



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members General Issues Committee
COMMITTEE DATE:	April 20, 2022
SUBJECT/REPORT NO:	Evaluation of Urban Boundary Expansion Requests - Waterdown (PED17010(q)) (Ward 15)
WARD(S) AFFECTED:	Ward 15
PREPARED BY:	Heather Travis (905) 546-2424 Ext. 4168
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That the following changes to the urban boundary for the Waterdown Urban Area be approved for implementation through the Municipal Comprehensive Review process:
- (i) A portion of the lands located at 329 and 345 Parkside Drive, with an area of approximately 5.0 ha, be added to the Urban Area and designated Neighbourhoods in the Urban Hamilton Official Plan, as identified on Appendix "A" attached to Report PED17010(q);
 - (ii) Minor adjustments to the urban boundary to correct mapping errors in the vicinity of 100 Sunnycroft Avenue to align the Urban Area boundary in the Urban Hamilton Official Plan with the Urban Area boundary in the Niagara Escarpment plan, identified on Appendix "B" attached to Report PED17010(q);
- (b) That the changes to the urban boundary be incorporated into the Municipal Comprehensive Review Official Plan Amendment to be considered at a statutory public meeting to be held on May 17, 2022.

EXECUTIVE SUMMARY

The policies of the Provincial Growth Plan, 2019, as amended, permit the City to consider a minor expansion of the urban boundary from a 'Town' identified in the Greenbelt Plan, subject to satisfying certain criteria. Within Hamilton, both Waterdown and Binbrook are identified as Towns in the Greenbelt Plan. The Growth Plan allows an expansion up to a maximum size of 10 ha, of which a maximum of 50% may be for residential uses.

On November 19, 2021, Council provided the following direction to staff through the amended approval of Report PED17010(o):

"That staff be authorized and directed to evaluate requests for expansion from Waterdown up to a maximum size of 5 ha of which 50% may be for residential use, as per the Screening Criteria and Evaluation Tool (Waterdown), and report back to Council with the results of the evaluation analysis."

The effect of this Council direction was to limit the review of expansion requests to Waterdown only, reduce the maximum size of the expansion to 5 ha, and maintain the requirement for the maximum 50% residential use of the expansion area.

The following report presents the analysis of the requests for expansion from the Waterdown area using the Council approved Screening Criteria and Evaluation Tool (Waterdown / Binbrook). Of the seven expansion requests received, one was discovered to be a technical mapping adjustment (100 Sunnycroft Avenue); five did not pass the initial screening; and one request (329 and 345 Parkside Drive) was determined to pass the screening and evaluation criteria. The lands known as 329 and 345 Parkside Drive are currently developed with a long-term care facility which is considered to be an institutional use in the Urban Hamilton Official Plan (UHOP).

Based on this analysis, staff are recommending the inclusion of the properties at 329 and 345 Parkside Drive into the urban area and the adjustment of the urban boundary in the vicinity of 100 Sunnycroft Avenue, to be implemented through the future Municipal Comprehensive Review (MCR) Official Plan Amendment (OPA) proceeding to Council in May 2022.

Alternatives for Consideration – See Page 14

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

GRIDS 2 / MCR

GRIDS (Growth Related Integrated Development Strategy) 2 is a long-term growth strategy which allocates forecasted population and employment growth for the 2021 to 2051 time period in accordance with Provincial mandated requirements. The forecasts for Hamilton project a total 2051 population of 820,000 persons and total employment of 360,000 jobs. This is an increase of 236,000 people and 122,000 jobs in the 2021 to 2051 time period.

The MCR is being completed concurrently with GRIDS 2. The MCR is broad and encompasses many inter-related components and must be completed prior to any expansion of the urban area. The outcomes of the Growth Strategy and MCR will be implemented through the City's Official Plans (see section below on the City's draft MCR Official Plan Amendment to the Urban and Rural Hamilton Official Plans).

November 19, 2021 Council Direction and Draft Official Plan Amendment – No Urban Boundary Expansion growth scenario

On November 19, 2021, City Council approved the GRIDS 2 / MCR “No Urban Boundary Expansion” growth scenario to guide the City's population and job growth to the year 2051. The direction requires the City to plan to accommodate all population and job growth (with the exception of a small amount of infill in the Rural area) within the existing urban boundary (item 3.0):

- “(c) That the Growth Related Integrated Development Strategy (GRIDS 2) / Municipal Comprehensive Review (MCR) “How Should Hamilton Grow?” Evaluation, including associated technical supporting reports, attached as Appendix “A”, as amended, to Report PED17010(o), be received;
- (d) That staff be directed to report back to the General Issues Committee no later than January 2022 with a draft Official Plan Amendment (OPA), as part of the Municipal Comprehensive Review, that implements the following growth directions, and to seek approval to present the draft OPA to the Province for review, and to the public for consultation, as part of the City's Growth Plan conformity exercise:
 - (i) A projected household growth of 110,300 households;
 - (ii) An average intensification target of not less than 60% and not more than 80% between 2021 and 2051;

- (iii) A planned minimum density of 60 persons and jobs per hectare (pjh) in existing Designated Greenfield Areas; and,
- (iv) An Employment Area land need of 0 ha to 2051, to be confirmed subject to the finalization of the Employment Land Review, including deferred requests;
- (e) That the draft Official Plan Amendment include no expansion to the urban boundary;
- (f) That the draft Official Plan Amendment identify a Community Area Land need of 0 ha beyond 2031, to be reviewed at least every 10 years, as part of future Municipal Comprehensive Reviews, as required under the provincial *Planning Act and Places To Grow Act*; and,
- (g) That any determination on the Community Area Land need between 2021 and 2031, be deferred until the outcome of the GRIDS1 appeals of the Rural Hamilton Official Plan and Urban Hamilton Official Plan.”

Staff have prepared a draft OPA to implement this Council direction which was presented to Council on January 19, 2022 and is currently available for public consultation. Staff anticipate presenting the OPA for consideration at a statutory public meeting to be held on May 17, 2022. The recommendations from this Report will be implemented through the MCR OPA.

November 19, 2021 Council Direction – Waterdown Urban Boundary

In addition to the direction to support the No Urban Boundary Expansion growth scenario, Council also approved the following direction at the November 19, 2021 Council meeting (item 3(b)):

- “(b) That staff be authorized and directed to evaluate requests for expansion from Waterdown up to a maximum size of 5 ha of which 50% may be for residential use, as per the Screening Criteria and Evaluation Tool (Waterdown), and report back to Council with the results of the evaluation analysis;”

The direction above is in response to policies in the Provincial Growth Plan (see Policy Implications and Legislated Requirements Section below) which permit the City to consider a minor urban boundary expansion into the Greenbelt Plan Protected Countryside from a Town / Village.

In Report PED17010(o) (November 9, 2021), Staff had recommended that Council authorize staff to evaluate requests for expansion from Waterdown and Binbrook (both identified as Towns in the Greenbelt Plan) to a maximum size of 10 ha, of which 5 ha must be used for residential purposes. This recommendation was revised by Council to

apply to Waterdown only, and to reduce the size threshold to 5 ha (with a maximum 50% for residential uses).

This report responds to the Council direction above and evaluates expansion requests in the Waterdown area, using the Council approved Screening Criteria and Evaluation Tool.

Waterdown / Binbrook Evaluation Framework

In August 2021, through Report PED17010(l), Council approved the GRIDS 2 / MCR – Screening Criteria and Evaluation Tool (Waterdown and Binbrook) to be used to evaluate urban boundary expansion requests from Waterdown or Binbrook. This tool is attached as Appendix “C” to Report PED17010(q). The Screening Criteria and Evaluation Tool is based on the requirements of the Provincial Growth Plan and policies of the Urban and Rural Hamilton Official Plans. Further details on the evaluation tool are provided in the Analysis and Rationale for Recommendation Section of this report.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides direction on the considerations that a municipality must undertake prior to expanding a settlement area (urban area) boundary:

- “1.1.3.8 A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:
- (a) Sufficient opportunities to accommodate growth and to satisfy market demand are not available through *intensification, redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
 - (b) The *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
 - (c) In *prime agricultural areas*:
 - (i) The lands do not comprise *specialty crop areas*;

- (ii) Alternative locations have been evaluated, and
 - (1) There are no reasonable alternatives which avoid *prime agricultural areas*; and,
 - (2) There are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
- (d) The new or expanding *settlement area* is in compliance with the *minimum distance separation formulae*; and,
- (e) Impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are mitigated to the extent feasible.

In undertaking a *comprehensive review*, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.”

The PPS requires municipalities to assess availability of infrastructure and public service facilities including financial viability, and impacts on agricultural lands, prior to expansion of the urban boundary. This analysis is reflected in the evaluation attached as Appendices “E” and “E1” attached to Report PED17010(q).

Growth Plan 2019, as amended

Policies 2.2.8.2 and 2.2.8.3 of the Growth Plan identify a series of comprehensive criteria that must be considered prior to expansion of the urban boundary. Policy 2.2.8.2 requires a municipality to demonstrate that sufficient opportunities to accommodate projected growth through intensification and existing designated greenfield area lands are not available, based on minimum intensification and density targets of the Plan.

Policy 2.2.8.3 outlines that, where the need for a *settlement area* boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive Application of all of the policies in the Plan. Policy 2.2.8.3(k) provides particular direction on potential settlement area boundary expansion within the Protected Countryside of the Greenbelt. Policy 2.2.8.3(k) restricts expansions into the Greenbelt Protected Countryside to a minor expansion of up to 10 ha (of which no more than 50% may be used for residential purposes) from a defined Town / Village only (in Hamilton, both Waterdown and Binbrook are considered ‘Towns’ in the Greenbelt Plan).

“2.2.8.3. Where the need for a *settlement area* boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive Application of all of the policies in this Plan, including the following:

- (k) Within the Protected Countryside in the *Greenbelt Area*:
 - (i) The *settlement area* to be expanded is identified in the Greenbelt Plan as a Town/Village;
 - (ii) The proposed expansion would be modest in size, representing no more than a 5% increase in the geographic size of the *settlement area* based on the *settlement area* boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 hectares, and residential *development* would not be permitted on more than 50% of the lands that would be added to the *settlement area*;
 - (iii) The proposed expansion would support the achievement of *complete communities* or the local agricultural economy;
 - (iv) The proposed uses cannot be reasonably accommodated within the existing *settlement area* boundary;
 - (v) The proposed expansion would be serviced by existing *municipal water and wastewater systems* without impacting future *intensification* opportunities in the existing *settlement area*; and,
 - (vi) Expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited.”

The GRIDS 2 / MCR – Screening Criteria and Evaluation Tool (Waterdown and Binbrook), attached as Appendix “C” to Report PED17010(l) responds to this policy direction.

Urban Hamilton Official Plan

Within Section B.2.2 (policies under appeal), the UHOP contains policies regarding urban boundary expansion and, specifically, the studies and criteria that must be considered prior to the City expanding its urban boundary. It is noted that within the draft MCR OPA to implement the Council No Urban Boundary Expansion decision, the

policies of Section B.2.2 are proposed to be deleted and replaced with policy direction citing a firm urban boundary to the year 2051.

Should Council approve a minor urban boundary expansion in Waterdown, this expansion would be implemented through the MCR OPA to be presented to Council on May 17, 2022. Upon adoption of the MCR OPA, the OPA will be forwarded to the Province for approval.

RELEVANT CONSULTATION

Input into the Screening Criteria and Evaluation Tool was provided by the following City Divisions and outside agencies, and is reflected in the completed evaluation attached as Appendix “E1” to Report PED17010(q):

- Public Works Department, Hamilton Water Division;
- Planning & Economic Development Department, Growth Management Division and Transportation Planning and Parking Division;
- Conservation Halton; and,
- Niagara Escarpment Commission.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1.0 Overview of Evaluation Tool

The Council approved Screening Criteria and Evaluation Tool is based on the policy direction of the Provincial Growth Plan, as discussed in the section above. The Growth Plan allows for a minor expansion of the urban boundary of up to 10 ha into the Greenbelt Protected Countryside from lands identified as a Town or Village within the Greenbelt Plan. If an expansion from one of these areas is to occur, the Growth Plan requires that the expansion be limited to no more than 10 ha in size, and further, that no more than 50% of the expansion area be used for residential purposes. Other criteria identified in the Growth Plan which must be satisfied for such an expansion to occur are the requirement for the expansion to support the achievement of a complete community or support the local agricultural economy, demonstration that the proposed use cannot be reasonably accommodated within the urban boundary, servicing by existing water and wastewater systems, and prohibition of expansion into the Natural Heritage System.

Based on the Council direction received in November 2021 (see Historical Background section above), minor expansion requests will be considered from Waterdown only, and will be limited to a maximum size of 5 ha (as opposed to the Growth Plan maximum of 10 ha). A maximum of 50% of the 5 ha may be used for residential purposes.

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Staff prepared a two-phase evaluation framework for the evaluation of any requests for expansion from Waterdown which was approved by Council in August 2021 (see Appendix “C” attached to Report PED17010(q):

- Phase One includes the evaluation of all expansion requests from Waterdown against a set of screening criteria based on Growth Plan policy 2.2.8.3(k). The screening criteria direction reflect the Growth Plan criteria outlined in policy 2.2.8.3(k), with an added screening criteria requiring an expansion to address a need for a non-residential use. These criteria are mandatory, and an expansion area will only be screened through to the second phase of evaluation if the mandatory screening criteria are all satisfied; and,
- Phase Two evaluates each proposed expansion area that remains against a series of criteria which represent local and provincial planning priorities. The criteria identified in the GRIDS 2 / MCR – Draft Screening Criteria and Evaluation Tool (Waterdown and Binbrook) were selected to ensure that, in addition to the mandatory criteria identified in the Growth Plan, other local priorities are also evaluated and considered in the decision-making process, including logical expansion, agricultural, fiscal and transportation impacts.

It should be noted that there is no requirement for the City to expand the urban boundary from Waterdown, and approval of an expansion will only be recommended if there is a need for a logical rounding out of the boundary or a recognition of existing uses. Further, as the Growth Plan policy and the November 2021 Council direction restrict the expansion area in not only size, but also in use, with a restriction on a maximum of 50% of the expansion area to be used for residential purposes, the City must be satisfied of a need and / or use for the remaining 50% of the lands (non-residential portion) prior to consideration of expansion (as reflected in the screening criteria).

2.0 Expansion requests

In total, staff received seven requests related to potential urban boundary expansion in the Waterdown area. One of these requests (100 Sunnycroft Avenue) was identified as a mapping correction and urban boundary adjustment to align the City’s Urban Area boundary with the Niagara Escarpment Plan boundary, and was not considered further as an expansion request. Further information on this mapping correction is provided in section 5.0 below.

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The remaining requests are summarized as follows, and identified on Appendix “D” to Report PED17010(q):

- 0 and 63 Parkside Drive: approximately 57 ha in total area (0 Parkside: approximately 18 ha; 63 Parkside: approximately 39 ha); proposed uses not indicated;
- 309 – 311 Parkside Drive: expansion area totals 8.1 ha; proposed uses not indicated;
- 329 and 345 Parkside Drive: expansion area totals approximately 5.2 ha; proposed uses are the existing long term care facility (institutional use) plus an expansion to include a retirement home or multiple dwelling geared to seniors;
- 347 Parkside Drive: expansion area totals approximately 6.6 ha, but with stormwater facility and natural heritage features netted out, area is reduced to approximately 4.4 ha; proposed uses are residential;
- 513 and 535 - 537 Dundas St E: approximately 16.3 ha in total area (513 Dundas: 12.3 ha; 535-537 Dundas: 4 ha); proposed uses are not indicated; and,
- 151 Highway 5W – approximately 10.8 ha in total area; proposed use is employment lands.

3.0 Phase One Screening

Staff completed a screening of the above noted expansion requests against the Phase One Screening Criteria in the evaluation tool. The completed screening is attached as Appendix “E” to Report PED17010(q). The results of the screening identified that of the six expansion requests noted above, only the request for the lands located at 329 and 345 Parkside Drive passed the initial screening.

The primary areas of concern which resulted in the other request areas not passing the screening relate to:

- The size of the overall expansion area exceeding the 5 ha size limit – while several of the submitted requests would have also exceeded the Growth Plan criteria of 10 ha, the reduction in the permitted size to 5 ha resulted in all but two of the areas being eliminated from consideration. While it is acknowledged that the proposed expansion areas could be scoped to conform to the maximum size permission, no information to demonstrate conformity with this requirement was provided. Further, staff are concerned that identifying only a portion of larger sites to be brought into the urban area could result in land fragmentation or remnant parcels;
- No identification of a non-residential use – only the expansion request for the lands at 329 to 345 Parkside which contains an existing long term care facility (classified as an institutional use) was able to meet this requirement;

- Inability to demonstrate that the proposed use cannot be accommodated within the urban area - the Council direction to accommodate all of the City's growth to the year 2051 within the existing urban area removes any justification for expanding the urban boundary to accommodate residential or employment uses. The lands at 329 and 345 Parkside Drive are already developed with a long term care use which should be located in the urban area; and,
- Intrusion into the Greenbelt Natural Heritage System.

While it is demonstrated that five of the six requests did not pass the screening criteria for the reasons noted above, staff acknowledge the circumstances in the Waterdown area which are challenging for these landowners. Three of the requests (0 and 63 Parkside Drive, 309 – 311 Parkside Drive, and 347 Parkside Drive) are for lands which are immediately adjacent to the existing urban area, and which are being impacted by the east-west corridor (North Waterdown Drive) being constructed to alleviate traffic problems in the Waterdown area. The development of North Waterdown Drive will result in the portion of these parcels located south of the corridor being bisected from the remainder of the rural area. The lands will be remnant rural lands located between the corridor and the urban boundary. Through the most recent Coordinated Provincial Plan Review in 2015, the City had recommended the removal of the portion of the lands located south of the corridor at 309 – 311 Parkside, 329 and 345 Parkside and 347 Parkside from the Greenbelt Plan area. Staff note that these lands should be reviewed through the next Co-ordinated Provincial Plan Review to determine the appropriate land use policy regime to apply to these areas.

Further the lands at 513 and 535 – 537 Dundas Street East are lands which are currently in active agricultural production (poultry) but are being impacted by encroaching urban uses to the west and south which is creating challenges for the viability of the poultry operation. These lands are further challenged by being located within the Niagara Escarpment Plan (NEP) area which identifies the lands as Escarpment Rural. Through the previous 2015 Coordinated Provincial Plan Review, the property owners requested to have their lands redesignated to Escarpment Urban Area within the NEP. The Provincial response through that review indicated that the lands could not be considered for redesignation until a Municipal Comprehensive Review was completed. However, the City cannot propose an expansion into the NEP area outside of a Coordinated Provincial Plan Review. This appears to be a circular process which should be addressed at the Provincial level prior to the next Coordinated Review to provide clarity to these landowners.

4.0 Phase Two – Evaluation Tool

The singular expansion request which passed the Phase One screening, being the lands at 329 and 345 Parkside Avenue, was evaluated against the Phase Two

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evaluation tool. The completed Phase Two evaluation tool is attached as Appendix “E1” to Report PED17010(q).

The lands total approximately 5.6 ha in area (including both 329 and 345 Parkside Drive). However the area of proposed expansion would equate to approximately 5.2 ha, as portions of the two properties fronting onto Parkside Drive are already located within the urban area and zoned for the single residential uses (the property at 345 Parkside Drive contains a single detached dwelling fronting onto Parkside Drive), as shown on Appendix “A” attached to Report PED17010(q). The majority of the subject lands are located within the rural area and are currently designated Rural in the Rural Hamilton Official Plan and zoned Rural (A2, 179) Zone which allows a long term care facility and retirement home on the property.

The lands contain an existing long term care facility (Alexander’s Place) and parking area. Approximately 50% of the site is currently vacant. The Applicant has indicated a future intention for expansion on the site to accommodate a retirement home or senior’s oriented multiple dwelling. Staff note that an expansion for a retirement home is permitted as of right under the current zoning, but a multiple dwelling would not be permitted. No detailed expansion plans have been provided to date. Any future development of the property would be subject to the normal development approvals process at which time detailed technical studies would be required.

In summary, the results of the Phase Two evaluation tool identify the lands at 329 and 345 Parkside Drive to be an appropriate site for expansion, as follows:

- The site is serviced with existing water and sewer servicing with anticipated capacity to accommodate future development; though studies will be required at the development approvals stage for any future expansions to confirm capacity requirements;
- While no storm sewer currently exists on Parkside Drive, it is anticipated that SWM can be accommodated on the property using low impact development techniques and on-site controls (a legal storm outlet would be required);
- From a transportation perspective, it is anticipated that capacity exists on Parkside Drive to accommodate a future expansion on the lands and the proposal aligns with existing road and active transportation networks;
- Expansion will facilitate future development of the site to permit seniors-oriented housing (retirement home and / or seniors’ apartments) providing an aging-in-place option in the Waterdown community;
- The lands are located outside of the Greenbelt Natural Heritage System (NHS) and provided future development is setback from the wetland, the potential seepage area/spring and NHS appropriately, impacts may be avoided and/or mitigation measures may be required;

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- No impacts to the agricultural system are anticipated given the lands are not currently in agricultural production and there are no facilities triggering Minimum Distance Separation concerns in the vicinity;
- There are no unreasonable financial impacts anticipated to the City; and,
- There are no cultural heritage resources present on the lands. Archaeological assessment would be required prior to any future development of the lands.

Staff note that support for the expansion of the urban boundary to accommodate these lands does not imply support for a specific future development proposal as no details of future development have been provided. To ensure that any future proposed development aligns with the evaluation criteria, including the requirement for non-residential uses and the technical studies identified by city staff and outside agencies, staff propose the inclusion of a site specific policy area to apply to these lands as per below:

“UFN-X Lands Located on a portion of 329 and 345 Parkside Drive,
Flamborough

- 1.0 Notwithstanding Policy E.3.2.3 of Volume 1, permitted uses shall be limited to the following:
 - a) Multiple dwelling;
 - b) Retirement home; and,
 - c) Long term care facility.
- 2.0 A maximum of 50% of the area of the expansion lands shall be used for residential purposes limited to a multiple dwelling and / or retirement home.
- 3.0 Prior to any future development of the subject lands, the following studies shall be required to the satisfaction of the City to demonstrate appropriateness of the proposed development:
 - a) Planning Justification Report;
 - b) Functional Servicing Study;
 - c) Environmental Impact Study;
 - d) Karst / Geotechnical Study;
 - e) Water Resources Assessment;
 - f) Archaeological Assessment;
 - g) Traffic Impact Study; and,
 - h) Visual Impact Assessment.

Other studies may be required and will be identified at the Formal Consultation stage.”

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It is noted that the technical study requirements identified in the proposed site specific policy area are typical studies required for a development application given the site characteristics.

The modification to the urban boundary and redesignation of the lands to Neighbourhoods with the Site Specific Policy Area would be implemented through the MCR OPA to be brought before Council in May, 2022.

5.0 Urban Boundary Adjustment – Vicinity of 100 Sunnycroft Court

Through the review of submitted requests for expansion in the Waterdown area, a request was received related to lands in the vicinity of 100 Sunnycroft Court. This property was recently the subject of a Formal Consultation Application (file # FC-20-136) which proposed the development of a multiple dwelling on the lands.

Through that review, it was discovered that the Niagara Escarpment Commission (NEC) Urban Area boundary and the City's urban boundary do not align on this property. A portion of the lands that are designated Urban Area in the Niagara Escarpment Plan (NEP) are rural in the City's mapping. On further review, it appears this may be a mapping error on the City's side as the lands were previously identified as Urban under the former Regional Official Plan.

To correct this issue and align the City's urban boundary with the NEC Urban Area boundary, an adjustment to the urban boundary is proposed, as identified on Appendix "B" attached to Report PED17010(q). This boundary adjustment would be implemented through the MCR OPA to be brought forward in May 2022. Staff of both the NEC and Conservation Halton have been consulted on this adjustment of the City's urban boundary and have expressed no concerns.

It is noted that the adjustment of the boundary line in this vicinity does not indicate support for any future development of these lands, and future development proposals would continue to be subject to the development approvals process and all associated approvals and requirements.

ALTERNATIVES FOR CONSIDERATION

1. Council could recommend no expansions and / or adjustments to the City's urban boundary in the Waterdown area. If this alternative is selected, the lands at 329 and 345 Parkside Drive would remain in the rural area. Limited expansion opportunities are available for the property owner under the current zoning.

Financial: N/A

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Staffing: N/A

Legal: N/A

2. Council could recommend a different property / area for expansion from Waterdown.

Financial: N/A

Staffing: N/A

Legal: N/A

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Economic Prosperity and Growth

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

Our People and Performance

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

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED17010(q) - Location map of lands located at 329 and 345 Parkside Drive

Appendix “B” to Report PED17010(q) - Map of proposed urban boundary adjustment for lands located in vicinity of 100 Sunnycroft Court

Appendix “C” to Report PED17010(q) - Waterdown / Binbrook Screening Criteria and Evaluation Tool (August 2021)

Appendix “D” to Report PED17010(q) - Map and description of expansion requests

Appendix “E” to Report PED17010(q) - Phase One Screening Criteria: Expansion Requests

Appendix “E1” to Report PED17010(q) - Phase Two Evaluation Tool: 329 – 345 Parkside Drive

HT:sd