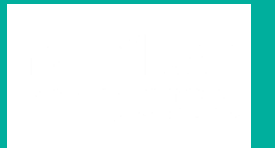
- Has also created uncertainty through a Rural designation of Phase 2 lands that are designated Rural and intended for agricultural and other rural uses
- It would be unreasonable to assume that these lands will attract investment from those with long term agricultural possibilities in mind
- In addition, delay of bringing these additional lands into the Official Plan, simply delays the opportunity for these lands to begin to develop returns in terms of employment opportunities



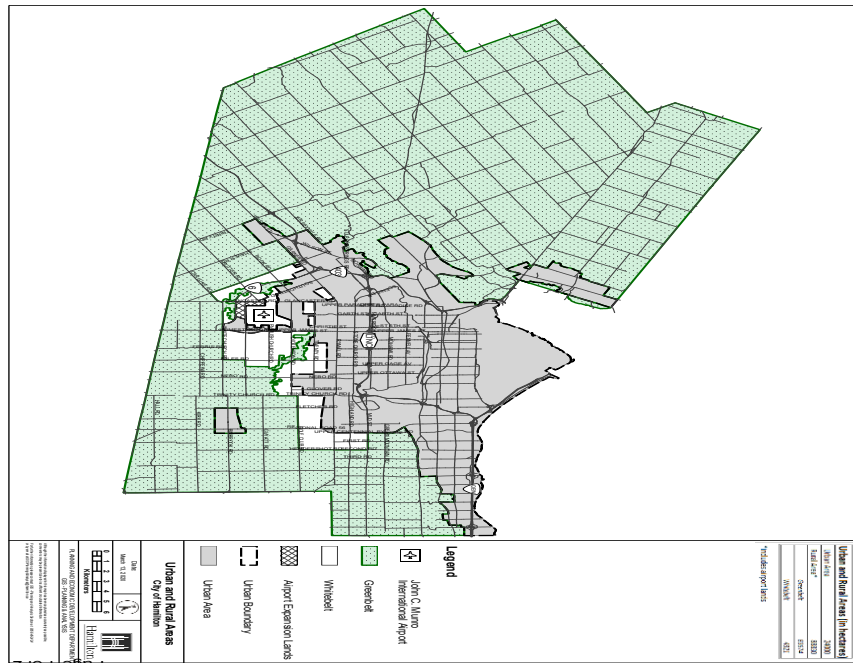
AEGD cont.

- Phase 1 lands now subject to a review process to allocate services throughout the Employment Growth District - report can only consider half of the ultimate AEGD lands
- Is the servicing infrastructure for the Phase 2 lands being put in place at the outset? If not, this could result in an inefficient use of infrastructure, which may have to be upgraded later.
- If the current infrastructure improvements being brought to the airport are intended to accommodate Phase 2 lands, it will be important to ensure that planning policies are consistent with future infrastructure expectations
- This exercise represents a significant illustration of why it is important to integrate long range land use planning with infrastructure planning

AGRICULTURAL CONSIDERATIONS



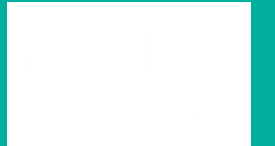
Agricultural Considerations



Appendix "H" to Report PED17010(h)

- Pattern of short-term planning has not been helpful to agricultural community in terms of Whitebelt lands
- Planning policies point to the use of Whitebelt lands for agricultural purposes - however, other than farming these areas to minimize assessment and tax generation, these lands are not conducive to long term investment in agriculture
- It is recommended that policies for Whitebelt areas recognize this reality and not purport to accommodate long term agricultural activity
- This will reinforce the use of the Greenbelt policy and establish greater certainty with respect to the agricultural community

SUMMARY



Summary

- Hamilton, unlike other municipalities within the GTA, has opportunities for future community building beyond the limits of the existing urban boundary - the City has an opportunity to be visionary in how our community will evolve and more fully control that process and its important outcomes
- The Chamber believes there are positive outcomes associated with long range planning and many of the deficiencies that have been experienced over the last two decades can be avoided by providing greater certainty to development interests, the agricultural community, and the broader community at large
- The Chamber feels that through a better coordination of the provision of infrastructure with long range planning, situations are avoided where infrastructure is provided without an immediate ability to generate revenue to pay for that investment
- Similarly, by ensuring infrastructure improvements keep pace with planning policy, particularly in terms of employment lands, there is greater opportunity to enhance employment investment and prevent the potential loss of new opportunities to other jurisdictions

Summary cont.

- Coordinated long-range planning can help combat growing affordability challenges as well as limit urban growth in areas outside of the Greenbelt
- As pressures to leapfrog over the Greenbelt increase, there is more demand for the expansion of highways to external locations, congestion on major corridors and the adverse environmental impact of more vehicular travel to further destinations - this pattern has already started and will be given further impetus if we do not adequately accommodate our share of growth
- Long-range planning strategy can be properly staged and phased to allow the City to meet intensification targets within the existing built-up area and to ensure that future development within the Whitebelt takes place in an orderly and pre-determined fashion
- We can also then ensure that decisions about our future are not made by an outside arbitrator but are truly a 'made in Hamilton' solution

THANK YOU

