

WELCOME TO THE CITY OF HAMILTON

# GENERAL ISSUES COMMITTEE

April 20, 2022

# **PED17010(q) – Evaluation of Urban Boundary Expansion Requests – Waterdown**

Presented by: Heather Travis

# Waterdown Evaluation Tool



- Growth Plan allows a provision for a minor expansion (up to 10 ha) from a “Town / Village” in the Greenbelt Plan.
- Waterdown and Binbrook are classified as “Towns” in the Greenbelt Plan.
- Staff prepared an evaluation tool for the evaluation of any requests for expansion from Binbrook or Waterdown which received Council approval in August 2021.

# Waterdown Evaluation Tool

THEME	SCREENING CRITERIA	AREA 1	AREA 2	AREA 3
Size / Use	Is the proposed expansion area less than 10 ha in size?	✓	✓	✗
	Is residential development restricted to a maximum of 50% of the expansion area?			
	Is there a demonstrated use / need for the non-residential portion of the expansion area?			
Complete Communities	Does the proposed expansion support the creation of a complete community or the local agricultural economy?			
	Has it been demonstrated that the proposed uses cannot be reasonably accommodated within the existing urban boundary?			
Servicing Infrastructure	Can the proposed expansion area be serviced by existing water / wastewater systems without impacting future intensification opportunities in the existing urban area?			
Natural Heritage	Does the proposed expansion area avoid the natural heritage system?			



## Background

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

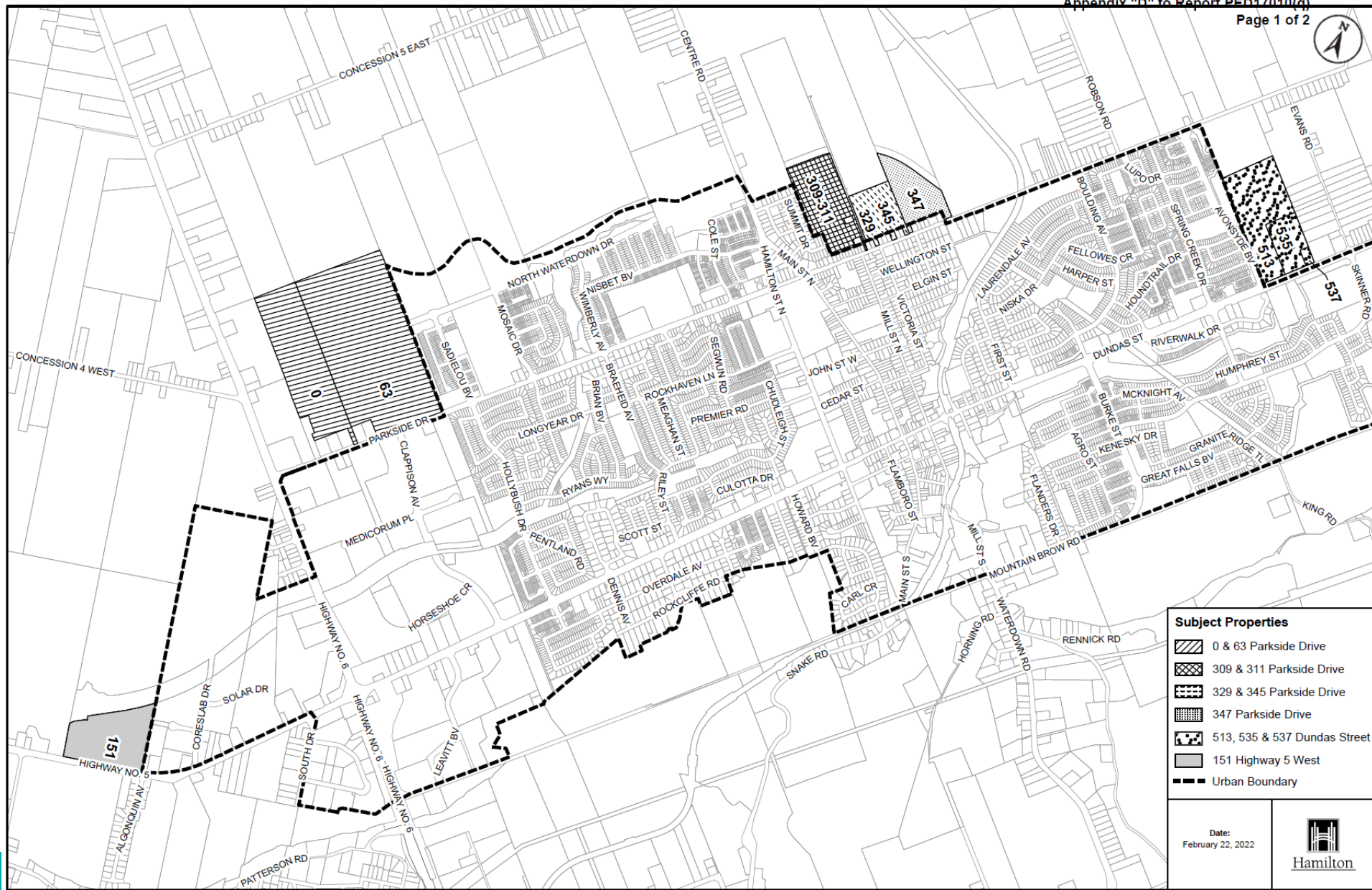
“That staff be authorized and directed to evaluate requests for expansion from **Waterdown** up to a maximum size of **5 ha** of which 50% may be for residential use, as per the Screening Criteria and Evaluation Tool (Waterdown), and report back to Council with the results of the evaluation analysis.”

# Expansion Requests – Waterdown

PED17010(q)

Appendix "D" to Report PED17010(q)

Page 1 of 2



Subject Properties	
	0 & 63 Parkside Drive
	309 & 311 Parkside Drive
	329 & 345 Parkside Drive
	347 Parkside Drive
	513, 535 & 537 Dundas Street
	151 Highway 5 West
	Urban Boundary

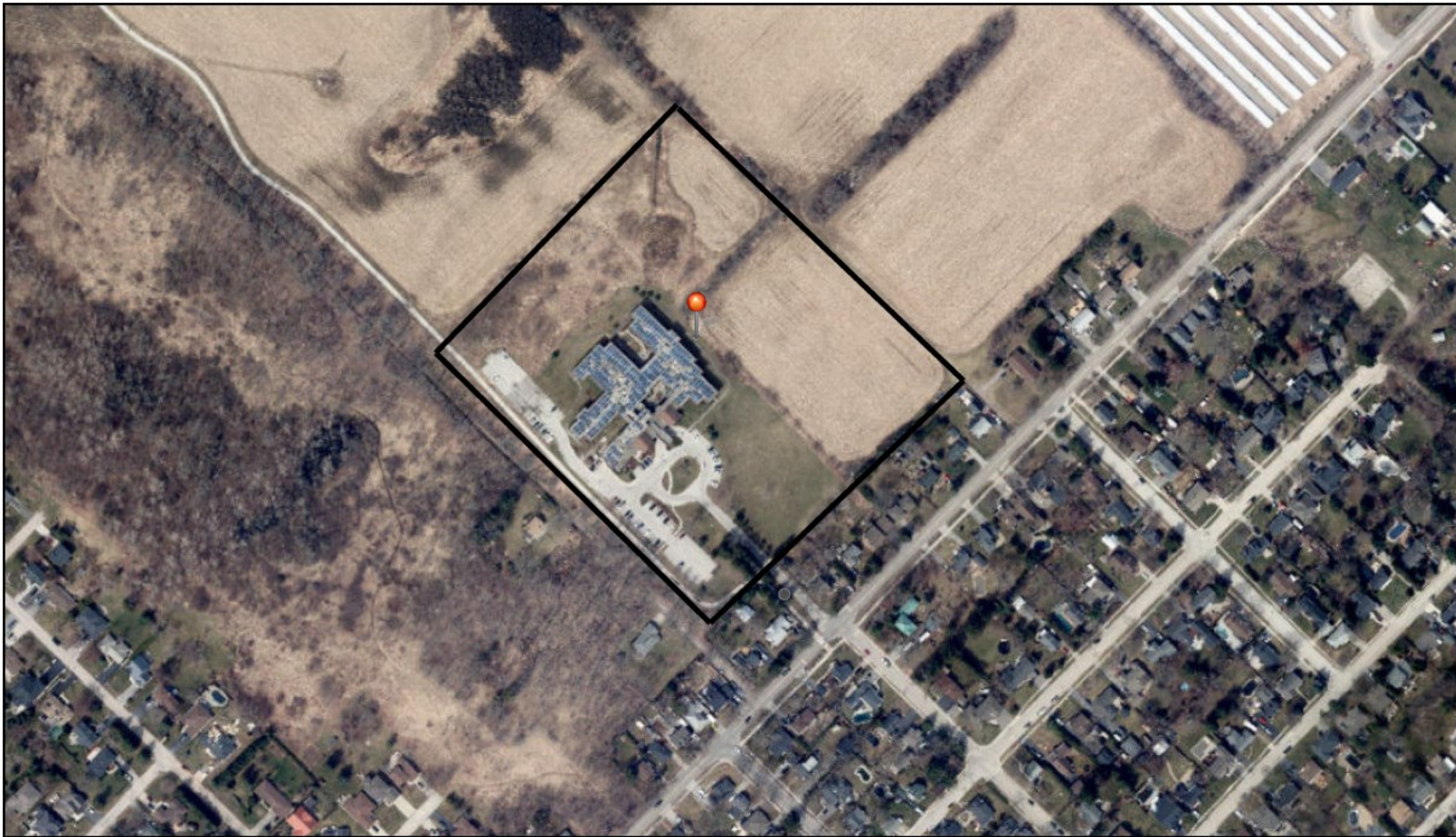
Date:  
February 22, 2022

# Stage One Screening Criteria

PED17010(q)

Criteria	0 & 63 Parkside	309 – 311 Parkside	329 & 345 Parkside	347 Parkside	513, 535 – 537 Dundas	151 Highway 5W
Is proposed expansion area less than 5 ha in size?	X	X	√	√	X	X
Is residential development restricted to a maximum of 50% of the expansion area?	Unknown	Unknown	√	X	Unknown	√
Is there a demonstrated use / need for the non-residential portion of the expansion area?	X	X	√	X	X	X
Does the proposed expansion area support the concept of a complete community or the local agricultural economy?	Neutral	Neutral	√	Neutral	Neutral	X
Has it been demonstrated that the proposed uses cannot be reasonably accommodated within the existing urban boundary?	X	X	√	X	X	X
Can the expansion area be serviced by existing water / wastewater systems without impacting future intensification opportunities in the existing urban area?	Unknown	Unknown	Available: need to confirm capacity	Unknown	Unknown	Unknown
Does the proposed expansion area avoid the natural heritage system (NHS)?	Neutral	X	√	Partial	X	√
Does the property meet all Screening Criteria to proceed to Phase 2? (Y/N)	NO	NO	YES	NO	NO	NO







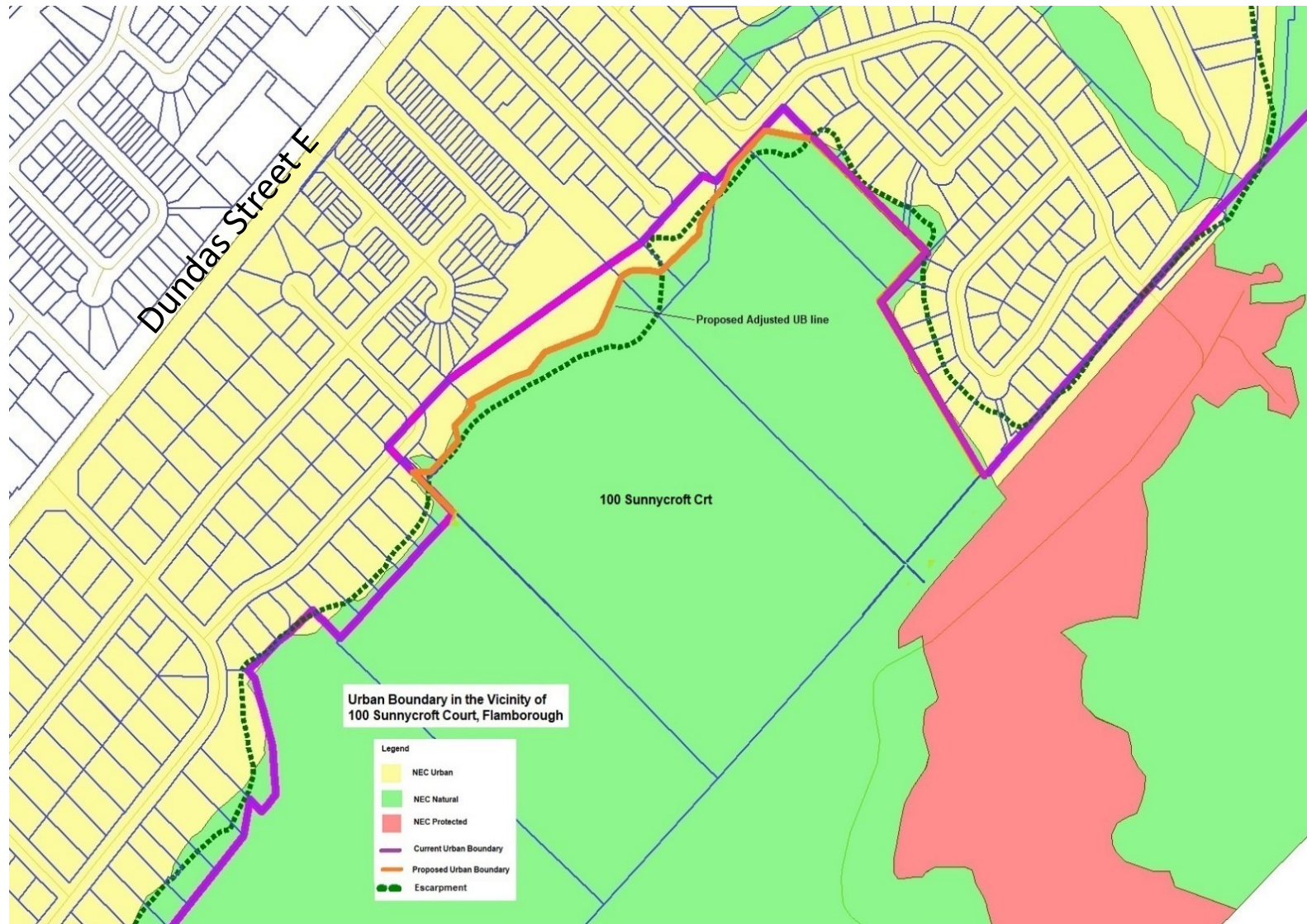
## 329 & 345 Parkside Drive – Phase 2 Evaluation

- **Servicing:** Site is serviced with existing water and sewer servicing with anticipated capacity to accommodate future development; 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);
- **Transportation:** 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;
- **Complete communities:** Expansion will facilitate future development of the existing use to permit seniors-oriented housing (retirement home and / or seniors' apartments) providing an aging-in-place option in the Waterdown community;
- **Climate change:** no significant risks or opportunities identified;

## 329 & 345 Parkside Drive – Phase 2 Evaluation

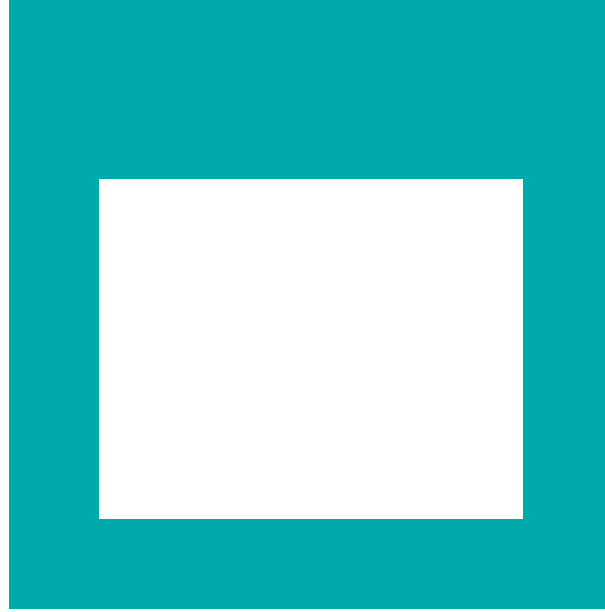
- **Natural heritage:** The lands are located outside of the Greenbelt Natural Heritage System (NHS) and provided future development is setback from the wetland, the potential seepage area/spring and NHS appropriately, impacts may be avoided and/or mitigation measures may be required;
- **Natural hazards:** unlikely to constrain development;
- **Agriculture:** 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;
- **Financial:** There are no unreasonable financial impacts anticipated to the City; and,
- **Cultural heritage:** There are no cultural heritage resources present on the lands. Archaeological assessment would be required prior to any future development of the lands.

# 100 Sunnycroft Court – urban boundary correction



## Next Steps

- Should the staff recommendation be approved, changes to the urban boundary will be incorporated into the Municipal Comprehensive Review (MCR) Official Plan Amendment
- The MCR Official Plan Amendment will be considered at a statutory public meeting to be held at Planning Committee on May 17, 2022.



# THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE