



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Mayor and Members Planning Committee
COMMITTEE DATE:	January 11, 2022
SUBJECT/REPORT NO:	Municipal Comprehensive Review / Official Plan Review – Proposed Amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan (PED21067(a)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Delia McPhail (905) 546-2424 Ext. 6663
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the proposed amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan be received and that Planning staff be directed and authorized to engage in public consultation with Indigenous communities, stakeholders, and residents on the proposed amendments to the Urban Hamilton Official Plan Amendment and Rural Hamilton Official Plan, attached as Appendices “A” and “B” to Report PED21067(a);
- (b) That Planning staff be directed and authorized to submit the proposed Urban Hamilton Official Plan Amendment, attached as Appendix “A” to Report PED21067(a), to the Minister of Municipal Affairs and Housing for review and comment, in accordance with the requirements of the *Planning Act*;
- (c) That Planning staff be directed and authorized to submit the proposed Rural Hamilton Official Plan Amendment, attached as Appendix “B” to Report PED21067(a), to the Minister of Municipal Affairs and Housing for review and comment, in accordance with the requirements of the *Planning Act*;

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- (d) That Planning staff be authorized to prepare the necessary implementing Zoning By-law Amendments to the Zoning By-laws of the Former Communities, for lands outside of Secondary Plan areas, as well as for low density residential areas within Secondary Plan Areas, to give effect to the proposed Urban Hamilton Official Plan Amendment and that Planning staff present the proposed Zoning By-law Amendments at the statutory public meeting to consider the proposed Official Plan Amendments;
- (e) That Planning staff be directed and authorized to:
 - (i) Schedule and give notice of a statutory public meeting to consider the draft Official Plan Amendment(s) and Zoning By-law Amendments, in accordance with the *Planning Act*;
 - (ii) Report back on the results of the consultation and any proposed changes to the draft Official Plan Amendment(s) and Zoning By-law Amendments, based on feedback, at the statutory public meeting;
 - (iii) Provide a Communications Update to Council upon receipt of the comments from the Minister of Municipal Affairs and Housing on the proposed amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan;
 - (iv) That the statutory public meeting be held no later than May 3, 2022.

EXECUTIVE SUMMARY

A Municipal Comprehensive Review (MCR) is a requirement of the Growth Plan for the Greater Golden Horseshoe to comprehensively apply the policies of the plan and implement any required revisions through the necessary amendments to the City's Official Plans. Revisions to the Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP) are also required to implement recent changes to the Provincial Policy Statement, as well as updates to the Niagara Escarpment Plan and Greenbelt Plan, following the "Co-ordinated Provincial Plan Review" in 2017. Staff have conducted a detailed review of the current provincial policy framework and have identified a series of updates to the City's Official Plans.

The GRIDS 2 process is the City's long term growth strategy to manage and plan for forecasted population and employment growth to the year 2051. A population of 820,000 people and employment of 360,000 jobs by the year 2051 is forecast for Hamilton.

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In November 2021, Council approved a No Urban Boundary Expansion growth option to accommodate the City's forecasted population and employment growth within the existing urban area to the year 2051. Council also directed staff to: prepare a draft Official Plan Amendment (OPA) which implements the Council direction for No Urban Boundary Expansion; to present and seek approval of the draft OPA to Council by no later than January 2022; and, to send the draft OPA to the Province for review, as required by the *Planning Act*.

Several amendments to the Urban and Rural Hamilton Official Plans are proposed in this report. These amendments address the following matters:

- Urban Hamilton Official Plan Conformity Review – These amendments identify existing Official Plan Policies that do not fully reflect the breadth of provincial policies or conflict with new provincial policies. The proposed UHOP Amendment (Conformity Amendment) is attached as Appendix “A” to Report PED21067(a); and,
- No Urban Boundary Expansion – Changes to the Urban and Rural Hamilton Official Plans are required to implement the Council direction for the No Urban Boundary Expansion growth option, as part of the GRIDS 2 process and the Council decision to accommodate all forecasted growth within the existing urban area. The focus of these changes is to remove the current policies and mapping that would allow for consideration of an urban boundary expansion as part of this Municipal Comprehensive Review. Therefore, proposed UHOP Amendment, attached as Appendix “A” to Report PED21067(a), and proposed RHOP Amendment, attached as Appendix “B” to Report PED21067(a), would provide for the implementation of Council direction to plan for and manage growth within the existing urban area.

The Minister of Municipal Affairs and Housing is the approval authority for these Official Plan Amendments. It is a requirement of the *Planning Act* to provide the Province with draft Official Plan Amendments 90 days prior to the statutory open house and public meeting to provide the Province with sufficient time to review and provide comments on the proposed Official Plan Amendments and to ensure the requirements of provincial plans and policy are met. Recommendations (b) and (c) of Report PED21067(a) direct staff to submit the draft Urban Hamilton OPA and Rural Hamilton OPA to the Province for its review and comment, in accordance with this 90 day review requirement. The submission deadline for approval of the MCR Official Plan Amendment to the Province is July 1, 2022.

Based on the approved workplan for the MCR/GRIDS2, it is proposed to schedule a statutory public meeting of the Planning Committee to consider the proposed

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amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan in May 2022. This will enable staff and Council with an opportunity to engage with the broader community in advance of the July 1, 2022 deadline and make any changes to the proposed OPAs based on stakeholder feedback.

Furthermore, as the zoning by-law is the primary mechanism for the implementation of the Official Plan, it is proposed to present the necessary changes to the Zoning By-laws of the former Communities to implement Council's growth management strategy predicated on promoting intensification and redevelopment and maintaining the existing urban boundary at the same May/June 2022 statutory meeting.

Staff are requesting approval to consult with Indigenous communities, stakeholders and residents to obtain feedback and public input on the proposed Official Plan amendments prior to the May/June 2022 statutory open house, public meeting and to submit the draft Official Plan Amendments to the Province for its review and comment, in accordance with the 90 day review requirement.

Alternatives for Consideration – See Page 18

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: In the preparation of an Official Plan Amendment to implement a Municipal Comprehensive Review, Section 17 of the *Planning Act* requires municipalities to consult with the approval authority (i.e. the Ministry of Municipal Affairs and Housing) and to provide the draft official plan amendment, supporting documentation and any other prescribed materials to the approval authority for review and comment at least 90 days prior to the giving of notice of the statutory open houses and/or public meeting to consider the amendment.

HISTORICAL BACKGROUND

1.0 Planning Act Requirements and Provincial Plan Updates

Provincial requirements and good land use planning practice dictate that municipalities review their Official Plans on a regular basis to ensure they remain up-to-date, reflect current provincial policy and represent the long term vision of the municipality. Section 26 of the *Planning Act* requires that municipalities undertake and review of Official Plan

at least every 10 years and make the necessary amendments to ensure that the Official Plan conforms or does not conflict with current provincial plans, matters of provincial interest and the Provincial Policy Statement (PPS). Following the Co-ordinated Provincial Plan Review in 2016-17, revisions to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Niagara Escarpment Plan, on May 16, 2017. Subsequently, the Growth Plan for the Greater Golden Horseshoe was revised in May 2019 and August 2020. The current PPS came into effect on May 1, 2020.

The Official Plan review is being conducted in phases. This report is part of the first phase of the City's review, which is the Municipal Comprehensive Review Conformity Review to ensure the UHOP is updated to reflect the PPS, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, and the Niagara Escarpment Plan.

2.0 GRIDS 2 / MCR

GRIDS 2 is the update to the City's Growth Related Integrated Development Strategy (GRIDS) to plan for the City's population and employment growth forecasts to the year 2051. This review is being undertaken concurrently with the MCR.

The No Urban Boundary Expansion growth option has been adopted by Council. This option plans for all forecasted population (236,000 people) and employment (122,000 jobs) growth to the year 2051 to be accommodated within the current urban boundary. The proposed UHOP Amendment, attached as Appendix "A" to Report PED2067(a) and the proposed RHOP Amendment, attached as Appendix "B" to Report PED21067(a), have been prepared to implement Council's direction regarding no urban boundary expansion.

3.0 Official Plan Amendments – Requirements and Schedule

Under Section 26 of the *Planning Act*, MCR amendments to Official Plans are approved by the Minister of Municipal Affairs and Housing. The Province has set July 1, 2022 as the date by which municipalities must submit to the Minister of Municipal Affairs and Housing the necessary Official Plan Amendment(s) that address conformity matters as part of the MCR.

It is also a requirement to provide the Province with draft Official Plan Amendments 90 days prior to Council adoption to provide the Province with sufficient opportunity to review and provide comment on the proposed Official Plan Amendment(s).

3.1 MCR / Official Plan Review OPA Schedule (Topic Based)

Staff has taken a topic-based approach to the identification of policy and mapping updates to the review of the Urban and Rural Hamilton Official Plans, resulting from provincial land use policy changes and the implementation of the Council direction. The following table presents a revised timeline of when and how Urban Hamilton Official Plan Amendments (UHOPA) and Rural Hamilton Official Plan Amendments (RHOPA) will be addressed.

Municipal Comprehensive Review (MCR) / Official Plan (OP) Review – List / Phasing of Official Plan Amendments (UHOPA/RHOPA)

OPA	Topic Areas	Timing
Phase 1: MCR UHOPA and RHOPA	<p>MCR UHOPA: All UHOP conformity matters related to the Provincial Policy Statement, Growth Plan, Greenbelt Plan, and Niagara Escarpment Plan:</p> <ul style="list-style-type: none"> • Firm Urban Boundary and removal of Urban Boundary Expansion policies (implementation of Council direction); • Growth Management (Forecasts, Targets); • Cultural Heritage; • Employment (including implementation of Employment Land Review recommendations); • Infrastructure; • Climate-Related; • Housing; • Transportation; • Neighbourhoods – Residential Densities; and, • Glossary. <p>RHOPA: RHOP matters related to implementation of Council direction:</p> <ul style="list-style-type: none"> • RHOP policy update regarding the removal / redesignation of Agriculture / Rural lands to implement Council direction of No Urban Boundary Expansion: • Removal of Special Policy Area – B from Volume 3 text and mapping. 	<p>January 2022 – Draft UHOPA – Conformity Amendment and RHOPA – Firm Urban Boundary Amendment to MMAH</p> <p>May 2022 – June 2022 – Statutory public meeting and Final Council-Adopted UHOPA / RHOPA to MMAH</p>

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OPA	Topic Areas	Timing
Phase 2: MCR – RHOPA – Conformity Amendment	All RHOP conformity matters related to the Provincial Policy Statement, Niagara Escarpment Plan, Growth Plan, and Greenbelt Plan: <ul style="list-style-type: none"> • Agricultural System Mapping refinements; • Natural Heritage Mapping refinements; • Prime Agriculture and Open Space Policy updates; and, • Complementary RHOP updates, as per UHOP updates above. 	Q1 2023
Phase 3: Local Context OPA (OP Review) – RHOPA and UHOPA	All matters not related to Provincial Conformity (local community updates): <ul style="list-style-type: none"> • Parks and Recreation, Urban Design, Waste Management, Neighbourhoods, etc.; • Updates tied to the Residential Zoning Project and implementation of No Urban Boundary Expansion growth strategy, including updates to Secondary Plans; and, • May be combined with Major Transit Station Area (MTSA) OPA depending on timing of Light Rail Transit work. 	Q2 2023
Phase 4: MTSA UHOPA	<ul style="list-style-type: none"> • Delineation of all Major Transit Station Areas (MTSAs); • Density Targets – MTSAs along Priority Transit Corridor (B-Line); and, • Possibility of Inclusionary Zoning policies. 	Q2 2023

As indicated above, the first phase of the implementing Official Plan Amendments focus on the broader strategic issues related to growth management, followed by the second phase that will include a review of the RHOP to reflect the changes to the PPS, Greenbelt Plan, and Niagara Escarpment Plan that have come into force since the adoption and approval of the RHOP. The third phase will address local community issues and a detailed review of policies and designations to facilitate residential intensification. The fourth and final phase will focus on Major Transit Station Areas (MTSAs) and the Light Rail Transit (LRT) Corridor.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

1.0 Provincial Policy Framework

1.1 Provincial Policy Statement (2020)

The Provincial Planning Policy Framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (PPS 2020). Notable revisions to the Provincial Policy Statement that pertain to the UHOP include: the addition of policies concerning settlement area boundary adjustments outside a comprehensive review; compatibility between employment and sensitive uses; provincially significant employment zones; transit-supportive development and the optimization of transit investments; the introduction of policies concerning green infrastructure; preparing for impacts due to a changing climate; and, a shift from consultation to engagement with Indigenous communities.

Appendices “C” to “C8”, “D” and “E” attached to Report PED21067(a) identify required policy, glossary and mapping updates to the UHOP to address the PPS, 2020 requirements.

1.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended)

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides an additional layer of provincial policy to which the UHOP must conform. Like the PPS, changes to the Growth Plan that impact the UHOP include: revised population and employment forecasts; revised minimum intensification and density targets; the introduction of provincially significant employment zones; land use compatibility between employment and sensitive land uses; settlement area boundary adjustments / expansions in advance of a comprehensive review; and, enhanced policies to co-ordinate planning processes with the engagement of Indigenous communities.

Appendices “C” to “C8”, “D” and “E” attached to Report PED21067(a) identify required policy, glossary and mapping updates to the UHOP to address the Growth Plan.

1.3 Niagara Escarpment Plan (2017)

The Niagara Escarpment transects the urban area and the Niagara Escarpment Plan (NEP) provides a landscape approach to land use planning within its jurisdiction. Most lands within the UHOP that are subject to the NEP are designated “Urban Area” and are subject to the policies of municipal official plans. One proposed UHOP policy change that is present in the draft UHOPA is the addition of a new policy (C.5.1.3) which

prohibits the extension of municipal water and wastewater services to lands within the NEP Area that are designated “Escarpment Natural Area” and “Escarpment Protection Area”, included in Appendix “C3” attached to Report PED21067(a).

As indicated above, the bulk of the natural heritage system topic area review will take place in the next phase of the MCR, and additional policy changes to the Rural Hamilton Official Plan are anticipated to be reflective of changes to the NEP.

1.4 Greenbelt Plan (2017)

The Greenbelt Plan, together with the Niagara Escarpment Plan and the Growth Plan, establishes a land use planning framework for the Greater Golden Horseshoe by identifying where urban growth can and cannot occur. In 2017, the mapping of the Greenbelt Protected Countryside was revised to remove lands already within the urban area within Stoney Creek that were subject to Area Specific Policy Area – Area H of the Fruitland-Winona Secondary Plan. In order to ensure the UHOP’s conformity with the Greenbelt Plan, text and mapping changes are required to reflect the removal of these lands from the Greenbelt Plan Protected Countryside, as identified in Appendices “C3” and “E” attached to PED21067(a).

All other conformity matters pertaining to the Greenbelt will be addressed through the future MCR conformity amendment to the RHOP.

RELEVANT CONSULTATION

City Staff

The proposed changes have been circulated to relevant City staff to provide input on the proposed changes. A detailed breakdown of Departments circulated by thematic area is contained within Appendix “F” attached to Report PED21067(a).

Indigenous Communities

Staff have circulated the proposed Cultural Heritage Topic Area updates to 11 Indigenous community contacts, including the Mississaugas of the Credit First Nation, Six Nations Haudenosaunee Confederacy Chiefs Council, Haudenosaunee Development Institute, Six Nations of the Grand River Territory, Huron-Wendat, and Metis Nation of Ontario. The circulation was expanded to an additional 15 Indigenous communities based on advice from the Province. In addition, local Hamilton organizations serving the Indigenous community were also circulated.

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The Mississaugas of the Credit First Nation requested additional information and materials associated with the proposed updates and provided contact information for Planning staff to engage with further.

Six Nations of the Grand River acknowledged receipt of the correspondence but has not provided a formal response as of the date of the writing of this report.

The Huron-Wendat Nation Council had indicated they had no objections or issues with the proposed updates to Cultural Heritage policies and the inclusion of the Land Acknowledgement.

Other Indigenous communities did not respond to either the original circulation or follow up email correspondence.

It is noted that many Indigenous communities included on the Province’s list responded by directing Planning staff to Indigenous communities possessing Treaty Rights within the municipal boundary, and staff ensured that these communities were on the original consultation list of Indigenous communities.

Additional engagement with Indigenous communities will occur, as well as consultation with stakeholders and the public, as outlined in the proposed Public Consultation Strategy below.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1.0 Topic-Based Approach

Staff incorporated a topic-based approach to reviewing the Provincial Policy Statement, 2020 and Growth Plan for the Greater Golden Horseshoe, 2019 (as Amended), identifying UHOP policies that are in conformity with provincial policies and those UHOP policies that require updating to conform to provincial policies. UHOP policies requiring updating to conform to the Niagara Escarpment Plan were identified by Niagara Escarpment Commission staff directly. Key changes to UHOP policies to implement the revised provincial policies are identified by topic area, below.

Topic Area	Key Changes to Provincial Policies
Growth Management	<ul style="list-style-type: none">• Updated references to Our Future Hamilton community vision and GRIDS 2 10 Directions;• Updated population and employment growth targets as per Growth Plan Schedule 3;• Addition of a new policy to address Growth Plan policy 2.2.8.4 which permits adjustments to the

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Topic Area	Key Changes to Provincial Policies
Growth Management (continued)	<ul style="list-style-type: none"> • urban boundary provided there is no net increase in land area within the urban boundary, only at the time of a municipal comprehensive review; • Addition of a new policy to clarify that expansions to the urban boundary in accordance with Growth Plan policies 2.2.8.5 and 2.2.8.6 will not be permitted; • Updated annual intensification target to 80%; and, • Updated density targets (employment areas, designated greenfield areas, urban growth centre, sub-regional and community nodes).
Employment	<ul style="list-style-type: none"> • Provincially Significant Employment Zone policies and associated mapping; • Identification of minimum Employment Density targets; • Compatibility policies between employment and sensitive land uses; • Policies to encourage intensification of employment areas; and, • Reduction in minimum size threshold for 'Major Office' to 4,000 sq m (from 10,000 sq m).
Cultural Heritage	<ul style="list-style-type: none"> • Inclusion of land acknowledgement within UHOP; • Engagement with Indigenous communities, when identifying, protecting and managing cultural heritage and archaeological resources; and, • Spiritual aspect of cultural heritage landscapes.
Provincial Plans	<ul style="list-style-type: none"> • Updated references to PPS, 2020 and Niagara Escarpment Plan; and, • Growth Plan, 2019, as Amended, added.
Housing	<ul style="list-style-type: none"> • Housing policies and targets for rental and affordable housing to be consistent with City's Housing and Homelessness Action Plan; and, • Intensification criteria needed to address access to public service facilities, access to active transportation. • Multiple dwellings to provide a mix of unit sizes (e.g., number of bedrooms).
Climate-Related	<ul style="list-style-type: none"> • Preparing for the impacts of a changing climate; • Assessment of infrastructure risks, vulnerabilities, and impacts of extreme weather; • Reducing greenhouse gas emissions;

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Topic Area	Key Changes to Provincial Policies
Climate-Related (continued)	<ul style="list-style-type: none"> • Energy conservation of municipally owned facilities; • Low impact development techniques; • Hazardous Forest Types for Wildland Fires; and, • Updated targets for Greenhouse Gas Emission reductions.
Urban Structure	<ul style="list-style-type: none"> • Introduction of Major Transit Station Areas as new Urban Structure element (further MTSA policy updates to be added through future amendment); • Intensification, redevelopment and compact form encouraged throughout the urban area in accordance with appropriate development standards to implement No Urban Boundary Expansion growth model; • Added permission for multiple dwellings to a maximum of six units within low density residential areas; and, • Clarity that maximum density permissions for residential uses in Neighbourhoods designation are for the purpose of Secondary Plans / Master Plans only.
Infrastructure	<ul style="list-style-type: none"> • New green infrastructure policies; • Optimizing existing infrastructure and community services/facilities and promoting their adaptive reuse; and, • Prohibition of extension of municipal water and wastewater services to certain lands within the NEP.
Transportation	<ul style="list-style-type: none"> • Active transportation encompassing more modes; and, • Complete streets approach to safety of all users.
Glossary	<ul style="list-style-type: none"> • Definitions and legislative references updated; • New definitions to be added include (amongst others): <ul style="list-style-type: none"> - Agri-food network; - Complete streets; - Green infrastructure; - Hazardous forest types; - Impacts of a changing climate; - Low impact development, and, - Priority transit corridor.

2.0 Conformity Update to UHOP

Proposed updates to the UHOP, identified in Appendices “C” to “C8”, “D” and “E” attached to Report PED21067(a), are focussed on policy, glossary, and mapping revisions required to ensure the UHOP is brought into conformity with the PPS, Growth Plan, NEP and Greenbelt Plan. Future amendments to the UHOP are anticipated to address local community matters, including potential policy updates aligned with the new Residential Zoning project, and more robust policy updates respecting Major Transit Station Areas in association with LRT construction.

In advance of the Residential Zoning project completion, staff will be undertaking an evaluation of the existing Zoning By-laws to align permissions with the proposed Urban Hamilton Official Plan Amendment, attached as Appendix “A” to Report PED21067(a), as it relates to Low Density Residential uses. The proposed Zoning Amendments will align with the intent to provide more opportunities for intensification in the City’s low density areas, by allowing a wider range of permitted uses, including semi-detached dwellings, triplexes, fourplexes and street townhouse dwellings, in addition to single detached dwellings. Allowing greater diversification of building forms in low density residential areas will contribute to small scale intensification opportunities; make use of existing infrastructure and services, by accommodating the conversion of existing structures; and, will implement more sustainable infill opportunities throughout the Neighbourhoods designation.

The scope of the amendments to Hamilton Zoning By-law No. 6593, Ancaster Zoning By-law No. 87-57, Dundas Zoning By-law No. 3581-86, Glanbrook Zoning By-law No. 464, and Stoney Creek Zoning By-law No. 3692-92 have been identified in Appendix “I” attached to Report PED21067(a) and will be fully evaluated through the proposed consultation strategy. Staff will bring forward draft Zoning By-law Amendments for Council consideration in conjunction with the draft Amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan. The initial scope of the proposed zoning by-law amendments will be on all lands designated Neighbourhoods and/or Low Density Residential and lands that comply with the Medium Density and High Density performance stands not within a Secondary Plan area (eg on or in near proximity to an arterial road). This is because many of the Secondary Plans have neighbourhood specific density provisions that were developed after extensive community consultation and engagement. It is proposed that these designations and policies will be reviewed as part of the broader City-wide residential intensification review.

The proposed Urban Hamilton Official Plan Amendment, attached as Appendix “A” to Report PED21067(a), has been prepared to address the necessary conformity updates as identified by staff.

3.0 Growth Management Strategy Update

Council's decision to accommodate the planned population and household growth within the existing urban area and not to expand the urban boundary translates into the need for policy updates to the Urban Hamilton Official Plan to ensure that there is alignment between the Official Plan and Council's direction on how to manage growth to 2051. Policy changes to implement the No Urban Boundary Expansion growth management strategy include:

- Policy changes to Section B.2 of Volume 1 direct that the City shall maintain a firm urban boundary, with all planned growth to 2051 being accommodated through development of the City's existing designated *greenfield area* and intensification throughout the *Urban Area*, and a limited amount of infill development within *Rural Hamilton*;
- Existing policies in Section B.2 which identify criteria to be considered prior to the expansion of the urban boundary are proposed to be deleted;
- New policies are proposed to be added which clarify that applications to expand the urban boundary will not be permitted in advance of a municipal comprehensive review; and,
- Updated intensification and density targets in keeping with the No Urban Boundary Expansion growth management strategy.

Corresponding changes to the Rural Hamilton Official Plan include:

- Reference to a firm urban boundary in Policy B.2.1 a) of Volume 1;
- Prohibiting the redesignation of Specialty Crop and Rural lands for non-agricultural uses; and,
- The removal of Special Policy Area B (Elfrida growth area) from Volume 3.

The proposed updates to the RHOP are included in Appendices "G" and "H" attached to Report PED21067(a).

4.0 Proposed Consultation Strategy

4.1 Statutory and Non-Statutory Engagement and Timing of Consultation

Planning staff propose the commencement of 'non-statutory' engagement regarding the draft OPAs and proposed Zoning By-law Amendments during the months of February and March 2022 simultaneous with the review of the proposed OPAs by the Province. This will allow staff to receive initial feedback and concerns from Indigenous communities, the public and stakeholders, which may be addressed prior to the 'statutory' engagement.

Following the Province’s 90-day review period of the OPAs, Planning staff will undertake the ‘statutory’ engagement for the draft OPAs, including the formal open house and public meeting, as per the *Planning Act*. These statutory engagements are expected to occur in Q1, 2022 and Q2, 2022.

Section 17 of the *Planning Act* requires municipalities to provide adequate information and material, including a copy of the draft official plan amendment, to the public at least 20 days prior to the statutory public meeting, and that the public is given an opportunity to make representations in respect of the proposed amendment at the statutory public meeting.

As noted above, Planning staff will continue to correspond with Indigenous communities and will continue to engage in further dialogue, as a component of the public consultation strategy with Indigenous communities.

To ensure that all stakeholders have full and complete information, and to ensure transparency of process, it is proposed that Planning staff be directed to prepare and release a Communications Update upon receipt of comments from the Province of Ontario on the proposed Official Plan Amendments. Based on the proposed timing, it is anticipated that these comments will be received a minimum of two weeks in advance of the Statutory public meeting on the proposed Official Plan Amendments.

4.2 Format of Public Consultation

Due to COVID-19 restrictions, staff propose a consultation strategy that relies on virtual consultation and engagement processes, including the posting of the project on the Engage Hamilton portal, email correspondence, and virtual open houses (should public health restrictions change and in person engagement be permitted, staff will revise the public consultation strategy accordingly). Focused virtual stakeholder meetings will also be held. Information will be presented in a user-friendly manner, likely in the format of topic-based approach, and will focus on policy changes to align the UHOP with provincial policies. Since proposed updates directly relate to provincial conformity matters, staff anticipate the consultation will be targeted and informative.

Opportunities for involvement will include:

- Open Houses;
- Website updates with interactive content;
- Social media releases;
- Infographics and maps;
- Stakeholder consultation; and,
- Engagement with Indigenous communities.

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The following table/graphic summarizes the proposed consultation strategy, which aims to extend beyond those individuals and / or groups that traditionally engage in the planning process:

Consultation/Engagement Method	Targeted Audience
City of Hamilton Webpages: GRIDS 2 / MCR, OP Review, banner on Homepage	Residents, developers, environmental groups, community interest groups, stakeholders, neighbourhood associations, business owners, Home Builders Association, Chambers of Commerce, Business Improvement Areas, etc.
Engage Hamilton Page	Residents, developers, environmental groups, community interest groups, stakeholders, neighbourhood associations, business owners, Home Builders Association, Chambers of Commerce, Business Improvement Areas, etc.
Virtual Open Houses	Residents, developers, environmental groups, community interest groups, stakeholders, neighbourhood associations, business owners, Home Builders Association, Chambers of Commerce, Business Improvement Areas, etc.
Instagram, LinkedIn, Facebook (Meta)	Youth, tech-savvy individuals, professionals
Email blasts to GRIDS 2 / MCR email distribution list	Residents, developers, environmental groups, community interest groups, stakeholders, neighbourhood associations, business owners, Home Builders Association, Chambers of Commerce, Business Improvement Areas, etc.
Targeted meetings	Indigenous communities, stakeholders

Based on the consultation and engagement methods identified above, additional technical and graphic support will be required from the City's Creative Services Team.

5.0 Outstanding Matters – Employment Land Review and Waterdown 5 ha Expansion Evaluation

There are two outstanding matters that must be addressed through the GRIDS 2 / MCR process prior to the finalization of the draft OPAs. These matters include recommendations on deferred employment land conversion requests through the Employment Land Review, and urban boundary expansion requests in the vicinity of Waterdown.

Council directed staff to report back with a final recommendation regarding the six remaining Employment Land conversion requests which were deferred at the August 4, 2021 General Issues Committee meeting. The six deferred employment conversion requests total an area of approximately 101.8 ha. Following a final decision from Council on the deferred requests for conversion, there will be a requirement to confirm the Employment Area land need calculations to ensure that the City maintains the appropriate supply of employment land over the course of the planning horizon to 2051. A report to GIC regarding the deferred employment conversion requests and confirmation of the Employment Area land need will be presented in early 2022 prior to the statutory public meeting on the draft OPAs.

Council directed staff to evaluate urban boundary expansion requests concerning lands in the vicinity of Waterdown (up to a maximum of 5 ha, of which 50% may be for residential uses), using the Screening Criteria and Evaluation Tool (Waterdown) which was presented in August 2021 through Report PED17010(I). Staff are to report back with the results of the evaluation analysis and the results of this analysis will be included in the statutory public meeting.

6.0 Next Steps

Following the submission of the proposed OPAs to the Province and with Council's approval, Planning staff will commence the public consultation strategy to inform and engage the public on the proposed updates to the UHOP, RHOP and Zoning By-laws for the Former Communities. The statutory open house and public meeting will be held in late April and early May 2022, with Council adoption targeted for late May / early June 2022, followed by the final Conformity Amendment submission to the Minister of Municipal Affairs and Housing prior to the July 1, 2022 deadline. The following table presents key dates in the consultation strategy:

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Action / Item	Date
Council endorsement of consultation on proposed Urban Hamilton Official Plan Amendment and Rural Hamilton Official Plan Amendment and Consultation Strategy	January 19, 2022
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 Urban Hamilton Official Plan Amendment to MMAH for Approval	Late May / Early June 2022

ALTERNATIVES FOR CONSIDERATION

Council could choose not to endorse releasing the Draft Urban Hamilton Official Plan Amendment and / or Rural Hamilton Official Plan Amendment for consultation. This alternative is not recommended as it

would result in the risk of delaying the GRIDS 2 / MCR process and failure to meet the provincial timelines set out in the *Planning Act*.

Council could direct staff not to proceed with the proposed zoning by-law changes and instead require proponents to make either an application for a rezoning or for a Minor Variance which would result in increased cost, timelines and uncertainty for proponents attempting to advance residential intensification projects resulting in a lower rate of growth.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Healthy and Safe Communities

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

Our People and Performance

Hamiltonians have a high level of trust and confidence in their City government.

APPENDICES AND SCHEDULES ATTACHED

- Appendix “A” - Proposed Urban Hamilton Official Plan Amendment
- Appendix “B” - Proposed Rural Hamilton Official Plan Amendment
- Appendix “C” - Table of Proposed Amendments to the Urban Hamilton Official Plan Text - Growth Management Topic Area
- Appendix “C1” - Table of Proposed Amendments to the Urban Hamilton Official Plan Text - Employment Topic Area
- Appendix “C2” - Table of Proposed Amendments to the Urban Hamilton Official Plan Text - Cultural Heritage Topic Area
- Appendix “C3” - Table of Proposed Amendments to the Urban Hamilton Official Plan Text - Provincial Plans Topic Area
- Appendix “C4” - Table of Proposed Amendments to the Urban Hamilton Official Plan Text - Housing Topic Area
- Appendix “C5” - Table of Proposed Amendments to the Urban Hamilton Official Plan Text - Climate Related Topic Area
- Appendix “C6” - Table of Proposed Amendments to the Urban Hamilton Official Plan Text - Urban Structure Topic Area
- Appendix “C7” - Table of Proposed Amendments to the Urban Hamilton Official Plan Text - Infrastructure Topic Area
- Appendix “C8” - Table of Proposed Amendments to the Urban Hamilton Official Plan Text - Transportation Topic Area

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- Appendix “D” - Table of Proposed Amendments to Urban Hamilton Official Plan Glossary Terms
- Appendix “E” - Table of Proposed Amendments to Urban Hamilton Official Plan Schedules, Appendices and Maps
- Appendix “F” - Table of Departments Circulated by Topic Area
- Appendix “G” - Table of Proposed Amendments to the Rural Hamilton Official Plan
- Appendix “H” - Table of Proposed Amendments to Rural Hamilton Official Plan Schedules, Appendices and Maps
- Appendix “I” - Table of Proposed Amendments to Zoning By-laws for the Former Communities
- Appendix “J” - MCR/GRIDS2 Workplan