

PED21067(a) – Municipal Comprehensive Review / Official Plan Review – Proposed Amendments to the Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP)

- Proposed conformity amendments to the Urban and Rural Hamilton Official Plans
- Proposed amendments to the UHOP/RHOP to implement direction for No Urban Boundary Expansion growth scenario
- Proposed amendments to the Zoning By-laws of the Former Communities for lands outside Secondary Plan areas
- Proposed Consultation Strategy

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Background



- No Urban Boundary Expansion growth scenario approved by Council November 2021
- Forecasted population and employment growth to the year 2051 is to be accommodated within the existing Urban Area, as part of this Municipal Comprehensive Review.

Phases of Official Plan Review

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Phases of Official Plan
Review

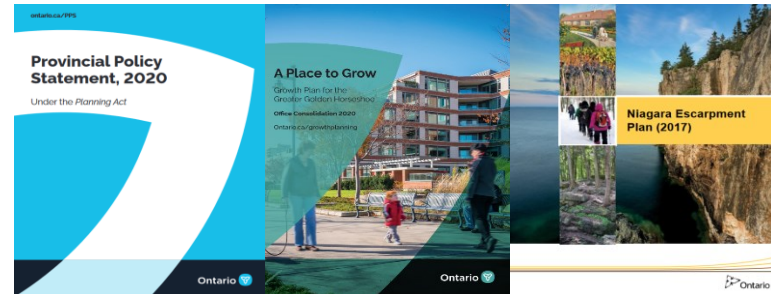
Phase	Official Plan Amendment	Timing
1	Municipal Comprehensive Review – UHOPA Conformity Amendment and RHOPA implementing Council Direction	January 2022 – June 2022
2	Municipal Comprehensive Review – RHOPA Conformity Amendment	Q1 2023
3	Local Context OPAs (OP Review) – UHOPA and RHOPA	Q2 2023
4	Major Transit Station Areas (MTSA) – UHOPA	Q2 2023

Urban Hamilton Official Plan Conformity Amendment

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Conformity
Amendment

Topic-Based Approach

- Urban Hamilton Official Plan updates to address provincial land use policy changes were identified on a topic basis.



Topic Area (Appendix)	
Growth Management (C)	Climate-Related (C5)
Employment (C1)	Urban Structure (C6)
Cultural Heritage (C2)	Infrastructure (C7)
Provincial Plans (C3)	Transportation (C8)
Housing (C4)	Glossary (D)

Amendments to Implement No Urban Boundary Expansion Growth Scenario

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Amendments to Implement
No UBE Growth Scenario

Key Policy Updates

Urban Hamilton Official Plan:

- Increased intensification and density targets;
- Deletion of urban boundary expansion policies;
- Addition of policy prohibiting urban boundary expansions in advance of next MCR; and,
- Amendments to Chapter E.3.0 – Neighbourhoods to permit a broader range of uses in low density residential areas and added flexibility to residential density categories.

Rural Hamilton Official Plan:

- Reference to a firm urban boundary;
- Prohibition of redesignation of Specialty Crop and Rural Lands for non-agricultural purposes; and,
- Deletion of Special Policy Area B (Elfrida growth area)

Amendments to Implement No Urban Boundary Expansion Growth Scenario

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Amendments to Implement
No UBE Growth Scenario

Zoning By-law Updates

Amendments to Zoning By-laws for the Former Communities are necessary to address:

- Increased intensification and density targets;
- Increased residential densities; and,
- Additional built forms permitted within the Low Density Residential category of the Neighbourhoods Designation, specifically permitting fourplexes as-of-right.

Zoning By-Law Amendments for consideration include:

- Permitting fourplexes in all Low Density Zones of the Former Communities (ER, R1 - R6, RH-1, RM1, B, B-1, B-2, C, D, R-4); and,
- Adding semi-detached and triplexes to all Low Density Zones of the Former Communities that don't currently permit these built forms.

Official Plan Review Workplan

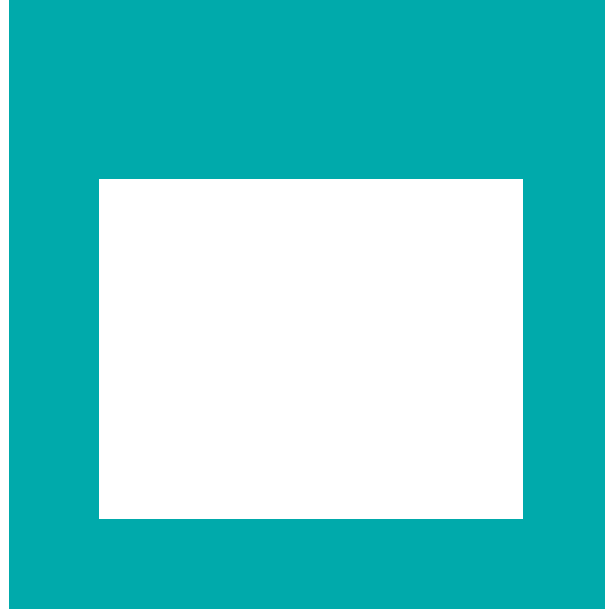
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Workplan

To meet the Provincial conformity deadline of July 1, 2022, staff have developed the following workplan:

Action / Item	Date
Planning Committee Meeting and Draft Proposed Official Plan Amendments sent to MMAH	January 11, 2022
Council endorsement of consultation on proposed Urban Hamilton Official Plan Amendment and Rural Hamilton Official Plan Amendment and Consultation Strategy	January 19, 2022
Council-endorsed Proposed Official Plan Amendments and Supplementary Materials sent to MMAH	January 19, 2022
Open Houses/Non-Statutory Public Consultation	February – March 2022
End of Ministerial 90-Day Review Period / Provide Notice of Open House and Statutory Public Meeting	April 19, 2022
Statutory Open House	Late April, 2022
Statutory Public Meeting (Planning Committee)	Early May, 2022
Submission of Adopted Official Plan Amendments to MMAH for Approval	Late May / Early June 2022

Statutory and Non-Statutory Engagement

- Non-statutory engagement will commence following Council endorsement of the proposed UHOP and RHOP updates.
 - Engagement with Indigenous Communities;
 - Virtual Open Houses (Engage Hamilton);
 - Website updates (GRIDS2/MCR, OP Review, banner on Homepage);
 - Social media releases (Instagram, LinkedIn, Facebook (Meta)); and,
 - Stakeholder consultation (targeted meetings).
- Following Province's 90-day review period of the OPAs, staff will host statutory Open House and Public Meeting, as per *Planning Act* requirements.



THANK YOU

THE CITY OF HAMILTON DEVELOPMENT INDUSTRY LIAISON GROUP