



# City of Hamilton Land Needs Assessment Reporting – Peer Review

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Council Meeting  
November 9, 2021



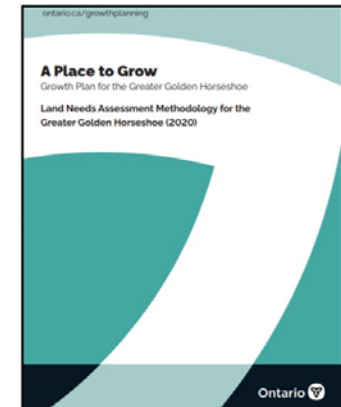
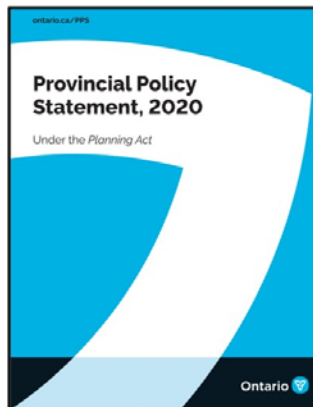
## Purpose and Overview

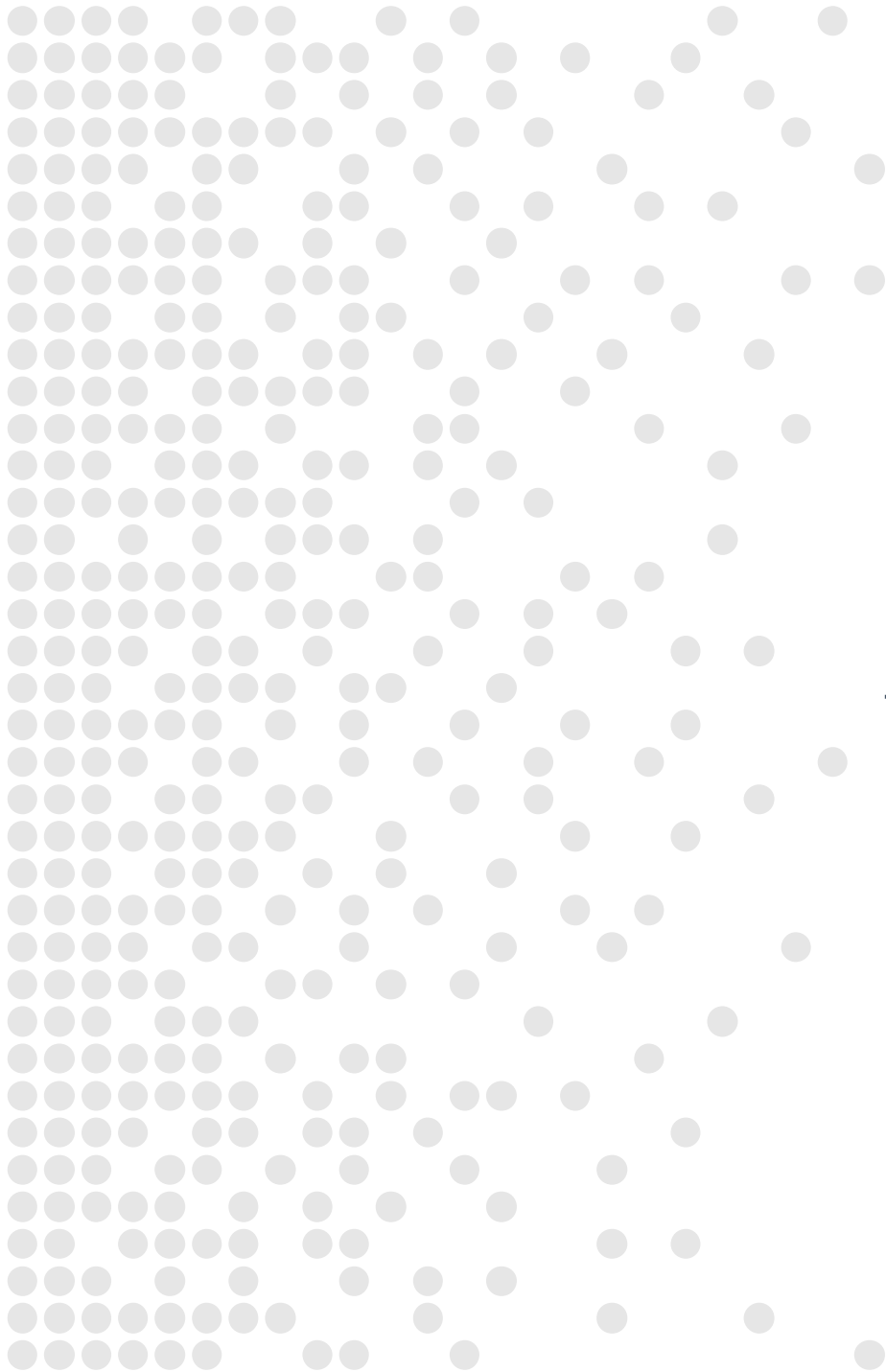
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# Purpose and Overview



- To assess the study approach, assumptions and key findings of the City's Land Needs Assessment (LNA) reports subject to the requirements of applicable provincial policies, plans and land needs assessment methodology.
- Our peer review analysis does not assess the merits of each land need scenario with respect to a preferred option.
- Key reports reviewed:
  - March 2021 City of Hamilton Land Needs Assessment to 2051 (including November 2021 Addendum); and
  - March City of Hamilton Residential Intensification Market Demand Analysis Study.





## Key Findings

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# Key Findings

## Summary

- The City's LNA Reports prepared by Lorus & Associates are generally an appropriate application of the Growth Plan and the Provincial LNA Methodology.
- Watson has identified three key themes of the City's LNA reporting that would benefit from further analysis and clarification, which are addressed in the November 2021 City of Hamilton LNA Addendum Report:
  1. Composition of development within Built-up Area (BUA);
  2. City-wide DGA density metrics and rationale for change under the LNA scenarios; and
  3. Assessment of Employment Areas - Suitability of Employment Areas, employment density and long-term Employment Area land needs.



# Key Findings

## Peer Review Issue #1: Composition of Development within Built-up Area (BUA)

- The City's LNA reporting would benefit from additional details describing nature of historical development trends within the BUA by structure type since 2006.

### Addendum Report Response:

- *“While details on the nature of this shift may be of interest, it is not relevant to conformity with the Provincial intensification target, which refers only to the total number of units without regard to type, location or density...”* pg. 10



# Key Findings

## **Peer Review Issue #1: Composition of Development within Built-up Area (BUA) (con't)**

### **Watson Response:**

- This peer review comment was posed to further highlight the potential challenge of achieving an ambitious residential intensification target through increased redevelopment.
- This issue has been addressed in some detail in Sections 3 and 4 of the City's Residential Intensification Market Demand Analysis Study.



# Key Findings

## Peer Review Issue #2: DGA Density Assumptions

- Additional clarity is required regarding the DGA density targets and rationale under each land need scenario, including existing DGA lands and new DGA expansion areas.

### Addendum Report Response:

Summary by Land Need Scenario	Existing Designated DGA Density	New DGA Density (Expansion Lands)	2051 DGA Density (average of Existing & Expansion)
Current Trends (40% Intensification)	60 p&j/ha	53 p&j/ha	56 p&j/ha
Growth Plan Minimum (50% intensification)	60 p&j/ha	65 p&j/ha	62 p&j/ha
Increased Targets (50%/55%/60%)	60 p&j/ha	75 p&j/ha	66 p&j/ha
Ambitious Density (50%/60%/70%)	60 p&j/ha	77 p&j/ha	66 p&j/ha

Source: City of Hamilton, Land Needs Assessment to 2051, Addendum to March 2021 Technical Working Paper Summary of Results November 2021 prepared by Lorus & Associates, Table 1, p.11.

### Watson Response:

- It is our opinion that this issue has been largely addressed.





# Key Findings

## **Peer Review Issue #3: Assessment of Employment Areas**

- Market characteristics of vacant Employment Area land supply;
  - Quantity and quality
- Employment land employment density forecast; and
- Long-term Employment Area land needs analysis.



# Key Findings

## Peer Review Issue #3: Assessment of Employment Areas (con't)

### Addendum Report Response:

- Additional background information has been provided regarding Employment Area characteristics and density trends.
- The LNA Addendum Report highlights the need for monitoring Employment Area land supply and non-residential development activity.

### Watson Response:

- It is our opinion that this issue has been largely addressed, however it is important to stress the sensitivity of the LNA inputs (i.e., Employment Area density, conversions and developable land inventory) on the City's long-term Employment Area land needs.



Questions?