

**Public / Stakeholder Comments –**  
**Land Needs Assessment: Community Area (Intensification, Density)**

Submitted by	Comment / Question	Staff Response
Sonja	Do we know what potential exists for intensification within the existing urban boundary, for example by development of the "Missing Middle" we have started hearing about?	Intensification is not limited to new tall buildings. There is intensification supply potential in areas designated as 'Neighbourhoods' in the Urban Hamilton Official Plan. The Plan encourages compatible intensification in these areas and these areas is where the mid-rise, missing middle could fit. There are other opportunities for intensification in the City as well, such as second dwelling units in existing homes. The Residential Intensification Supply Update identified a potential supply of up to 26,000 units in the Neighbourhoods areas.
	What incentives and disincentives exist for intensification within the current urban boundary, and how we might create more incentives?	The City has been working to prioritize intensification for quite some time. The City has pre-zoned certain areas where we significant growth is anticipated (eg. downtown, future priority transit corridor, and areas around our GO stations). These areas, as well as the Commercial and Mixed Use zoning, allow for significant residential growth as-of-right, meaning that the lands can be certain residential uses without having to get additional planning approvals. The City also has financial incentives in place for intensification, such as Development Charge exemptions, Parkland Dedication exemption, and programs for lands in the downtown Community Improvement Plan area.
	Have changes in population characteristics been considered in preparing this LNA, specifically the fact that baby boomers have begun to divest themselves of their single family detached homes, and are looking for other forms of housing? History shows us that it will take about 15 years for this bubble to move through, with an	This baby boomer shift does happen over time and analysis of the shift has been undertaken. Two points are important. First, age-related trends in household formation and unit type preference are included in the forecast (in accordance with the mandated method), meaning that many factors related to the aging of the population are embedded in the housing unit forecast results,

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	increased availability of detached homes during this time.	including the turnover of units to younger families as the boomers ages. It should be noted that the number of households that may downsize does not create new units; the City is required to plan for forecasted growth. Second, the age at which this shift happens has generally been rising and now stands at around 80, or the 80-84 age group. The largest group of Baby Boomers will reach 80 by about 2040 so the switch itself is later. The turnover is not producing enough units to meet demand since the largest younger age group is just hitting peak family formation age (beginning in the 20-24 age group and increasing through the 30s and 40s) and increasing ground-related housing demand.
Dave	What has to happen for the City to adopt the Increased Targets or Ambitious Density scenario in its planning? Can Council mandate use of these targets and require new developments to adhere to them?	Staff will recommend a final land needs assessment scenario to Council for Council to consider and adopt a final scenario. This chosen scenario will inform the direction for the rest of the GRIDS process, because it establishes how much additional land may be needed. The implementation of targets related to intensification and density will be written into our Official Plan through the Municipal Comprehensive Review.
Brenda	To summarize, my varied life experiences have given me an appreciation, understanding, respect and support for building housing and communities that consider the needs and integration of the varied cultural-socio-economic aspects of the Ontario and Canada we are. Everyone needs to be considered in the Master Plan with a place to live happily, with dignity, under rooves of many types, and a community that is inclusive to call "home". Affordable housing, programs and a	Comments are noted and appreciated. Future planning phases including the preparation of Secondary Plans will consider opportunities to create inclusive and equitable communities with the inclusion of affordable housing.

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	sense of community are paramount to a healthy city and future Hamilton.	
Diana	I believe that the 81% intensification "no urban boundary expansion" should be a consideration. It was mentioned that we cannot force development in the built up areas but I disagree. If we have no urban boundary expansion then developers will of course have no option but to get creative with our existing grey fields and within existing neighbourhoods. Can this be included in your survey and considerations?	<p><i>Supplementary Information</i></p> <p>The no urban boundary expansion option was not modelled in the land needs assessment or included as an option for the following reasons:</p> <ul style="list-style-type: none"> <li>- This option, with a significantly increased intensification target, far exceeds the identified market demand in the RI Market Demand report. The provincial LNA methodology requires the use of a market-based demand approach to the calculation of land needs. In light of the market-based direction, it is questionable if the Province would accept a proposed intensification rate of 80%.</li> </ul>
Nancy	The land needs survey does not give 0 h growth as an option but I believe it should. Citizens should be given a say as to whether we want to freeze our boundaries and focus on infilling our existing neighbourhoods by building up rather than out. I know there is space for comment but people may not give it a second thought if it is not an option. Can you please add 0 h growth as an option to get a true sense of what people want and allow people to go back and alter their answer if needed?	<ul style="list-style-type: none"> <li>- The RI Supply Update Report has identified a supply potential of approximately 70,000 units to 2051. The required intensification units under this option would be in the range of 89,000 units to 2051 which exceeds the estimated supply within the planning horizon.</li> <li>- This option would not result in a balanced unit supply of new units as is required by planning policy to contribute to the development of complete communities. Approximately 75% of new intensification units would be in the form of apartments. There is a concern that an unbalanced future unit supply would not satisfy the demand for lower density housing forms, and that the City may lose growth opportunities if that demand cannot be met.</li> </ul>

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Frances	Was "grey" land taken into account when calculating the number of hectares required for population growth (grey lands include parking lots of current commercial operations, such as Limeridge Mall, Eastgate Square and the lands along lower Centennial Highway)?	<p>The City's estimation of residential intensification supply takes into account greyfield redevelopment opportunities, including redevelopment of shopping centres, commercial corridors such as Centennial Parkway and some vacant parking lots.</p> <p><i>Supplementary Information</i>  Intensification has long been a planning goal of the City. This goal is reflected in the Nodes and Corridors structure of the UHOP as well as many initiatives within the City, including: two recently approved Secondary Plans in Downtown Hamilton and Centennial Neighbourhood Secondary Plans which encourage the mixed use redevelopment of commercial corridors and areas; the City's Downtown, Transit-Oriented Corridor and Commercial-Mixed Use Zones which allow redevelopment of commercial sites is as-of-right; and Secondary Dwelling Units that will be permitted more broadly across the urban area</p>
	The presentation included the number of people expected to move into the Hamilton area by 2051, but does not include the specific number of units that will be required to house the increased population. Please supply if available.	The land needs assessment identifies an increase of 110,320 housing units in the City between 2021 and 2051.
GSAI	We are providing our comments in support of Staff's findings thus far through this process; being that the draft Lands Needs Assessment confirms the City needs to support intensification and responsible urban boundary expansion to meet its 2051 population and growth projections. We would like to express our support of the land needs scenarios, <i>Growth Plan Minimum</i> (50% intensification) and <i>Increased Targets</i> (55% intensification), as both scenarios	Comments are noted and appreciated.

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	<p>represent reasonable growth targets that are in keeping with the Province’s market-based approach for land use planning.</p>	
<p>Hamilton International Airport</p>	<p>The John C. Munro Hamilton International Airport (‘Airport’) has reviewed the submitted Land Needs Assessment with respect to the City of Hamilton’s Community Area Land Needs and Employment Area Land Needs under its Growth-Related Integrated Development Strategy (GRIDS 2) and the mandated Municipal Comprehensive Review (MCR) process for growth planning horizon to 2051.</p> <p>The reports were assessed against the John C. Munro Hamilton Airport Zoning Regulations SOR/2017-200 and the Airport Noise Exposure Forecast (NEF) contours. Based on the information provided, the preliminary assessment shows that portion of the lands identified as Designated Greenfield Area – “community area” for residential growth fall within the John C. Munro Hamilton Airport Zoning Regulations SOR/2017-200 and the Airport Noise Exposure Forecast (NEF) contours.</p> <p>The registered lands affected by the John C. Munro Hamilton Airport Zoning Regulations SOR/2017-200 are subject to building/structure height restrictions, vegetation growth and wildlife hazard control and compliance with prohibition of interference with aircraft communications and navigational facilities.</p> <p>For lands that fall within NEF 40-28 contours, it is strongly recommended that new residential developments not be undertaken in these areas due to high susceptibility to aircraft noise and</p>	<p>Comments are noted and appreciated. The City’s UHOP supports the comments made by the HIA in restricting the development of new sensitive land uses above the 28NEF contour.</p> <p>The HIA will continue to be included in the GRIDS 2 / MCR process and future planning initiatives going forward.</p>

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	<p>impact to quality of life. It is also recommended that noise mitigation measures be implemented for lands between NEF 28-25 in accordance with City of Hamilton, Ministry of the Environment and Climate Change and Transport Canada standards/guidelines.</p> <p>A detailed review will be required by the Airport for each land during the Site Plan process to ensure the compatibility of the proposed land uses.</p> <p>The proposed growth scenario plans for the designated community and employment areas also should be submitted to NAV CANADA for assessment against its future performance-based navigation (PBN) procedures and other technology changes planned for the Airport as part its Air Navigation System (ANS) Plan.</p> <p>The Airport recognizes the City's forecasted population growth and residential housing demand needs to accommodate its growth to 2051. As such, the Airport is committed to continued collaboration to create positive economic benefits for the City while ensuring future growth of the Airport is accounted for.</p>	
Hamilton Conservation Authority (response to stakeholder questionnaire)	It is difficult to provide detailed opportunities and challenges as this is a high level planning exercise and it is noted that the planning report (PED17010(h)) does an excellent job of explaining the issues and challenges at hand at this stage. The detailed work to come in the form of official plan amendments and secondary plans	Comments are noted and appreciated. Staff look forward to working with HCA staff through future project phases particularly related to whitebelt lands within the HCA's jurisdiction.

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	<p>and their associated studies will provide a better venue to consider these issues in detail.</p> <p>With that said, the opportunities related to both scenarios relate to addressing the effects of climate change as it relates to built form, reduced sprawl and having a more compact development area and the resulting opportunities for increases in use of public transit and more walkable communities. Effectively reducing or limiting our urban footprint as growth occurs. This also relates to a greater ability to maintain existing natural areas to remain in and outside of the urban boundary and even to plan for greater green spaces and connections to core natural areas as part of the overall planning program.</p> <p>The challenges relate to meeting the targets which average for intensity 55% and 60% respectively while current trends are 40%. Given the market demand approach specified by the Province and given actual market demands and preferences for lower density development, both scenarios will be challenging. From the HCA staff perspective, on a spectrum, these are targets that should be pursued with a view to the higher intensification and density targets.</p> <p>From a realistic perspective, "Increased Targets" should be selected. However, and we note the challenges, planning over the time period to 2051 for the "Ambitious Density" target seems to be an appropriate approach, target and vision for the City.</p>	

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	<p>It is noted that the white field areas noted are largely located outside of the HCA jurisdiction and largely located in the jurisdiction of the Niagara Peninsula Conservation Authority. With that said, the north areas, generally, of "Twenty Road West/Garner Road", "Twenty Road East" and "Elfrida" are located in the HCA watershed. In reviewing these areas, the are existing headwater features specifically and other natural features that will pose development restrictions. While we note that this is discussed in the documentation provided as being included in the calculations, it will have an impact on the development lands available and this will be further detailed at the Official Plan and Secondary Plan level.</p>	
<p>Hamilton Wentworth Catholic District School Board (response to stakeholder questionnaire)</p>	<p>From the perspective of Planning staff, there is a strong interest in better understanding how future development may unfold with respect to housing type, locations, and overall housing numbers, particularly in Elfrida, in order that the Board has ample opportunity to appropriately plan for future school sites.</p> <p>Staff support a balanced approach to Community Area land need, one that takes into consideration market-demand and the need for increased intensification as mandated by the Province. In our opinion, The City's 50-55-60% "Increased Targets" appear to be a reasonable compromise that not only addresses market demand, but also focuses on overall community land needs, affordable housing needs, preservation of Greenland areas and climate change implications.</p> <p>Further to this, the need to carefully consider the preservation of Greenland areas and prime agricultural lands, and the fight against climate</p>	<p>Comments are appreciated and noted. Staff will continue to work with HWCDSD including through future secondary planning phases to ensure School Board needs are met.</p>

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	<p>change, closely aligns with our Board's policy of "Stewardship of Creation". Over the past three years, 100 percent of HWCDSB schools have achieved Ontario Eco Schools certification for their efforts to conserve energy, create green space, and minimize waste. Our Catholic faith and mission also teaches us the importance of ensuring people from all walks of life have reliable access to affordable housing and improved transit.</p>	
<p>Hamilton Wentworth District School Board (response to stakeholder questionnaire)</p>	<p>From a school board perspective, the opportunities and challenges are not that dissimilar as they are currently - selection of educational sites, servicing, timing, and all the variables in between.. assessments, site plan approvals etc.</p> <p>The Increased Targets scenario should be supported in the final land needs assessment.</p>	<p>Comments are appreciated and noted. Staff will continue to work with HWDSB including through future secondary planning phases to ensure School Board needs are met.</p>
<p>International Village BIA (response to stakeholder questionnaire)</p>	<p>Supportive development policies (residential/commercial) by each department of the City of Hamilton are needed to reach the Growth Plan minimum of 50% intensification.</p> <p>Over the last 10 years, the City of Hamilton has continued to place a priority on development in suburban areas, well intensification has progressed at a slower pace. There is an opportunity for the City of Hamilton to communicate the benefits of intensification to investors and residents to increase demand in these types of commercial and residential units.</p> <p>Emphasis needs to be placed on creating sustainable neighbourhoods near already established commercial corridors (i.e. business</p>	<p>Comments are noted and appreciated.</p>

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	<p>improvement areas) through the introduction of new mid-rise developments.</p> <p>The City of Hamilton should adopt the 'Ambitious Density' Scenario with no new development outside of the current urban boundary until 2031.</p> <p>The City of Hamilton has to put even more supportive policies and grants in place to encourage new development (residential/commercial) in urban areas, specifically in Downtown Hamilton.</p> <p>All new developments within business improvement areas need to include a portion of commercial space (i.e. retail, restaurant, or office space).</p> <p>Priority should be placed on developing new commercial/residential units within business improvement areas through supportive policies and grants.</p> <p>Increased tax for vacant land on commercial corridors.</p>	
D. Spoelstra (stakeholder meeting)	<p>Eventually this city is going to run out of greenfield development land. Why not be bold and intensify now and reserve that land for growth after 2051.</p> <p>There are many that question the population forecasts for 2050 and therefore the growth targets as well. We're in the middle of a pandemic where people are dying. Populations are aging, People aren't having children in high rates like the past. There are infertility issues,</p>	<p><i>Supplementary Information</i></p> <p>Staff acknowledge there is a finite supply of whitebelt land (not impacted by the NEF contours) to accommodate future Community area and the City will meet a mature City state in the future.</p> <p>The LNA option based on Ambitious Density targets requires the least amount of whitebelt to be designated for future Community area. The phasing of the whitebelt lands is part of the next phase of the GRIDS 2 process. Through phasing,</p>

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	<p>shifts in family dynamics, different priorities etc. 30 years is a long time and a lot can change in terms of what will be needed and what will be wanted.</p> <p>Many benefits to high intensification targets. The big one for Hamilton is fixing the combined sewer system once and for all and ending sewage over flows. Make it attractive for people to live in a dense community and the market will support it. Livable walkable complete well planned communities that support transit opportunities, maximize infrastructure investments and provide local food opportunities are just some of the benefits. Thanks for the opportunity to contribute today.</p>	<p>City will look at series of criteria (e.g. impacts on agriculture, infrastructure requirements, costs, etc.) to determine the order in which the land would be developed for urban uses over the next 30 years.</p> <p>In a letter dated February 23, 2021 from the Growth Secretariat, the Province reaffirmed the requirement that lands to accommodate the 2051 forecasts must be designated in an Official Plan.</p>
L. Lukasik (stakeholder meeting)	<p>What is meant by an 'unbalanced supply? Not enough of all types of housing?</p> <p>Regarding Climate Emergency - Provincial direction is problematic to addressing climate crisis. Do we trust the provincial government's approach by forcing a 30 year planning horizon? Frustrated that we don't present the 'no UBE' scenario as an option to consider.</p> <p>Don't want to place our fate in the hands of the market - time to stop this!</p> <p>The leapfrogging, etc - these are issues that a provincial government needs to address through effective regional planning policies!!</p>	<p>An unbalanced housing supply refers to a housing supply that does not provide a range of unit types sufficient to meet market demand.</p> <p>The no urban boundary expansion option (81% intensification) was not modelled in the land needs assessment because it is the opinion of both City staff and the consultant team that this option would not meet the provincial requirement of a market-based land needs assessment study, which must satisfy the provision of a full range of housing options.</p> <p>The on-line survey was not updated to include this option, since those who had previously completed the survey were not given this option. However, the comment section after the question about the two intensification scenarios allowed for those who responded to the survey to indicate if they were</p>

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		<p>unsatisfied with the options, or if they had other comments.</p> <p><i>Supplementary Information</i>  Council declared a climate emergency in March 2019 and directed the Task Force to investigate actions to be taken which could be incorporated into the City’s existing plans and policies to achieve net zero carbon emissions before 2050. As part of this direction, GRIDS 2/MCR is focusing on climate change and the impacts of growth. The approved 10 GRIDS Directions includes a new direction “Plan for climate change mitigation and adaptation, and reduce greenhouse gas emissions.”. In addition, the proposed Ambitious Density scenario and the future evaluation and phasing framework consider climate change in a number of ways.</p>
N. Mott (stakeholder meeting)	<p>With the recent rapid shift to remote work, what are the implications for the need for new office supply?</p> <p>Secondly, now that remote work has been allowed and proven successful, I am seeing a shift to demand for housing outside the GTA/H to find more affordable housing. What are the implications of that for housing demand in Hamilton?</p>	<p><i>Supplementary Information</i>  The LNA identifies a growth in major office from 15% to 19% of the total share of employment over the next 30 years.</p>
D. Deluce (stakeholder meeting)	<p>How will stormwater issues e.g. flooding/water quality be addressed during intensification?  What will the City be doing to ensure these issues are addressed moving forward?</p>	<p>GRIDS 2 is integrated with updates to the Water / Wastewater and Stormwater Master Plans. Different growth options will be modelled and the Master plan update will consider major storm events.</p>

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		In response to climate change and as part of any future secondary Plans, buffers adjacent to the natural heritage system will be identified
R. Braithwaite (stakeholder meeting)	If we want to support intensification in our urban core we need to support the developers to do it. Not put up road blocks and hurdles that are currently pushing developers away. We have so many empty properties on Barton St that could be housing but the property owner has no incentive or interest to develop. I agree it needs to be made attractive for people wanting to live here - i.e. remove industrial truck routes, plant more trees, make the streets safer....	Comments noted and appreciated.  Intensification has long been a planning goal of the City. This goal is reflected in the Nodes and Corridors structure of the UHOP as well as many initiatives within the City, including: two recently approved Secondary Plans in Downtown Hamilton and Centennial Neighbourhood Secondary Plans which encourage the mixed use redevelopment of commercial corridors and areas; the City's Downtown, Transit-Oriented Corridor and Commercial-Mixed Use Zones which allow redevelopment of commercial sites is as-of-right; and Secondary Dwelling Units that will be permitted more broadly across the urban area
Open House questions (combined theme of mixed use communities)	Would novel zoning regulations be considered in order to allow for more 'complete communities' such as small workshops in residential areas or certain urban agriculture allowances?  With increased intensification has consideration been given for mixed use where more people might be able to shop, work and live in a more compact form so that it will be more accessible to active transportation?	The City has zoning that permits urban farms and community gardens.  The creation of compact, mixed use communities which facilitates active transportation is a planning goal and will be considered in the design of new communities.

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Open House questions (combined theme of missing middle)	<p>Many architects refer to the missing middle (up to 6 or 7 stories in height) that they feel should be developed. Have they been considered in this process?</p> <p>Can intensified neighbourhoods within the built up area be reconfigured to have more missing middle, more greenspace and more commercial. Walking neighbourhoods, with shopping, services and green spaces within walking distance?</p> <p>Did intensification planning include the possibility of increasing density in single-family areas, so that townhouses and low-rise apartments could be added to areas that are now only single family?</p>	<p>Intensification is not limited to new tall buildings. There is intensification supply potential in areas designated as 'Neighbourhoods' in the Urban Hamilton Official Plan. The Plan encourages compatible intensification in these areas and this is where the mid-rise, missing middle could fit. There are other opportunities for intensification in the City as well, such as second dwelling units in existing homes.</p> <p>The City's Commercial and Mixed Use zoning allows for multiple dwellings, between 2 and 6 storeys, along commercial corridors.</p>
Open House questions (combined theme of greyfield development)	<p>Would we be looking to utilize all of the grey lands in the built up area.</p> <p>Why is the city only looking at greenfields? what about redevelopments on things like large surface parking lots?</p> <p>Can Hamilton built up on the grey field lands instead of moving outwards?</p>	<p>The City's estimation of residential intensification supply takes into account greyfield redevelopment opportunities, including redevelopment of shopping centres, commercial corridors such as Centennial Parkway and some vacant parking lots.</p> <p>The Residential Intensification Supply Update identified a potential supply of up to 26,000 units in the Neighbourhoods areas</p>
Open House question	Does the city have the authority to dispute the intensification targets set by the province?	Municipalities do have the ability to request a lower intensification target from the Province. Lower intensifications targets (less than 50%) have to be justified by the City. The City can also plan for a higher target than what is required by the Growth Plan.

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Open House question	Could you please just mention what is meant by 50/60% etc. Eg. would 100% mean that our current density would be doubled?	50% or 60% refers to the City's intensification target, which is the number of new dwelling units to be built within the built-up area each year. 100% intensification would mean a significant amount of growth in the built up area each year, more than double of the City's current intensification trends.
Open House questions (combined theme of market demand)	<p>Given the Provincial requirement to use market demand for planning, which of the scenarios would be able to meet this objective?</p> <p>Please elaborate on how the provincial requirement to consider market demand has changed how the city is approaching its land needs assessment. Is it fair to say that this is an approach that unavoidably requires more land?</p> <p>How is "market based" taking account of changing tastes - not only looking at past market demands but also gathering new inputs on how tastes and demand is changing. If you only look at past market demand you will inevitably end up with replicating sprawl</p>	<p>The 'Growth Plan Minimum', 'Increased Targets' or 'Ambitious Density' would meet the provincial requirements for a market-based land needs assessment.</p> <p>Compared to the previously released version of the provincial LNA methodology, which was focused less on ensuring a supply of specific unit types but instead on accommodating the anticipated population overall, it is likely that the 'market based' method does have the potential to require additional land, but how much compared to the previous method is unknown.</p> <p>The market is defined through the provincial forecasts for the type of housing units that would be anticipated (projected need for single detached, semi detached, townhouses and apartments). Much of the determination of market demand is based on demographic information, such as age structure of the anticipated population, and the housing choices throughout their lifecycle. Planning for market demand means providing the full range of housing types to meet the demographic needs. It does not directly account for changing tastes.</p>

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Open House question	Will there be more green space if you increase the density?	There may be opportunity for more greenspace if density is increased. Having lands in a natural state is an advantage from a climate change perspective. These questions are going to be addressed further in the planning process, at the secondary planning phase, when we look at land uses, parks and open space requirements.
Open House question	Can the existing sewer and water systems take all this development?	The servicing capacity is being reviewed through this process, as this is an integrated planning process that is combined with updates to the Infrastructure Master Plans – Water / Wastewater and Stormwater. Servicing capacity will be reviewed to determine if there are upgrades needed to the existing infrastructure to support the anticipated growth.
Open House question (combined theme of covid related implications)	<p>And has COVID been considered in the sense of where and how people are working into the future?</p> <p>With the onset of the COVID crisis what consideration is the City giving to an increased work from home culture theoretically requiring less density/intensification?</p> <p>Is your planning accounting for the increase in working from home brought about by the Covid crisis. In other words, are you accounting for the desire for larger, ground related housing that seems to be what people are now desiring?</p>	<p>The Province’s background document for the population and job forecasting by Hemson Consulting (Greater Golden Horseshoe: Growth Forecasts to 2051), did consider the repercussions of COVID as an assumption. The speculation is that within 3 years, overall growth is assumed to return to pre-pandemic expectations.</p> <p>The forecasts also recognize changes in the way office space is used, however increased working from home would reduce the need for new office space. More working from home could also affect the tolerance for smaller living spaces that accompany denser development. But it is not certain that workers or firms will be working from home in the long term. In sum, the long term impacts are currently unknown.</p>

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Open House question	Are there any large scale plans for cleaning up and using old industrial areas?	The City encourages the redevelopment of brownfield sites and offers incentive programs to support development efforts.
Open House question	Can you describe your idea of what the ambitious plan would look like in Hamilton?	The ambitious density assumes higher levels of intensification and density within the City and new growth areas.
Open House questions (combined theme of affordable housing)	Is affordable housing included in the plans?  In what way was the city's need for affordable and co-op housing been taken into account in planning for intensification and density?	Affordable housing is not directly addressed through the land needs assessment, but addressing affordable housing needs continues to be a city priority.  <i>Supplementary Information</i> The City is exploring the use of the Community Benefits Charge and Inclusionary Zoning to increase the supply of affordable housing.
Open House question	Is the tall building plan by the city part of this intensification?	Intensification assumptions are in line with the Downtown Hamilton Secondary Plan and tall building guidelines.
Open House question	Is laneway housing part of this discussion? there are environmental impacts.	The City is currently completing a study on regulations to permit secondary dwelling units, which would include detached secondary dwelling units, more widely throughout the urban area. Secondary dwelling units has the potential to contribute to the City reaching its intensification targets.  <i>Supplementary Information</i> The LNA identifies that approximately 90 Secondary Dwelling Units, both detached and accessory dwelling units, can be accommodated in the City on an annual basis.

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Open House question	I believe you just said the green field area "can be and should be developed". Is the city already taking the position that green fields should be developed?	There are Designated Greenfield Areas that are already within the City's urban boundary. They are designated as urban and identified for future growth. Many of these areas have been designated for future residential growth within Secondary Plan. The assumption is made that existing greenfield areas in the City's urban boundary will be developed.
Open House question	Is there an assumption that existing urban lands will be developed first prior to expansion?	The assumption is that all of the greenfield lands in the City's urban boundary will be developed by the year 2031. In terms of intensification, the assumption is that intensification will continue throughout the planning period to 2051, and the City will work to meet its annual intensification targets.
Open House question	Does planning presume the LRT will be going ahead?	The assumption is that there will be a higher order transit along the corridor. It is anticipated there will be significant development along the corridor in the form of intensification.
Open House question	What is the rationale for the City to go higher than what the province requires regarding intensification and density? Isn't there a risk to over intensifying?	There are many reasons why the City would plan for higher than the 50% intensification rate minimum, including the land supply constraints, intensification trends and the anticipation that Hamilton's growth will continue to occur. The climate change perspective also provides a basis to push the target higher. There will be multiple opportunities throughout the planning period to review this target. The Official Plan is reviewed every 5 years, and through this review, there is opportunity to review if the City is having a challenge meeting its targets, or if the City is exceeding the targets.

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<b>Submitted by</b>	<b>Comment / Question</b>	<b>Staff Response</b>
Open House question	How have population and demographics been taken into consideration in determining community area land need?	The shift in different generations moving through their housing choices is taken into account in the forecast that the City receives from the Province. The forecast determines how many housing units the City needs based on the demographic information.
Open House question	Why did staff not model the 81% intensification rate based on the Provincial Govt's market-based approach?	The no urban boundary expansion option (81% intensification) was not modelled in the land needs assessment because it is the opinion of both City staff and the consultant team that this option would not meet the provincial requirement of a market-based land needs assessment study, which must satisfy the provision of a full range of housing options.