



General Issues Committee
March 29, 2021
Item 8.1

Today's agenda

1. **Joanne Hickey-Evans (Manager, Policy Planning & Zoning By-law Reform)**: an overview of growth management and a view of the City in 2051
2. **Antony Lorius (Lorius & Associates)**: growth context to 2051 and the Land Needs Assessment results
3. **Heather Travis (Senior Project Manager, Growth Management Strategy)**: a review of the LNA public engagement and staff recommendations

Status of LNAs / Growth Options for municipalities in the Growth Plan Area:



Municipality	Status
Niagara	May 2021 - LNA
Halton	February 2021 – Growth Options (no separate LNA)
Peel	Draft LNA - December 2020 Final LNA - June 2021
York	March 28 - LNA only
Durham	Fall 2021 - LNA only Early 2022 - Growth Options
Waterloo	May 2021 – LNA only Fall 2021 - Growth Options
Simcoe	LNA underway; no specific date set.

Managing Growth.....



Looking Forward: Hamilton in 2051

POPULATION

BE MORE DIVERSE

Immigration will continue to increase.

BE MORE POPULATED

Population will increase by 236,000;
Dwelling units will increase by 110,000.

HAVE SMALLER HOUSEHOLD SIZES

Persons per unit will decrease from 2.51 (2021) to 2.37 (2051).
Population will grow by 41% but households will grow by 49%.

IN
2051
HAMILTON
WILL...

HAVE A POPULATION THAT LIVES LONGER

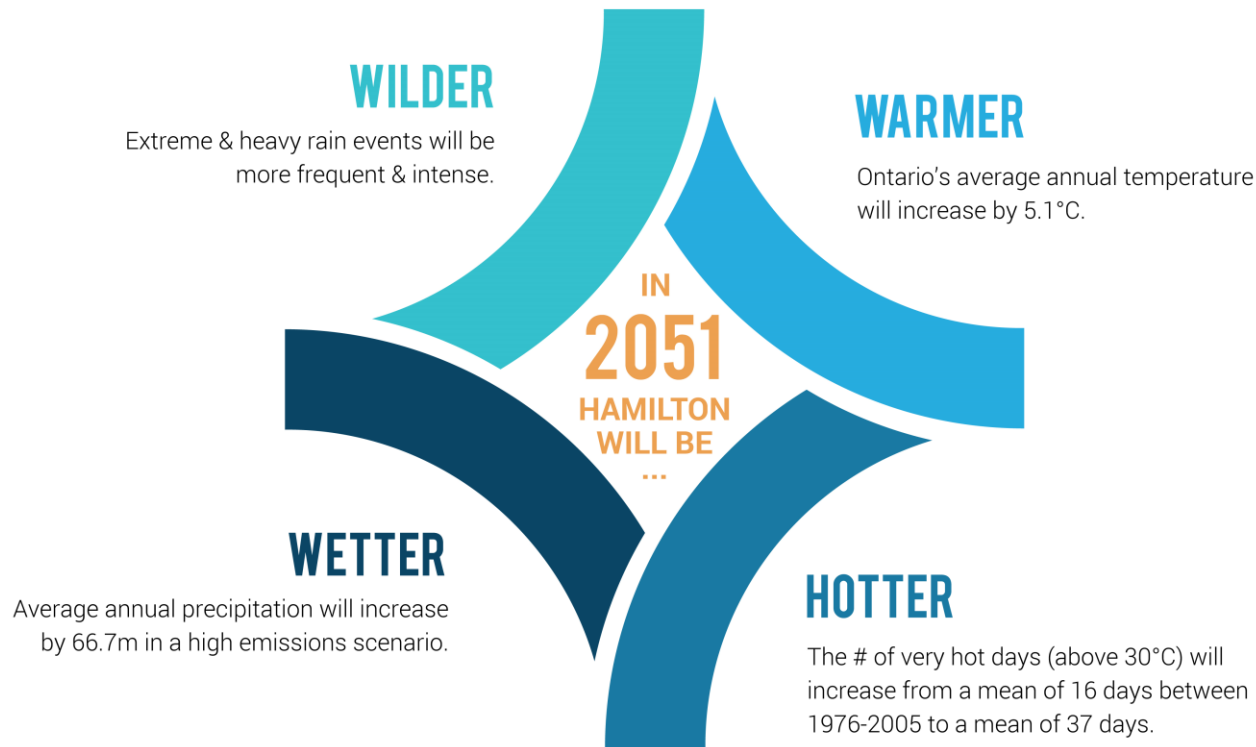
Life expectancy will increase from 84 to 88 for females
and 80 to 86 for males from 2016 to 2046.

BE OLDER

Median age will increase from 39.6 in 2021
to 42.9 in 2051.

Looking Forward: Hamilton in 2051

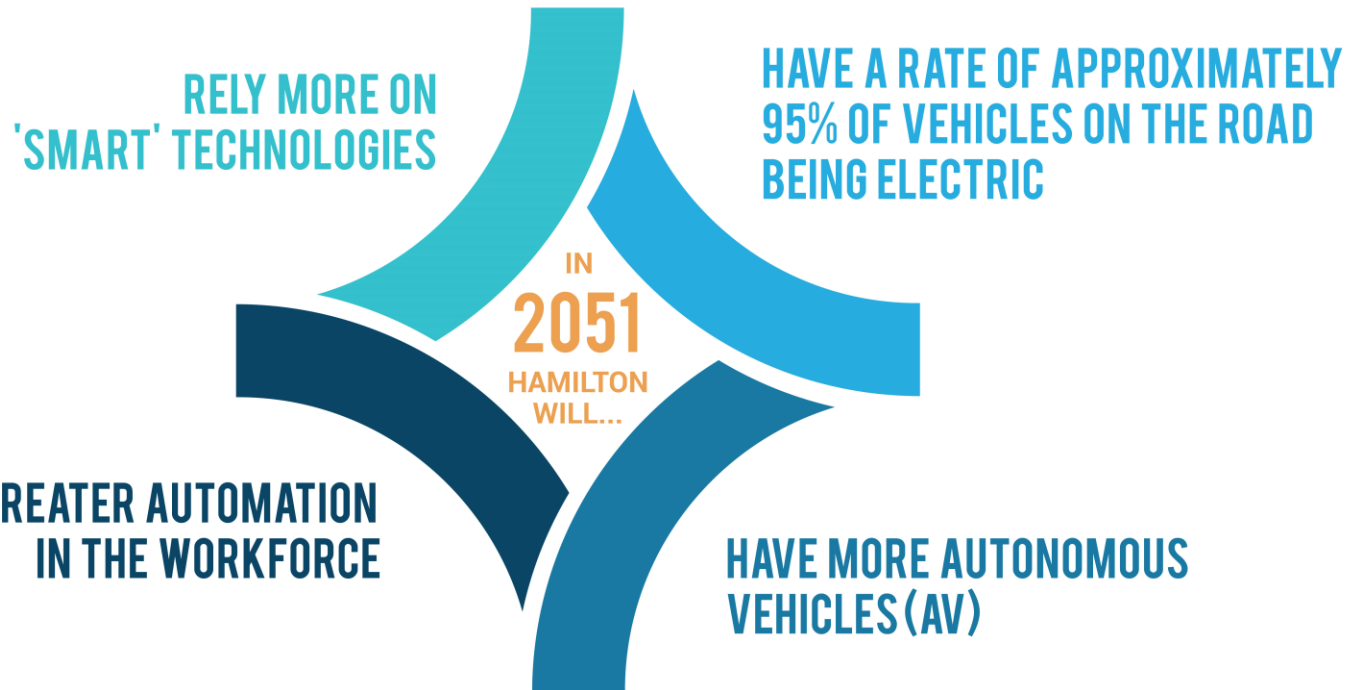
CLIMATE



Looking Forward: Hamilton in 2051



TECHNOLOGY



RELY MORE ON
'SMART' TECHNOLOGIES

HAVE A RATE OF APPROXIMATELY
95% OF VEHICLES ON THE ROAD
BEING ELECTRIC

IN
2051
HAMILTON
WILL...

EXPERIENCE GREATER AUTOMATION
IN THE WORKFORCE

HAVE MORE AUTONOMOUS
VEHICLES (AV)

The Growth Context to 2051

- The Greater Golden Horseshoe evolving into a **global economic powerhouse**
- **Hamilton set to grow significantly** towards a mature urban state
- **Driven by migration:** especially the level of international migration set annually by the Federal Government
- City has become very **attractive for both** residential and new business investment
- And is **very well-suited to accommodate growth** given its location, urban structure and multi-modal transportation connections



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

The Land Need Scenarios

- **Three main scenarios** for Community Area lands



- **“No Expansion Scenario”** does not conform to Provincial planning policy requirements
- For **Employment Area lands**: supply and demand in balance with no new lands required

Ambitious Density Scenario Details



Growth Plan Policy Area	Single / Semi-Detached Units	Townhouses	All Apartment Units	Total Housing Units (%)
Built-up Area	3,310	9,930	52,950	66,190 (60%)
Existing DGA	5,570	7,120	2,650	15,330 (14%)
Urban Expansion Area	18,110	10,550	n/a	28,660 (26%)
Rural	140			140 (>1%)
City Total (%)	27,120 (25%)	27,600 (25%)	55,600 (50%)	110,320 (100%)

Apartment units are not shown for the urban expansion area due to the **surplus of apartment sites** within the existing DGA but will be included in secondary planning for the new growth areas to meet complete community policy objectives

A Balanced Approach Moving Forward



- City is in a **strong position** to shift to more compact forms
- **Land supply is not sufficient** even with significantly increased intensification
- Intensification and greenfield areas are **both required**
- Long-term land **designation does not “create”** the market
- Urban expansion areas are **managed by phasing** of planning approvals, services and financing

Employment Growth:
especially office in the
downtown

Investment in the
Urban Environment:
infrastructure and
public services

Planning Tools:
including financial and
other incentives



Evaluation of growth
options in the next
phase of GRIDS 2

Public consultation



★ Social media "boosting" was used to promote the posts for an additional 86,000 impressions.

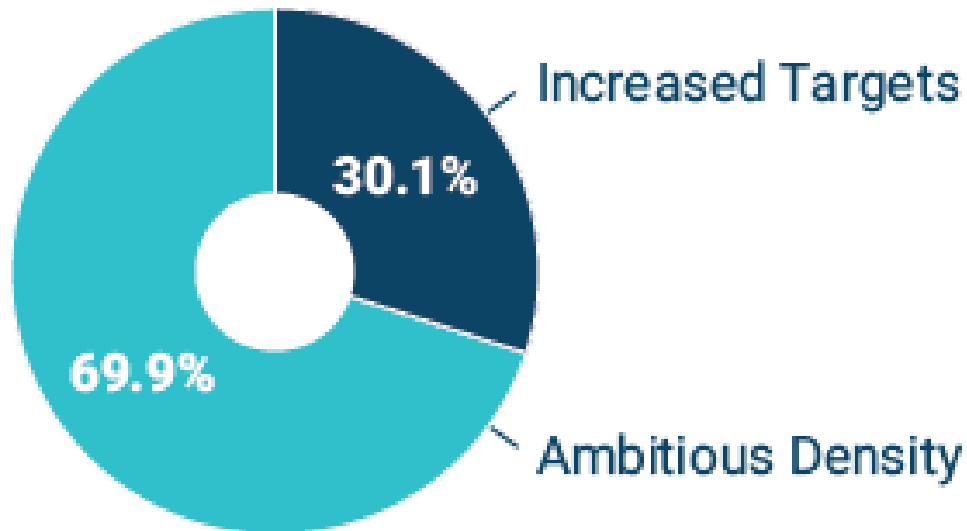
Engagement Statistics:



Survey results - intensification

Which intensification scenario is preferred: the 'Increased Targets' or the 'Ambitious Density' scenario?

Preferred Scenario



(Note: 143 responses were received)

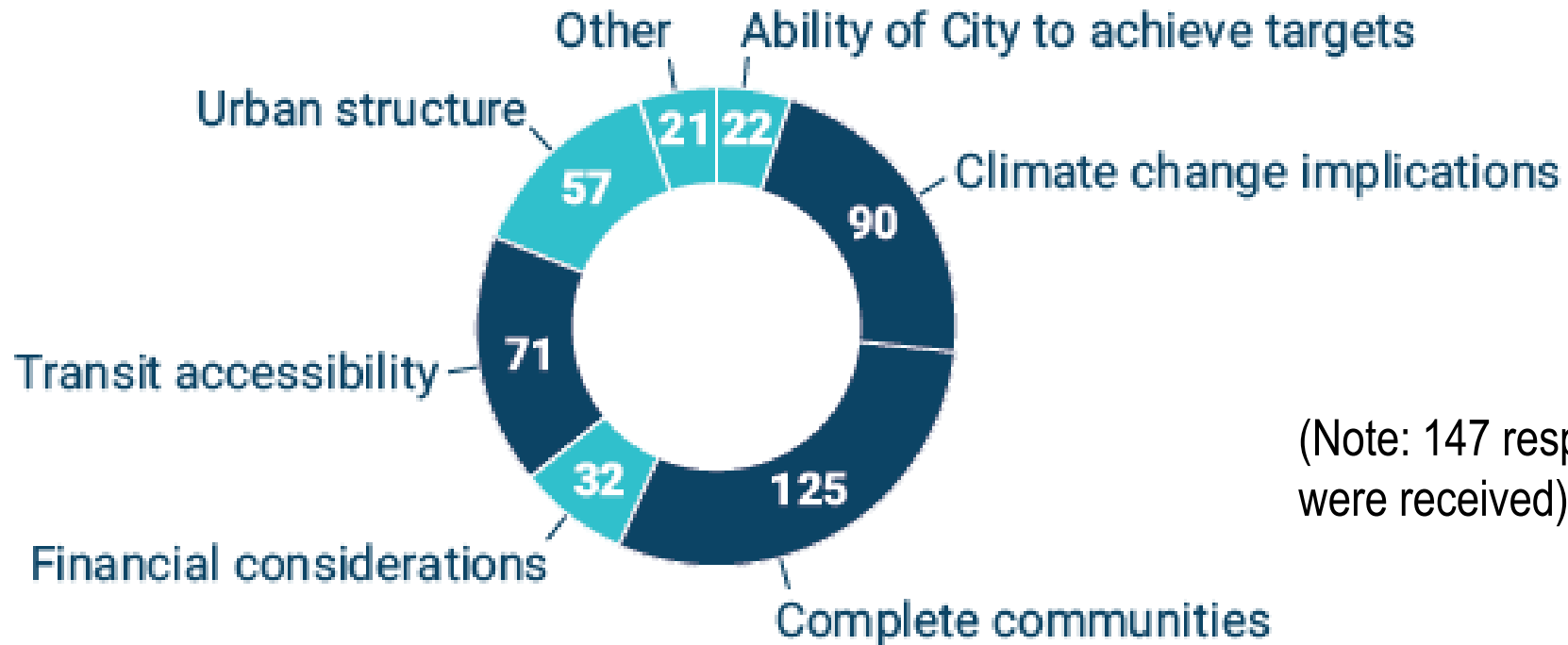
Comments:

- “Build-up, not out” (20)
- Neither option, or no expansion, preferred (12)
- Protect agricultural land (11)
- Need for a mix of housing types (9)
- Focus most growth in the urban area / downtown (8)

Survey results - scenarios

In choosing between the 'Increased Targets' or the 'Ambitious Density' scenario, what factors should be considered?

Top 3 Factors

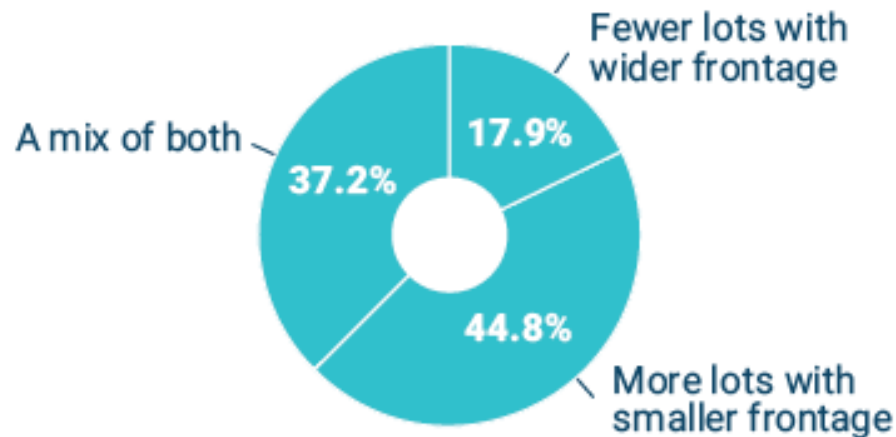


(Note: 147 responses were received)

Survey results – density of new communities

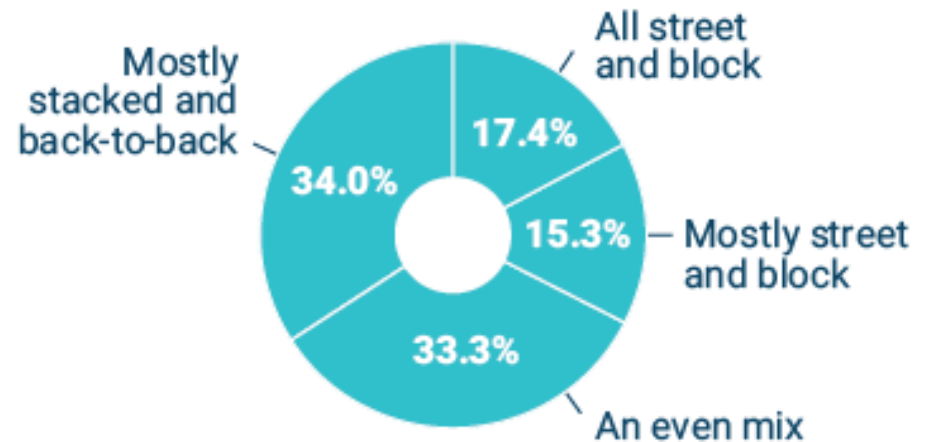
What mix of lot widths and unit types would you like to see in new designated greenfield areas?

Singles and Semis



(Note: 145 responses were received)

Townhomes



(Note: 144 responses were received)

What did we hear? Major themes ...

A 'no urban boundary expansion' option should have been modelled in the LNA and included as an option in the survey.

Response:

- This option would require an intensification rate of approximately 80% over the next 30 years.
- This rate exceeds the identified market demand for intensification, particularly in the short term.
- Would not result in a market-based range of housing types in accordance with Provincial requirements.

What did we hear? Major themes ...

*Adding less land to the urban area was generally favoured.
Concern over urban ‘sprawl’.*

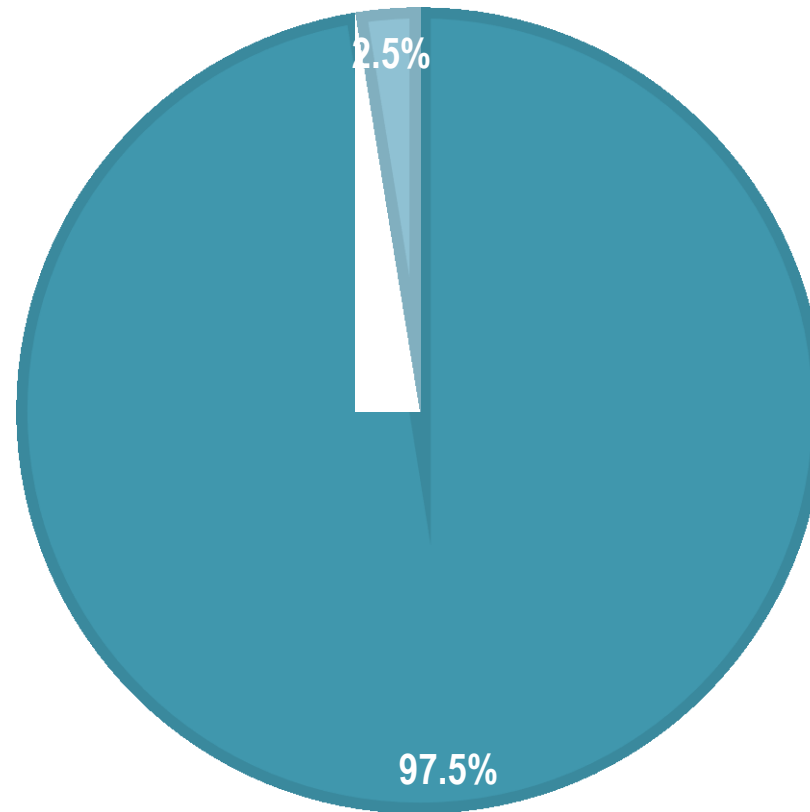
Response:

- Ambitious Density scenario results in the least land need.
 - 1,340 ha is equal to 1.5% of the City’s rural land area.
 - 98.5% of the City’s rural lands will remain part of Rural Hamilton.
- 2.5% of the City’s ‘prime’ agricultural lands may be included in a future urban boundary expansion.

What did we hear? Major themes ...

'PRIME AGRICULTURAL' LANDS

■ Outside the Community Area whitebelt ■ Inside the Community Area whitebelt



60% of Rural Hamilton, or 53,700 ha, is designated Agriculture or Specialty Crop ('Prime').

Of this 53,700 ha, only 1,355 ha, or approx. 2.5%, is located in the potential Community Area expansion areas.

What did we hear – major themes?

Efforts to increase intensification within the urban area need to be a focus, including brownfield and greyfield development

Response:

- Assumed in the intensification supply update that brownfield and greyfield redevelopment will occur.
- Planned intensification rates under the Ambitious Density scenario are significantly higher than:
 - the Growth Plan minimum requirement (55,160 units minimum target vs 66,190 units under Ambitious Density);
 - recent rates of intensification in the City (35% average over past 10 years vs 60% average over next 30 years)

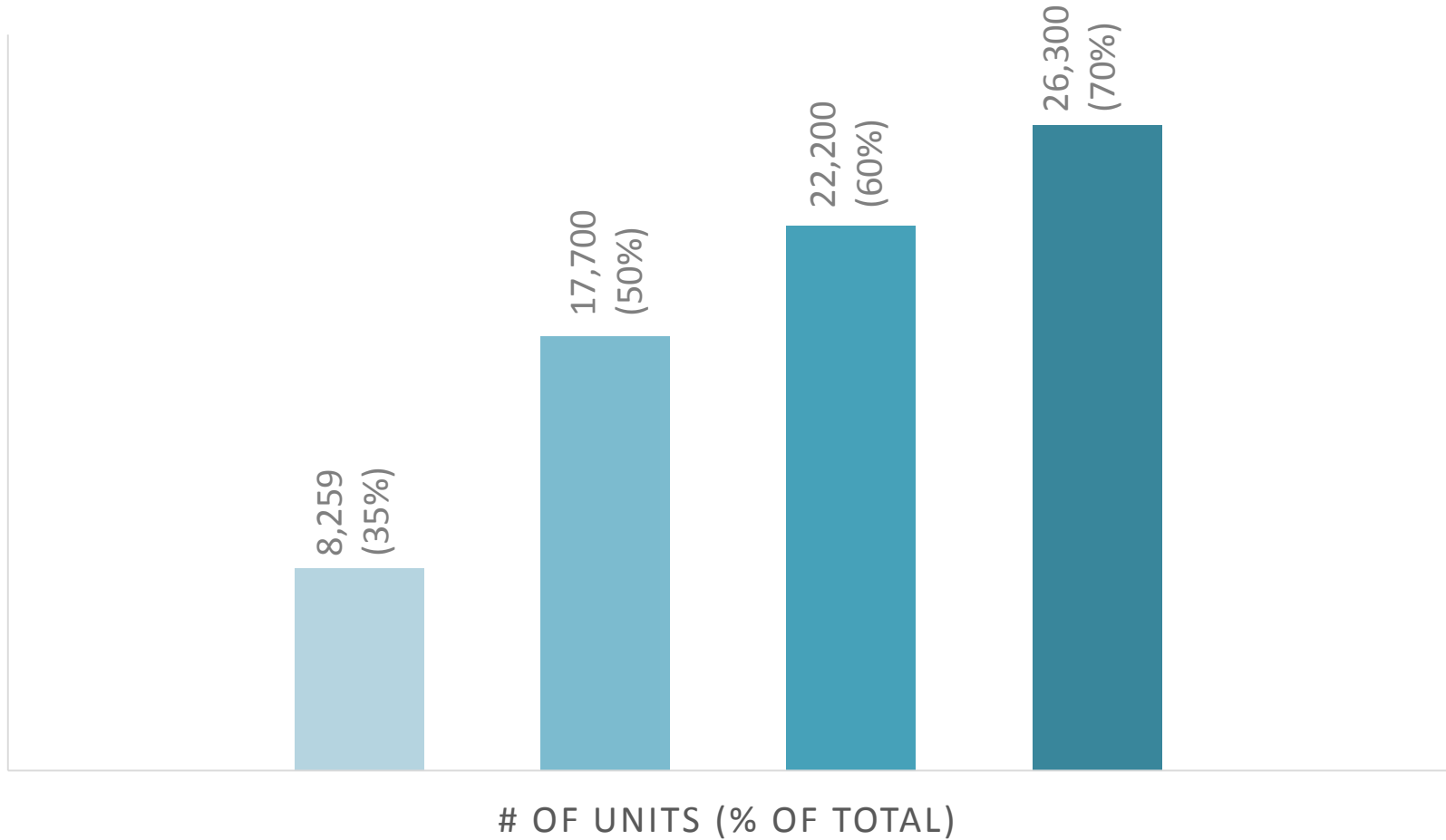
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What did we hear – major themes?



PAST & FUTURE INTENSIFICATION UNITS BY DECADE

■ 2010 - 2019 ■ 2021 - 2031 ■ 2031 - 2041 ■ 2041 - 2051



What did we hear – major themes?

The City should not make a decision on the Land Needs Assessment until (1) the Community Energy & Emissions Plan (CEEP) is completed; and (2) in-person engagement can resume

Response:

- Opportunities for incorporating the modelling of the CEEP into future phases of GRIDS 2 / MCR are supported and being investigated.
- GRIDS 2 must continue to move forward to ensure that other City initiatives, including the Master Plan updates and Development Charges By-law update, are not delayed, and to meet the Provincial conformity deadline.

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Staff Recommendations

That the **City of Hamilton Land Needs Assessment to 2051 – Technical Working Paper**, prepared by Lorus & Associates, dated March 2021, **be adopted by Council** for the GRIDS 2 / MCR integrated growth management planning process;

That the **following reports be approved by Council**:

- Residential Intensification Market Demand Study, prepared by Lorus and Associates, dated March 2021
- Residential Intensification Supply Update, dated March 2021
- Existing Designated Greenfield Area Density Analysis, dated March 2021

Staff Recommendations

That **Council adopt the “Ambitious Density” scenario** as the preferred Community Area land needs scenario, and the following be incorporated into the development of growth scenarios:

- A projected household growth of 110,300 households;
- An intensification target of 50% between 2021 and 2031, 60% between 2031 and 2041, and 70% between 2041 and 2051;
- A planned density of 60 persons and jobs per hectare (pjh) in existing Designated Greenfield Areas (DGA) and 77 pjh in new DGA (urban expansion areas);
- A Community Area land need of 1,340 gross developable ha to 2051;
- An Employment Area land need of 0 ha, to be confirmed subject to the finalization of the Employment Land Review report.

Staff Recommendations

That the GRIDS 2 / MCR process and the development and evaluation of scenarios consider **phasing options** that would ensure that any future urban boundary expansions are controlled and phased, including consideration of options for identifying growth needs beyond 2041 without formally designating the land as urban at this time; and,

That at the conclusion of GRIDS 2 / MCR and the final approval of the implementing Official Plan Amendments identifying the land need to accommodate growth to 2051, thereby **setting the City's 'mature state'**, staff prepare a report for Council with respect to the necessary steps for recommending to the Province that **any remaining Community Area whitebelt lands be added to the Greenbelt.**

Next Steps

