



General Issues Committee
August 4, 2021

PROJECT UPDATE



March 2021 –

- Staff presented draft Land Needs Assessment and recommended approval of the ‘Ambitious Density’ scenario (Report PED17010(i))
- Ambitious Density scenario – average intensification rate of 60% between 2021 and 2051, designated greenfield area density target for new communities of 77 pjh, land need of 1,340 ha for Community Area lands
- Committee directed staff to evaluate and model both the Ambitious Density scenario and a No Urban Boundary Expansion scenario as potential growth options
- Committee directed staff to undertake a city-wide mail-out survey on the two growth options

PROJECT UPDATE



March 2021 –

- Staff report presenting draft Evaluation Framework and Phasing Criteria (Report PED17010(j)) received by Council
- Draft Evaluation Framework / Phasing Criteria was based on the ‘Ambitious Density’ scenario and considered criteria for evaluating where and when the City would grow
- Council authorized public consultation on the draft materials

PROJECT UPDATE



May 2021 –

- Public engagement undertaken on the Draft Evaluation Framework and Phasing Criteria through the Engage Hamilton portal
- More than 90 responses received from public and stakeholders
- Key themes:
 - Need to include evaluation of the No Urban Boundary Expansion option
 - Weighing / ranking of criteria
 - Agricultural system criteria
 - Climate change and GHG Emissions modelling

PROJECT UPDATE



June / July 2021 –

- Mail-out survey to all households in Hamilton delivered by Canada Post the week of June 21
- Respondents asked to select between three options
- Option to reply via mail (hard copy) or email
- Survey closed July 23, 2021
- Staff to report on survey responses in late October

EVALUATION CONTEXT



- A Place to Grow is the Province's Growth Plan for the Greater Golden Horseshoe
- The Provincial Plan lays out the growth management framework for municipalities to implement and provides guidance for decision-making
- The evaluation framework draws heavily from the Growth Plan policy framework

EVALUATION APPROACH

STAGE 1

How Should Hamilton Grow?
(selecting a Preferred Growth Option for the City)

STAGE 2

Where to Grow?
(if a boundary expansion is required, which Whitebelt lands are feasible for Community Area development?)

STAGE 3

When to Grow?
(what will the timing be for phasing growth)

EVALUATION FRAMEWORK



STAGE 1

Preferred Growth Option

Examines the implications for two different Growth Options at the City-scale (Ambitious Density vs. No Expansion)

STAGE 2

Whitebelt Evaluation

If the Ambitious Density Option is selected, Stage 2 evaluates four Whitebelt Candidate Expansion Areas to determine feasibility

STAGE 3

Phasing Analysis and Scenarios

Candidate Expansion Areas that meet the test of feasibility will be advanced to Stage 3, where we will examine up to four Phasing Scenarios



EVALUATION FRAMEWORK



- User-friendly tool to aid in meaningful public participation in the next phase of GRIDS 2 / MCR
- Designed to graphically display complicated information in an accessible manner
- Organized around 10 main themes
- Key findings for the Evaluation will be summarized in a documented in a Report
- Additional background information and supporting technical reports that inform the evaluation will also be available for public review, if interested

EVALUATION THEMES



Climate Change



Transportation Systems



Natural Hazards



Natural Heritage and Water Resources



Municipal Finance



Agricultural System



**Infrastructure & Public
Service Facilities**



Complete Communities



Growth Allocation



Conformity with Provincial Methodology

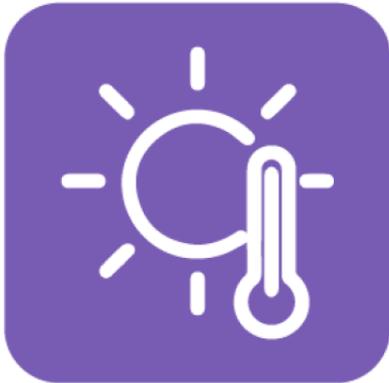
STAGE 1: PREFERRED GROWTH OPTION

THEME	CONSIDERATIONS	GROWTH OPTION 1: NO URBAN BOUNDARY EXPANSION	GROWTH OPTION 2: AMBITIOUS DENSITY (1,340 HA EXPANSION)	DATA SOURCES
<p>Growth Allocation</p> 	<p>Does the growth option direct the vast majority of growth to the settlement area?</p> <hr/> <p>Does the growth option focus growth in:</p> <ul style="list-style-type: none"> a) Delineated built-up areas b) Strategic growth areas c) Locations with existing or planned transit, with a priority on higher order transit where it exists or is planned d) Areas with existing or planned public services facilities 			<ul style="list-style-type: none"> • Anticipated growth allocations based on identified intensification rates and density targets

STAGE 1: PREFERRED GROWTH OPTION

THEME	CONSIDERATIONS	GROWTH OPTION 1: NO URBAN BOUNDARY EXPANSION	GROWTH OPTION 2: AMBITIOUS DENSITY (1,340 HA EXPANSION)	DATA SOURCES
<p>Climate Change</p> 	<p>Does the growth scenario contribute to the City's goal of carbon neutrality by 2050 by providing opportunities for reductions in greenhouse gas emissions?</p>			<ul style="list-style-type: none"> • GHG Emissions Analysis • Input from City staff and stakeholders
	<p>Does the growth option present any significant opportunities or risks associated with climate change?</p>			

STAGE 2: WHITEBELT EVALUATION



Climate Change

Climate change has the potential to have a range of impacts on the City including on infrastructure, the natural environment, and on existing and future residents and their communities. This demands consideration of climate change in the context of long range planning, recognizing both the risks and opportunities for climate change mitigation and climate change adaptation.

What are the key considerations?

Reduced GHGs and Sustainable Transportation

- Does the Candidate Expansion Area have the ability to promote a community form that reduces reliance on private automobiles helping to reduce transportation GHG's?

Energy Efficient Community Design

- Does the Candidate Expansion Area provide opportunities for energy efficient community

What information will we use?

- Level of connectivity of Candidate Expansion Area to existing or planned transit and active transportation network
- Review of City's planned urban structure

- Input from City staff
- Best practices for energy efficient community design including United

STAGE 2: WHITEBELT EVALUATION



Municipal Finance

Municipal Finance involves managing existing and future financial impacts on the City, to ensure that the costs associated with growth are financially viable over the long term.

What are the key considerations?

- Does the Candidate Expansion Area have an unreasonable or unanticipated financial impact on the City?
- Would the municipal infrastructure (water, wastewater and transportation) and public service facilities needed be financially viable over the full life cycle of the assets?

What information will we use?

- High level assessment of potential financial impacts for Candidate Expansion Areas
- Based on input from City staff with reference to the Financial Impact Assessment
- Relative assessment of new infrastructure costs

STAGE 3: PHASING SCENARIOS

THEME	PHASING CRITERIA	SCENARIO 1	SCENARIO 2	SCENARIO 3	SCENARIO 4
Climate Change 	Does the phasing scenario present any significant opportunities associated with climate change?				
	Does the phasing scenario present any significant risks associated with climate change?				
	Does the phasing scenario result in negative GHG emissions impacts?				
Municipal Finance 	What are the cost estimates associated with the phasing scenario?				
	Are there any significant municipal financial risks associated with the scenario?				
	What is the impact on municipal debt load/capacity?				
Servicing Infrastructure 	Does the phasing scenario allow for efficient servicing based on existing or planned water infrastructure?				
	Does the phasing scenario allow for efficient servicing based on existing or planned wastewater infrastructure?				

THEME	PHASING CRITERIA	SCENARIO 1	SCENARIO 2	SCENARIO 3	SCENARIO 4
Transportation System 	Does the phasing scenario allow for efficient stormwater management based on existing or planned stormwater master plans/Subwatershed studies?				
	Are there options which optimize the timing and delivery of servicing infrastructure to reduce the City's financial exposure?				
	Does the phasing scenario prioritize development of areas that would be connected to the planned BLAST network or existing transit?				
	Does the phasing scenario align well with existing and planned road network and existing and planned active transportation network?				
	What are the impacts of the phasing scenario on the capacity of the road network?				
	Are there options which optimize the timing and delivery of transportation infrastructure to reduce the City's financial exposure?				

STAGE 3: PHASING SCENARIOS

THEME	PHASING CRITERIA	SCENARIO 1	SCENARIO 2	SCENARIO 3	SCENARIO 4
Complete Communities 	Does the phasing scenario support the creation of a complete community?				
	Does the phasing scenario contribute to a logical expansion of the existing urban area?				
	To what extent are the lands within the phasing scenario ready for development?				
Agricultural System 	Does the phasing scenario prioritize development of areas that are non-prime agricultural?				
	Does the phasing scenario minimize impacts on adjacent agricultural uses?				
	Does the phasing scenario support local food security through food production, processing and distribution?				
	Does the phasing scenario minimize land fragmentation?				



No aspect of the consideration is being addressed or considered



One or a couple aspects of the consideration are addressed or considered



Approximately half of the considerations are addressed or considered



The majority of the considerations are addressed or considered



All aspects of the consideration are reasonably addressed or considered

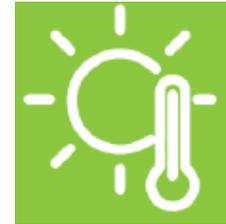
GREENBELT: WATERDOWN / BINBROOK EVALUATION TOOL



- Growth Plan allows a provision for a minor expansion (up to 10 ha) from a “Town / Village” in the Greenbelt Plan.
- Waterdown and Binbrook are classified as “Towns” in the Greenbelt Plan.
- Staff have prepared a modified framework for the evaluation of any requests for expansion from Binbrook or Waterdown; a two phase process is proposed.

GREENBELT: WATERDOWN / BINBROOK EVALUATION TOOL

THEME	SCREENING CRITERIA	AREA 1	AREA 2	AREA 3
Size / Use	Is the proposed expansion area less than 10 ha in size?	✓	✓	✗
	Is residential development restricted to a maximum of 50% of the expansion area?			
	Is there a demonstrated use / need for the non-residential portion of the expansion area?			
Complete Communities	Does the proposed expansion support the creation of a complete community or the local agricultural economy?			
	Has it been demonstrated that the proposed uses cannot be reasonably accommodated within the existing urban boundary?			
Servicing Infrastructure	Can the proposed expansion area be serviced by existing water / wastewater systems without impacting future intensification opportunities in the existing urban area?			
Natural Heritage	Does the proposed expansion area avoid the natural heritage system?			



NEXT STEPS

