



City of Hamilton Land Needs Assessment to 2051 Addendum to March 2021 Technical Working Paper

Context for Land Needs Discussion

- **Significant growth** – driven by attractiveness of the City-region to newcomers
- **Mandated Forecasts** – have been in close range of Census actuals
- **Ambitious Density Scenario** embodies strong growth management principles
- Level of **policy intervention is high** – not a purely ‘market-based’ approach
- Represents a **very aggressive approach** to conformity with the *Growth Plan*

236,000



An increase of 236,000 people, for a total population of 820,000 people

122,000



An increase of 122,000 jobs, for a total employment of 360,000 jobs

Mandated Provincial Method

- Inputs may be subjective, but must be **based on sound evidence**
- Requires the preparation of a forecast of **housing by type**
- Household formation is **fundamentally a social construct**
- Driven by **long-standing demographic patterns**
- **Market-based** forecast takes into account age-structure – including ‘empty-nesters’ downsizing

Apartments
Preferred by younger age groups

Family Formation
Begins through the late 20s and 30s with home ownership

“Downsizing”
In the 70s to 80s for health reasons or the death of a spouse



Age is a major **indicator** of housing choice by type

Approach to the Analysis



- **Policy and target-based approach is taken**

<i>Growth Plan Objectives</i>	Intensification	Minimum 50% Target
A Primary Objective of the <i>Growth Plan</i> is to optimize the use of existing urban lands to avoid over-designating lands for future urban use for Employment and Residential use	Objective is to be achieved through an “ Intensification First ” approach to limit the amount of new housing units and associated lands in the Designated Greenfield Area	All of the main LNA scenarios involve policy intervention. No purely ‘market based’ scenario is likely to have the unit mix required to meet the <i>Growth Plan</i> minimum intensification target

- **Market-based does not mean development unconstrained** by land use planning policy
- Challenge is to **maximize the tolerance of the market** to policy intervention without jeopardizing Schedule 3 forecasts

Peer Review Results

- Key issues are addressed in the Addendum Report

1

*Composition of
Development
Inside the Built-Up
Area*

2

*City-wide DGA
Metrics and
Change for the
LNA Scenarios*

3

*Suitability of
Employment Areas
to Accommodate
Forecast Growth*

4

*Employment
Density
Assumptions*

- Notion of “**Market**” versus “**Policy-based**” LNA is critical
- LNA **does not attempt** to forecast different ‘market-based’ trends for each scenario
- **Scenarios reflect the required outcomes** of increasingly aggressive intensification and density targets
- Hamilton is **well-positioned for success**

Community Area Land Needs

- **Forecast of detached SDU's** prepared based on available information
- For the *Ambitious Density* Scenario, land needs **reduced from 1,340 to 1,310 ha**
- **Updates to unit distribution** inside Built-up Area do not change land needs
- “No Expansion Scenario” results in **shortfall of 59,300 ground-related units**
- Remain of the view that no expansion **does not meet Provincial requirements**



Smaller – 500 sq.ft



Mid– 1,000 sq.ft



Larger – 1,500 sq.ft

Employment Area Land Need

- Underpinned by a **more optimistic office growth** outlook
- Density assumptions are **in accordance with *Growth Plan*** policy
- Many factors could shift the current balance into a **shortage position**
- City will need to **monitor land supply** going forward
- **Actions are required** to ensure an efficient use of existing urban lands.



Bayfront Intensification



Major Office Outlook



Goods Movement