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VIA EMAIL

May 16, 2022

Attn: Chair and Members
Planning Committee
City of Hamilton
71 Main Street West, 1st Floor
Hamilton ON L8P 4Y5

Dear Members of the Planning Committee,

Re: Staff Report PED21067(b) – Municipal Comprehensive Review/Official Plan Review – Phase 1 Amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan

We represent Sidana Holdings and 2474314 Ontario Inc. (“**Consoli**”), part owners of 309-311 Parkside Drive, Waterdown (“**Property**”). We write in relation to Staff Report PED21067(b) recommending approval of a draft Urban Hamilton Official Plan Amendment and Rural Hamilton Official Plan Amendment (“**Draft OPAs**”). We understand that the Draft OPAs implement Council’s direction that staff prepare Official Plan Amendments, as part of the Municipal Comprehensive Review (“**MCR**”), that include no expansion to the urban boundary. Keeping our client’s Property outside of the urban boundary is not good planning, however. The Property is bounded by the urban boundary to the east, west and south and by a by-pass corridor to the north, and provides an appropriate opportunity for desperately-needed housing and other community amenities.

Policy 2.2.8.3K) of the 2019 Growth Plan for the Greater Golden Horseshoe (“**Growth Plan**”) provides for settlement area boundary expansion within the Protected Countryside of the Greenbelt up to a maximum of ten (10) hectares, of which no more than 50% may be used for residential purposes. To date, the City of Hamilton (“**City**”) has allocated five (5) of these ten (10) hectares; we write to request that you use the remaining five (5) hectares to approve a minor boundary adjustment for the Property.

THE PROPERTY

For the last 40 years, the Property has undergone modest and incremental development: Summit South (1963), Summit North/Northlawn (1965) and Summit Extension (1979). A Municipal Class Environmental

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Assessment was completed in 2013 to determine the exact route of a future by-pass corridor (known as the Waterdown East-West By-pass Corridor) that would connect Parkside Drive to the east and Centre Road to the west ("**By-Pass**"). In 2019, Consoli sold the portion of the Property planned to accommodate the By-Pass to the City with no conditions. What remains of the Property is approximately eleven (11) hectares south of the By-Pass and fourteen (14) hectares north of the By-Pass.

In April 2022, Council approved a 5.0-hectare adjustment to the urban boundary for the Waterdown Urban Area for 329 and 345 Parkside Drive, the lands immediately east of the Property which house the Alexander Place Long Term Care facility ("**Alexander Place Boundary Adjustment**"). With the Alexander Place Boundary Adjustment, the eleven (11) hectares of the Property that lie south of the By-Pass are boxed in by the By-Pass to the north and the urban boundary on all other sides. It essentially becomes a residential infill parcel but for the fact that it remains outside the urban boundary. It is this anomaly that we respectfully request you fix.



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GREENBELT PLAN ADJUSTMENT PROCESS

In 2005, the Greenbelt Plan was approved and applied to the Property. In 2015, Consoli participated in the provincial Greenbelt Plan Review. Consoli met repeatedly with municipal staff, provincial staff and the Minister of Housing. All direction given culminated in an approach led by the City's Real Estate Department for the acquisition of the By-Pass lands. Essentially, the City asked Consoli to sell the By-Pass lands unconditionally and prepare a Justification Package to remove the Property south of the By-Pass from the Greenbelt Plan. He did both. The By-Pass lands were sold to the City unconditionally. He submitted a comprehensive (and expensive!) Justification Package complete with numerous studies.

The City, with the full support of staff, accepted the Justification Package and supported the Greenbelt Plan Adjustment Request. Regrettably, the Province refused all Greenbelt Plan adjustment requests province-wide, including the modest adjustment proposed by Consoli. The Province told Consoli that because the Property was next to the settlement boundary, he should engage the Growth Plan Boundary Adjustment Process during the City's next MCR.

GROWTH PLAN BOUNDARY ADJUSTMENT PROCESS

In March 2021, through Staff Report PED17010(i), City staff recommended that Council adopt an "Ambitious Density" growth scenario. Staff identified this growth scenario as resulting in the lowest land need out of the four scenarios modelled in the Land Needs Assessment ("LNA"). Even under this scenario, staff estimated that 1,340 gross developable hectares would be needed outside the existing urban area to accommodate population growth and some commercial and institutional employment growth to 2051. Staff noted that while the LNA did not model a "no urban boundary expansion" option, it had been considered in a previous staff report in which staff determined that this option would be precluded as it would result in a unit mix comprised primarily of apartments and would not meet the requirements of a market-based housing supply under the Provincial LNA methodology which requires the City to plan for the full range of market needs. A copy of Staff Report PED17010(i) is enclosed with this letter.

Despite staff's recommendation, Council directed staff to conduct city-wide consultation comparing the "Ambitious Density" scenario with a "no urban boundary expansion" scenario and prepare scenarios for where and how growth would be accommodated under both scenarios. In November 2021, after completing the consultation and comparative analysis, staff again recommended, through Staff Report PED17010(o), that Council adopt the "Ambitious Density" growth scenario. The Staff Report states that adopting the "no urban boundary expansion" scenario would result in a shortfall of approximately 59,300 ground-related units. A copy of Staff Report PED17010(o) is also enclosed. The report also notes that Ministry of Municipal Affairs and Housing staff have commented that if adopted, the "no urban boundary expansion" growth scenario poses a risk that the City would not conform with provincial requirements and could redirect growth away from the City into other areas that are less suitable to accommodate growth. Despite these findings and comments, Council directed staff to prepare Official Plan Amendments that include no expansion to the urban boundary.

There is a demonstrated need for housing beyond the existing urban boundary. The Property presents an appropriate opportunity to fulfill some of that need.

As noted, Policy 2.2.8.3k) of the Growth Plan envisions settlement area boundary adjustments for Greenbelt Plan lands like the Property. Up to ten (10) hectares can be added to the urban boundary with residential permissions on no more than 50% of the lands to be added. Five (5) hectares were allocated as part of the Alexander Place Boundary Adjustment. We request that you use the remaining five (5) hectares available to implement the Greenbelt Plan Adjustment you supported in 2015.

In a letter to City staff dated September 2, 2021, Bousfields Inc. (“**Bousfields**”) provided a planning analysis supporting the addition of a portion of the Property to the urban boundary. This analysis was an update to a Planning Rationale Report prepared by the Biglieri Group Ltd. (“**Biglieri**”) in January 2019. Both the Bousfields letter and the Biglieri Report are enclosed herewith. The Bousfields letter indicates that the requested urban boundary expansion is consistent with the Provincial Policy Statement, 2020 and conforms with the Growth Plan. Bousfields assessed the request based on the two-phase evaluation framework created by City staff to assess requests to expand the urban boundary in Waterdown and/or Binbrook and found that the expansion request meets the criteria for both Phase 1 (Screening Criteria) and Phase 2 (Evaluation Tool) of the evaluation framework.

The facts relied upon in Bousfields’ analysis remain applicable today, with the exception that the requested addition is for only five (5) hectares rather than the 8.1 hectares referenced in the letter, given that five (5) of the ten (10) hectares available through policy 2.2.8.3k) have already been allocated to the Alexander Place Boundary Adjustment. The planning justification in support of the requested boundary adjustment is further strengthened by the approval of the Alexander Place Boundary Adjustment to the east, resulting in the Property being surrounded by urban lands on three sides.

FIX THE ANOMALY

The unique history of the Property coupled with the Alexander Place Boundary Adjustment creates an anomaly. The requested boundary adjustment represents lands that are boxed in by urban lands and the By-Pass. This is an infill site absent the underlying official plan designation. This boundary adjustment was supported by the City in 2015 as part of the Greenbelt Plan review. It achieves provincial policy while in no way offending the City’s objectives to preserve farmland. The requested boundary adjustment makes good planning sense.

OUR ASK

We respectfully request that you use the unused portion of Growth Plan policy 2.2.8.3k) (five (5) hectares) to approve a minor boundary adjustment for the Property as outlined in this letter.

Yours truly,



Nancy Smith
ns/l

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CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members General Issues Committee
COMMITTEE DATE:	March 29, 2021
SUBJECT/REPORT NO:	GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide)
WARD(S) AFFECTED:	City Wide
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 City of Hamilton Land Needs Assessment to 2051 – Technical Working Paper, prepared by Lorus & Associates, dated March 2021, attached as Appendix “A” to Report PED17010(i) be adopted by Council for the GRIDS 2 / MCR integrated growth management planning process;
- (b) That the following reports be approved by Council:
- (i) Residential Intensification Market Demand Study, prepared by Lorus and Associates, dated March 2021, attached as Appendix “B” to Report PED17010(i);
 - (ii) Residential Intensification Supply Update, dated March 2021, attached as Appendix “C” to Report PED17010(i);
 - (iii) Existing Designated Greenfield Area Density Analysis, dated March 2021, attached as Appendix “D” to Report PED17010(i);
- (c) That Council adopt the “Ambitious Density” scenario, as identified in the Land Needs Assessment to 2051 – Technical Working Paper prepared by Lorus &

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 2 of 29

Associates, dated March 2021, as the preferred Community Area land needs scenario, and the following growth projections, intensification target, planned density of greenfield areas, and Community / Employment Area land needs be utilized and incorporated into the GRIDS 2 / MCR process and the development and evaluation of growth scenarios:

- (i) A projected household growth of 110,300 households;
 - (ii) An intensification target of 50% between 2021 and 2031, 60% between 2031 and 2041 and 70% between 2041 and 2051;
 - (iii) A planned density of 60 persons and jobs per hectare (pjh) in existing Designated Greenfield Areas and 77 pjh in new Designated Greenfield Areas (urban expansion areas);
 - (iv) A Community Area land need of 1,340 gross developable ha to 2051; and,
 - (v) An Employment Area land need of 0 ha, to be confirmed subject to the finalization of the Employment Land Review report.
- (d) That the GRIDS 2 / MCR process and the development and evaluation of scenarios consider phasing options that would ensure that any future urban boundary expansions are controlled and phased, including consideration of options for identifying growth needs beyond 2041 without formally designating the land as urban at this time; and,
- (e) That at the conclusion of GRIDS 2 / MCR and the final approval of the implementing Official Plan Amendments identifying the land need to accommodate growth to 2051, staff prepare a report for Council with respect to the necessary steps for recommending to the Province that any remaining Community Area whitebelt lands be added to the Greenbelt.

EXECUTIVE SUMMARY

Through GRIDS (Growth Related Integrated Development Strategy) 2 and the Municipal Comprehensive Review (MCR), the City is planning for growth to the year 2051. The Provincial Growth Plan identifies an ultimate 2051 population of 820,000 persons and employment of 360,000 jobs in the year 2051. This growth equates to an increase of 236,000 people, 110,000 housing units, and 122,000 jobs over the next 30 years.

A Land Needs Assessment (LNA) is a study that identifies how much of the forecasted growth can be accommodated within the City's existing urban area based on inputted targets, and how much growth may need to be accommodated within any potential urban expansion area. The LNA considers the need for "Community" lands (i.e. lands

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 3 of 29

to accommodate population growth and some commercial and institutional employment growth) separate from “Employment” lands (i.e. lands designated to accommodate employment growth including Business Parks and Industrial areas).

In January 2021, staff consulted on the draft LNA which was presented to General Issues Committee in December 2020. The final LNA, attached as Appendix “A” to Report PED17010(i) reflects some minor changes and clarifications to address the comments received through the consultation. A full review of the consultation on the LNA and related reports is included as Appendix “E” to Report PED17010(i) and a summary of the changes to the LNA and related reports resulting from the consultation is included in the Analysis / Rationale for Recommendation section of this Report.

The “Ambitious Density” growth scenario is being recommended for Council’s adoption. The recommended “Ambitious Density” scenario results in the lowest land need out of the four scenarios modelled in the LNA, and from a climate change policy perspective, represents the preferred option.

In the “Ambitious Density” scenario, the City will be planning to accommodate almost 80% of its housing unit growth within the existing urban area, through both intensification and development of existing greenfield lands. This scenario, which is based on a planned intensification target which increases over time, from 50% between 2021 and 2031, to 60% between 2031 and 2041 and to 70% between 2041 and 2051, and a density of 77 persons and jobs per hectare (pjh) in new growth areas, results in a need of approximately 1,340 gross developable ha of Community Area lands. For Employment Area lands, the LNA identifies that the City’s supply and demand for Employment Area jobs is in balance, and no additional employment lands are required to the year 2051.

GRIDS 2 / MCR, including the LNA, are being completed in accordance with requirements of the Provincial Growth Plan, including the LNA Methodology (see below under Policy Implications and Legislated Requirements), as recently re-iterated by the letter from the Province dated February 23, 2021 (attached as Appendix “H” to Report PED17010(i)).

Alternatives for Consideration – See Page 28

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: N/A

SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 4 of 29

HISTORICAL BACKGROUND

1.0 GRIDS 2 / Municipal Comprehensive Review (MCR)

GRIDS 2 (Growth Related Integrated Development Strategy) will result in a long term growth strategy which allocates forecasted population and employment growth for the 2021 to 2051 time period. The forecasts for Hamilton project a total 2051 population of 820,000 persons and total employment of 360,000 jobs.

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 boundary. Many of the studies that are required as part of the MCR are also part of a growth strategy. Like the first GRIDS, GRIDS 2 / MCR is an integrated study which will inform the updates to the Infrastructure Master Plans, transportation network review, and Fiscal Impact Assessment (FIA) that will assist with future updates to the Development Charges By-law. The outcomes of the Growth Strategy and MCR will be implemented through the City's Official Plans.

2.0 Draft Land Needs Assessment – Lorus & Associates (December 2020)

In December 2020, the draft LNA was received at the General Issues Committee meeting of December 14, 2020. The draft LNA was completed in accordance with the Provincial Land Needs Assessment Methodology. Table 1 below identifies the City's updated population forecast phased by 10 year planning increment, and related housing unit growth based on updated demographic and census data. This breakdown is provided by the City's land economist (Lorus & Associates), based on the updated *Greater Golden Horseshoe: Growth Forecasts to 2051* from Hemson Consulting, as an input to the LNA. Table 1 also identifies the City's planned phasing of job growth to 2051, by 10 year planning increment. Further details on this forecast are found in the LNA attached as Appendix "A" to Report PED17010(i).

Table 1: City of Hamilton Population, Housing and Job Forecast 2021 – 2051

	2021	2031	2041	2051
Population	584,000	652,000	733,000	820,000
<i>Population growth by 10 year period</i>		+ 68,000	+ 81,000	+ 87,000
Housing units	223,000	258,000	295,000	332,000
<i>Unit growth by 10 year period</i>		+35,000	+ 37,000	+ 37,000
Employment	238,000	271,000	310,000	360,000
<i>Employment growth by 10 year period</i>		+ 33,000	+ 39,000	+ 50,000

Source: Hemson Consulting, 2020; Growth Plan 2019, as amended.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 5 of 29

For the consideration of Community Area land need, the LNA modelled four land need scenarios based on different intensification and density assumptions. The scenarios are summarized in Table 2 below:

Table 2: LNA Results – Community Area Land Need Scenarios

Scenario	Intensification Target (%)			Land Need (ha)
	2021 – 2031	2031 – 2041	2041 - 2051	
1. Current Trends	40			3,440
2. Growth Plan minimum	50			2,190
3. Increased Targets	50	55	60	1,630
	(55% average over the period)			
4. Ambitious Density	50	60	70	1,340
	(60% average over the period)			

Source: Lorius & Associates, Land Needs Assessment Technical Working Paper, 2021

While the LNA did not model a ‘no urban boundary expansion’ option, this option was considered in Report PED17010(h), with staff noting that this option would require an intensification rate exceeding 80% for the period from 2021 to 2051. The Report further noted that this option would be precluded going forward as it would not meet the requirements of a market-based housing supply under the Provincial LNA methodology which requires the City to plan for the full range of market needs.

As was previously noted in Report PED17010(h), the City’s options for expanding the urban boundary to accommodate population growth are limited. The City cannot expand its urban boundary into the Greenbelt Plan Protected Countryside (with a limited 10ha exception for Towns / Villages). The City has limited whitebelt lands (i.e. rural lands that are not within the Greenbelt Plan Protected Countryside). The total area of whitebelt lands is approximately 4,320 ha. Of this area, only 2,200 ha can be considered for expansion for Community Area uses due to restrictions from the airport Noise Exposure Forecast contours. Netting out non-developable features, such as natural heritage features, cemeteries and rights-of-way, reduces the gross developable whitebelt land area for Community Area uses to approximately 1,600 ha. Based on these land supply restrictions, it was noted in staff Report PED17010(h) that two of the LNA scenarios could be considered for adoption going forward – the Increased Targets scenario and the Ambitious Density scenario (the Growth Plan Minimum and Current Trends scenarios exceed the available whitebelt land supply).

For Employment Area lands, based on the City’s existing available Employment Area land supply and assumptions about the future density of development of those lands,

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 6 of 29

the LNA identifies that the City's supply and demand for Employment Area jobs is in balance, and no additional employment lands are required to the year 2051.

3. Project Chronology

Key dates / milestones in the GRIDS 2 / MCR process are highlighted in Table 3 below:

Table 3: GRIDS 2 / MCR Chronology

Time frame	Key Project Milestones	Status
Spring 2017	MCR Commencement, Employment Land Review call for requests	Completed
May 2017	Growth Plan 2017 released	Completed
May 2018	Land Needs Assessment Methodology released by Province	Completed
May / June 2018	First round of public / stakeholder consultation – focus on urban structure (i.e. where should intensification occur?) and major transit station area planning	Completed
November 2018	Imagining New Communities – information sessions on greenfield density	Completed
May 2019	Growth Plan 2019 released	Completed
October 2019	GRIDS 2 / MCR Council workshop on intensification, density and land needs assessment	Completed
November 2019	Draft Employment Land report received by Council	Completed
November / December 2019	Second round of public consultation (intensification and density targets, evaluation criteria, employment land review)	Completed
January 2020	Elfrida / LPAT “motion” decision issued	Completed
August 2020	Amendment 1 to the Growth Plan and revised Land Needs Assessment Methodology released by Province	Completed
December 2020	Draft Land Needs Assessment and related technical reports received by Council	Completed
January 2021	Third round of public consultation (draft LNA and related	Completed

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 7 of 29

Time frame	Key Project Milestones	Status
	reports)	
March 2021	Adoption of Land Needs Assessment	Pending
March 2021	Draft Evaluation Framework and Phasing Criteria presented to Council	Pending (Draft Framework completed)
April 2021	Public Consultation on Draft Framework and Phasing Criteria	Pending
April 2021	Approval of Employment Land Review report	Pending
May 2021	Approval of Evaluation Framework and Phasing Criteria	Pending
May to September 2021	Growth Options Evaluation / Scenario Modelling	Pending
November 2021	Public Consultation on Evaluation and Phasing Analysis Results, including Preliminary Preferred Growth Option	Pending
January / February 2022	Approval of Final Preferred Growth Option	Pending
April 2022	Statutory Public Open House under Section 26 of the Planning Act – MCR Official Plan Amendment	Pending
June 2022	Council approval of MCR Official Plan Amendment and submission of Official Plan Amendment to Province for approval	Pending

Key Project Timelines

The GRIDS 2 / MCR study design and workplan is required to move forward at an efficient pace, in accordance with the timeline identified in Appendix “I”, due to several factors:

- Provincial deadlines – the Province requires municipalities to update their Official Plans to conform to the revised Provincial Plans by July 1, 2022. The July 1, 2022 deadline was established in 2017. Despite the fact that there have been several versions of the Growth Plan drafted / approved since that time (Growth Plan 2017 Amendment 1 (draft only); Growth Plan 2019; and Growth Plan 2019, Amendment 1); an extended planning horizon to 2051; revised population and job forecasts; two versions of the Land Needs Assessment methodology which differ significantly; and

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 8 of 29

a revised Provincial Policy Statement, there has been no extension of the conformity deadline.

The Province must approve the MCR Official Plan Amendment (OPA) within 120 days of the receipt of the Amendment. If the Province does not give notice of decision within 120 days, the OPA may be subject to appeals. Therefore, the timing of when the City's OPA is sent to the Province is critical. To tighten timelines further, there is a Provincial election scheduled for June 2022, meaning that no decisions will be made following the writ anticipated in April 2022.

Other Provincial requirements include a 90-day review period of the proposed Official Plan Amendment prior to a statutory Open House under Section 26 of the Planning Act. Combined, these requirements leave little room for delay in the GRIDS 2 / MCR process if the City is to meet the conformity deadline. These requirements are re-iterated in the letter from the Province dated February 23, 2021, attached as Appendix "H" to Report PED17010(i).

- Master Plan Updates / Development Charges Review – GRIDS 2 / MCR is an integrated planning process which includes updates to the Water / Wastewater and Stormwater Management Master Plans. The Master Plan Updates have their own legislated timeframes and requirements. The Master Plan Updates rely on the determination of the GRIDS 2 / MCR final preferred growth option to identify the necessary infrastructure upgrades needed to accommodate the future growth to 2051. A delay in the GRIDS 2 / MCR process including the identification of the final preferred growth option will cause a subsequent delay to the Master Plan processes. This delay will in turn impact the timing of the City's next Development Charges By-law Update which is reliant upon the outcome of the Master Plan Updates. Due to the many changes at the Provincial level noted above, these projects have already been delayed and there is very little, if any, buffer room for additional delays.

Based on the above, it is critical for the GRIDS 2 / MCR project to continue to move forward, including the approval of the LNA through this report, such that the City is in a position to approve the Final Preferred Growth Option in January / February 2022 and pass the implementing Official Plan Amendment by June 2022 (in advance of the July 1, 2022 deadline).

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

1.0 Provincial Legislation and Policy Framework

1.1 Provincial Policy Statement, 2020

Policy 1.4.1 of the Provincial Policy Statement (PPS) requires municipalities to provide an appropriate range and mix of housing options and densities required to meet

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 9 of 29

projected growth requirements. Specifically, the PPS requires municipalities to maintain at all times the ability to accommodate 15 years of residential growth through intensification and redevelopment, and if necessary, lands which are designated and available for residential development. Further, municipalities must also maintain land with servicing capacity to provide at least a three year supply of residential units.

Policy 1.4.1 must be read in conjunction with other policies in both the PPS (see policies 1.1.1(b) and 1.1.3.8(a)) which require municipalities to accommodate an appropriate 'market-based' range and mix of housing types. The provision of a market-based range of housing types requires municipalities to plan for a range of housing units in accordance with Provincial forecasts, including single / semi-detached units, townhouses, apartments and accessory units. The required 15 year residential supply cannot be met through intensification alone because it would result in a unit mix comprised primarily of apartments, and would not meet the provincial requirement for a market based housing supply.

The PPS directs municipalities to promote opportunities for intensification and to implement minimum targets for intensification within built-up areas as established by provincial plans. For the City of Hamilton, the provincial plan providing direction is the Growth Plan (2019). New development in greenfield areas should have a compact form and efficient land use. Further, the PPS identifies the requirement to demonstrate that sufficient land to accommodate growth and market demand is not available through intensification, redevelopment and greenfield areas to accommodate projected growth prior to a settlement area boundary expansion occurring. The Land Needs Assessment demonstrates this requirement.

1.2 Growth Plan for the Greater Golden Horseshoe, 2019, as amended

The Provincial Growth Plan provides the population and employment forecasts which municipalities must plan to accommodate, as well as the minimum intensification and density targets the City must plan to achieve. For the City of Hamilton, the minimum intensification target is 50%, meaning that 50% of new residential units must be developed within the delineated built-up area each year, as per policy 2.2.2.1. The target is a minimum, and the City may plan to achieve a higher target as appropriate.

The Growth Plan, 2019 as amended, requires municipalities to undertake assessment of intensification and redevelopment opportunities within the urban area prior to undertaking any municipally-initiated urban boundary expansion. As it relates to the City of Hamilton, these assessments were undertaken at the same time as the LNA (and are attached as Appendices "B" to "D" to Report PED17010(i)). The Residential Intensification Market Demand Report (Appendix "B" to Report PED17010(i)) and Residential Intensification Supply Update (Appendix "C" to Report PED17010(i)) provide support for the identification of the City's intensification target of 50% for the short term to 2031 and increasing thereafter to 70%. The Existing Designated Greenfield Area

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 10 of 29

(DGA) Density Analysis (Appendix “C” to Report PED17010(i)) provides information to demonstrate the City is exceeding the minimum density target identified in the Growth Plan for the existing DGA.

Similar to the PPS direction, the Growth Plan requires the City to plan for a market-based range of housing, particularly through the direction of the LNA methodology (see below). The policies of the Provincial Growth Plan state that the Province will establish the LNA methodology and that an LNA must be completed in accordance with the Provincial methodology.

A full policy review is included in Report PED17010(h), dated December 14, 2020, including consistency with the Provincial Policy Statement, and conformity to the Growth Plan, 2019 as amended, and the Urban Hamilton Official Plan.

2.0 Land Needs Assessment Methodology, 2020

In August 2020, the Province released the Land Needs Assessment Methodology for the Greater Golden Horseshoe.

The new method is a market-based approach which is based on an identification of the City’s forecasted housing unit growth, and a determination of how much of the proposed unit growth can be accommodated as intensification or development of the City’s existing greenfield lands within the urban area. If there is a shortfall in units that cannot be accommodated in the existing urban area, then this shortfall is to be accommodated through an urban boundary expansion, based on an estimation of the density of each unit type. The method allows the City to consider higher intensification and density targets than the Growth Plan minimums.

The LNA, attached as Appendix “A” to Report PED17010(i), has been completed in accordance with the provincially mandated method.

RELEVANT CONSULTATION

1.0 Public Consultation

Commencing in January 2021 and continuing into early February 2021, staff conducted consultation on the draft LNA and the land needs scenario that will be utilized going forward. Extensive efforts to promote and educate the public about the consultation opportunities were made in recognition of the importance of the LNA as a part of the larger GRIDS 2 / MCR process which will guide the growth and development of the City for the next 30 years. A full consultation summary report is attached as Appendix “E” to Report PED17010(i). The highlights of the engagement campaign and key statistics and results are included below.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 11 of 29

1.1 Advertising

Staff used multiple means and techniques to advertise the LNA public engagement campaign. Both digital (e.g. social media and email) and non-digital (e.g. newspaper ads, signs) formats were used to reach as wide of an audience as possible and are listed below:

- Billboards: two digital billboards displayed the information one million times (impressions) over the month of January. The billboards were located at Mud Street and Upper Centennial Parkway and on the Lincoln M Alexander Parkway near Mohawk Road;
- City-signs: City-owned digital signs at City Hall and Gage Park showed the information 20 times per hour through the month of January;
- Print ads: Ads were run in the Hamilton Spectator and the Hamilton Community newspapers on January 7, 2021. The ads provided notice of the Public Open House dates and information on the Engage Hamilton portal;
- Web advertising: internet advertising was targeted at the Spectator and Hamilton News websites in the form of a banner that displayed the GRIDS 2 / MCR LNA consultation information
- Social media: notifications of the LNA consultation and public open houses were shared via City of Hamilton Twitter (6 tweets – 41,200 impressions), LinkedIn (2 posts – 4,700 impressions) and Instagram (1 post – 19,400 impressions, 1 Instagram story – 5,400 impressions) over the month of January. Social media ‘boosting’ was used to promote the ad and allow more people to view it beyond the those who follow the City accounts. The advertising boost resulted in an additional 86,000 impressions across the platforms.
- TV: staff appeared on the Cable 14 show The Hamilton Network to promote the public open houses and provide information on the importance of the LNA and the GRIDS 2 / MCR project;
- Direct Emails: direct email notification of the Engage Hamilton portal and consultation opportunities was provided through the following means:
 - Hamilton Youth network: staff coordinated with the Hamilton Strategic Youth Initiatives to spread the word to 400 members, age 14 – 29, through the newsletter entitled “This Week in the World of Youth”;
 - GRIDS 2 / MCR project mailing list (approximately 250 emails on list); and,

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 12 of 29

- Emails to members of Council to provide information on consultation opportunities that can be shared with constituents.

1.2 Engage Hamilton Portal and Survey

The City's Engage Hamilton public consultation portal was used to facilitate engagement on the draft LNA in January 2021. The Engage Hamilton portal included the following elements:

- Extensive information on the draft LNA and related reports with graphics and charts to facilitate understanding of complex information;
- Frequently Asked Questions and Answers;
- Explanatory video explaining the LNA in simple terms with closed captioning to facilitate the hearing impaired;
- Registration for Open House events; and,
- Survey

A total of 2,200 people visited the Engage Hamilton LNA page during the month of January, 2021.

The Engage Hamilton LNA Survey asked respondents about their preference on the Increased Targets or the Ambitious Density growth scenarios (see Table 1 of this Report for summary of the scenarios). The survey also asked about preferred rates of intensification, density of future communities, and climate change considerations.

In total, 147 survey responses were received. 70% of respondents supported the highest intensification targets (average of 60%) in the Ambitious Density land needs scenario. The reasons given for this support included a desire to see the City 'build up, not out', need to preserve agricultural lands and open space areas, climate change implications, and support for more dense, walkable neighbourhoods. Of the 30% in support of the Increased Targets scenario (average intensification target of 55%), the rationale included a belief that the intensification target was more attainable and a need to satisfy market demand.

Feedback indicating that neither scenario was preferred was also received. Respondents noted that the City should instead maintain a firm urban boundary and that the growth options should include the option 'no urban boundary expansion' notwithstanding the Provincial market-based LNA methodology.

Respondents were asked what were their top 3 factors when indicating their preference between the scenarios. The top 3 chosen factors were: complete communities; climate change implications; and, transit accessibility.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 13 of 29

In terms of density of new communities, respondents leaned toward higher density of development in new communities, preferring that single detached dwellings be developed on lots with smaller frontages (45%) or a mix of smaller and larger frontages (38%). A combined total of 68% supported a housing mix that featured more stacked or back to back type of dwelling units or an even mix of street and block townhouses and stacked or back to back units, as compared to the 33% wishing to see all or mostly lower density housing forms.

Finally, participants were asked about the top 5 considerations in relation to the design of new communities from a climate change perspective, in order of importance: transit connection to the rest of the City, greenspace for carbon sequestration, green building design, alternative / renewable energy planning, and low impact development techniques.

A full survey summary is included in Appendix “E” to Report PED17010(i).

1.3 Public Open Houses (Webex Events Format)

Two virtual public open houses were held on the following dates and times:

- January 18, 2021 from 6:00 to 8:00 pm
- January 20, 2021 from 1:30 to 3:30 pm

A total of 98 participants joined in the two events which were held via Webex Events.

The open houses consisted of a staff presentation which highlighted the findings of the draft LNA, and a question and answer period moderated by a facilitator. Questions were raised by the attendees with topics ranging from the option for a no urban boundary expansion scenario in the LNA, a desire to build up not out, questions surrounding incentives and programs to increase intensification, questions on employment trends and demographic trends including the population and employment forecasts, and questions on how a climate change lens will be applied in the GRIDS 2 / MCR analysis. All questions are summarized in the report attached as Appendix “E” to Report PED17010(i) and a summary of questions and answers are provided in Appendices “F-1” to “F-5” to Report PED17010(i).

1.4 Stakeholder Meeting (Webex Meetings Format)

A GRIDS 2 / MCR stakeholder meeting was held on January 15, 2021 with a total of 23 participants representing a range of organizations (including Environment Hamilton, Greenbelt Foundation, Conservation Authorities, Bay Area Climate Change Office, BIAs, Chambers of Commerce, West End Homebuilders Association, Hamilton Burlington Realtors Association, School Boards). The meeting included a staff and consultant presentation with details on the draft LNA, followed by a question and

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 14 of 29

answer period. The stakeholders were provided with a question and answer sheet following the meeting and asked to provide their thoughts on the draft LNA and the preferred LNA scenarios through comments to staff.

Of the feedback received through stakeholders, there was support for both the Increased Targets and Ambitious Density scenarios, with some comments indicating that the Increased Targets scenario appeared to be a more realistic and attainable growth target for the City. However, the need to continue to plan for and encourage intensification and the many benefits of increasing intensification including climate change benefits, housing options and revitalization of neighbourhoods were also cited. Stakeholder feedback is summarized in Appendix “E” to Report PED17010(i).

1.5 Indigenous Consultation

As noted in the letter from the Province dated February 23, 2021 (attached as Appendix “H” to Report PED17010(i)), municipalities are required to engage with Indigenous communities as part of their MCR process. Throughout the GRIDS 2 / MCR project staff have endeavoured to provide information and consult with local Indigenous groups and organizations to ensure that feedback can be shared in meaningful way; staff have met with local groups during past project phases. Staff reached out to six groups to provide a project update and request the opportunity to meet to share further information on the LNA and implications of the LNA and MCR going forward. In response to the requests, three responses were received: the Huron-Wendat advised that they did not have an interest at this point in the process but would stay informed going forward; the Mississaugas of the Credit noted that they would provide comments in the future; and the Hamilton Regional Indian Centre (HRIC) expressed interest in the project and requested a more information. Staff met with the HRIC by phone in early March 2021 to discuss project details, the LNA, and opportunities for HRIC involvement going forward. Staff answered questions related to intensification planning, affordable housing and implications on long range planning arising from the pandemic. HRIC has noted interest in continuing to be involved in the project going forward, including through the upcoming Official Plan Review. Staff will continue to consult with local Indigenous communities throughout the project and through the implementation of the Growth Management Strategy (eg Secondary Plans, Class EA projects).

1.6 Other Consultation

Staff have endeavoured to provide information and provide opportunities for feedback from as many groups as possible and were able to meet one on one with parties that expressed interest, including the following groups:

Hamilton Cycling Committee – staff presented at the Hamilton Cycling Committee (HCC) meeting of February 3 to provide an overview of the GRIDS 2 / MCR project, the LNA results, and next steps in the process. Staff responded to questions from the

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 15 of 29

Committee. Staff understand that a motion was put forward from the HCC which supported the Ambitious Density scenario in the LNA, and further provided some direction and opinion on land use planning matters and transit. The motion has not yet been finalized by the Public Works Committee so final wording is not available at present.

Hamilton International Airport (HIA) – staff met with representatives from HIA to provide an overview of the draft LNA results and an outline of next steps in the process, and how HIA can continue to be involved going forward.

1.7 Request for Technical Clarifications

A request was received from a land economist representing a party to the ongoing UHOP / RHOP appeals requesting technical clarifications to several questions relating to the reports attached Appendices “A” to “D” of Report PED17010(i). The correspondence is attached as Appendix “G” to Report PED17010(i). Staff and the City’s consultant (Lorius & Associates) provided responses to the questions (also attached), and have updated the attached reports, as necessary to provide clarity / corrections, as identified in the Analysis / Rationale for Recommendation section of this Report.

A summary of key themes and comments received through the public consultation, and how these comments have been addressed and have influenced the recommendations of this Report is found in the Analysis / Rationale for Recommendation section of this report.

2.0 Province of Ontario – Ministry of Municipal Affairs, Ontario Growth Secretariat

Staff provided the draft LNA to Provincial Ontario Growth Secretariat staff for review to ensure compliance with the provincially-mandated LNA method. Provincial staff provided the following feedback:

“Based on our preliminary review, your Draft Land Needs Assessment appears to conform to the requirements set out in the Land Needs Assessment Methodology (2020). Notably, we highlighted the following:

- The Draft Land Needs Assessment adequately addresses the components of the Province’s new Land Needs Assessment Methodology (2020) including the need to consider market demand across the range of housing types.
- The Draft Land Needs Assessment implements the 2051 planning horizon including updated Schedule 3 growth forecasts as per the Growth Plan for the Greater Golden Horseshoe, 2019 (A Place to Grow), as amended.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 16 of 29

- Each growth scenario under consideration would support the minimum density and intensification targets established in A Place to Grow for the City of Hamilton.”

In addition, on February 24, 2021, a letter was received from the Province (Ministry of Municipal Affairs, Ontario Growth Secretariat) addressing matters related to the MCR process. The letter, attached as Appendix “H” to Report PED17010(i), indicates that the Growth Plan requires municipalities to designate all land required to accommodate the Plan forecasts to 2051. Further, the letter reiterates the conformity deadline of July 1, 2022 and requires that municipalities submit their conformity Official Plan Amendments to the Province by end of 2021 or early 2022.

Further, it is noted that pursuant to Section 17(17.1) of the Planning Act, the draft MCR Official Plan Amendment (OPA) must be provided to the Province for review a minimum of 90 days prior to a statutory Open House under Section 26 of the Planning Act. Staff have requested clarification on whether or not the draft OPA must be endorsed by Council prior to submission of the document and supporting materials to the Province.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1.0 Land Needs Assessment

A Land Needs Assessment (LNA) is a technical background study that is a requirement of the Provincial Growth Plan and which must be completed as part of the City’s MCR. An LNA will identify how much of the City’s forecasted population and job growth will be accommodated through infill / intensification and existing designated greenfield lands, and how much additional land in the form of urban area expansion may be required to accommodate the forecasted growth. If additional land is required, the LNA does not identify the location or phasing of the future growth.

The LNA considers the need for “Community” lands (i.e. lands to accommodate population growth and some commercial and institutional employment growth) separate from “Employment” lands (i.e. lands designated to accommodate employment growth including Business Parks and Industrial areas).

The results of the draft LNA presented at the December 14, 2020 GIC Committee identified that the City would require an urban boundary expansion to accommodate a portion of its forecasted population growth under the Growth Plan. Four different Community Area land need scenarios were modelled to illustrate different growth options based on different intensification and density assumptions (see Table 1 to this Report). Further details of the preferred scenario (Ambitious Density) are highlighted below.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 17 of 29

For Employment Area land need, the draft LNA identified that the City's supply and demand of Employment Area lands to accommodate future job growth are in balance, and no additional Employment Area lands area required to 2051.

2.0 Public Consultation Summary

The consultation undertaken on the Land Needs Assessment and related reports had multiple objectives:

- Identify any issues or technical concerns with the LNA methodology; and,
- Educate the public about the LNA and the draft results, build awareness about the LNA and GRIDS 2 / MCR, and gain feedback and insight from the public on which scenario in the LNA is preferred.

A summary of the key themes and comments received in relation to the above objectives is provided below:

2.1 Technical comments on the LNA methodology and Staff Responses:

A series of technical questions on the LNA and the related reports was received from a land economist representing an appellant in the UHOP / RHOP appeals. The questions were seeking clarification on certain matters (e.g. questions on the population forecasts, person per unit and employment assumptions, calculations related to community land area); requests for additional data (e.g. Vacant Residential Land Inventory unit breakdown; intensification supply breakdown by unit type); and consistency between the reports.

Staff, in conjunction with the City's consultant (Lorius & Associates), responded to the questions with the clarifications and additional data requested (see Appendix "G" to Report PED17010(i)). There was a very minor change to the LNA results arising from an update to the housing completion information to reflect data to year-end 2020. In addition, the LNA and related reports have undergone minor revisions to ensure that documents are clear, consistent and have up to date data. The minor revisions are summarized below in the section "Final Land Needs Assessment".

In addition, a question was raised regarding the terminology of 'gross' vs 'net' land area in the LNA and the staff report (PED17010(h)), and the land areas described by the two terms in the different reports.

Regarding the question of 'gross' vs 'net developable area' land descriptions, it is noted that the terms 'gross' and 'net' are used somewhat differently in the LNA than within previous staff report PED17010(h) which was presented to Committee in December 2020. In the LNA, the term 'net residential land area' refers to the lands required for

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 18 of 29

residential uses only (i.e. the sum of the individual residential lots) whereas the ‘gross’ land area includes the sum of individual residential lots as well as additional lands required for supporting community lands such as open space, walkways, commercial and institutional use, roads and local infrastructure. The ‘gross’ land area in the LNA excludes natural heritage features and other non-developable lands and is equivalent to the ‘net developable area’ as described in the previous staff report. As such, the term ‘gross’ in the LNA and ‘net developable area’ in the previous report are referring to the same land area: that being the total developable land area for Community Area uses. For ease of understanding, the term ‘gross developable area’ will be used to describe the required land needed for all Community Area land uses, excluding non-developable features, in this staff report.

In addition, it should be noted that the gross developable area excludes non-developable lands such as natural heritage features, cemeteries etc from the land need calculation. Therefore, the actual land area added to the urban boundary as part of the next phase of GRIDS 2 / MCR will exceed the land area identified in the LNA to account for the non-developable lands included in the expansion area. Any non-developable lands added to the urban boundary would be protected from future development by policy and zoning restrictions.

2.2 Public Comments – Key Themes and Comments resulting from Public / Stakeholder Engagement and Staff Responses

A full summary of questions and comments received through all means of public consultation is attached as Appendices “F1 – F5” to Report PED17010(i).

Many questions and requests for clarification on different matters were received, including the provincial forecasts and how they are developed, the LNA methodology and market demand, how the City plans for intensification, employment trends and covid-19 impacts, and the next steps in the process including phasing evaluation. Staff’s responses to these and other questions are found in Appendices “F1 – F5”. Key themes are summarized in the next sections:

2.2.1 The City should have modelled a no urban boundary expansion option in the LNA.

There were many comments received, in the on-line survey, through email, and in the open house, which supported a firm urban boundary and a desire to preserve rural / agricultural lands. There was concern that this option was not fully investigated. There was a concern that the proposed expansion would result in ‘sprawl’.

Further, comments noted that there should have been an option for a ‘no urban boundary expansion preference’ in the on-line survey.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 19 of 29

Staff response:

Staff acknowledge the opinion voiced in some of the comments that the City should not be expanding the urban boundary by any amount and to preserve lands designated as rural and agriculture.

Staff note that while the LNA did not model a ‘no urban boundary expansion’ option, this option was considered in Report PED17010(h), with staff noting that this option would require an intensification rate exceeding 80% for the period from 2021 to 2051. Staff and the City’s land needs consultant do not consider this option as an option that would satisfy provincial requirements for a market based land needs assessment, as it would not result in the provision of a market-based supply of housing to provide the full range of required unit types, in accordance with the mandated method for undertaking the land needs analysis.

There is an opinion that the required urban boundary expansion will result in urban sprawl, or uncontrolled development. To this point, staff note the following information:

- The recommended expansion land need, at approximately 1,340 ha, equates to 1.5% of the City’s total rural land area. The remaining 98.5% of the City’s rural lands will remain outside of the urban boundary as part of Rural Hamilton.
- Within the City’s rural area, 60% (53,700 ha) of the lands are designated as Agriculture / Specialty Crop or ‘Prime’. Approximately 2% of this 53,700 ha is located within the potential Community Area urban expansion lands. Therefore, even after expansion occurs, at least 98% of the City’s existing prime agricultural lands will remain and will be protected.

Based on the above, it is apparent that an expansion of approximately 1,340 ha to accommodate the next 30 years of the City’s growth is not resulting in urban sprawl, and to the contrary, the overwhelming majority of the City’s rural land, including prime agricultural lands, will remain protected.

The on-line survey was not amended to include an option to prefer a no urban boundary expansion scenario. Staff find that it is not appropriate to provide an option in a survey that cannot be recommended for approval going forward. The survey did include a comment section for respondents to provide open-ended comments on the intensification target and land needs scenarios, which provided the option to suggest the no urban boundary expansion consideration.

2.2.2 The Ambitious Density scenario was preferred in the survey responses with a desire to see less land added to the urban boundary.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 20 of 29

Staff response:

Staff have considered the public comments in making the recommendation to support the Ambitious Density scenario as the final Community Area land needs scenario. The community expressed a strong desire to see a lesser land need requirement citing climate change implications as a primary reason for supporting the higher targets. The staff recommendation is in keeping with this feedback.

2.2.3 The City needs to investigate opportunities for intensification of greyfields and other lands within the existing urban area to accommodate intensification, including opportunities for missing middle housing, prior to expanding the urban boundary.

Staff response:

Staff agree that it is important for the City to focus a significant amount of growth within the existing urban area through intensification and redevelopment. Intensification has long been a planning goal of the City. This goal is reflected in the Nodes and Corridors structure of the UHOP as well as many initiatives within the City, including: two recently approved Secondary Plans in Downtown Hamilton and Centennial Neighbourhood Secondary Plans which encourage the mixed use redevelopment of commercial corridors and areas; the City's Downtown, Transit-Oriented Corridor and Commercial-Mixed Use Zones which allow redevelopment of commercial sites is as-of-right; and Secondary Dwelling Units that will be permitted more broadly across the urban area.

The focus on intensifying the existing urban area is reflected in the recommended land need scenario. Staff note the recommended Ambitious Density scenario, which is based on an average intensification target of 60%, with a rate of up to 70% in the later stage of the planning period, represents the City planning for a much greater amount of intensification than what is required as a minimum by the Province, and which greatly exceeds the amount of intensification which has been planned for in the past. Some numbers of note:

- Under the Ambitious Density scenario, the City will be planning to accommodate 66,190 dwelling units through intensification over the next 30 years. This intensification rate results in an increase of more than 11,000 additional units than what is required by the Growth Plan minimum target (55,160 units).
- By decade, under the Ambitious Density scenario, the required intensification units are: 17,700 (2021 – 2031); 22,200 (2031 – 2041); and 26,300 (2041 – 2051). In comparison, over the last 10 years between 2010 and 2019, the City experienced a total of 8,260 intensification units.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 21 of 29

It is apparent from the above, under the Ambitious Density scenario, the City is aggressively planning for far greater numbers of intensification units than is required by the Province and has been experienced in the past.

Through the Residential Intensification Supply Update (Appendix “C” to Report PED17010(i)), intensification opportunities across the City were examined, including opportunities for greyfield redevelopment (i.e. redevelopment of vacant or underutilized commercial areas, parking lots etc). The City will continue to encourage this type of intensification going forward.

An important fact to remember is the City, through planning initiatives and other incentives, can provide opportunities for intensification to occur. However, it is the market that drives whether or not a given site is intensified; there are a number of factors that influence market demand, including site characteristics, ownership, economic climate, and the attractiveness of the City as part of the overall region. Planning policy alone cannot guarantee that intensification will occur.

2.2.4 The City should complete the low carbon scenario modelling in the Community Energy & Emissions Plan (CEEP) prior to finalizing the LNA and the next phase of GRIDS 2 / MCR. Climate change should be the priority lens.

Staff response:

Staff are continuing to investigate opportunities for incorporating the modelling of the CEEP into future phases of GRIDS 2 / MCR, in keeping with the strong support to connect these projects identified by public comments. Climate change will continue to be a key lens moving forward in future project phases.

3.0 Final Land Needs Assessment and Related Reports – Technical Changes:

The LNA, attached as Appendix “A” to Report PED17010(i), is being recommended for endorsement as the City’s final Land Needs Assessment to 2051. The draft LNA was presented in December 2020 and has been subject to public consultation and feedback since that time. The following changes have been made to the final document from the draft version resulting from questions and comments received during the consultation period. The changes relate to providing additional clarity and rationale and a minor change to the final calculation based on updated information:

- Table 10 in the LNA is the DGA Unit Supply Potential 2021 to 2051.

The estimated unit completion data table has been revised to reflect updated data to year end 2020, whereas Table 10 in the draft LNA had been based on data to June 2020. The results of this update is a difference of approximately 200 units less for the updated estimated completions to mid-year 2021 and a shift in the unit mix for

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 22 of 29

the estimated completions within the Designated Greenfield Area toward single and semi-detached units.

- A question was raised regarding how ‘stacked’ townhouses were considered in the LNA in terms of the future density calculations in the new greenfield areas.

The LNA scenarios do not envision a specific form of housing, but rather a denser pattern of rowhouse development which may include smaller lot street towns and back-to-backs (“maisonettes”). For the purposes of the LNA it is assumed that the full range of higher density row housing forms will be accommodated. Stacked towns, however, are considered apartments as defined for the Census. This clarification has been made in the revised LNA.

- General editorial changes to the LNA were made to provide clarity on certain matters in the text of the LNA, add a map of the City’s built boundary for context. These minor revisions did not change any of the data in the LNA or the outcomes of the analysis.

In addition, the following changes have been made to the Designated Greenfield Area Density Analysis, attached as Appendix “D” to Report PED17010(i):

- Correction to Table 4 (page 13) to change the population in the Draft Approved category to 17,440. This change fixes a typographical error from the previous version which listed the population as 14,440; and,
- Updating the person per unit (PPU) assumptions listed on page 10 is to provide clarity. The PPU’s on page 10 are the PPU’s which were used in the analysis as related to existing units in the DGA. The PPU’s used in the analysis for new units to be constructed in the future (i.e. VRL units) are the PPU’s from the City’s DC Background Study: single / semi-detached - 3.405; towns – 2.437; apartments – 1.663. Appendix “D” has been updated to explain this difference.
- Updating the information on the calculation of jobs in the existing DGA to provide additional clarity.
- Minor editorial revisions to provide clarity and / or additional information.

There were no substantive changes made to the other reports (the Residential Intensification Market Demand Report attached as Appendix “B” to Report PED17010(i) and the Residential Intensification Supply Update attached as Appendix “C” to Report PED17010(i). Minor editorial revisions to provide clarification were provided, but no changes to the data or outcome of the analysis were made.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 23 of 29

4.0 Community Area Land Need Preferred Scenario:

As a result of the GRIDS 2 / MCR work completed to date, and public and community feedback on the draft LNA documents, staff are recommending the Ambitious Density scenario as the preferred Community Area land need scenario to 2051, summarized in Table 4:

Table 4: Ambitious Density Scenario Summary

Scenario	Intensification Rate		Density – New Growth Areas	Land Need
Ambitious Density	21 – 31	50%	77 pjh	1,340 gross developable ha
	31 – 41	60%		
	41 – 51	70%		

Source: Lorius & Associates, Land Needs Assessment Technical Working Paper, 2021

The city-wide unit breakdown by policy area and type resulting from the Ambitious Density scenario is illustrated in Table 5:

Table 5: City-wide Unit Growth, by Type, 2021 to 2051 – Ambitious Density Scenario

Area	Singles / Semis	Townhouses	Apartments (includes accessory units)	Total
	# units	# units	# units	# units (%)
Built-up Area	3,310	9,930	52,950	66,190 (60)
Existing Designated Greenfield Areas	5,570	7,120	2,650	15,330 (14)
Urban Expansion Area	18,110	10,550	n/a	28,660 (26)
Rural	140			140 (>1)
City Total (%)	27,120 (25)	27,600 (25)	55,600 (50)	110,320 (100)

Source: Lorius & Associates, Land Needs Assessment Technical Working Paper, 2021

The above breakdown is for the purposes of the LNA for calculating overall land need, and accurately identifies the unit breakdowns between the existing urban area and new growth areas. Apartments are not identified in the urban expansion area due to a surplus of planned apartment units in the City's existing Designated Greenfield Areas. However, it is anticipated that some sites that are identified as being planned apartment units in the existing DGA may develop at a lower density. Further analysis as part of

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 24 of 29

the implementation strategy and planning for the expansion areas will be undertaken regarding the potential inclusion of apartment units in the new growth areas to ensure a range of housing is provided and complete community objectives are met.

The rationale for supporting the Ambitious Density scenario is summarized below:

- *Climate Change Lens*: From a climate change perspective and to support the City's goal of being carbon neutral by 2050 and balancing Provincial policy requirements, this scenario results in the least amount of expansion area land required to accommodate the provincial forecasts. Planning for increased intensification and planned density will have the impact of focusing more growth in the existing urban area but still maintaining a balanced approach to future development. This approach has the benefit of creating compact urban growth, aimed at increasing opportunities for active transportation and transit use.

The Ambitious Density scenario allows for increased preservation of rural / open space lands and reduced need for new transportation and servicing infrastructure outside of the existing urban boundary. Preservation of rural / open space lands allows opportunities for natural stormwater management and flooding resilience to be maximized. Applying a climate change lens at the LNA stage of the decision-making process suggests pursuing higher intensification and density targets, while still meeting the provincial requirement for a market-based assessment. This approach is reflected in the Ambitious Density scenario of the LNA.

- *Increasing Intensification Rate*: the Ambitious Density scenario is based on an intensification rate that increases over the course of the planning period, from 50% between 2021 and 2031, to 60% between 2031 and 2041, to 70% between 2041 and 2051. There are benefits to planning for an increasing rate over time. The intensification target of 50% for the first part of the planning period is consistent with the findings of the Residential Intensification Market Demand Report (Lorius & Associates) and is identified as a suitable aspirational target for the short term.

The intensification rate increases over the planning period. Progress toward reaching the target will be monitored and future adjustments can be made, as necessary. Planning for future growth and development to 2051 requires that assumptions be made about factors such as intensification market potential, housing trends, and economic shifts. It is staff's opinion that it is better to plan now for a more aggressive target that has a smaller urban expansion need. Population and job growth will be monitored against provincial forecasts, required infrastructure and transportation upgrades, and the financial implications of growth. Planning for a lower intensification and / or density target would require the City to plan for and designate additional lands for development. This option has the risk of over-designation of lands if the City exceeds the lower targets and is therefore not preferred.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 25 of 29

- *Compact New Communities:* The Ambitious Density scenario is modelled on a planned density of 77 pjh in new Designated Greenfield Areas (i.e. urban expansion areas). 77 pjh is an increase from the current target for Designated Greenfield Areas in the UHOP of 70 pjh on non-employment lands. Planning the new growth areas at a higher density will result in new communities being developed with a higher proportion of smaller lot single and semi-detached dwellings and a greater proportion of various medium density housing forms including back to back townhouses, with an anticipated mix of approximately 60% singles and semis and 40% townhouses (with an equal mix of traditional street or block townhouses and higher density forms such as maisonettes). The anticipated net unit density from this mix would be approximately 43 uph. Planning for a compact form has many beneficial outcomes, including the development of walkable and active transportation-friendly communities, accommodating community facilities and other services that support residents and increased housing options. In addition, higher density communities may provide opportunities to investigate alternative energy systems at future planning stages.
- *Consultation Results:* Through the consultation on the LNA, the Ambitious Density scenario was supported over the Increased Targets scenario. Comments received in the survey noted that intensification should be prioritized over urban expansion ('build up not out') and the City needs to focus on developing underused parts of the urban area prior to expanding. The need to encourage intensification throughout the urban area was noted by many and to encourage opportunities to provide medium density / mid-rise housing forms. There was a preference to preserve rural lands to the greatest extent possible.

Staff acknowledge that comments were also received in favour of the Increased Targets scenario (30%). The comments in favour of this scenario noted concern the targets in the Ambitious Density scenario may be too aggressive and unattainable. The comments also noted there is potential for intensification to decrease as a result of the pandemic and market / housing choice changes. These concerns are valid and it is acknowledged the targets in the later years of the Ambitious Density scenario are significantly greater than recent rates of intensification the City has experienced. The City will continue to be proactive to encourage intensification through many avenues including zoning, incentives and removing obstacles to redevelopment (e.g. undertaking, required infrastructure upgrades, etc.). As noted, the City will have the opportunity to review the targets in future years to monitor trends and progress, and if the market for intensification is not increasing at the rate modelled in the Ambitious Density scenario, revisions can be considered.

- *10 Directions to Guide Development:* The GRIDS 2 10 Directions to Guide Development, Direction #3, supports new development to be concentrated within the urban boundary through intensification and redevelopment, supporting an option for a lesser overall land need in line with the Ambitious Density scenario which focuses

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 26 of 29

almost 75% of the City's housing unit growth within the existing urban area. The Ambitious Density scenario also supports the efficient reuse of existing buildings, infrastructure and land (Direction #8), and supports climate change mitigation and adaptation goals of planning at transit-supportive density (Direction #1). Further, increasing the planned density supports planning of new communities with a greater variety of housing types and live/work options (Direction #2).

For the reasons listed above, staff recommend the Ambitious Density scenario, as modelled in the LNA attached as Appendix "A" to Report PED17010(i), be supported by Council, as per Recommendation (b) of this Report.

5.0 Employment Area Land Need

With regards to Employment Area lands, the final LNA identifies the City's Employment Area land supply to be in balance and there is no requirement to designate any additional Employment Area lands. The City has sufficient supply of Employment Area Lands to accommodate the projected demand for Employment Area jobs. Current modelling identifies a surplus of approximately 60 ha of Employment Area lands to 2051.

The results of the draft Employment Land Review report (received by Council in November 2019 through Report PED17010(f)) identified a total of approximately 43 ha of land to be removed from the Employment Area designation.

Following public consultation on the Employment Land Review, staff are targeting the General Issues Committee meeting of April 21, 2021 for approval of the Employment Land Review report. Certain conversion request sites where the City is awaiting additional information are being deferred for consideration at this time.

Staff note that following a final decision on the Employment Land Review report, including the deferred requests for conversion, there will be a requirement to confirm the Employment Area land need calculations in the LNA to ensure that the City's employment land needs continue to be met.

6.0 Next Steps: Evaluation / Phasing of Growth and Implementation of Preferred Growth Option

6.1 Evaluation Framework and Phasing Criteria

The next phase of GRIDS 2 / MCR will be the evaluation of where and when the City will grow. As summarized in previous Report PED17010(h), the City's options for where the urban boundary can be expanded are limited to those rural areas that are not within the Greenbelt Plan area (with a small exception for a 10 ha expansion from Waterdown and / or Binbrook). These lands are referred to as 'whitebelt' lands. The City's total

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 27 of 29

developable whitebelt land area for Community Area lands is approximately 1,600 ha (the final developable land area will be determined through future study). Under the Ambitious Density scenario, the City will not require all of the whitebelt lands to be added to the urban area.

The City has completed a draft Evaluation Framework and Phasing Principles (see Report PED17010(j)) which will guide the next stage of the GRIDS 2 / MCR project. The evaluation will be a two stage process. All potential growth areas will first be evaluated against a Feasibility Framework to ensure that all Growth Plan / Official Plan urban expansion criteria are met.

The second phase will be the evaluation of the phasing of growth areas. The final LNA (Ambitious Density scenario) identifies a requirement for approximately 1,340 ha of Community Area lands to accommodate growth to 2051. Not all of the lands will be required to accommodate development immediately. The projected required phasing of land need by time period is indicated below:

2021 – 2031: 300 ha
 2031 – 2041: 600 ha
 2041 – 2051: 440 ha

The phasing analysis will evaluate a series of growth scenarios (anticipated to be 4 – 5) against each other to ultimately determine the preferred scenario. The scenarios will be identified following the approval of the final LNA including endorsement of the final Community Area land need. Staff will report back to Committee and Council on the proposed scenario growth options that will be included in the evaluation.

The phasing evaluation will consider themes related to climate change adaptation and mitigation, servicing infrastructure, transportation infrastructure, agricultural and fiscal impact to make a determination of when the different whitebelt areas would be developed for urban uses based on the three time periods noted above. The evaluation will take place over the late Spring and Summer of 2021.

Consultation on the draft preferred growth option identified through the evaluation and phasing analysis will take place in Fall 2021. Following the completion of the consultation, the preferred growth option to the year 2051 will be identified.

6.2 Implementation of the Preferred Growth Option

In Report PED19033(b) (Comments on Proposed Amendment 1 to A Place to Grow and the Land Needs Assessment Methodology, dated August 18, 2020) staff had noted that the extended planning horizon to 2051 presents challenges in planning for a number of unknown factors, including future social, economic and market changes. Staff and Council had recommended to the Province that Amendment 1 to the Growth Plan be

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 28 of 29

revised to provide municipalities with flexibility to not designate all required lands to the year 2051, but rather identify a strategy for how growth between 2041 and 2051 will be accommodated. The Province did not make this recommended change to the Growth Plan.

Given the uncertainties that exist in planning for a 30-year time horizon, and the irreversibility of any decision to expand the urban boundary, staff will review opportunities for the phased implementation of the GRIDS 2 preferred growth option, such as through UHOP policy direction and/or infrastructure phasing policies, to include options to require certain performance standards to be met (e.g. achievement of certain intensification or density targets) and/or certain growth targets to be met, prior to phasing of urban expansion growth. Consideration of options for identifying growth needs beyond 2041 without formally designating the land as urban at this time will be undertaken (Recommendation (d) of this Report).

Further, as per Recommendation (e) of this Report, at the conclusion of GRIDS 2 / MCR and the implementation and approval of the related Official Plan Amendments, the quantum and location of urban boundary expansion lands to accommodate the population and employment forecasts until 2051 will be known. The City will be nearing a mature city state whereby whitebelt options to accommodate Community Area growth will be almost entirely planned / developed. At this point, there would be an opportunity to identify land that may be suitable for inclusion in the Greenbelt Plan because of the extent of the NEF contours, potential infrastructure challenges or other matters. Therefore staff, are recommending that a report be brought forward at that time with respect to the necessary steps for recommending to the Province that any remaining Community Area whitebelt lands be added to the Greenbelt.

ALTERNATIVES FOR CONSIDERATION

1. Do not endorse the LNA. This option would have the risk of delaying the GRIDS 2 / MCR process which is on an expedited timeline to meet the provincial MCR conformity date of July 2022.
2. Support an alternative scenario (e.g. Increased Targets scenario) in the Land Needs Assessment – Technical Working Paper which would result in a greater required land need to 2051.

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.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – Final Land Needs Assessment (PED17010(i)) (City Wide) - Page 29 of 29

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.

APPENDICES AND SCHEDULES ATTACHED

- Appendix “A” – City of Hamilton Land Needs Assessment to 2051
- Appendix “B” – City of Hamilton Residential Intensification Market Demand Analysis
- Appendix “C” – Residential Intensification Supply Update
- Appendix “D” – Existing Designated Greenfield Area Density Analysis
- Appendix “E” – Public Consultation Summary Report: Land Needs Assessment
- Appendix “F-1” – Public / Stakeholder Comments: General
- Appendix “F-2” – Public / Stakeholder Comments: Community Area Land Need
- Appendix “F-3” – Public / Stakeholder Comments: Employment Area Land Need
- Appendix “F-4” – Public / Stakeholder Comments: Climate Change Lens
- Appendix “F-5” – Public / Stakeholder Comments: Phasing Evaluation
- Appendix “G” – Response to Technical Comments on LNA methodology
- Appendix “H” – Letter from Ministry of Municipal Affairs and Housing (Ontario Growth Secretariat)
- Appendix “I” – Updated GRIDS 2 / MCR Project Timeline

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ATTACHMENT 2



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
 Planning Division

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	November 9, 2021
SUBJECT/REPORT NO:	GRIDS 2 and Municipal Comprehensive Review – “How Should Hamilton Grow? Evaluation” (PED17010(o)) (City Wide)
WARD(S) AFFECTED:	City Wide
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 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” to Report PED17010(o), be received by Council;
- (b) That Council adopt the “Ambitious Density” scenario, as identified in the Land Needs Assessment to 2051 – Technical Working Paper prepared by Lorus & Associates, dated March 2021, and Addendum, attached as Appendices “B” and “B1” to Report PED17010(o), as the preferred Community Area land needs scenario to accommodate Provincial mandated forecasted growth to 2051, and the following growth projections, intensification target, planned density of greenfield areas, and Community / Employment Area land needs be utilized and incorporated into the next phases of the GRIDS 2 / MCR process and the development and evaluation of growth scenarios:
- (i) A projected household growth of 110,300 households;
 - (ii) An intensification target of 50% between 2021 and 2031, 60% between 2031 and 2041 and 70% between 2041 and 2051;

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**SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should
Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 2 of 37**

- (iii) A planned density of 60 persons and jobs per hectare (pjh) in existing Designated Greenfield Areas and 77 pjh in new Designated Greenfield Areas (urban expansion areas);
 - (iv) A Community Area land need of 1,310 gross developable ha to 2051;
 - (v) An Employment Area land need of 0 ha, to be confirmed subject to the finalization of the Employment Land Review, including deferred requests;
- (c) That for the purposes of managing growth, the following phasing of land need be endorsed for planning purposes to 2051:
- (i) For the period from 2021 to 2031, a land need of 305 ha;
 - (ii) For the period from 2031 to 2041, a land need of 570 ha;
 - (iii) For the period from 2041 to 2051, a land need of 435 ha;
- (d) That Council authorize staff to evaluate phasing of growth options under the Ambitious Density scenario to identify where and when development of the whitebelt lands, comprised of one or more of the areas known as Elfrida, Twenty Road East, Twenty Road West and Whitechurch, should occur, in accordance with the GRIDS 2 / MCR Growth Evaluation Framework and Phasing Criteria, and report back to Council with the results of the evaluation and phasing analysis;
- (e) That Council authorize staff to evaluate requests for expansion from Waterdown and Binbrook, up to a maximum size of 10 ha, of which 5 ha may be for residential use, as per the Screening Criteria and Evaluation Tool (Waterdown / Binbrook), and report back to Council with the results of the evaluation analysis;
- (f) That Council direct staff to prepare a draft Official Plan Amendment as part of the MCR that implements an interim urban boundary expansion to 2031 and that includes policies to ensure that any future urban boundary expansions are controlled and phased, including consideration of options for identifying growth needs beyond 2031 without formally designating the land as urban at this time and that staff be directed and authorized to schedule a public meeting of the Planning Committee to consider an Official Plan Amendment, to give effect to the MCR.

EXECUTIVE SUMMARY

Through GRIDS (Growth Related Integrated Development Strategy) 2 and the Municipal Comprehensive Review (MCR), the City is planning for growth to the year 2051. The Provincial Growth Plan identifies an ultimate 2051 population of 820,000 persons and employment of 360,000 jobs in the year 2051. This growth equates to an increase of

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 3 of 37

236,000 people, 110,000 housing units, and 122,000 jobs over the next 30 years. Growth in the 2006 to 2021 time period has generally been consistent with Provincial forecasts.

The “How Should Hamilton Grow?” evaluation, attached as Appendix “A” to Report PED17010(o) has been completed to compare the Ambitious Density growth scenario (urban expansion of 1,310 ha) and the No Urban Boundary Expansion (UBE) growth scenario, against a series of 11 Key Themes. The evaluation reflects input from the GRIDS 2 / MCR staff working group and a team of technical consultants.

The evaluation framework is a tool to show the trades-offs associated with different themes to inform the planning rationale for a preferred growth option. The evaluation identified the following:

- Option 1 Ambitious Density better addresses the Complete Communities and Conformity with the Provincial Methodology Themes;
- Option 2 No UBE better addresses the Growth Allocation, Climate Change, Transportation System, Natural Heritage and Water Resources, and Agricultural System Themes; and,
- Both Options equally address the Natural Hazards, Municipal Finance, Infrastructure and Public Service Facilities and Cultural Heritage Themes.

Staff are recommending Council adoption of the Ambitious Density growth option to be implemented in phases. The phased approach will allow staff to monitor and report back to Council on the implementation of the growth management strategy and recommend any refinements or adjustments to the strategy based on Provincial policy and other considerations. The Ambitious Density option represents an aggressive and forward-thinking approach to growth management, provides reasonable and achievable targets for planning purposes, and is in conformity with Provincial requirements.

Alternatives for Consideration – See Page 36**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

Financial: N/A

Staffing: N/A

Legal: N/A

**SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should
Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 4 of 37**

HISTORICAL BACKGROUND**1.0 GRIDS 2 / Municipal Comprehensive Review (MCR)**

GRIDS 2 will result in 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 boundary. Many of the studies that are required as part of the MCR are also part of a growth strategy. Like the first GRIDS, GRIDS 2 / MCR is an integrated study which will inform the updates to the Infrastructure Master Plans, transportation network review, and Fiscal Impact Assessment (FIA) that will assist with future updates to the Development Charges By-law. The outcomes of the Growth Strategy and MCR will be implemented through the City's Official Plans.

**2.0 Land Needs Assessment, March 2021, and Addendum, November 2021 –
Lorius & Associates**

A Land Needs Assessment (LNA) is a study that identifies how much of the forecasted growth can be accommodated within the City's existing urban area based on inputted targets, and how much growth may need to be accommodated within any potential urban expansion area. The LNA considers the need for "Community Area" lands (i.e. lands to accommodate population growth and some commercial and institutional employment growth) separate from "Employment Area" lands (i.e. lands designated to accommodate primarily business park and industrial-type uses). The LNA must be completed in accordance with the Provincial Methodology.

Report PED17010(n), dated November 9, 2021, provides an overview of the City's Land Needs Assessment (March 2021) and Addendum (November 2021), both prepared by Lorius & Associates. The LNA and the Addendum are attached to this Report as Appendices "B" and "B1" to Report PED17010(o).

For the consideration of Community Area land need, the LNA modelled four land need scenarios based on different intensification and density assumptions. The scenarios are summarized in Table 2 below:

**SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should
Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 5 of 37**

Table 1: LNA Results – Community Area Land Need Scenarios

Scenario	Intensification Target (%)			Land Need (ha)
	2021 – 2031	2031 – 2041	2041 - 2051	
1. Current Trends	40			3,440
2. Growth Plan minimum	50			2,190
3. Increased Targets	50	55	60	1,630
	(55% average over the period)			
4. Ambitious Density	50	60	70	1,340*
	(60% average over the period)			

Source: Lorus & Associates, Land Needs Assessment Technical Working Paper, 2021

** Land Need under the Ambitious Density scenario updated to 1,310 ha in the LNA Addendum, Lorus & Associates, November 2021.*

While the LNA did not model a ‘no urban boundary expansion’ option, the LNA Addendum prepared by Lorus & Associates, dated November, 2021, considers the No UBE scenario. The No UBE scenario would require an intensification rate of approximately 81% of new dwelling units being constructed within the Provincially defined Built-up Area over the next 30 years, and the remaining growth would be on Designated Greenfield Areas. Both the lands with the Built-up Area and the Designated Greenfield Area are located within the City’s current urban area. The requirement to accommodate all of the City’s growth within the urban boundary under the No UBE scenario (save and except for a minor provision for infill on vacant lots and in rural settlement areas within Rural Hamilton), results in a required shift of 59,300 ‘ground-related’ units (i.e. single detached, semi-detached and townhouse units) into apartments under this scenario.

The LNA Addendum also includes updated assumptions regarding Detached Secondary Dwelling Units resulting in a decreased land need under the Ambitious Density scenario to 1,310 ha.

The How Should Hamilton Grow? Evaluation being presented in this report is a comparative evaluation of the Ambitious Density scenario as presented in the March, 2021 LNA, and updated in the November, 2021 Addendum, and the No UBE scenario as described in the November, 2021 Addendum.

For Employment Area lands, based on the City’s existing available Employment Area land supply and assumptions about the future density of development of those lands, the LNA identifies that the City’s supply and demand for Employment Area jobs is in balance, with a small surplus of approximately 60 ha of Employment Area lands. No additional employment lands are required for current planning purposes. This

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**SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should
Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 6 of 37**

conclusion will need to be confirmed following a final decision on the City's outstanding employment land conversion requests.

2.0 March 29, 2021 General Issues Committee Meeting – Staff Recommendation

At the March 29, 2021 meeting of the General Issues Committee (GIC), staff presented Report PED17010(i), including the City's LNA to 2051, and recommended the adoption of the Ambitious Density Growth scenario.

Delegations were made at the meeting with concerns being raised about the lack of consideration of a 'no urban boundary expansion' option within the LNA. Further, concerns over the challenges and limitations of virtual public engagement were also cited.

Based on public input on the LNA at the March, 2021 meeting, Committee approved the following revised Recommendation to Report PED17010(i) (as shown in bold text below):

"That Report PED17010(i), respecting GRIDS 2 and Municipal Comprehensive Review - Final Land Needs Assessment, be amended by deleting sub-sections (a) through (c) in their entirety and replacing them with the following in lieu thereof, and by re-lettering the balance accordingly:

- (a) That staff be directed to conduct a city-wide mail consultation with a survey on the Land Needs Assessment and the Municipal Comprehensive Review that includes the Ambitious Density Scenario, a "no boundary expansion" scenario, and that also allows residents to submit their own alternative scenario, to be funded from the Tax Stabilization Reserve No. 110046 at an estimated cost of \$35,000;**
- (b) That, with respect the mailout survey regarding the Land Needs Assessment and the Municipal Comprehensive Review, staff be directed to:**
 - (i) include a postage prepaid return envelope as part of the mailout; and,**
 - (ii) give residents 30 days to respond to the survey, respecting the Land Needs Assessment and the Municipal Comprehensive Review;**
- (c) That staff be directed to compile the data from the Land Needs Assessment and the Municipal Comprehensive Review survey and provide an Information Report to be presented at a Special General Issues Committee no later than October 2021;**

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 7 of 37

- (d) ***That staff be directed to prepare scenarios for where and how growth would be accommodated under the Ambitious Density Scenario as well as a “no boundary expansion” scenario, and to present these scenarios as well as staff’s recommended land needs assessment, growth targets, and preferred growth scenario at that same Special General Issues Committee to be held no later than October 2021;***
- (e) ***That the GRIDS 2 / MCR process and the development and evaluation of scenarios consider phasing options that would ensure that any future urban boundary expansions are controlled and phased, including consideration of options for identifying growth needs beyond 2041 without formally designating the land as urban at this time; and,***
- (f) ***That at the conclusion of GRIDS 2 / MCR and the final approval of the implementing Official Plan Amendments identifying the land need to accommodate growth to 2051, staff prepare a report for Council with respect to the necessary steps for recommending to the Province that any remaining Community Area Whitebelt lands be added to the Greenbelt.”***

Approval of the LNA and the Ambitious Density scenario was deferred to October 2021. Rather, the revised Council recommendation directed staff to undertake additional consultation on the LNA in the form of a City-wide mail-out survey, including an option for respondents to select a preference for ‘no urban boundary expansion’. For discussion of the mail-out community consultation, see section 3.0 below.

Staff were directed to undertake modelling and evaluation of both the Ambitious Density scenario and the no UBE scenario, and to report back on the findings of the modelling and evaluation in Fall 2021. This report which presents the modelling and evaluation of both the Ambitious Density scenario and the no UBE scenario using the How Should Hamilton Grow? framework is consistent with the Council direction above.

3.0 LNA Urban Growth Mail-Out

As noted above, at the March 29 GIC meeting, in response to rural broadband / internet connectivity issues being a barrier to virtual engagement and participation in the GRIDS 2/ MCR process, Council directed staff to undertake additional community consultation in the form of a mail-out to all households (urban and rural areas) to allow households to select either the ‘No Urban Boundary Expansion’ scenario or the ‘Ambitious Density’ scenario. If the homeowner preferred neither of these two options, then the homeowner could submit an alternative third option.. The city-wide mail-out was launched in June to all households in Hamilton. The results of the mail-out are summarized in Staff Report PED17010(m), dated November 2021. More than 18,000

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 8 of 37

responses were received by mail and email. The results favour Option 2 – No Urban Boundary Expansion as the preferred option for accommodating the City's future growth.

4.0 Approval of Evaluation Framework and Additional Consultation

Two draft evaluation tools were also presented at the March 29, 2021 GIC meeting. The tools would be used to assess the location and timing of future urban expansion growth in accordance with the Ambitious Density scenario: the GRIDS 2 / MCR – Planning for Growth to 2051: Evaluation Framework and Phasing Criteria (Whitebelt Lands) and the GRIDS 2 / MCR – Screening Criteria and Evaluation Tool (Waterdown and Binbrook). Staff recommended the draft tools be received by Committee and requested authorization for staff to commence public consultation on the draft frameworks. Committee approved the recommendation, including the request to consult with the general public and stakeholders.

During the month of May 2021, the Engage Hamilton platform was used to obtain feedback from members of the public and stakeholders on the draft evaluation tools. In summary, 94 responses were received through Engage Hamilton and through email to the survey question on the two draft evaluation tools. Key themes that emerged from the consultation included the need to evaluate the No UBE on the weighting of criteria, and the need to address climate change and Green House Gas (GHG) emissions through the evaluation.

At the August 4, 2021 GIC meeting, Council approved, with minor modifications, the GRIDS 2 / MCR: Final Growth Evaluation Framework and Phasing Criteria, including the How Should Hamilton Grow? Framework to evaluate the No UBE and the Ambitious Density growth options through Report PED17010(I).

Council directed staff to undertake additional engagement on the How Should Hamilton Grow? Framework. The results of the additional engagement are summarized in Appendix "E1" and the Relevant Consultation section of this report.

The How Should Hamilton Grow? Framework has been used to evaluate the No UBE and the Ambitious Density growth scenarios. Should Council select the Ambitious Density growth scenario, the analysis of where and when the City would grow would be undertaken using Parts 3 and 4 of the Evaluation Framework and Phasing Criteria that were approved at the August 4 GIC meeting.

In addition, throughout the GRIDS 2 process, City staff have forwarded to the Province reports for their review and comment to ensure that the work complete is done in accordance with Provincial requirements, especially in terms of Indigenous consultation and the LNA methodology.

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**SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should
Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 9 of 37**

5.0 Project Chronology

The project chronology is provided in Report PED17010(n), dated November 9, 2021.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

A full policy review is attached as Appendix “D” to Report PED17010(o), including consistency with the Provincial Policy Statement, and conformity to the Growth Plan, 2019 as amended, and the Urban Hamilton Official Plan.

RELEVANT CONSULTATION**1.0 How Should Hamilton Grow Evaluation Framework Updates**

At the August 4 GIC meeting, Committee approved the following direction to staff through report PED17010(l):

“That staff be directed to conduct a 5 to 10-day comment period respecting the Evaluation Framework and report back to the General Issue Committee with those results.”

On August 6, 2021 through email to the GRIDS 2 / MCR project mailing list and stakeholder group, members of the public and stakeholders were requested to submit comment on the How Should Hamilton Grow? Evaluation framework. A total of 120 responses were received from the public and stakeholders, summarized in Appendix “E1” to Report PED17010(o), with several key themes being highlighted in the comments. The key themes and staff’s response are highlighted below. Other general comments received from the public (not related to the evaluation framework) have been summarized in Appendix “E2” attached to Report PED17010(o).

1.1 Climate

Several comments were received in relation to the need for the evaluation framework to evaluate GHG emissions resulting from each scenario.

Staff note that the evaluation of GHG emissions is intended as one component of the consideration “Does the growth option contribute to the City’s goal of carbon neutrality by 2050 by providing opportunities for reductions in greenhouse gas emissions” under the Climate Change theme. The City has retained Sustainability Solutions Group (SSG) to model GHG emissions resulting from each growth scenario. As GHG Emissions modelling is an input into the process, there is no requirement to amend the framework. The modelling being prepared by SSG will identify and compare the GHG emissions from each scenario and will address the concerns noted by commenters.

**SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should
Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 10 of 37**

1.2 Urban Growth Mail-Out

Many comments were received regarding the GRIDS 2 / MCR urban growth mail-out and consultation and how or if the consultation results would be included as part of the evaluation framework. The framework does not include a consideration of the mail-out results as a Theme Area. The framework is a technical evaluation tool based on the policies of the Growth Plan Section 2.2.1 Managing Growth.

The mail-out consultation results are being reported as part of Report PED17010(m), dated November 9, 2021, and therefore are part of the inputs into the decision making on the growth options before Council.

1.3 Weighting / Ranking

Several comments were received which suggested that the framework should include a weighting or ranking system to prioritize certain themes over others, with climate change being the theme most often suggested to be prioritized.

The evaluation framework is a tool to show the trades-offs associated with different themes to develop a rationale for a preferred growth option. The framework is intended to be used as a method for documenting a wide range of information considered in the development of the final recommended growth option that is a mix of qualitative and quantitative data.

The evaluation results show the findings for each theme and associated considerations. Based on the balance of considerations, each 'How to Grow' growth option receives a theme level assessment. The theme level assessment is provided to be user friendly to help interpret the results. The technical analysis presented in the evaluation tables is complex and draws from a variety of technical sources. The detailed technical analysis has been made available to the public and stakeholders and is attached as Appendices to the "How Should Hamilton Grow?" evaluation report (attached as Appendix "A" to Report PED17010(o)).

It is important to note that from a policy alignment perspective, there are foundational considerations which must be addressed, consistent with the Provincial planning policy framework. For example, the Growth Plan requires municipalities to plan for the population and employment forecasts in Schedule 3; plan to achieve a minimum of 50% intensification across the Built Up Area; plan to achieve a minimum of 50 people and jobs per hectare across the Designated Greenfield Areas; and requires municipalities to use the Provincial methodology for land needs assessment.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 11 of 37

1.4 Cultural Heritage

In response to comments received, a theme area to address cultural heritage considerations has been added, addressing both built heritage and archaeological considerations.

1.5 Need for Clarity on Assessment / Measurement

Comments were received on the need for clarity in how certain considerations will be measured / assessed. Theme areas where this question arose included transportation, growth allocations, municipal finance and infrastructure / public service facilities.

The analysis provided in Appendix “A” to Report PED17010(o) in the How Should Hamilton Grow? Evaluation responds to these suggestions and clarifies the intent of the consideration. For example, under the transportation theme, comments suggested that metrics should include change in modal split resulting from the growth options, impacts on the transit system and active transportation system, and support for the BLAST network with a focus on the rapid transit lines. The analysis provided in the Transportation Report (attached to the How Should Hamilton Grow? Evaluation in Appendix “A” to Report PED17010(o)) responds to these suggested metrics.

2.0 GRIDS 2 / MCR Staff Working Group

The following members of the GRIDS 2 / MCR staff working group have provided input into the evaluation framework attached as Appendix “A” to Report PED17010(o):

- Public Works – Water and Wastewater;
- Transportation Planning;
- HSR;
- Community Planning;
- Parks and Open Space;
- Recreation Planning;
- Public Health Services;
- Finance; and,
- Natural Heritage Planning.

3.0 Province of Ontario – Ministry of Municipal Affairs

The Official Plan Amendment (OPA) to implement the outcome of the GRIDS 2 / MCR process will be approved by the Province, and as such, ongoing input from the Province is important to ensure that the OPA will comply with the Growth Plan.

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**SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should
Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 12 of 37**

Correspondence from the Province of Ontario, Ministry of Municipal Affairs was reported in Report PED17010(n), dated November 2021. A summary is provided below:

3.1 December, 2020 – Draft LNA

In November 2020, Staff provided the draft LNA to Provincial Ontario Growth Secretariat staff for review to ensure compliance with the provincially-mandated LNA method. The LNA identified four land need scenarios for Community Area land need: Current Trends, Growth Plan Minimum, Increased Targets, and Ambitious Density. The December 2020 LNA did not include a No UBE scenario.

Provincial staff provided feedback that the Draft LNA, including the Ambitious Density scenario, appeared to conform to the requirements set out in the Land Needs Assessment Methodology (2020). The December 2020 letter from the Province was included in Report PED17010(n), dated November 9, 2021.

3.2 September 2021 – No Urban Boundary Expansion Scenario

As a result of Council's direction that staff develop, model and assess a No UBE scenario, additional work was undertaken to determine the form, type and quantity of housing required under this scenario. This work was completed as a Technical Update memo by Lorus & Associates. The Technical Update memo was prepared to assist staff with developing and modelling the No UBE scenario.

In August 2021, City staff provided the Technical Update memo prepared by Lorus & Associates to the Province of Ontario with information on the No UBE option and other technical updates to the March 2021 LNA. Staff requested that the Province provide comment on the conformity of the No UBE growth scenario with the LNA Methodology. In summary, the technical update outlined preliminary findings that, if adopted, the No UBE scenario would produce a shortfall of approximately 59,300 ground-related units. The Technical Update is included as Attachment 4 to the LNA Addendum (attached as Appendix "B1" to Report PED17010(o)).

In September 2021, Provincial staff provided feedback stating that the No UBE scenario appeared to conflict with the objective of the LNA methodology to "provide sufficient land to accommodate all market segments so as to avoid shortages". Further, based on Ministry staff review, it appeared that the No UBE scenario posed a risk that the City would not conform with provincial requirements. The September 2021 letter from the Province was included in Report PED17010(n), dated November 9, 2021.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 13 of 37

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1.0 Option Descriptions – Ambitious Density and No Urban Boundary Expansion

1.1 Options Modelling

For the purposes of conducting an evaluation and modelling between the two growth scenarios, staff allocated potential population, unit and employment distribution across the City representative of the two growth options, using the assumptions below. Details and mapping of the growth allocations, including the breakdown of units by dwelling type, are attached as Appendix “C” to Report PED17010(o).

Ambitious Density scenario: the growth allocations reflect the intensification, density and employment assumptions as identified in the LNA and supporting background documents, as summarized below:

Table 2: Growth Allocations under Ambitious Density Scenario (Option 1)

Residential Growth		
Geographic Area	Assumptions	Allocated Growth
		Units
Built Up Area (intensification)	<ul style="list-style-type: none"> Based on the City achieving an average intensification target of 60%; Target increases from 50% from 2021 – 2031; to 60% from 2031 – 2041; to 70% from 2041 – 2051; and, Intensification is distributed across the City’s built-up area and reflective of current development applications, the Vacant Residential Land Inventory, and other residential intensification supply opportunities identified in the Residential Intensification Supply Update (Appendix “D” to Report PED17010(n), November 9, 2021). 	66,190
Designated Greenfield Area	<ul style="list-style-type: none"> Based on the City’s Vacant Residential Land Inventory reflective of registered, draft approved and pending development applications, and density assumptions regarding unplanned areas (Appendix “E” to Report PED17010(n), November 9, 2021); and, Includes assumption of 300 Detached Secondary Dwelling Units (SDUs) over the planning horizon. 	15,630

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**SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should
Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 14 of 37**

Residential Growth		
Geographic Area	Assumptions	Allocated Growth
		Units
Urban Expansion Areas – “Whitebelt”	<ul style="list-style-type: none"> Expansion area growth is based on the density assumption of 77 pjh as identified in the Land Needs Assessment (Appendices “B” and “B1” to Report PED17010(o)); For the purposes of the How Should Hamilton Grow? Evaluation, growth in the expansion areas is assigned to the Elfrida, Twenty Road East and Twenty Road West / Garner Road whitebelt areas; 3 of the 4 phasing options under the Ambitious Density scenario contemplate only the above noted whitebelt lands for consideration, therefore these whitebelt lands were modelled for this purpose and growth was not assigned to the Whitechurch whitebelt lands; and, This does not reflect a decision on phasing or location of future expansion if the Ambitious Density scenario is selected. 	28,060
Rural area	<ul style="list-style-type: none"> Very limited growth allocated to rural area to account for infill within existing Rural Settlement Areas and vacant lots; and, Includes assumption of 300 Detached SDUs over the planning horizon. 	440
Employment Growth		
Geographic Area	Assumptions	Jobs
Existing Urban Area	<ul style="list-style-type: none"> Population Related; Major Office; and, Employment Land. 	<ul style="list-style-type: none"> 45,900 32,350 32,350
Urban Expansion Areas	<ul style="list-style-type: none"> Population Related. 	<ul style="list-style-type: none"> 11,400

No Urban Boundary Expansion: growth allocations represent an additional 85,000 (approximate) population, 27,760 units and 11,400 jobs being shifted from the Urban Expansion Areas (“Whitebelt lands”) to the existing urban area, through intensification within the Built-up area.

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**SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should
Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 15 of 37**

**Table 3: Growth Allocations under No Urban Boundary Expansion Scenario
(Option 2)**

Residential Growth		
Geographic Area	Assumptions	Allocated Growth
		Units
Built Up Area (intensification)	<ul style="list-style-type: none"> All growth allocated to the built up area under the Ambitious Density scenario remains; An additional 85,000 population and 27,760 units added to the built up area through intensification primarily within the Nodes and Corridors, consistent with Provincial and UHOP policy direction to focus growth in Strategic Growth Areas (Nodes and Corridors); Additional growth focussed in the Downtown and Sub-Regional Service Centre Nodes and the B-line and A-line corridors; Additional 2,000 Detached SDUs assumed within the Built Up Area (in addition to the 1,800 already assumed); and, Higher PPU assumed for apartment growth to reflect need to accommodate family sized units within the intensification areas. 	94,250
Designated Greenfield Area	<ul style="list-style-type: none"> Growth allocations are consistent with the Ambitious Density scenario allocations within the DGA. 	15,630
Urban Expansion Areas	<ul style="list-style-type: none"> No growth is allocated to the whitebelt areas. 	0
Rural area	<ul style="list-style-type: none"> Growth allocations are consistent with the Ambitious Density scenario allocations within the Rural area. 	440
Employment Growth		
Geographic Area	Assumptions	Jobs
Existing Urban Area	<ul style="list-style-type: none"> Population Related; Major Office; and, Employment Land. 	<ul style="list-style-type: none"> 57,300 32,350 32,350

Regarding the modelling of the No UBE scenario, staff note that this growth allocation represents one model of how a no UBE scenario could be accommodated by focusing growth on nodes and corridors, with emphasis on Downtown, Sub regional nodes and the B-line and A-line corridors, in keeping with provincial and local policy direction. This allocation was completed for the purpose of accommodating the comparative evaluation

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 16 of 37

and modelling of the No UBE and Ambitious Density scenarios. As noted in the 2017 GRIDS 2 / MCR Growth Summary background report on historical development patterns, it is difficult to predict with any level of certainty where the additional intensification units under the No UBE scenario will be realized. Where intensification will occur is difficult to forecast as intensification may take place throughout the urban area. Many variants of growth allocations would be possible under the No UBE scenario.

1.2 Breakdown of Growth by Ward

Table 4 below provides a breakdown of the growth allocations under the Ambitious Density and No UBE scenarios by ward. Mapping is attached as Appendix “C” to Report PED17010(o).

Table 4: Unit Distribution by Ward, 2051, Ambitious Density and No Urban Boundary Expansion scenarios

Ward	Existing Units (2021)	Ambitious Density (2051)	Share of Overall Units	No UBE (2051)	Share of Overall Units
1	16,600	21,500	6.1%	22,900	6.5%
2	22,400	48,600	13.8%	62,000	17.6%
3	20,700	24,600	7.0%	25,800	7.3%
4	17,700	20,700	5.9%	22,200	6.3%
5	19,600	26,200	7.4%	29,200	8.3%
6	14,800	16,000	4.5%	16,800	4.8%
7	19,500	22,700	6.5%	24,200	6.9%
8	13,600	21,100	6.0%	22,400	6.4%
9	11,900	26,400	7.5%	18,100	5.1%
10	15,100	23,900	6.8%	25,100	7.1%
11	10,100	32,300	9.2%	14,200	4.0%
12	16,400	20,100	5.7%	19,700	5.6%
13	14,900	15,700	4.5%	15,900	4.5%
14	12,200	14,800	4.2%	15,200	4.3%
15	11,900	17,200	4.9%	17,800	5.1%

2.0 “How Should Hamilton Grow?” Evaluation – Theme Summary

The completed How Should Hamilton Grow? framework comparing the Ambitious Density (Option 1) and the No UBE (Option 2) growth scenarios is attached as Appendix “A” to Report PED17010(o). The framework and accompanying report has been prepared by Dillon Consulting, with input from the GRIDS 2 staff working group, and the following technical reports:

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 17 of 37

- GHG Emissions Analysis, prepared by Sustainability Solutions Group;
- Fiscal Impact Assessment and Financing Options for Growth, prepared by Watson & Associates;
- Agricultural Impact Assessment, prepared by Dillon Consulting;
- Water, Wastewater and Stormwater Servicing Needs Technical Memo, prepared by GM Blueplan and Wood;
- Background Report on GRIDS 2 Transportation Criteria, prepared by Transportation Planning, City of Hamilton; and,
- Land Needs Assessment to 2051 and Addendum, prepared by Lorus & Associates.

The following sections provide a high level summary of the results of the How Should Hamilton Grow? evaluation by theme area, including overall evaluation and key comments / considerations. Detailed results are presented in Appendix “A” attached to Report PED17010(o).

2.1 Growth Allocation Theme

Table 5: Summary of How Should Hamilton Grow? Evaluation Results – Growth Allocation

Theme	Considerations	Option 1: Ambitious Density	Option 2: No Urban Boundary Expansion
Growth Allocation	<p>Does the growth option direct the vast majority of the growth to the settlement area?</p> <p>Does the growth option focus growth in:</p> <p>a) Delineated built-up areas;</p> <p>b) Strategic growth areas;</p> <p>c) Locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,</p> <p>d) Areas with existing or planned public services facilities.</p>	 <p>Addresses most aspects of the theme.</p>	 <p>Addresses all aspects of the theme.</p>

Key comments:



- Option 1 directs 74% of the City’s growth to the existing settlement area, or urban area. Option 2 directs 99.6% of the growth to the existing urban area, with a small allocation of 440 units accounted for as infill in the rural area;

SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 18 of 37

- Both Options focus growth within the Built Up Area, with Option 1 planning for 60% of unit growth within the Built Up Area through intensification, and Option 2 planning for 81% of unit growth through intensification in the Built Up Area. (A map of the Built Up Area is included in the How Should Hamilton Grow? evaluation attached as Appendix “A” to Report PED17010(o));
- Strategic growth areas are the City’s nodes and corridors (See map in Appendix “A” attached to Report PED17010(o)). Option 1 plans for 36% of unit growth within a node or corridor. Option 2 focuses more growth within the nodes and corridors, at 58%; and,
- Both Options focus growth in areas with existing or planned transit. Growth Option 1 is projected to result in 56% of residents and 60.2% of jobs projected to be within 800 m of BLAST corridor and 66% of residents and 68.6% of jobs projected to be within 400 m of Local HSR network. Growth Option 2 is projected to result in 61.3% of population and 63.5% of jobs within 800 m of BLAST corridor and 77% of residents and 75.3% of jobs within 400 m of Local HSR network.

2.2 Climate Change Theme

Table 6: Summary of How Should Hamilton Grow? Evaluation Results – Climate Change

Theme	Considerations	Option 1: Ambitious Density	Option 2: No Urban Boundary Expansion
Climate Change	<p>Does the growth scenario contribute to the City’s long-term goal of carbon neutrality by providing opportunities for reductions in greenhouse gas emissions?</p> <p>Does the growth option present any significant opportunities associated with climate change?</p> <p>Does the growth option present any significant risks associated with climate change?</p>	 <p>Addresses some aspects of the theme.</p>	 <p>Addresses most aspects of the theme.</p>

Key comments:

- GHG Emissions Analysis prepared by SSG identifies that Option 1 results 9.24 MtCO_{2e} annual GHG emissions in 2050, compared to 9.21 MtCO_{2e} annual GHG emissions under Option 2. GHG emissions for Option 2 are 0.33% lower than Option 1.

**SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should
Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 19 of 37**

- Part of the reason that the difference between the two options have similar GHG emissions is that Hamilton's GHG emissions are dominated by industrial emissions (63%) which are the same for both options. Transportation emissions account for 19% of the total GHG emissions and residential buildings account for 7.6% of the the total GHG emissions in Hamilton.
- The City's Transportation model and the SSG analysis utilize different assumptions regarding Vehicle Kilometres Travelled (VKT). For Option 2, the City's model identified 400 million kilometres (VKTs) less in 2050 than Option 1, This is approximately four times the reduction that was identified in the SSG analysis. As a result, the SSG analysis likely understates the GHG reduction from transportation. Staff have requested that SSG undertake additional analysis of the discrepancy in VKTs between the models. An addendum report will be provided based on the analysis. SSG has been requested to complete this work in advance of the November 9, 2021 GIC meeting.
- Both Options present opportunities with higher levels of intensification and greenfield density than traditionally experienced. The increased level of intensification will help to support the City's planned urban structure, including opportunities for transit-supportive development;
- Option 1 presents an opportunity to plan for new and innovative net zero greenfield communities incorporating climate mitigation and adaptation measures;
- Option 2 presents opportunities to optimize the efficiency of land use and limits land consumption reflecting an opportunity to not increase direct and embodied GHG emissions. Further, land not used for urban boundary expansion could be considered for uses that enhance climate change mitigation and adaptation (e.g., naturalization of land, crop production for local food generation, renewable energy generation, enhanced carbon sequestration, etc.);
- Both options present risks related to climate adaptation related to urban stormwater management and the urban heat island effect resulting from the high levels of intensification. Option 1 presents further risks through an increase in impermeable area into current permeable rural areas that either are or could contribute to growing local food and providing carbon sequestration; and,
- The implications of embodied carbon and redevelopment (demolition) of existing buildings and structures was not assessed by SSG.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 20 of 37

2.3 Natural Hazards Theme

Table 7: Summary of How Should Hamilton Grow? Evaluation Results – Natural Hazards

Theme	Considerations	Option 1: Ambitious Density	Option 2: No Urban Boundary Expansion
Natural Hazards	Does the growth option direct development away from hazardous lands?	 Addresses most aspects of the theme.	 Addresses most aspects of the theme.



Key comments:

- Future development in the existing urban area and within new greenfield expansion lands under both options would be directed away from hazardous lands, as required by the Provincial Policy Statement, Conservation Authorities Act and the City’s Official Plan.
- For Option 1, existing Natural hazard lands, including karst potential, within the Expansion Areas would be delineated and would inform the layout of future development blocks. Downstream hazard areas and associated buffers would need to be re-evaluated in terms of function and capacity to ensure that they can adequately convey and absorb increased run-off volumes from new development.
- For Option 2, while no new natural hazards would need to be identified within the Urban Area, the anticipated amount of growth may add stress to known existing natural hazards within the urban boundary. Accordingly, across the built up and greenfield areas, flooding may be exacerbated by increased impervious surfaces, requiring comprehensive approaches to stormwater management.
- The natural hazards assessment did not consider the urban heat island effect of climate change on existing communities and the ability of the existing housing stock to respond to heat emergencies and / or extreme heat events.

SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 21 of 37

2.4 Municipal Finance Theme

Table 8: Summary of How Should Hamilton Grow? Evaluation Results – Municipal Finance

Theme	Considerations	Option 1: Ambitious Density	Option 2: No Urban Boundary Expansion
Municipal Finance	Are there any significant municipal financial risks associated with the growth option?	 Addresses most aspects of the theme.	 Addresses some aspects of the theme.

Key comments:

- Fiscal Impact Assessment prepared by Watson & Associates provides comparative evaluation of two growth options as related to infrastructure, transportation and parks / recreation needs;
- Water / wastewater – Option 1 will require the installation of new transmission infrastructure to provide water to certain Pressure Districts in new greenfield areas; Option 2 will require upgrades and expansion to existing infrastructure across the built up area. Replacement of existing linear water infrastructure normally costs 250-300% more versus the cost of putting new linear services in a greenfield area;
- Stormwater - the expansion into lands outside of the existing urban boundary under Option 1 would entail higher costs for stormwater infrastructure, but the capital costs would be offset by development charges;
- Transportation – it can be less costly to build new roads in new greenfield areas under Option 1 versus expanding existing roadways across the built up area;
- Transit – Option 1 would require more bus service to accommodate the growth within Whitebelt areas leading to a potentially higher capital expenditure; and,
- Parks / Recreation - land costs required to develop parks and recreation facilities will be lower within new greenfield areas under Option 1 in comparison to lands across the Built Up Area (both Options).

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 22 of 37

2.5 Infrastructure & Public Service Facilities Theme

Table 9: Summary of How Should Hamilton Grow? Evaluation Results – Infrastructure & Public Service Facilities

Theme	Considerations	Option 1: Ambitious Density	Option 2: No Urban Boundary Expansion
Infrastructure & Public Service Facilities	Does the growth option result in significant impacts to the City’s existing or planned infrastructure and public service facilities?	 Addresses most aspects of the theme.	 Addresses most aspects of the theme.

Key comments:



- With regards to Infrastructure, the Water, Wastewater, and Stormwater Servicing Needs Technical Memo prepared by GM BluePlan and Wood identifies that additional servicing infrastructure will be required under Option 1 with the potential for more overall length of linear works and potentially more facilities as compared to Option 2;
- Further, for infrastructure needs, as the result of the reallocation of approximately 28,000 households to the primary intensification areas, it is anticipated that additional servicing infrastructure will be required under Option 2. The infrastructure upgrades required as part of Option 2 are anticipated to be more significant as compared to Option 1. Development, design, and implementation of required upgrades may be more challenging due to a range of factors (e.g. combined sewer system, more existing capacity constraints in built up area, challenges with construction in intensification areas);
- For stormwater, both scenarios will require significant on-site controls within intensification areas and, although more growth is projected in Option 2, the upgrade requirements will likely be similar to that of Option 1 since the degree of land use change (i.e., impervious coverage) will be comparable across both scenarios;
- Within Greenfield areas, new stormwater infrastructure will be required for Option 1, which may impact natural receiving systems and may require alteration of some watercourses;
- For parks, the high levels of intensification under both scenarios will present challenges in accommodating and planning for parks due to access to land within established areas. Proactive planning and investment by the City would be required in order to have appropriate amounts of park space and may require

SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 23 of 37

- creative solutions and planning to provide park and open space, such as re-imagining existing park spaces or underutilized parcels of land; and,
- For recreation, growth within the Built-Up Area will place pressure on existing recreation facilities, necessitating renewal, expansion, and new forms of facility provision under both Options.

2.6 Transportation System Theme

Table 10: Summary of How Should Hamilton Grow? Evaluation Results – Transportation System

Theme	Considerations	Option 1: Ambitious Density	Option 2: No Urban Boundary Expansion
Transportation System	<p>Does the growth option result in significant impacts to the City’s existing or planned transportation infrastructure?</p> <p>Does the growth option provide an urban form that will expand convenient access to a range of transportation options including active transportation, to promote complete communities?</p> <p>Does the growth option prioritize development of areas that would be connected to the planned BLAST network or existing transit?</p>	 <p>Addresses some aspects of the theme.</p>	 <p>Addresses most aspects of the theme.</p>

Key Comments:

- Both options will result in a need for significant improvements to the road network, with Option 1 resulting in a greater need (50.8 km of new roadways (centreline km), 157.16 km of new capacity improvements, 34.71 km of urbanized roads) as compared to Option 2 (18.81 km of new roadways (centreline km), 91.35 km of new capacity improvements, 18.81 km of urbanized roads);
- Both options will result in a significant impact on transit with an approximate 79% increase in transit service hours required City-wide. Option 1 will require extension of routes or new routes to serve new expansion areas and increased capital costs for new and upgraded transit amenities. Option 2 will require enhanced service levels in intensification areas and need for transit amenity upgrades;
- Regarding active transportation, under Option 1, new growth areas will be designed with a complete streets approach. Both Options will require upgrades to

**SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should
Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 24 of 37**

- existing and planned cycling facilities in the built up area to accommodate increased demand and result in more competition for road space;
- In terms of providing an urban form to expand access to a range of transportation options, both options, with high intensification and density targets, will expand opportunities for complete community development and transportation options across the City. Option 1 results in 45% of residents and 50% of jobs being located within transit supportive areas, as compared to 53% and 56% respectively under Option 2. Both Options represent an increase from the City's current percentages of residents and jobs within transit supportive areas which is at 27% and 37% respectively;
 - Option 1 results in 85.4% of residents and 85.3% of jobs are projected to be within 400 m of planned active transportation network; while Option 2 results in 89.6% of residents and 87.6% of jobs projected to be within 400 m of planned active transportation network;
 - Both options prioritize development of areas that would be connected to the BLAST network and existing transit, though the extent that Option 1 can fulfil this criteria depends partially on which areas are selected for expansion; and,
 - Growth Option 1 is projected to result in 56% of residents and 60.2% of jobs projected to be within 800 m of BLAST corridor and 66% of residents and 68.6% of jobs projected to be within 400 m of the Local HSR network. Option 2 is projected to result in 61.3% of population and 63.5% of jobs within 800 m of BLAST corridor and 77% of residents and 75.3% of jobs within 400 m of the Local HSR network.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 25 of 37

2.7 Complete Communities

Table 11: Summary of How Should Hamilton Grow? Evaluation Results – Complete Communities

Theme	Considerations	Option 1: Ambitious Density	Option 2: No Urban Boundary Expansion
Complete Communities	<p>Does the growth option provide a diverse mix of land uses in a compact built form, with a range of housing options to accommodate people at all stages of life and to accommodate the needs of all household sizes and incomes?</p> <p>Does the growth option improve social equity and overall quality of life, including human health, for people of all ages, abilities and incomes?</p> <p>Does the growth option expand convenient access to an appropriate supply of open spaces, parks, trails and recreation facilities?</p>	 Addresses most aspects of the theme.	 Addresses some aspects of the theme.

Key comments:

- Option 1 plans for planning for a full range of uses in new expansion areas to ensure a range of housing forms, community amenities, and services are provided that will create a complete community;
- Option 1 forecasts a City-wide housing unit growth of 25% single / semi-detached, 25% townhouses, and 50% apartments by 2051. This option allows for a variety of housing options to be developed which could accommodate a variety of households at different stages;
- Option 2 forecasts a City-wide housing unit growth of 9% single / semi-detached, 13% townhouses, and 78% apartments by 2051. The limited percentage of ground-oriented housing options would not provide a full range of housing options. The resulting housing supply could result in a lack of choice for households larger than two persons;
- Option 2 provides a less balanced supply of housing options, offering mostly high density housing choices and limited options for ground oriented housing. The housing mix in Option 2 is not aligned with anticipated market demand and could have negative impacts on access to housing choices and housing affordability;

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 26 of 37

- As Option 1 would require 1,310 ha of new urban land to accommodate growth, open spaces, parks, trails and recreation facilities have the potential to be centralized due to the flexibility of available space within the Expansion Area; and,
- As Option 2 requires no new urban land to accommodate growth, existing open spaces, parks, trails and recreation facilities which are already established within the Urban Area are generally conveniently accessible. Neighbourhood-level park amenities are likely to be more congested due to higher use. In addition, space constraints may limit the supply of new open spaces, parks, trails and recreation facilities, pushing larger recreational facilities (such as sports fields and recreation complexes) to suburban areas, necessitating travel beyond the neighbourhood.

2.8 Agricultural System Theme

Table 12: Summary of How Should Hamilton Grow? Evaluation Results – Complete Communities

Theme	Considerations	Option 1: Ambitious Density	Option 2: No Urban Boundary Expansion
Agricultural System	<p>Does the growth option prioritize development of areas that are non-prime agricultural?</p> <p>Does the growth option avoid, minimize and mitigate impacts on the Agricultural System, including Prime Agricultural Lands classifications 1, 2 and 3?</p> <p>Does the growth option promote healthy, local and affordable food options, including urban agriculture?</p>	 <p>Addresses a few aspects of the theme</p>	 <p>Addresses most aspects of the theme</p>

Key comments:



- The Agricultural Impact Assessment (AIA) prepared by Dillon Consulting provides information on the agricultural classifications and agricultural activity within the whitebelt lands being the Elfrida, Twenty Road East, Twenty Road West and Whitechurch areas;
- All of the of lands outside the existing urban boundary in the whitebelt (2,197.6 ha) include soils with a Canada Land Inventory (CLI) Class 1 to 3 rating, which are considered Prime Agricultural Lands within the AIA Study Area:
 - Class 1: 1,522.4 ha or 69.3%;
 - Class 2: 556 ha or 25.3%; and,
 - Class 3: 119.1 ha or 5.4%;

SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 27 of 37

- Growth Option 1 would require the conversion of up to 1,310 ha of existing Prime Agricultural Lands with CLI Soil Classes ranging from 1 to 3 to accommodate growth. Growth Option 2 would require the conversion of 0 ha of Prime Agricultural Lands to accommodate growth;
- The AIA identifies that there are 149 farm related active infrastructure in the AIA Study Area under Option 1, 24 within the whitebelt areas and 125 within the 1,500 m buffer area; and,
- Based on the AIA, fields within the Urban Expansion Area include crops (corn, soybean, winter wheat and hay), as well as some fallow fields and pasture land. One specialty crop is grown within two orchards (apples), as well as one abandoned orchard (apples). While information regarding active agricultural fields is not available, of the 2,197.6 ha of Candidate Expansion Area, 1,921.4 ha are considered agriculturally viable (meaning a parcel size of greater than 40 ha), and 1,721.4 ha have an existing primary land use of agricultural.

2.9 Natural Heritage and Water Resources Theme

Table 13: Summary of How Should Hamilton Grow? Evaluation Results – Natural Heritage and Water Resources

Theme	Considerations	Option 1: Ambitious Density	Option 2: No Urban Boundary Expansion
Natural Heritage and Water Resources	<p>Does the growth option avoid and protect Natural Heritage Systems as identified by the City and the Growth Plan?</p> <p>Does the growth option demonstrate an avoidance and / or mitigation of potential negative impacts on watershed conditions and the water resource system including quality and quantity of water?</p> <p>Does the growth option promote healthy, local and affordable food options, including urban agriculture?</p>	 <p>Addresses some aspects of the theme.</p>	 <p>Addresses most aspects of the theme.</p>

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**SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should
Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 28 of 37**

Key Comments:

- Option 1 would require the addition of 1,310 ha of new urban land. Option 1 expands impacts of development into a larger portion of the Natural Heritage System, impacting additional natural heritage features and functions. Portions of the Natural Heritage System are located within the potential Expansion Areas, including Core Areas and Linkages:
 - Life Science ANSI and Earth Science ANSI;
 - Significant Woodlands;
 - Environmentally Significant Areas;
 - Wetlands and Streams; and,
 - Greenbelt Natural Heritage System;
- Option 2 carries the risk that existing natural features within the existing Urban Area will be subjected to increased pressures through encroachment, invasive species, reduced buffers, biodiversity degradation and removal of natural areas as a result of the significantly high quantum of development directed to the Built-Up area and existing Designated Greenfield Areas;
- Option 1 has some potential to avoid and protect the City's Natural Heritage Systems on the basis that development will generally be directed away from designated natural heritage features. Under Option 1, the necessary studies will have to be completed to demonstrate the avoidance and protection of Heritage Systems as identified by the City and the Growth Plan, as well as other Provincial policy direction;
- While Sub-watershed Studies have partially been completed (i.e., Phase 1) or fully completed for portions of land associated with the Candidate Expansion Areas, a Sub-watershed Study/Studies would be required to confirm avoidance and / or mitigation of potential negative impacts on watershed conditions and the water resource system; and,
- Under both Options, comprehensive stormwater management would be required to minimize and mitigate negative impacts of urban runoff on water quality and to maximize opportunities for infiltration.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 29 of 37

2.10 Cultural Heritage Theme

Table 14: Summary of How Should Hamilton Grow? Evaluation Results – Natural Heritage and Water Resources

Theme	Considerations	Option 1: Ambitious Density	Option 2: No Urban Boundary Expansion
Cultural Heritage	<p>Does the growth option have the potential to impact cultural heritage resources including designated heritage properties, and can they be conserved?</p> <p>Does the growth option have the potential to impact significant archaeological resources?</p>	 <p>Addresses most aspects of the theme.</p>	 <p>Addresses most aspects of the theme.</p>

Key Comments:

- Within the existing urban area, both of the Options will result in significantly higher levels of intensification than the City has historically experienced, which may result in pressures to redevelop on or adjacent to heritage properties and within cultural heritage landscapes. Opportunities for adaptive reuse of heritage buildings and appropriate redevelopment on or adjacent to heritage properties and within heritage landscapes will need to be considered.
- The pressures noted above are anticipated to be greater under Option 2 which includes 28,000 additional units being developed within the existing urban area, with focus on the City’s nodes and corridors.
- Within the Candidate Expansion Areas (Option 1), there are no known cultural heritage landscapes, individually designated properties, or Ontario Heritage Trust Easements (Part IV).
- Within the existing urban area, both of the Growth Options have the potential to impact areas of archaeological potential. Any future development may also require municipal engagement with Indigenous communities to consider their interests when identifying, protecting and managing cultural heritage and archaeological resources in accordance with Archaeology Management Plan and the Indigenous Archaeological Monitoring Policy.
- Within the Candidate Expansion Areas (Option 1) there is overall archaeological potential adjacent to or within the majority of the Candidate Expansion Areas.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 30 of 37

2.11 Conformity with Provincial Methodology Theme

Table 15: Summary of How Should Hamilton Grow? Evaluation Results – Conformity with Provincial LNA Methodology

Theme	Considerations	Option 1: Ambitious Density	Option 2: No Urban Boundary Expansion
Conformity with Provincial Methodology	Has the growth option been assessed in accordance with the Provincial Land Needs Assessment Methodology to determine the quantity of land required to accommodate growth to the planning horizon?	 Addresses all aspects of the theme.	 Addresses no aspects of the theme.

Key Comments:

- Option 1 is guided by A Place to Grow directions to optimize the use of the existing urban land supply to avoid over-designating lands for future urban development;
- Option 1 embodies strong growth management principles including a transitional intensification target that increases over the planning horizon, higher densities in new greenfield areas, and optimistic expectations for employment; and,
- Under Option 2, nearly 80% of all new households to 2051 would need to be accommodated in apartment units under Option 2, including those for families. Achieving this rate of apartment unit construction is unlikely from a market or demographic perspective. As a result, Option 2 is likely to bring about a shortage of ground-related housing units in Hamilton to accommodate market demand, which conflicts with the objective of the Provincial LNA methodology.

2.12 Overall summary

The evaluation framework is not a scoring tool, rather it is a tool to show the relative advantages and disadvantages of the growth options associated with different themes to develop a rationale for a preferred growth option. In summary, the comparative analysis shows:

- Option 1 Ambitious Density better addressed the Complete Communities and Conformity with the Provincial Methodology Themes;
- Option 2 No UBE better addressed the Growth Allocation, Climate Change, Transportation System, Natural Heritage and Water Resources and Agricultural System Themes; and,

SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 31 of 37

- Both Options equally addressed the Natural Hazards, Municipal Finance, Infrastructure and Public Service Facilities and Cultural Heritage Themes.

3.0 Financing of Growth Options

On January 15, 2020, the following motion was passed at the General Issues Committee:

“That staff be directed to undertake a transportation infrastructure needs assessment for growth areas, as part of the analysis being undertaken as part of GRIDS 2, at an estimated cost of \$150,000, to be funded from Reserve 110324 DC Admin Studies – Hard – Residential (\$94,500) and Reserve 110325 DC Admin Studies – Hard – Non-Residential (\$55,500), with that analysis to:

- (i) Focus on areas of significant change to include, but not be limited to, Upper Stoney Creek;
- (ii) Include the implications of a model whereby major transportation infrastructure is front-ended to occur in advance of major development activity; and,
- (iii) The evaluation of growth options under GRIDS 2 include criteria that reflects the implications of a front-ended infrastructure model.”

Subsections (i) and (ii) of this motion have been addressed within the Background Report on Transportation Criteria, prepared by City of Hamilton Transportation Planning staff, and attached to the How Should Hamilton Grow? Evaluation (attached as Appendix “A” to Report PED17010(o)).

To address Subsection (iii), Watson & Associates prepared a Financing Options Memo as part of the Fiscal Impact Assessment. The Financing Options Memo is attached to the How Should Hamilton Grow? Evaluation (attached as Appendix “A” to Report PED17010(o)). The memo identifies options for financing of growth including the front ended infrastructure model as noted in the Motion, as well as Development Phasing / Staging, Service Emplacement Agreements (similar to frontending but developers pay for infrastructure up front and agree with City to be reimbursed through DC credits or repayment agreement) and Area-specific DCs. Financing options is addressed within the Municipal Finance theme of the evaluation table and the Financing Options memo.

4.0 Staff Recommendation

As per recommendation (b), staff are recommending Council adoption of the Ambitious Density scenario. This recommendation is consistent with the previous staff recommendation from Report PED17010(i) in March, 2021. The recommendation is made on the following basis, and further elaborated below:

SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 32 of 37

1. The Ambitious Density scenario represents an aggressive and forward thinking approach to growth management;
2. The Ambitious Density scenario represents an achievable, albeit challenging, growth management objective; and,
3. The Ambitious Density scenario conforms to the Provincial Growth Plan and the Provincial Land Needs Assessment Methodology.

Discussion of each point is provided below:

1. Ambitious Density scenario represents an aggressive and forward thinking approach to growth management:

The How Should Hamilton Grow? framework provided a thematic comparative evaluation of two growth options: the Ambitious Density scenario and the No UBE scenario. The No UBE scenario better addressed five themes compared to the AD scenario better addressing two themes, with four themes being consistent between the two. The How Should Hamilton Grow? evaluation focused only on the two growth options at the direction of Council arising from the March 29, 2021 GIC meeting.

The Ambitious Density scenario represents only one of the modelled scenarios from the LNA and represents the most aggressive scenario in terms of intensification and greenfield density targets. A side by side comparison, including the No UBE scenario, shows the following:

Table 16: LNA Scenarios - Comparison of Intensification and Density Targets

	Growth Plan Minimum	Increased Targets	Ambitious Density	No Expansion (not modelled in LNA)
Intensification Target	50%	55%	60%	81%
Density Target (new DGA)	65 pjh	75 pjh	77 pjh	n/a
Land Need (ha)	2190	1630	1310	0

Source: Lorus & Associates, Land Needs Assessment Technical Working Paper, 2021 and Addendum, Lorus & Associates, November 2021.

The Ambitious Density scenario represents a middle ground on the spectrum of land need scenarios. Compared to the No UBE scenario, the Ambitious Density scenario results in a land need to accommodate growth. However, compared to the Growth Plan Minimum scenario, which plans for 50% intensification (greater than the City currently averages) and a density target that is greater than the City's current planned density, the Ambitious Density scenario requires significantly less land (2,190 ha vs 1,310 ha respectively). With higher intensification and density targets and lower land need, the Ambitious Density scenario would be preferred over the Growth Plan Minimum and

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 33 of 37

Increased Targets scenario in terms of growth allocations, climate change, agricultural system and natural heritage / water resources themes.

The intensification target which is planned to increase from 50% to 60% to 70% by decade over the planning period represents an ambitious approach to planning for intensification. The City's 10 year average intensification rate from 2011 to 2020 is 39%. Planning for increased intensification and planned density will have the impact of focusing more growth in the existing urban area but still maintaining a balanced approach to future development. This approach has the benefit of creating compact urban growth, aimed at increasing opportunities for active transportation and transit use, and minimizing the consumption of agricultural lands.

The planned density of new communities under the Ambitious Density scenario of 77 pjh is an increase from the current target for Designated Greenfield Areas (DGA) in the UHOP of 70 pjh on non-employment lands and an increase from the planned density of the City's existing DGA lands of 60 pjh. Planning the new growth areas at a higher density will result in new communities being developed with a higher proportion of smaller lot single and semi-detached dwellings and a greater proportion of various medium density housing forms including back to back townhouses, stacked townhouses and other forms of multiple dwellings. Planning for a compact form has many beneficial outcomes, including the development of walkable and active transportation-friendly communities with a range of housing options, accommodating community facilities and other services that support residents and increased housing options.

2. Ambitious Density scenario represents an achievable, albeit challenging, growth management objective:

The City's Residential Intensification Market Demand Study by Lorius & Associates, dated March 2021, has identified 50% as being at the high end of a suitable aspirational intensification target. The Ambitious Density scenario plans for 50% intensification early in the planning period, in keeping with the report findings, and then increases the planned target as the period progresses.

Intensification has long been a planning goal of the City. This goal is reflected in the Nodes and Corridors structure of the UHOP as well as many initiatives within the City, including: two recently approved Secondary Plans in Downtown Hamilton and Centennial Neighbourhood Secondary Plans which encourage the mixed use redevelopment of commercial corridors and areas; the City's Downtown, Transit-Oriented Corridor and Commercial-Mixed Use Zones which allow redevelopment of commercial sites as-of-right; and Secondary Dwelling Units that will be permitted more broadly across the urban area.

Staff note that achieving these high levels of intensification will be challenging. The City, through planning initiatives and other incentives, can provide opportunities for

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 34 of 37

intensification to occur. However, it is the market that drives whether or not a given site is intensified; there are a number of factors that influence market demand, including site characteristics, ownership, economic climate, and the attractiveness of the City as part of the overall region.

It is staff's opinion that achieving the intensification levels as required under the No UBE scenario (81% intensification over the entirety of the planning period) are not realistic considering the conclusions of the Residential Intensification Market Demand report and recent intensification trends.

Progress toward reaching the intensification target under the Ambitious Density scenario will need to be monitored and future adjustments can be made, as necessary.

3. Ambitious Density scenario conforms to the Provincial Growth Plan and the Provincial LNA Methodology:

As noted in the Consultation section of this Report, the Province has provided commentary on both the Ambitious Density and the No UBE growth scenarios. The Province has indicated that the Ambitious Density scenario conforms to the Growth Plan and the Land Needs Methodology. Further, the Province has noted the strong growth management principles that underpin the City's Ambitious Density scenario. The Ambitious Density scenario appears to balance market-demand for different housing types while also implementing an intensification target (60%) and a designated greenfield area density target (77 residents and jobs combined per hectare) which exceeds the targets set out in policy 2.2.2.1 and 2.2.7.2 of A Place to Grow.

The Province has further commented that the No UBE scenario does not appear to conform to the Growth Plan or the Provincial Methodology. The Province has raised concern that the shortfall of available land and ground-related units that could be created as a result of the No UBE scenario may cause forecasted growth to be redirected away from the City of Hamilton into other areas that are less suited to accommodate growth.

Staff note the risk to planning for a growth scenario that is deemed by the Province to not conform to the Growth Plan and Provincial methodology is that the Province will not ultimately approve the City's implementing MCR Official Plan Amendment. Rather, the Province could refuse the Amendment, or make revisions to the Amendment to bring it into conformity without consultation with the City.

For the three reasons noted above, the Ambitious Density scenario should be endorsed by Council and be utilized and incorporated into the GRIDS 2 / MCR process and the development and evaluation of final growth scenarios, as per Recommendation (b) of this Report.

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**SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should
Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 35 of 37**

5.0 Next Steps**5.1 Phasing Analysis**

The next phase of GRIDS 2 / MCR will be the evaluation of where and when the City will grow. As summarized in previous Report PED17010(h), the City's options for where the urban boundary can be expanded are limited to those rural areas that are not within the Greenbelt Plan area (with a small exception for a 10 ha expansion from Waterdown and / or Binbrook). These lands are referred to as 'whitebelt' lands. The City's total developable whitebelt land area for Community Area lands is approximately 1,600 ha (the final developable land area will be determined through future study). Under the Ambitious Density scenario, the City will not require all of the whitebelt lands to be added to the urban area. The projected required phasing of land need by time period is indicated below:

- 2021 – 2031: 305 ha;
- 2031 – 2041: 570 ha; and,
- 2041 – 2051: 435 ha.

Using Parts 3 and 4 of the Evaluation Framework and Phasing Criteria, the phasing analysis of growth will be undertaken to determine where and when the City will grow. Comments received to date regarding expansion requests for lands within the whitebelt areas are summarized in Appendix "E3" attached to Report PED17010(o).

5.2 Waterdown / Binbrook

Growth Plan Policy 2.2.8.3(k) provides particular direction on potential settlement area boundary expansion within the Protected Countryside of the Greenbelt. The policy 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). To allow for evaluation of requests for a minor expansion of the urban boundary from Waterdown or Binbrook, the GRIDS 2 / MCR – Screening Criteria and Evaluation Tool (Waterdown and Binbrook), was prepared and approved by Council in August, 2021.

Any expansion of Waterdown or Binbrook will be netted out from the Ambitious Density scenario, as the total land need required for urban boundary expansion is 1,310 ha, regardless of geographic location.

The utilization of this tool does not predetermine the need for an expansion in either Waterdown or Binbrook or City support for an expansion in either of these areas. Rather, the evaluation will allow Council to make an informed decision regarding

SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 36 of 37

requests that have been received (see Appendix “E3” attached to Report PED17010(o)).

5.3 Final Preferred Growth Option and Public Consultation

Following the completion of the phasing analysis and the Waterdown / Binbrook analysis, staff will request Committee approval to consult with the public and stakeholders on the final preferred growth option to 2051, as per the timeline attached as Appendix “F” to Report PED17010(o). The Final Preferred Growth Option will be presented in April 2022 as per the updated timeline.

5.4 MCR Official Plan Amendment

Implementation of the preferred growth option will occur through the Municipal Comprehensive Review Official Plan Amendment, which is required to be submitted to the Province for approval by July 1, 2022.

Given the uncertainties that exist in planning for a 30-year time horizon, and the irreversibility of any decision to expand the urban boundary, staff will review opportunities for the phased implementation of the GRIDS 2 preferred growth option, in accordance with the phased land need requirements identified in Recommendation (c) of this Report. Consideration of options for identifying growth needs beyond 2031 without formally designating the land as urban at this time will be undertaken (Recommendation (d) of this Report).

Through UHOP policy direction and/or infrastructure phasing policies in the MCR OPA, phasing criteria will be established to identify requirements to be satisfied prior to the next phase of urban boundary expansion occurring (i.e. lands required beyond 2031). Urban boundary expansions could be contingent upon the following requirements, amongst others, to be finalized through the future MCR OPA:

- Achievement of certain performance standards (e.g. minimum intensification and / or density targets within the existing urban area);
- Achievement of city-wide growth targets (eg. meeting a minimum population threshold);
- Requirement for a minimum percentage of residential lands within previously approved expansion area to be developed and / or a minimum percentage of approved units within the previously approved expansion area to be constructed;
- Transit service levels to reach a minimum standard within existing urban area / previously approved expansion area;
- Completion of certain infrastructure and transportation projects / upgrades; and,
- Completion of cost-sharing / financing agreements.

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SUBJECT: GRIDS 2 and Municipal Comprehensive Review – How Should Hamilton Grow? Evaluation (PED17010(o)) (City Wide) - Page 37 of 37

The MCR OPA requires approval by the Province, including the above noted phasing strategy to identify growth needs beyond 2031 without formally designating the land as urban at this time through the MCR OPA.

ALTERNATIVES FOR CONSIDERATION

1. Council may choose not to receive the How Should Hamilton Grow? Evaluation Framework or require revisions to the Framework;
2. Council may choose not to endorse the Ambitious Density growth scenario and instead select an alternative scenario; and,
3. Council may request additional information or consultation prior to selecting a growth scenario.

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.

Clean and Green

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

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

APPENDICES AND SCHEDULES ATTACHED

- Appendix “A” to Report PED17010(o) - How Should Hamilton Grow? Evaluation Framework
- Appendix “B” to Report PED17010(o) - City of Hamilton Land Needs Assessment to 2051 and Addendum
- Appendix “C” to Report PED17010(o) - Mapping and Description of Growth Options
- Appendix “D” to Report PED17010(o) - Policy Review
- Appendix “E1” to Report PED17010(o) - Public comments – How Should Hamilton Grow? Evaluation Framework (August 2021)
- Appendix “E2” to Report PED17010(o) - Public comments – General Comments Received After March 2021
- Appendix “E3” to Report PED17010(o) - Public Comments – Property Specific Requests
- Appendix “F” to Report PED17010(o) - Updated Workplan

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OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

**BOUSFIELDS INC.**

Project No. 1921

September 2, 2021

VIA EMAIL

Heather Travis, MCIP, RPP
Senior Project Manager, Policy Planning
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Mrs. Travis:

**Re: 309-311 Parkside Drive, Waterdown (North Parcel)
Planning Update Letter**

EXECUTIVE SUMMARY

This purpose of this letter is to provide an update to the Planning Rationale Report prepared by The Biglieri Group Ltd. (dated January 2019) (the “Biglieri Report”) submitted in support of the consideration of adding a portion of the lands municipally addressed as 309-311 Parkside Drive to the urban area. Since the submission of the Biglieri Report, a number of policy documents have come into effect including the 2020 Provincial Policy Statement (effective May 1, 2021) and the 2019 Growth Plan for the Greater Golden Horseshoe (effective May 16, 2019, with Amendment 1 effective August 28, 2020). In addition, on August 13, 2021, the City of Hamilton City Council adopted the “GRIDS 2 / MCR Screening Criteria and Evaluation Tool (Waterdown and Binbrook)”.

1.0 SITE & SURROUNDINGS

309 and 311 Parkside Drive, prior to August 2019 encompassed a total area of approximately 26.45 hectares. A Municipal Class Environmental Assessment (“EA”) was completed in 2013 to determine the exact route of a future by-pass corridor (known as the Waterdown East-West By-pass Corridor) that would connect Parkside Drive to the east and Centre Road to the west. In August 2019, the portion of 309 and 311 Parkside Drive planned to accommodate the by-pass was acquired by the City (shown as Parts 1 and 2 on Registered Plan 62R-21243).

This by-pass divided the land into a “north” and “south” parcel. As described on page 5 of the Biglieri Report, the requested urban boundary expansion lands request that

approximately 8.1 hectares of the “south” parcel (the “subject site”) be added to the settlement area of the Urban Hamilton Official Plan (“UHOP”).

The subject site has approximately 235.8 metres of frontage on the proposed by-pass to the north and 40.0 metres of frontage on Parkside Drive.

Figure – Aerial Photo of Site

1.1 Surrounding Area

North of the subject site is the proposed Waterdown East-West By-Pass and “north parcel”. Beyond the “north parcel”, south of Concession 5 East, is Joe Sam’s Leisure Park, which contains multiple baseball diamonds and soccer fields. To the north of Concession 5 East are large rural lots occupied by single detached dwellings along with agricultural cropland.

Immediately east of the subject site is the Waterdown Wetland Trail, a trail that connects Parkside Drive in the south to Joe Sam’s Leisure Park in the north. Closer to Parkside Drive is Alexander Place, a retirement home and agricultural cropland.

Immediately south of the subject site are low-rise residential dwelling and interspersed institutional uses (i.e., places of worship, elementary schools).

To the west of the subject site are low-rise residential dwellings and vacant open space.

2.0 PLANNING POLICY ANALYSIS

The following overview provides a summary of the relevant applicable policies that have come into effect since the Biglieri Report.

2.1 Provincial Policy Statement, 2020

On February 28, 2020, the Ministry of Municipal Affairs and Housing released the Provincial Policy Statement, 2020, which came into effect on May 1, 2020 (the “2020 PPS”).

The PPS provides policy direction on matters of Provincial interest related to land use planning and development. In accordance with Section 3(5) of the Planning Act, all decisions that affect a planning matter are required to be consistent with the PPS. In this regard, Policy 4.2 provides that the PPS “shall be read in its entirety and all relevant policies are to be applied to each situation”.

As compared with the 2014 PPS, which was in-effect at the time of the Biglieri Group, the 2020 PPS includes an increased emphasis on encouraging an increase in the mix and supply of housing, protecting the environment and public safety, reducing barriers and costs for development, and providing greater certainty, and supporting the economy and job creation.

Based on our review of the applicable policies in the 2020 PPS (Policies 1.1.1, 1.1.3, 1.4.3, 1.6, 2.1, 3.1.7) the conclusions contained in Section 4.2.7 of the Biglieri Group which state the requested urban boundary expansion is consistent with the 2014 PPS, remain applicable and the changes made with the 2020 PPS do not alter these conclusions.

It is our opinion the requested urban boundary expansion is consistent with the current 2020 Provincial Policy Statement.

2.2 Growth Plan for the Greater Golden Horseshoe, 2019

On May 16, 2019, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) came into full force and effect, replacing the 2017 Growth Plan for the Greater Golden Horseshoe (GGH). Under Section 7 of the *Places to Grow Act*, all decisions affecting a planning matter must conform with A Place to Grow Plan, 2019.

Many of the policies of the 2019 Growth Plan, as amended, remain the same as in the 2017 Growth Plan; however, amendments were made to policies related to employment lands, settlement area boundary expansions, agricultural and natural heritage systems, intensification and density targets, and “major transit station areas”, among other matters.

Of significance, the planning horizon for the 2019 Growth Plan was expanded from 2041 (the 2017 Growth Plan) to 2051, meaning the City of Hamilton, through the Municipal Comprehensive Review (MCR) process needs to maintain an appropriate land supply for a population of 820,000 and employment for 360,000 by 2051 whereas the 2017 Growth Plan only required to plan for a population of 780,000 and employment for 350,000 by 2041.

The minor textual changes made to Section 2.2.8 which contains policies and criterion related to settlement area boundary expansions do not materially alter the conclusions made in the Biglieri Group which provides that the policies of the Growth Plan support the requested settlement are boundary expansion. It is our opinion the requested urban boundary expansion conforms to the current 2019 Growth Plan.

2.3 Adopted GRIDS 2 / MCR Screening Criteria and Evaluation Tool (Waterdown and Binbrook) August 2021

The City’s GRIDS 2 / MCR Screening Criteria and Evaluation Tool for Waterdown and Binbrook was adopted by City Council on August 13, 2021. To assist the City with evaluation requests to expand the urban boundary in Waterdown and/or Binbrook, an evaluation framework was prepared based on Policy 2.2.8.3(k) in the 2019 Growth Plan. Expansion requests that do not pass all the Phase 1 screening criteria will be excluded from consideration in the second phase of the evaluation. See below an analysis of the Phase 1 screening criteria:

THEME	SCREENING CRITERIA	SUBJECT SITE
Size/Use	Is the proposed expansion area less than 10 ha in size?	✓ Yes, the subject site is 8.1 ha in size
	Is residential development restricted to a maximum of 50% of the expansion area?	✓ Yes, residential development will be limited to a maximum of 50% of the expansion area, while the remaining could be utilized for needed community services/facilities, and/or local commercial uses.
	Is there a demonstrated use / need for the non-residential portion of the expansion area?	✓ Yes, half of the requested expansion (or 4.05 hectares) could easily be utilized for community services/facilities and/or local commercial uses to support the existing surrounding community and proposed expansion area and, given its small size would not create impacts to other similar use areas.
Complete Communities	Does the proposed expansion support the creation of a complete community or the local agricultural economy?	✓ Yes, the subject site is in proximity to existing community services and facilities (i.e., schools, parks, shopping) and will support the achievement of a complete community
	Has it been demonstrated that the proposed uses cannot be reasonably accommodated within the existing urban boundary?	✓ Yes, the City’s Land Needs Assessment, prepared by Lorus and Associates as part of the City’s GRIDS 2 process, has identified a shortfall of community lands needed to accommodate growth to 2051.

THEME	SCREENING CRITERIA	SUBJECT SITE
Servicing Infrastructure	Can the proposed expansion area be serviced by existing water / wastewater systems without impacting future intensification opportunities in the existing urban area?	✓ Yes, as is outlined in the Biglieri Report, the subject site abuts existing watermains and sanitary sewers located along Northlawn Avenue and Summit Drive to the west and Parkside Drive to the south.
Natural Heritage	Does the proposed expansion area avoid the natural heritage system?	✓ Yes, the proposed urban boundary expansion excludes the natural heritage features

Based on the screening above, the subject site satisfies the criteria in Phase 1 and can be considered in relation to Phase 2 (below):

THEME	CRITERIA	SUBJECT SITE
Efficient Servicing	Can the expansion area be efficiently serviced based on existing water / wastewater and stormwater infrastructure?	✓ Yes, the subject site abuts existing watermains and sanitary sewers located along Northlawn Avenue and Summit Drive to the west and Parkside Drive to the south.
Transportation	Does the expansion area align well with existing and planned road and active transportation networks?	✓ Yes, land for the future Waterdown East-West By-pass corridor has already been expropriated and the subject site has potential to connect to the local roads to the west and the Waterdown wetland trail to the east. The site aligns well with existing and planned road and active transportation networks.
	What is the impact of the expansion area on the capacity of the road network?	✓ Yes, a full transportation impact study will be required through the development application process. Given the small area of land proposed for expansion, planned Waterdown East-West By-pass and network of local and collector roads, the subject site is not likely to have a significant impact on the capacity of the planned and existing road network.

THEME	CRITERIA	SUBJECT SITE
Complete Communities	Does the expansion area contribute to the surrounding area's completeness?	✓ Yes, the subject site is in proximity to existing community services and facilities (i.e., schools, parks, shopping) and will support the achievement of a complete community by filling a gap in the neighbourhood with dead end streets (Northlawn Avenue and Summit Drive) that were always planned to continue east.
	Does the expansion area have access to community facilities or address gaps in currently available facilities?	✓ Yes, the subject site is in proximity to a number of community facilities and the subject lands themselves can accommodate any gaps in these facilities.
	Would the expansion area impact the scenic resources of the Niagara Escarpment?	✓ Yes, the subject site would not impact the scenic resources of the Niagara Escarpment given the distance away from the escarpment.
Climate Change	Does the expansion area present any significant opportunities or risks associated with climate change?	✓ Yes, the development of the subject site presents the opportunity for compact urban development within walking distance to several existing facilities such as public schools, shopping area, grocery stores, trails, and parks. It will also provide an opportunity to regenerate and compensate for any environmental lands lost by the By-pass Road.
Natural Heritage and Water Resources	Does the expansion area demonstrate avoidance and / or mitigation of potential negative impacts on watershed conditions?	✓ Yes, as outlined in the Natural Heritage Existing Conditions and Development Constraints Analysis, prepared by Stantec Consulting Ltd., the natural heritage impacts, and boundaries were identified and removed from the proposed expansion area negating any potential impacts on watershed conditions.
	Does the expansion area avoid key hydrologic areas?	✓ Yes, the proposed expansion area does not include the natural heritage or hydrologic features.

THEME	CRITERIA	SUBJECT SITE
	Does the expansion area maintain, restore, or improve the functions and features of the area including diversity and connectivity of natural features and the long-term ecological function of natural heritage systems?	✓ Yes, the proposed expansion area avoids all natural heritage features on the subject site and will be able to improve and compensate for removal of the by-pass road lands on the subject site.
Natural Hazards	Does the Candidate Expansion Area contain any natural hazards?	✓ No. There are no natural hazards on the proposed expansion area.
	Does the Candidate Expansion Area contain a significant amount of hazardous lands that would make the area unfeasible for future development?	✓ No, it is our understanding that there are no hazardous lands on the proposed expansion area.
Agriculture	Does the expansion area minimize / mitigate impacts on the agricultural system, including the agri-food network, to support local food security?	✓ No, there are no agricultural operations on the subject site. In addition, the proposed expansion area could include local commercial uses that serve and/or promote nearby farm operations.
	Does the proposed expansion minimize land fragmentation?	✓ Yes, the proposed expansion area represents a logical expansion and pattern of development given the proposed Waterdown East-West By-pass and extension of existing local roads. This, in our opinion, minimizes land fragmentation as it would fill a gap in the urban boundary.
	Is the proposed expansion in compliance with MDS guidelines?	✓ Yes, there are no livestock operations in the vicinity of the subject site.
Finance	Does the proposed expansion have an unreasonable or unexpected financial impact on the City?	✓ No, the proposed expansion does not have an unreasonable or unexpected financial impact on the City given the adjacency to existing municipal infrastructure and the extensive community facilities that exist in the Waterdown community. Instead, it would add new revenue to the City's tax base while utilizing and optimizing existing infrastructure.

THEME	CRITERIA	SUBJECT SITE
Cultural Heritage	Does the Candidate Expansion Area contain significant cultural heritage resources including designated heritage properties and can they be conserved?	✓ No, the subject site does not contain significant cultural heritage resources as the site is currently vacant.
	Does the Candidate Expansion Area contain significant archaeological resources and can they be conserved?	✓ No. As is outlined on Appendix F-2 of the Rural Hamilton Official Plan, the subject site is not identified as having "archaeology potential".

4.0 ANALYSIS AND CONCLUSION

Based on this review, the requested settlement area expansion is consistent with the 2020 Provincial Policy Statement, conforms to the 2019 Growth Plan for the Great Golden Horseshoe, and largely satisfies the evaluation criteria contained in the Council-adopted GRIDS 2 / MCR Screening Criteria and Evaluation Tool (Waterdown and Binbrook). Therefore, the requested expansion is appropriate and represents good planning.

Yours truly,

Bousfields Inc.



Ashley Paton, MCIP, RPP
 DF/ap:jobs

cc. Client, via e-mail



PLANNING RATIONALE REPORT

309/311 Parkside Drive, Waterdown

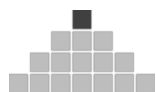
Prepared For: Taras Kulyk, Guido Consoli, and
Sidana Holdings





TABLE OF CONTENTS

	page
1.0 INTRODUCTION	5
1.1 Background	5
1.1.1 Municipal Class Environmental Assessment (Waterdown East-West By-pass Corridor) (2013) ...	5
1.1.2 Coordinated Review of Provincial Plans (2016)	6
1.1.3 Municipal Comprehensive Review (2018)	6
2.0 SUBJECT SITE AND SURROUNDINGS	7
2.1 Subject Site	7
2.2 Surrounding Land Uses	8
3.0 CURRENT LAND USE CONDITIONS & POLICY FRAMEWORK	10
3.1 Current Growth Plan Designation	10
3.2 Current Greenbelt Plan Designation	10
3.3 City of Hamilton Official Plans' Designations	10
3.4 Conservation Authorities	10
3.5 Existing Road Network	19
3.5.1 Waterdown East-West By-Pass Corridor	19
3.6 Existing Municipal Infrastructure System	19
3.7 Existing Natural Heritage System	25
3.7.1 Municipal Class Environmental Assessment Findings	25
3.7.2 Stantec Findings	25
4.0 POLICY ANALYSIS	29
4.1 Overview	29
4.2 Provincial Policy Statement (2014)	29
4.2.1 Building Strong Healthy Communities	29
4.2.2 Settlement Area Expansion	29
4.2.3 Housing	29
4.2.4 Infrastructure	30
4.2.5 Wise Use and Management of Resources	30
4.2.6 Protecting Public Health and Safety	30
4.2.7 Conforming to the Provincial Policy Statement (2014)	30
4.3 Growth Plan for the Greater Golden Horseshoe (2017)	31
4.3.1 Guiding Principles	31



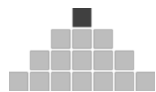
4.3.2	Where and How to Grow	31
4.3.3	Infrastructure to Support Growth	34
4.3.4	Protecting What is Valuable.....	34
4.3.5	Growth Forecasts and Targets	35
4.3.6	Conforming to the Growth Plan for the Greater Golden Horseshoe (2017)	35
4.4	Greenbelt Plan (2017).....	35
4.4.1	Vision and Goals.....	36
4.4.2	Rural Lands	36
4.4.3	Natural System	36
4.4.4	Settlement Areas	37
4.4.5	Infrastructure	37
4.4.6	Boundaries, Schedules and Appendices	37
4.4.7	Amendments to the Greenbelt Plan	37
4.4.8	Conforming to the Greenbelt Plan, 2017	38
4.5	Rural and Urban Hamilton Official Plan's	38
4.5.1	Urban Hamilton Official Plan (Consolidation October 2018, as amended)	38
4.5.2	Rural Hamilton Official Plan (Consolidation October 2018, as amended)	38
4.5.3	Conforming to the UHOP and RHOP	39
5.0	PROPOSED URBAN BOUNDARY EXPANSION	40
5.1	Proposed Growth Plan Designations.....	40
5.2	Proposed Greenbelt Plan Designations.....	40
5.3	Conservation Authorities.....	40
5.4	Proposed RHOP and UHOP Designations	40
5.5	Existing and Proposed Road Network	41
5.6	Existing and Proposed Municipal Infrastructure System	41
6.0	SUMMARY	51

LIST OF TABLES

TABLE 1 – CITY OF HAMILTON POPULATION AND EMPLOYMENT DISTRIBUTION FOR THE GGH TO 2041:	32
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LIST OF FIGURES

FIGURE 1 – CONTEXT MAP OF SUBJECT SITE	7
FIGURE 2 – SURROUNDING LAND USES	9
FIGURE 3 – GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE DESIGNATIONS	11
FIGURE 4 – GREENBELT PLAN DESIGNATIONS	13
FIGURE 5 - CURRENT URBAN & RURAL HAMILTON OFFICIAL PLAN DESIGNATIONS	15
FIGURE 6 – CONSERVATION HALTON & HAMILTON CONSERVATION AUTHORITY REGULATED AREAS....	17
FIGURE 7 – EXISTING ROAD NETWORK AND FUTURE BY-PASS CORRIDOR	21
FIGURE 8 – EXISTING SANITARY & WATERMAIN INFRASTRUCTURE	23
FIGURE 9 – PROPOSED NATURAL HERITAGE SYSTEM BOUNDARY REVISION	27
FIGURE 10 – PROPOSED GREENBELT PLAN DESIGNATIONS.....	43
FIGURE 11 – PROPOSED URBAN & RURAL HAMILTON OFFICIAL DESIGNATIONS.....	45
FIGURE 12 – EXISTING & POTENTIAL ROAD NETWORK WITH FUTURE BY-PASS CORRIDOR.....	47
FIGURE 13 – PROPOSED & EXISTING SANITARY & WATERMAIN INFRASTRUCTURE	49



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1.0

INTRODUCTION

The Biglieri Group Ltd. (“TBG”) has been retained by Taras Kulyk, Guido Consoli, and Sidana Holdings (“Owners”), to prepare this Planning Rationale Report in support of their request for consideration to be included within the urban boundary of the City of Hamilton through the Municipal Comprehensive Review (“MCR”) process. The Subject Site is located at 309/311 Parkside Drive, in the north end of the Community Node of Waterdown.

This Planning Rationale Report reviews the current policy framework of the Provincial Policy Statement (2014) (“PPS”), Growth Plan for the Greater Golden Horseshoe (2017) (“Growth Plan”), Greenbelt Plan (2017) (“GP”), Rural Hamilton Official Plan (Consolidation October 2018, as amended) (“RHOP”) and Urban Hamilton Official Plan (Consolidation October 2018, as amended) (“UHOP”), which govern 309/311 Parkside Drive and the proposed urban boundary expansion.

The report analyzes the existing and planned context of the area and provides justification for the proposed expansion with support from the Natural Heritage Existing Conditions and Development Constraints Analysis prepared by Stantec Consulting Ltd., the Municipal Class Environmental Assessment prepared for the Waterdown East-West By-pass Corridor as part of the Waterdown/Aldershot Transportation Master Plan (“TMP”), and the approved East-West By-pass Corridor (“By-pass corridor”).

The total property area of 309/311 Parkside Drive is 26.45 ha. The lands south of the By-pass corridor (“Subject Site”) are approximately 11.02 ha in size. Stantec has mapped natural heritage features comprising approximately 2.79 ha of the Subject Site. The proposed urban boundary expansion lands will include approximately 8.1 ha of the Subject Site into the settlement area of the UHOP

and redesignate the lands to *Towns/Villages* in the GP. The balance of the lands would remain under their current designations within the Growth Plan, GP, and RHOP.

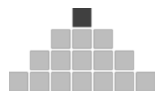
The Subject Site is bisected by the future By-pass corridor which was the subject of a Municipal Class Environmental Assessment to determine the exact route of the proposed right-of-way which connects Parkside Drive to the east and Centre Road to the west. The introduction of a physical division of the lands to make way for the by-pass provides an opportunity to review the current land use designations; in particular to the south of the proposed road.

As the MCR proceeds, a Land Needs Assessment will be developed by City staff in consultation with the public. Criteria for determining Preferred Growth areas will be established to evaluate potential lands for future growth. At that time, additional supporting information may be prepared by the Owners to provide further justification for the Subject Site’s inclusion within the urban boundary to accommodate future growth in the City of Hamilton.

1.1 Background

1.1.1 Municipal Class Environmental Assessment (Waterdown East-West By-pass Corridor) (2013)

The Municipal Class Environmental Assessment (“EA”) completed for the Waterdown East-West By-pass Corridor (“By-pass corridor”) as part of the TMP was concluded in September of 2013. The lands required for the By-pass corridor within the Owners’ property was determined through this EA process. Currently, the City of Hamilton is in the process of acquiring the lands from the Owners’. The detailed environmental study completed in the EA highlighted that the lands are relatively free of significant natural features and that protection would still be afforded to any features through the PPS, local policy and development control.



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1.1.2 Coordinated Review of Provincial Plans (2016)

In 2015, during the Ministry of Municipal Affairs & Housing Coordinated Review of four Provincial Plans (Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, Niagara Escarpment Plan, and the Oak Ridges Moraine Conservation Plan), IBI Group prepared a Planning Justification Report on behalf of the Owners and other adjacent lands in support of a request to have portions of lands south of the proposed Waterdown East-West By-pass Corridor removed from the Greenbelt Plan. The Province did not adopt the requested amendments to the Greenbelt as part of the Coordinated Review.

1.1.3 Municipal Comprehensive Review (2018)

The City of Hamilton is currently conducting an Official Plan Review to bring the UHOP and RHOP into conformity with the new Provincial Plans. In 2006, the City of Hamilton approved the Growth Related Integrated Development Strategy (“GRIDS”) which was an integrated planning process that identified a broad land use structure, associated infrastructure, economic development strategy and financial implications for growth options up until 2031. Currently, the City is conducting a review of GRIDS (“GRIDS 2”) which will be updated for forecasted growth for the next 10 years from 2031 to 2041.

The growth forecasts for Hamilton between 2031 and 2041 are an increase of 100,000 people, and 40,000 jobs. To accommodate this growth, the City may consider an expansion to the urban boundary to provide additional developable lands. An MCR is required through the Official Plan Review process to permit an expansion of the urban boundary. The MCR and GRIDS 2 processes have been combined into one integrated process. As part of this integrated process a Land Needs Assessment will be completed to determine the amount of land required to accommodate the forecasted growth. It is anticipated that the Land Needs Assessment will be complete by the end of 2018.

2.0 SUBJECT SITE AND SURROUNDINGS

The Subject Lands front onto Parkside Drive to the south-east corner (10.57m) and Summit Drive (20.00m) and Northlawn Avenue (20.00m) at the western property boundary. Once completed, the Subject Site will be bisected by the Waterdown East-West By-pass Corridor which may permit an additional vehicular access point(s).

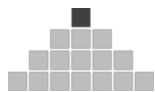
2.1 Subject Site

The Subject Site is located in the north-central area of Waterdown. It is located at the edge of the existing built boundary, bounded by existing low density development to the south and west, a retirement home to the east, and natural heritage and rural lands to the north (Figure 1).

Figure 1 – Context Map of Subject Site



Source: Google Maps, 2018



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2.2 Surrounding Land Uses

The Subject Site is surrounded by low-density residential housing in the form of semi-detached and singled detached dwellings to the east, south, and west (**Figure 2**).

North: The lands immediately to the north are natural heritage features, environmentally protected lands, and agricultural fields.

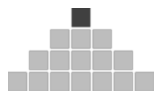
East: Directly east is Alexander Place Retirement Home and agricultural fields.

South: South of the Subject Site is St. James United Church, Mary Hopkins Public School, and existing low-density residential homes.

West: There are low-density residential homes immediately west of the Subject Site. Waterdown Memorial Park is approximately 200m south-west of the lands. Approximately 300m west lies medium-density residential lands in the form of townhomes.

The total property is municipally identified as 309/311 Parkside Drive, Waterdown. The By-pass corridor divides the lands into two sections. **Figure 2** labels the By-pass corridor and lands to the north of it as “Northern Parcel” while the lands to the south are labelled as “Subject Site”.





3.0

CURRENT LAND USE CONDITIONS & POLICY FRAMEWORK

The Subject Site is governed by several layers of policy at the Provincial and local level. The following section will illustrate the current land use designations from the various levels of government, as well as the current site conditions, such as the adjacent road network, infrastructure network, and natural heritage affecting the Subject Site.

3.1 Current Growth Plan Designation

The Subject Site is designated as *Greenbelt Area* in the Growth Plan (**Figure 3**). This designation is governed mainly by the policies of the GP.

3.2 Current Greenbelt Plan Designation

The Subject Site is designated *Protected Countryside* in the GP with the *Natural Heritage System* overlay (**Figure 4**). The *Protected Countryside* designation further identifies the lands as part of the *rural lands* policy area. The *Protected Countryside* designation and *rural lands* policy area permits for recreational, tourism, institutional, resource-based commercial/industrial uses, and a full range of agricultural uses, agriculture-related uses and on-farm diversified uses. The *Natural Heritage System* overlay allows the same permitted uses as *rural lands* and *prime agricultural areas* subject to the *Natural Heritage System* policies.

3.3 City of Hamilton Official Plans' Designations

The RHOP designates the Subject Site as *Rural*. It does not have any *Natural Heritage Features – Core Areas* identified on the Subject Site, but does show the Greenbelt Plan's *Protected Countryside* designation and *Natural Heritage System* on Schedule D of the RHOP. **Figure 5** illustrates the current UHOP and RHOP land use designations for the Subject Site and the surrounding area.

3.4 Conservation Authorities

Both the Conservation Halton and Hamilton Conservation Authority regulate the Subject Site (**Figure 6**). Both CAs are responsible for the protection, restoration, conservation, and management of natural resources in their respective watersheds.



LEGEND







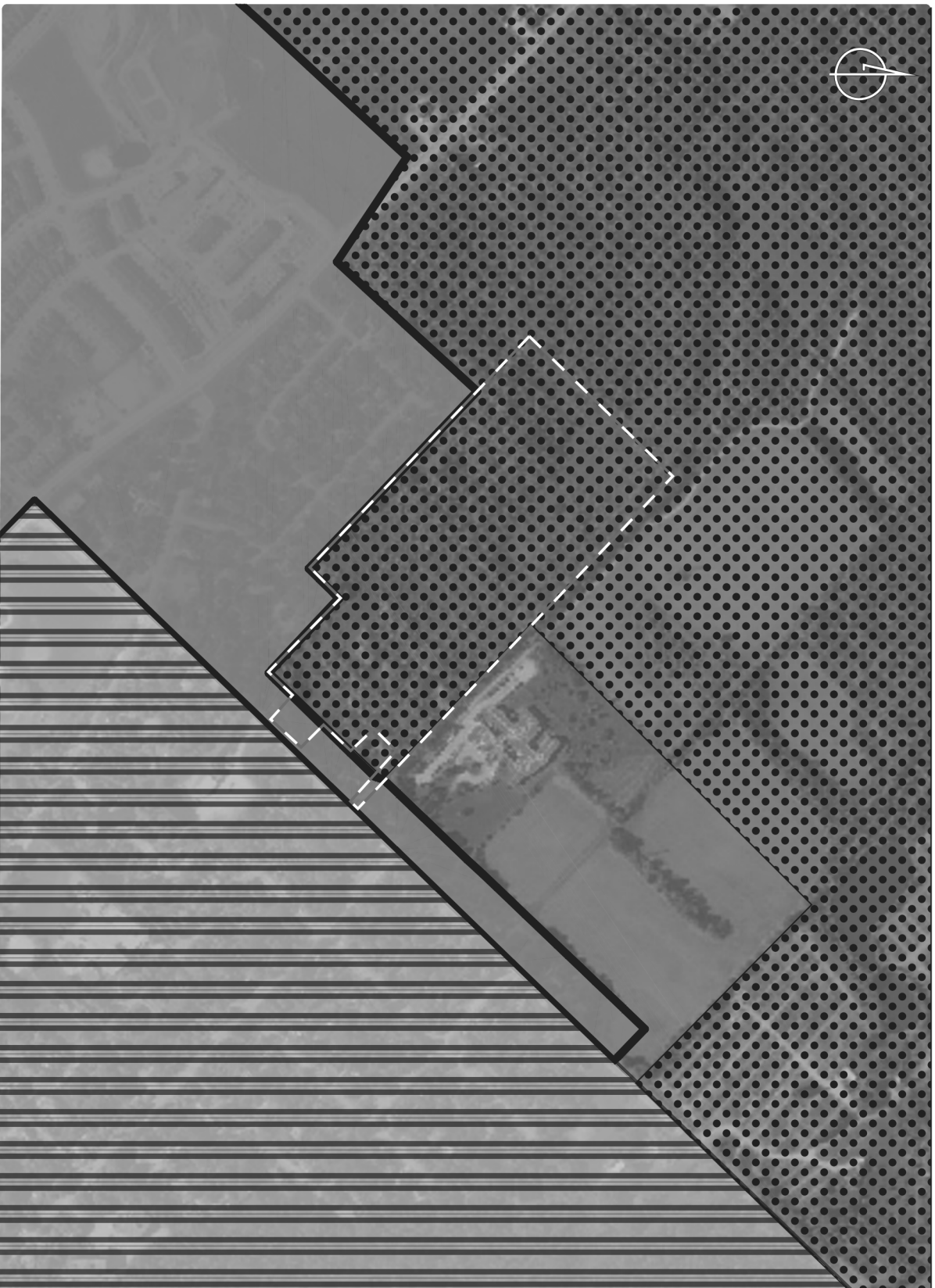
-  Built-Up Area - Conceptual
-  Designated Greenfield Area - Conceptual
-  Greenbelt Area
-  Open Spaces
-  Urban Growth Centres
-  Subject Site

Figure 3
Existing Growth Plan for Greater Golden Horseshoe Designations



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LEGEND






-  Subject Site
-  Protected Countryside
-  Existing Greenbelt Natural Heritage System
-  Niagara Escarpment Plan Area
-  Existing Greenbelt Towns / Villages

Figure 4
Current Greenbelt Plan Designations



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LEGEND

- Existing Urban Boundary
- Subject Site
- Urban Hamilton Official Plan Designation
- Mixed-Use High Density
- Rural Settlement Area
- Rural Area
- Open Spaces
- Neighbourhoods

Figure 5
Current Urban & Rural Hamilton OP Designations

0 5 10 Meters
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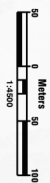
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LEGEND

-  Natural Heritage System
-  ESAs [Hamilton, Halton]
-  Subject Site
-  Conservation Authority Boundary

Figure 6
Conservation
Halton & Hamilton
Conservation
Authority Regulated
Areas



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3.5 Existing Road Network

The Subject Site is adjacent to the existing built-up area of Waterdown. The area has a strong historical grid network with access to east-west (Parkside Drive) and north-south (Centre Street) arterial roads, connecting both ends of the community, as well as to the downtown area of Waterdown.

The Subject Site has direct access to three streets; Parkside Drive, Summit Drive, and Northlawn Road. In addition, the future By-pass corridor bisecting the property provides an opportunity for a fourth access (**Figure 7**).

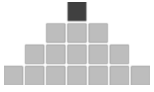
3.5.1 Waterdown East-West By-Pass Corridor

The City of Hamilton has approved the construction of the By-pass corridor through portions of Waterdown and the rural area of Hamilton. This new roadway was subject to a Municipal Class Environmental Assessment as part of the Waterdown/Aldershot Transportation Master Plan, which received approval from the Minister of the Environment in September of 2013.

The By-pass corridor will travel along Parkside Drive from just east of Robson Street to approximately the south-easterly corner of 347 Parkside Drive, then follow a curved, arc-like pattern out to Centre Road just north of Northlawn Avenue (as shown on **Figure 7**). The right-of-way width will be 36m and will produce approximately 45 ha of land east of Center Road and north of Parkside Drive that will no longer be connected to the surrounding rural area.

3.6 Existing Municipal Infrastructure System

The Subject Site is adjacent to the existing built-up area of Waterdown with multiple opportunities for connections to Municipal services; Parkside Drive, Summit Drive, and Northlawn Road (**Figure 8**). There is a 400mm water service line and a 150mm sanitary pipe along Parkside Drive. There is a 400mm water service line and a 150mm sanitary pipe along Summit Drive. There is a 400mm water service line and a 150mm sanitary pipe along Northlawn Drive).



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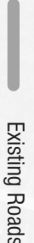
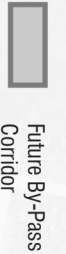
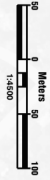
- LEGEND**
-  Subject Site
 -  Existing Roads
 -  Future By-Pass Corridor

Figure 7
Existing Road Network & Future By-pass Corridor



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LEGEND

-  Subject Site
-  Existing Sanitary
-  Existing Watermain

Figure 8
Existing Sanitary
& Watermain
Infrastructure



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3.7 Existing Natural Heritage System

3.7.1 Municipal Class Environmental Assessment Findings

The Municipal Class Environmental Assessment conducted as part of the TMP for the East-West By-pass corridor concluded that:

- The majority of the lands south of the By-pass corridor do not contain any significant natural or aquatic features;
- Mitigation measures proposed for the design of the roadway will ensure no negative impacts to existing features in the area; and
- The location of the By-pass corridor through these lands conforms to the requirements of the Municipal Class Environmental Assessment study process and is appropriate.

3.7.2 Stantec Findings

Stantec Consulting Ltd. (Stantec) was retained by the landowners to undertake a Natural Heritage Existing Conditions and Development Constraints Analysis (September 17th, 2018) to analyze the development constraints of the lands south of the By-pass corridor. Stantec documented the significant natural features on the Subject Site using the relevant provincial and municipal policies and guidance documents.

With respect to all lands between Parkside Drive and the By-pass Corridor, the introduction of the corridor functionally changes the relationship that exists within the surrounding rural areas to the north, including negatively affecting the ability of the lands bi-sected by the corridor to effectively function as a larger scale natural heritage system.

A portion of the lands immediately north of the Subject Site will be expropriated for development of the new Waterdown East-West-By-Pass Corridor. The By-pass corridor will separate the lands to the south that are currently adjacent to the municipal Urban Boundary from rural areas to the north.

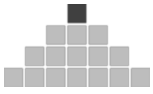
3.7.2.1 Methodology and Field Investigations

Several background documents and information sources were consulted during the preparation of Stantec's report. The Land Information Ontario database and the Rural Hamilton Official Plan (Consolidation October 2018, as amended), natural heritage mapping were reviewed to identify the presence and determine the extent of designated natural features on the Subject Site. The Natural Heritage Information Centre (NHIC) Element Occurrence database was used to identify recent (1980+) records of species at risk and provincially rare species in or near the Subject Site.

Field investigations were conducted to confirm and document natural heritage features on the Subject Site. Investigations consisted of vegetation surveys, wildlife habitat assessments, reptile surveys, amphibian surveys, breeding bird surveys, bat habitat assessments and acoustic surveys, and incidental observations of wildlife. The field investigations were conducted at various times from September 20th, 2017 through to June 29th, 2018.

3.7.2.2 Wildlife Habitat Assessment

There are four categories of wildlife habitat that were assessed for the Subject Site: seasonal concentration areas, rare or specialized habitat, habitat for species of conservation concern and animal movement corridors. The assessment yielded that there were no seasonal concentration areas or rare or specialized habitat identified for the Subject Site. The Subject Site identified two (2) candidates for a habitat for species of conservation concern: Monarch and Eastern Wood-pewee. Stantec has presented that the habitats in which these two (2) candidates reside are not confirmed as significant wildlife habitat. Presence of animal movement corridors is determined once significant amphibian breeding habitat is identified. Amphibian breeding habitat is absent from the Subject Site, therefore, animal movement corridors are also absent.



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3.7.2.3 Species at Risk

Filed investigations documented the presence of endangered bat (*Myotis* species) throughout the Subject Site and are discussed below. Butternut were not recorded during the field investigations completed for Stantec's report. There were no other species that are protected by the endangered species that were document during field investigations. Stantec concludes that the MNRF is responsible for identifying protected habitat under the ESA and consultation with MNRF is required to determine if habitat for endangered bats is present on the Subject Site.

3.7.2.4 Significant Natural Features

Significant natural features include features described by the relevant provincial and municipal policy documents, including the Provincial Policy Statement, 2014, Greenbelt Plan, 2017, and the Rural Hamilton Official Plan (Consolidation October 2018, as amended). Based on the assessment conducted by Stantec, there are five (5) significant natural heritage features present on the Subject Site: Logies Creek Parkside Drive wetland PSW, significant woodland, local natural area – environmentally significant area, City of Hamilton Natural Heritage System – Core Areas, and other wetlands (not evaluated).

The significant natural features noted above are consistent with those documented in the Rural Hamilton Official Plan (Consolidation October 2018, as amended), with some boundary revisions provided by field investigations completed for this report. Based on the findings of Stantec's report, the key natural heritage features occupy approximately 2.79 hectares of the Subject Site. **Figure 9** illustrates the significant natural heritage features present on the Subject Site.



LEGEND



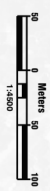
-  Subject Site
-  Proposed Natural Heritage System

Figure 9
Proposed Natural Heritage System Boundary Revision



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4.0

POLICY ANALYSIS

4.1 Overview

The Provincial Policy Statement (2014), Growth Plan for the Greater Golden Horseshoe (2017), Greenbelt Plan (2017), the Urban Hamilton Official Plan (Consolidation October 2018, as amended), and Rural Hamilton Official Plan (Consolidation October 2018, as amended) have been reviewed with regard to the Subject Site. The following is a summary review of the relevant policies governing the Subject Site that support the proposed urban boundary expansion.

4.2 Provincial Policy Statement (2014)

The Provincial Policy Statement (2014), provides overall direction on matters of provincial interest that must be reflected in municipal planning decisions. The PPS was issued under Section 3 of the Planning Act and provides provincial direction in terms of land use planning and development in Ontario. The current PPS document was issued by the Province of Ontario and came into effect on April 30th, 2014. Decisions related to planning matters including Official Plan Amendment applications made under the *Planning Act*, “shall be consistent with” the PPS.

4.2.1 Building Strong Healthy Communities

The PPS encourages efficient land use and development patterns to support healthy, livable and safe communities by promoting efficient development and land use patterns which support intensification and redevelopment within settlement areas to support the objectives for urban growth and efficiency (Policy 1.1.1 and 1.1.2). The PPS states that settlement areas shall be the focus of

growth and development and their vitality and regeneration shall be promoted. Land use within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, efficiently use infrastructure and public service facilities, support active transportation and are transit-supportive (1.1.3.2.a). Further, land use patterns within settlement areas shall provide a range of uses and opportunities for intensification and redevelopment (Policies 1.1.3.2. – 1.1.3.7).

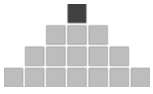
4.2.2 Settlement Area Expansion

The PPS states that a planning authority may allow the expansion of a settlement area boundary only at the time of a comprehensive review and where it is demonstrated that: sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon; 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; the new or expanding settlement area is in compliance with the minimum distance separation formulae; and 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 (Policy 1.1.3.8).

4.2.3 Housing

With respect to housing, Policy 1.4.3 requires for provisions to be made for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents, by:

- Permitting and facilitating all forms of housing and residential intensification;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available;
- Promoting densities which efficiently use land and resources and support active transportation and transit in areas where it exists; and
- Establishing development standards for residential intensification, redevelopment and



new residential development which minimize the cost of housing and facilitate compact form.

4.2.4 Infrastructure

The planning for infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be coordinated and integrated with land use planning so that they are financially viable over their life cycle and available to meet current and projected needs (Policy 1.6.1). In settlement areas, municipal sewage and water services are the preferred form of servicing and intensification and redevelopment within settlement areas on existing municipal sewage and water services should be promoted where feasible (Policy 1.6.6.3). Policy 1.6.7.1 states that “the efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible”. Connectivity within and among transportation systems and modes should be maintained and, where possible, improved (Policy 1.6.7.3).

4.2.5 Wise Use and Management of Resources

Section 2.0 of the PPS addresses the importance of Ontario’s long-term prosperity through the wise use and management of resources. It discusses the importance on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

Policy 2.1 on Natural Heritage features addresses the protection of natural features and areas for the long term. Development and site alteration shall not be permitted in significant wetlands (Policy 2.1.4). Development and site alteration shall not be permitted on adjacent lands to natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (Policy 2.1.8). Further, development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features so that these

features and their related hydrological functions will be protected, improved or restored (Policy 2.2.2).

4.2.6 Protecting Public Health and Safety

Section 3.0 of the PPS addresses the importance of Ontario’s long-term prosperity through directing development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or property damage. Any development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards and/or erosion hazards, a floodway regardless of whether the area of inundation contains high points of land not subject to flooding (Policy 3.1.2). However, development may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where it is demonstrated and achieved that development and site alteration is carried out in accordance with flood-proofing standards, protection works standards, and access standards; vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; new hazards are not created and existing hazards are not aggravated; and no adverse environmental impacts will result (Policy 3.1.7).

4.2.7 Conforming to the Provincial Policy Statement (2014)

It is our professional opinion that the PPS policies and directives are relevant to, and supportive of, the proposed expansion of the Waterdown urban boundary. Through the City of Hamilton's MCR, the settlement area boundary can be expanded to include the Subject Site. The proposed expansion demonstrates that:

- There are multiple potential access points for transportation located at the east end of Northlawn Avenue, south-east end Summit Drive, the north side of Parkside Drive, and potentially the future By-pass corridor;
- There are multiple potential watermain and sanitary sewer infrastructure connections that can be utilized;

- There are no hazardous lands on the proposed expansion area of the Subject Site;
- The analysis conducted by Stantec identifies the boundaries of the *Natural Heritage System*. The future development of the lands will not negatively impact the natural environment; and
- The Subject Site is not identified as Prime Agricultural Lands and will not impact any nearby agricultural operations.

4.3 Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan for the Greater Golden Horseshoe (2017) was approved under the authority of the *Places to Grow Act, 2005* by the Lieutenant Governor in Council of the Province of Ontario, and came into full force and effect on June 16, 2006. The update for the Growth Plan was released on May 18, 2017. It came into effect on July 1, 2017, replacing the Growth Plan for the Greater Golden Horseshoe, 2006. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: direction of where and how to grow, the provision of infrastructure to support growth, and protecting natural systems and cultivating a culture of conservation. The Growth Plan carries forward many of the principles and policies of the PPS relating to transit, land use and conservation.

4.3.1 Guiding Principles

Similar to the PPS, the Growth Plan supports residential intensification and redevelopment within built-up areas to promote transit accessibility and forms of active transportation. Under the Growth Plan, new development in designated settlement areas will be planned, designated, zoned, and designed in a manner that contributes to creating complete communities, appropriate street configuration, densities, and an urban form that supports walking, cycling, and the early integration and sustained viability of transit services. New development will provide a diverse mix of land uses to support vibrant neighbourhoods and create high quality public open spaces with site and urban design standards that support opportunities for transit. There will be the protection and enhancement of natural heritage, hydrologic, and

landform systems, features, and functions (Sub-section 1.2.1).

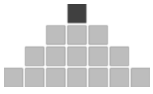
4.3.2 Where and How to Grow

Section 2.1 provides the context for where and how to grow in the Greater Golden Horseshoe (“GGH”). Being a dynamic and diverse area, the GGH is forecast to grow to 13.5 million people and 6.3 million jobs by 2041. The Growth Plan focuses on accommodating forecasted growth in complete communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.

Complete communities support quality of life and human health by encouraging the use of active transportation and providing high quality public open space, adequate parkland, opportunities for recreation, and access to local and healthy food. They provide for a balance of jobs and housing in communities across the GGH to reduce the need for long distance commuting. They also support climate change mitigation by increasing the modal share for transit and active transportation and by minimizing land consumption through compact built form.

Building compact and complete communities, and protecting agricultural lands, water resources and natural areas will help reduce greenhouse gas emissions and ensure communities are more resilient to the impacts of climate change. Better use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas, including urban growth centres and major transit station areas, as well as brownfield sites and greyfields.

Concentrating new development in these areas provides a focus for investments in transit as well as other types of infrastructure and public service facilities to support forecasted growth, while also supporting a more diverse range and mix of housing options. However, to protect public safety and prevent future flood risks, growth should generally be directed away from hazardous areas,



including those that have been identified as Special Policy Areas in accordance with the PPS.

4.3.2.1 Managing Growth

Schedule 3 of the Growth Plan identifies the population and employment forecasts to be used for planning and managing growth in the GGH for a time horizon of up to 20 years, in accordance with the policies in subsection 5.2.4. **Table 1** displays The City of Hamilton's population and employment growth forecasts as per Schedule 3 of the Growth Plan. The City of Hamilton is forecast to grow to a population of 680,000 by 2031, 730,000 by 2036, and 780,000 by 2041. Employment in the City of Hamilton is forecast to growth to 310,000 by 2031, 330,000 by 2036, and 350,000 by 2041.

Table 1 – City of Hamilton Population and Employment Distribution for the GGH to 2041:

Year	Population	Employment
2031	680,000	310,000
2036	730,000	330,000
2041	780,000	350,000

The forecasted growth to the horizon of the Growth Plan is allocated based on directing the vast majority of growth to settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of complete communities (Policy 2.2.1.2.a)). Furthermore, development will be directed to settlement areas and will generally be directed away from hazardous lands (Policies 2.2.1.2.d) and e)).

Through a MCR, upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of the Growth Plan that will be supported by planning for infrastructure and public service facilities, provide direction for an urban form that will optimize infrastructure to support the achievement of complete communities through a more compact build form, and support the environmental and agricultural protection and conservation objectives of the Growth Plan (Policy 2.2.1.3).

The application of the Growth Plan policies will support the achievement of complete communities that features a diverse mix of land uses, improves social equity and overall quality of life, provide a

diverse range and mix of housing options, ensure development of high quality compact built form, an attractive and vibrant public realm, expand convenient access to a range of transportation options, public service facilities, publicly-accessible open spaces, and local food options (Policy 2.2.1.4).

4.3.2.2 Housing

Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will each develop a housing strategy that supports the achievement of the minimum intensification and density targets and policies of the Growth Plan by identifying a diverse range and mix of housing options and densities and establishing targets for affordable ownership housing and rental housing (Policy 2.2.6.1.a)).

This housing plan shall be implemented through official plan policies and designations and zoning by-laws (Policy 2.2.6.1.b)). In the preparation of the housing strategy, municipalities will support the achievement of complete communities of the Growth Plan by planning to accommodate forecasted growth to the horizon of the Growth Plan, to achieve the minimum intensification and density targets, consider the range and mix of housing options and densities of the existing housing stock, and planning to diversify their overall housing stock across the municipality (Policy 2.2.6.2).

Policy 2.2.6.5 states that “when a settlement area boundary has been expanded through a MCR in accordance with the policies in subsection 2.2.8, the new designated greenfield area will be planned based on the housing strategy developed in accordance with policies 2.2.6.1 and 2.2.6.2”.

4.3.2.3 Designated Greenfield Areas

Within designated greenfield areas, development is to be planned, designated, zoned and designed in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services (Policy 2.2.7.1). The minimum density target for designated greenfield areas is to be no less than 80 residents and jobs combined per hectare and will be

measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding natural heritage features and areas, natural heritage systems and floodplains, employment areas, cemeteries, and right-of-way's for electricity transmission lines, energy transmission pipelines, freeways, and railways (Policy 2.2.7.2 and 2.2.7.3).

4.3.2.4 Settlement Area Boundary Expansions

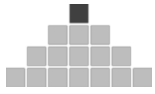
As per Policy 2.2.8.2 of the Growth Plan, a settlement area boundary expansion is only permitted through a MCR, provided it is demonstrated that:

- Based on the minimum intensification and density targets in the Growth Plan and a land needs assessment undertaken in accordance with Policy 2.2.1.5 of the Growth Plan, sufficient opportunities to accommodate forecasted growth to the horizon of the Growth Plan are not available through intensification and in the designated greenfield area within the single-tier municipality;
- The proposed expansion will make available sufficient lands not exceeding the horizon of the Growth Plan, based on the analysis provided in Policy 2.2.8.2.a), while minimizing land consumption; and
- The timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets and other policies of the Growth Plan.

Where the need for a settlement area boundary expansion has been justified as per Policy 2.2.8.2 of the Growth Plan, Policy 2.2.8.3 states that "the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion be based on the following:

- b) There are existing or planned infrastructure and public service facilities to support the achievement of complete communities;
- c) The proposed expansion would align with both a water and wastewater master plan and a stormwater master plan, or equivalents;
- e) Watershed planning or equivalent has demonstrated that the proposed expansion, including the associated servicing, would not

- negatively impact the water resource system, including the quality and quantity of water;
- f) *Key hydrologic areas* and the *Natural Heritage System* should be avoided where possible;
- h) Prime agricultural areas should be avoided where possible;
- i) Settlement areas are expanded in compliance with the minimum distance separation formulae;
- j) Any adverse impacts on agricultural operations and on the agri-food network from expanding settlement areas would be avoided, or minimized and mitigated through an agricultural impact assessment if it cannot be avoided;
- k) Policies of Sections 2 and 3 of the PPS are applied;
- l) The proposed expansion meets the requirements of the Greenbelt Plan and any applicable source protection plans; and
- m) Within the *Protected Countryside* in the Greenbelt Area:
 - i. The settlement area to be expanded is identified as a Town/Village in the Greenbelt Plan;
 - ii. The proposed expansion would be modest in size, representing no more than a 5% increase in geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1st, 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;
 - 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 GP is prohibited".



4.3.3 Infrastructure to Support Growth

Section 3.0 of the Growth Plan describes the importance of infrastructure to developing viable communities in Ontario, economic competitiveness on various scales, quality of life for Ontarians, and the successful delivery of public services. This Plan provides the framework to guide and prioritize infrastructure planning and investments in the GGH to support and accommodate forecasted growth to the horizon of the Growth Plan and beyond. The Growth Plan is aligned with the Province's approach to long-term infrastructure planning as enshrined in the Infrastructure for Jobs and Prosperity Act (2015), and the Municipal Infrastructure Strategy (2012).

The transportation system for the GGH is required to be planned and managed for the safe and efficient movement of goods and people, and to reduce greenhouse gas emissions and other negative environmental impacts. With transit as a first priority for transportation planning and investment, the transit network will support and facilitate improved linkages between strategic growth areas and other areas planned for a mix of uses and transit-supportive densities. Comprehensive and continuous active transportation networks offer a viable alternative to the private automobile for personal travel.

A clean and sustainable supply of water is essential to the long-term health and prosperity of the region. The Growth Plan supports many provincial initiatives by providing direction on watershed-based, integrated water, wastewater, and stormwater master planning and by restricting future extensions of water and wastewater servicing from the Great Lakes.

4.3.3.1 Integrated Planning

The Growth Plan will coordinate infrastructure planning, land use planning, and infrastructure investment to implement its policies and objectives (Policy 3.2.1.1). The planning of new or expanded infrastructure will occur in an integrated manner and will be supported by infrastructure master plans, asset management plans, community energy plans, watershed planning, environmental assessments, and other relevant studies where

appropriate, and should involve the leveraging of infrastructure investment to direct growth and development in accordance with the policies and schedules of the Growth Plan, including the achievement of the minimum intensification and density targets of the Growth Plan (Policy 3.2.1.2 and Policy 3.2.1.2.a)).

4.3.3.2 Transportation

The coordination of transportation system planning, land use planning, and transportation investment will be implemented through the Growth Plan (Policy 3.2.2.1). The transportation system within the GGH will be planned and managed to provide connectivity among transportation modes for moving people and for moving goods, offers a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation and provides for the safety of system users (Policies 3.2.2.2.a), b), and f)). Furthermore, Policy 3.2.2.3 of the Growth Plan states that the design, refurbishment or reconstruction of the existing and planned street network a complete streets approach will be adopted that ensure the needs and safety of all road users are considered and appropriately accommodated.

4.3.3.3 Water and Wastewater Systems

The Growth Plan directs municipal water and wastewater systems to be planned, designed, constructed or expanded in accordance with opportunities for optimization and improved efficiency within existing systems will be prioritized and support by strategies for energy and water conservation and water demand management, and the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in the Growth Plan (Policy 3.2.6.1 and Policies 3.2.6.2.a) and b)).

4.3.4 Protecting What is Valuable

Section 4 of the Growth Plan identifies policies that describes how the GGH contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources. These lands, features and resources are essential

for the long-term quality of life, economic prosperity, environmental health, and ecological integrity of the region. They collectively provide essential ecosystem services, including water storage and filtration, cleaner air and habitats, and support pollinators, carbon storage, adaptation and resilience to climate change.

4.3.4.1 Water Resource Systems

The Growth Plan requires water resource systems to be identified, informed by watershed planning and other available information, and the appropriate designations and policies be applied in official plans to provide for the long-term protection of key hydrologic features, key hydrologic areas, and their functions (Policy 4.2.1.2). The decisions on allocating growth and planning for water, wastewater, and stormwater infrastructure will be informed by applicable watershed planning. The planning for designated greenfield areas will be informed by a subwatershed plan or equivalent (Policy 4.2.1.3).

4.3.5 Growth Forecasts and Targets

Policy 5.2.4.2 states that “all upper- and single-tier municipalities will, through a MCR, apply the forecasts in Schedule 3 [of the Growth Plan] (**Table 1**) for planning and managing growth to the horizon of this Plan”.

Policy 5.2.5.3 of the Growth Plan requires upper- and single-tier municipalities through a municipal comprehensive to delineate a portion of the designated greenfield area that is subject to a specific density target in their official plan.

Policy 5.2.5.8 states that “the identification of strategic growth areas, delineated built-up areas, and designated greenfield areas are not land use designations and their delineation does not confer any new land use designations, nor alter existing land use designations. Any development on lands within the boundary of these identified areas is still subject to the relevant provincial and municipal land use planning policies and approval processes”.

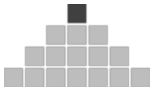
4.3.6 Conforming to the Growth Plan for the Greater Golden Horseshoe (2017)

It is our professional opinion that the Growth Plan policies and directives are relevant to, and supportive of, the proposed expansion of the Waterdown urban boundary. Through the City of Hamilton's MCR, the settlement area boundary can be expanded to include the Subject Site. The expansion would designate the Subject Site as a designated greenfield area and demonstrates that:

- Additional population and employment growth allocated to the Subject Site will contribute to achieving the forecasted growth to the horizon of the Growth Plan;
- Infrastructure services, as identified in Sub-section 3.6 and illustrated in **Figure 8** of this report, are readily available to fully service the Subject Site and support the achievement of complete communities;
- Future residential growth accommodated on these lands can be of a compact built form with a range and mix of housing options and densities that diversifies the overall housing stock in the City of Hamilton;
- The proposed expansion is of a *Town/Village* identified in the GP;
- The proposed expansion would be no more than a 5% increase in geographic size of the settlement area, and would not exceed a maximum size of 10 hectares; and
- The residential portion of the development of the lands added to the settlement area would be no more than 50%.

4.4 Greenbelt Plan (2017)

The Greenbelt Plan (2017) is an overarching strategy that provides clarity and certainty about urban structure, where and how future growth should be accommodated, and what must be protected for current and future generations. Together with the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan, it identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape. The GP designates the



Subject Site as *Protected Countryside* and falls within the *rural lands* policy area. The lands are subject to the GP's *Natural Heritage System* overlay and applicable policies. The settlement area known as Waterdown is identified as a *Town/Village* within the GP.

4.4.1 Vision and Goals

The GP identifies lands in the Greater Golden Horseshoe that protect against the loss and fragmentation of agricultural land and the natural heritage and resources systems that sustain ecological and human health that form the environmental framework around which major urbanization in south-central Ontario will be organized. Furthermore, it provides for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses, and builds resilience to and mitigates climate change (Section 1.2).

The GP outlines several goals for the protection of agricultural viability and the environment, support of culture, recreation and tourism, settlement areas, infrastructure and natural resources, and the integration of climate change considerations into planning and managing growth (Policy 1.2.2.2). By promoting these goals, our urban and rural areas overall quality of life is enhanced. Supporting the achievement of complete communities that promote and enhance human health and social well-being, are economically and environmentally sustainable, moving towards low-carbon communities, with the long-term goal of net-zero communities (Policy 1.2.2.4.c). Provision for the availability and sustainable use of infrastructure and natural resources is critical to the region's social, environmental, economic and growth needs (Policy 1.2.2.5.c).

4.4.2 Rural Lands

The Subject Site is currently located within the *rural lands* of the *Protected Countryside* of the GP. The GP relies on the official plans of the local planning authority(s) to delineate the boundaries of *rural lands* based on provincial mapping and guidance. Policy 3.1.4.3 states that for lands in the policy area *rural lands* in the designated *Protected Countryside*, "settlement area expansions may be permitted into *rural lands*, subject to the policies of Section 3.4".

4.4.3 Natural System

The policies of the Natural System in the GP protect areas of natural heritage, hydrologic and/or landform features. They contribute to conserving Ontario's biodiversity and maintaining the ecological integrity of the Greenbelt. The policies of the GP guide the *Natural Heritage System* to be managed as a connected and integrated *Natural Heritage System*, recognizing how it is connected to and/or supports a broader natural system in, builds up and connects to other natural systems at the GGH scale, and is supported by a multitude of natural and hydrologic features and functions found throughout the Greenbelt (Policy 3.2.1).

Policy 3.2.2.4 states that "the *Natural Heritage System* Policies, including the policies of section 3.2.5, does not apply within the existing boundaries of settlement areas, but does apply when considering expansions to settlement areas as permitted by the policies of [the GP]". While the GP states that expansion of *Towns/Villages* is not permitted into the *Natural Heritage System* (Policy 3.2.2.6), the GP also states that the boundaries of the *Natural Heritage System* may be refined when official plans are brought into conformity with the GP in a manner consistent with the system shown on Schedule 4 of the GP (Policy 3.2.2.5).

The Water Resource System policies apply throughout the *Protected Countryside* of the GP and guide watershed planning to support a comprehensive, integrated and long-term approach to the protection, enhancement or restoration of the quality and quantity of water within a watershed (Policy 3.2.3.2). Decisions on the allocation of growth and planning for water, wastewater, and stormwater infrastructure shall be informed by applicable watershed planning in accordance with the Growth Plan (Policy 3.2.3.4).

Key natural heritage features and key hydrologic features will not be developed, including their respective vegetation protection zones (Policy 3.2.5.1). If there is a development proposal within 120m of a key natural heritage feature within the *Natural Heritage System* or a key hydrologic feature, a natural heritage evaluation or a hydrological evaluation which identifies a vegetation protection zone is required. This zone will identify the sufficient width to protect the key natural heritage feature or

key hydrologic feature and its functions from the impacts of the proposed change and associated activities, before, during, and after construction (Policy 3.2.5).

4.4.4 Settlement Areas

Settlement areas within the GP support and provide significant economic, social and commercial functions to prime agricultural areas and rural lands. Land use patterns within settlement areas shall support the achievement of complete communities that move towards low-carbon communities, with the long term goal of net-zero communities. Specifically, *Towns/Villages* have the largest concentrations of population, employment and development within the *Protected Countryside* and tend to be the central settlement area(s) for their respective municipalities. These *Towns/Villages* are the focus of development and related economic and social activity (Policy 3.4.1).

The Growth Plan, official plans of the local planning authorities and related programs or initiatives govern *Towns/Villages* and are therefore not governed by the policies of the GP (Policy 3.4.3.1). Policy 3.4.3.2 states that “extensions or expansions of services to *settlement areas* within the *Protected Countryside* shall be subject to the infrastructure policies of section 4.2 of [the GP]”.

For upper- or single-tier planning authorities, a *settlement area* boundary expansion may be permitted as part of a MCR under the Growth Plan in accordance with policies 2.2.8.2 and 2.2.8.3 of the Growth Plan (Policy 3.4.3.3).

For the expansion of settlement areas within the *Protected Countryside*, the proposal is required not to extend into the *Natural Heritage System* of specialty crop areas and must maintain the rural and/or existing character of the settlement area (Policy 3.4.5.1).

4.4.5 Infrastructure

Infrastructure needs to be maintained and new infrastructure needs to continue servicing both existing and permitted land uses within the Greenbelt. Existing, expanding, or new infrastructure in the *Protected Countryside* is permitted provided it supports agriculture,

recreation and tourism, *Towns/Villages* and Hamlets, resource use or the rural economic activity that exists and is permitted within the Greenbelt (Policy 4.2.1.1.a).

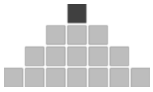
Infrastructure is to be constructed in a way that minimizes the amount of the Greenbelt, and particularly the *Natural Heritage System* and Water Resource System, traversed and/or occupied by such infrastructure (Policy 4.2.1.2.a). Unless it has been demonstrated and established that there is no reasonable alternative, new or expanding infrastructure shall avoid key natural heritage features, key hydrologic features or key hydrologic areas (Policy 4.2.1.2.d). If infrastructure does cross the *Natural Heritage System* or intrude into or result in the loss of a key natural heritage feature, key hydrologic feature or key hydrologic areas, including related landform features, the negative impacts on and disturbance of the features or their related functions must be minimized and, where reasonable, maintain or improve connectivity (Policy 4.2.1.2.e).

4.4.6 Boundaries, Schedules and Appendices

The City of Hamilton is currently in the process of updating their Official Plans to be in conformity with the new Provincial Plans. At the time of municipal conformity, a one-time refinement of the boundaries of the *Natural Heritage System* in the GP is permitted in accordance with section 3.2.2.5 [of the GP] (Section 5.4.2). Section 5.4.2 of the GP further states that the “boundaries of *key natural heritage features* and *key hydrologic features* and any minimum *vegetation protection zones* identified in [the GP] can be undertaken by municipalities and/or conservation authorities when dealing with applications for development under the *Planning Act* or *Condominium Act, 1998* or via a municipal zoning by-law update”.

4.4.7 Amendments to the Greenbelt Plan

As per Section 5.6 of the GP, an amendment to the GP may only be proposed by the Minister of Municipal Affairs, are subject to the approval of the Lieutenant Governor in Council and the amendment(s) shall not reduce the total land area of the Greenbelt plan. An amendment outside the



10-year review is permitted where “the overall effectiveness and integrity of the Plan would be threatened if the amendment were deferred to the next 10-year review” (Policy 5.6.2) or “the effectiveness and/or relevance of the Plan’s policies would be improved through an amendment” (Policy 5.6.3).

4.4.8 Conforming to the Greenbelt Plan, 2017

The GP illustrates the *Natural Heritage System* overlaid onto the entire Subject Site; however, given the development constraints analysis conducted by Stantec, the *Natural Heritage System* has been refined to reflect the actual delineation of the system in the area. Recognizing that the *Towns/Villages* designation of the Greenbelt Plan cannot be expanded into the *Natural Heritage System*, expansion into the lands that have been refined as exclusive of *Natural Heritage Features* is appropriate for re-designation as *Towns/Villages*.

It is our professional opinion that the GP policies and directives are relevant to the proposed expansion of the Waterdown urban boundary and that the proposed expansion demonstrates that:

- The lands identified as Natural Heritage Features in Stantec's analysis will not be fragmented;
- The natural heritage, hydrologic, and/or landform features will be conserved and protected;
- Infrastructure is available to fully service future development on the Subject Site;
- The proposed expansion of the infrastructure would support the *Town/Village*, would not cross the *Natural Heritage System*, and would not result in the loss of key natural heritage, key hydrologic, or landform features;
- The settlement area will support the achievement of complete communities while maintaining the existing character of Waterdown; and
- Development and related economic and social activity will be directed to the *settlement area*.

4.5 Rural and Urban Hamilton Official Plan’s

The Rural Hamilton Official Plan (Consolidation, October 2018 as amended), was approved by the Ministry of Municipal Affairs and Housing on December 24th, 2006. The Urban Hamilton Official Plan (Consolidation October 2018, as amended) as approved by the Ministry of Municipal Affairs and Housing on March 16th, 2011.

4.5.1 Urban Hamilton Official Plan (Consolidation October 2018, as amended)

The UHOP sets the policy framework for decision making over the long-term for the areas identified under the Urban Areas of the UHOP. Its policies set out to protect the environment, manage resources and direct growth in an appropriate manner. The UHOP is under review for conformity to the revised Growth Plan and GP. Furthermore, the urban boundary expansion policies of the UHOP are currently under appeal. The Subject Site is currently outside the UHOP. If the urban boundary is expanded, the Subject Site would become a greenfield site.

4.5.1.1 Residential Greenfield Design

Policies 3.7.5.a), b) and c) state that “new residential development in greenfield areas shall generally be designed and planned to: minimize the impacts on natural heritage features; maintain or enhance public access to trails, bikeways, and parks within these features; [and] preserve or enhance public views to these features”.

4.5.2 Rural Hamilton Official Plan (Consolidation October 2018, as amended)

The RHOP sets out the policy framework for decision making over the long-term for the areas identified under the Rural Areas of the RHOP and UHOP. Its policies set out the vision for the physical development of the City of Hamilton by providing direction for managing long-term

development to achieve social, economic and environmental objectives. The RHOP has not been revised yet to conform to the revised Growth Plan and GP.

The Subject Site is wholly located within the RHOP and borders the northern portion of the urban boundary delineated in both the RHOP and the UHOP. The policies that pertain to the urban boundary are not included in the RHOP (Policy B.2.1.a)). Policies pertaining to the expansion of urban area boundaries are included in the UHOP.

4.5.2.1 Provincial Legislation, Plans and Policies – the Greenbelt Plan

Section 2.3.3 of the RHOP describes the role of the Greenbelt Plan. It states that “the Greenbelt Plan area is a broad band of permanently protected land. The Greenbelt Plan protects agricultural lands from fragmentation and non-agricultural uses protects natural heritage and water resources that are vital to ecological and human health, and allows for other activities typically found in rural areas such as recreation, agriculture, and resource extraction”.

4.5.2.2 Natural Heritage System

Section 2.0 of the RHOP identifies the *Natural Heritage System* to consist of the Greenbelt *Natural Heritage System*, the Greenbelt *Protected Countryside*, and Core Areas within and outside of the Greenbelt Plan Area. It states that “provincial and local planning objectives for the *Natural Heritage System* focus on protecting, and restoring these features and natural functions as a permanent environmental resource for the community”.

The boundaries of the *Natural Heritage System* delineated in the RHOP may go through minor refinements through the submission of an Environmental Impact Statement, watershed study, or other appropriate study accepted by the City without an amendment to this plan, while a major boundary change will be require an amendment to the RHOP (Policy 2.2.3).

Policy 2.2.4 states that “revisions to the external boundary of the Greenbelt Plan *Natural Heritage System* shall not be permitted”.

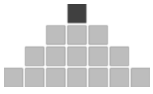
The City is required to undertake an Official Plan amendment to include criteria and mapping changes where there is technical criteria required for the identification of *key natural heritage features* and *key hydrologic features* and any associated *vegetation protection zone* (Policy 2.2.6.c)).

4.5.3 Conforming to the UHOP and RHOP

The Subject Site is wholly located within the RHOP, however, an urban boundary expansion would result in the Subject Site being excluded from the RHOP and added into the Urban Area identified by the UHOP. The City of Hamilton’s MCR will update the RHOP and UHOP to conform to the Growth Plan and the GP.

The proposed expansion would identify the lands as greenfield areas. The specific design elements of a proposed development in greenfield areas will be achieved at a greater level of detail during the planning process.

The proposed expansion of the urban area will provide a minor refinement to the boundaries of the *Natural Heritage System* currently delineated in the RHOP. The key natural heritage features, key hydrologic features, and any associated vegetation protection zone would be protected. The integrity of the *Natural Heritage System* will not be negatively impacted by the proposed urban area expansion.



5.0 PROPOSED URBAN BOUNDARY EXPANSION

This Planning Rationale Report, in conjunction with the Natural Heritage Existing Conditions and Development Constraints Analysis completed by Stantec, the future construction of the Waterdown East-West By-pass Corridor and the respective Municipal Class Environmental Assessment conducted for the Waterdown/Aldershot Transportation Management Plan, proposes several amendments to Provincial and Municipal planning documents.

5.1 Proposed Growth Plan Designations

The Growth Plan would not be changed or affected by the proposed urban boundary expansion.

5.2 Proposed Greenbelt Plan Designations

The Greenbelt Plan *Protected Countryside - Natural Heritage System* designation would remain for the lands identified as Significant Natural Heritage Feature in Stantec's development constraints analysis, however, the proposed expansion area would be re-designated to *Town/Villages* (Figure 10). Schedule 1 and 4 of the GP would include the respective lands as *Towns/Villages*. Lands that have the *Town/Villages* overlay in the *Protected Countryside* are subject to the policies of the Growth Plan and continue to be governed by official plans and related programs.

5.3 Conservation Authorities

The Halton Region Conservation Authority and City of Hamilton Conservation Authority would still regulate the Subject Site after the urban boundary expansion.

5.4 Proposed RHOP and UHOP Designations

The proposed expansion area of the Subject Site would be removed from the RHOP and be incorporated as *Neighbourhoods* on the UHOP's Land Use Designation schedule. Figure 11 illustrates the proposed changes to the RHOP and UHOP.

The *Neighbourhoods* Urban Structure of the UHOP primarily functions as an area of residential uses with complementary facilities and services that intends to serve its residents. Facilities and services included in *Neighbourhoods* may include: parks, schools, trails, recreation centres, places of worship, small retail stores, offices, restaurants, and personal and government services (Policy 2.6.2). The *Neighbourhoods* urban structure shall provide the opportunity to develop a full range of housing forms, types and tenure (Policy 2.6.4), permit a range of commercial uses (Policy 2.6.5), and be regarded as physically stable areas that are compatible with the existing character or function of the neighbourhood (Policy 2.6.7).

The *Neighbourhoods* Land Use Designation are to function as complete communities that includes a full range of residential dwelling types and densities while also containing uses that serve local residents (Policy 3.2.1). As per Policy 3.2.3 of the UHOP, the *Neighbourhoods* land use designation permits the following uses:

- "Residential dwellings, including second dwelling units and housing with supports;
- Open space and parks;
- Local community facilities/services; and
- Local commercial uses".

The scale and design of areas designated as *Neighbourhoods* shall maintain the existing

character of established *Neighbourhoods* (Policy 3.2.4) and are to be designed as safe, efficient, pedestrian oriented, and attractive areas (policy 3.2.5).

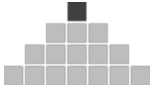
The planning and design of land uses shall contribute to creating a unique and cohesive character in new greenfield communities (Policy 3.7.1). The configuration of streets, trails, and open spaces in these areas shall provide clear and convenient active and vehicular transportation from within the new greenfield community to the adjacent neighbourhood (Policy 3.7.3).

5.5 Existing and Proposed Road Network

The existing road network provides several opportunities to continue the street grid. Access to Summit Drive (west) and Parkside Drive (south) provide two immediate connections to the existing development. A potential access onto the future by-pass to the north would provide a third connection. The exact location of the future road network will be determined as part of a future development proposal. **Figure 12** illustrates a conceptual road network.

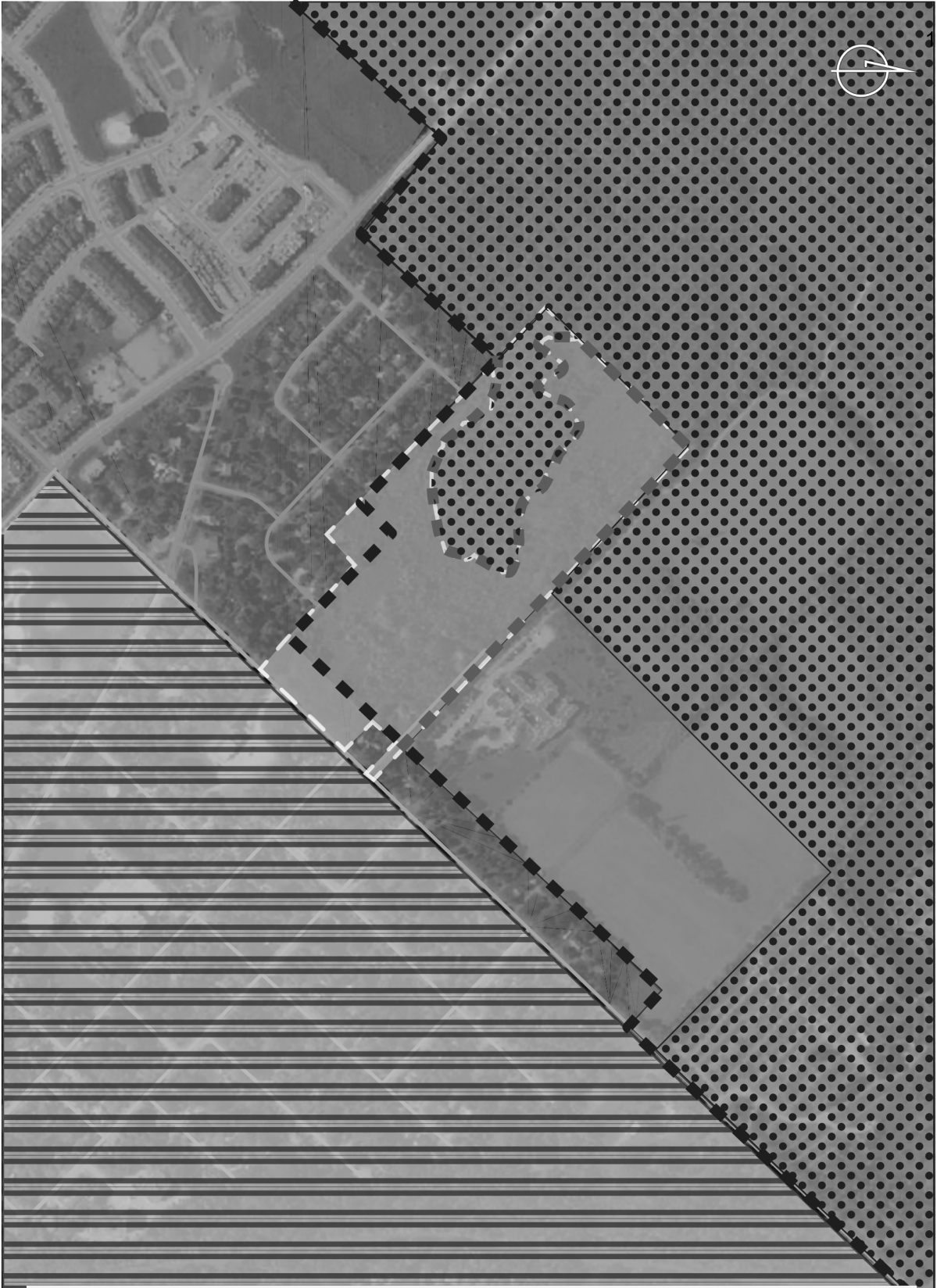
5.6 Existing and Proposed Municipal Infrastructure System

Similar to the road network, access to the existing Municipal Services are available at Summit Drive, Northlawn Drive and Parkside Drive. The appropriate sizing and location will be determined as part of a future development proposal. **Figure 13** illustrates a conceptual sanitary and watermain infrastructure network.



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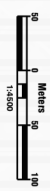
-  Existing Greenbelt Towns / Villages
-  Protected Countryside
-  Proposed Greenbelt Natural Heritage System
-  Niagara Escarpment Plan Area
-  Existing Urban Boundary
-  Proposed Urban Boundary
-  Subject Site









Figure 10
Proposed Greenbelt
Plan Designations



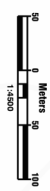
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-  Neighbourhoods
-  Rural Area
-  Open Spaces
-  Mixed-Use High Density
-  Rural Settlement Area
-  Existing Urban Boundary
-  Proposed Urban Boundary
-  Subject Site

**Figure 11
Proposed Urban &
Rural Hamilton OP
Designations**



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-  Subject Site
-  Existing Road
-  Potential Road
-  Future By-Pass

Figure 12
Existing & Potential
Road Network with
Future By-pass
Corridor



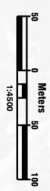
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- LEGEND**
-  Study Area
 -  Existing Sanitary
 -  Existing Watermain
 -  Potential Sanitary
 -  Potential Watermain
 -  Potential Sanitary & Watermain Connection

Figure 13
Proposed & Existing
Sanitary & Watermain
Infrastructure



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6.0

SUMMARY

This Planning Rationale Report is supportive of a proposed urban boundary expansion to the Waterdown settlement area to include lands identified as the Subject Site located at 309/311 Parkside Drive. The report requests the City of Hamilton to include the Subject Site within the urban boundary area of the City of Hamilton through their MCR process.

The MCR will bring the Rural Hamilton Official Plan, office consolidation October 2018, and Urban Hamilton Official Plan, office consolidation October 2018, into conformity with the Provincial Plans. The MCR is required through the Official Plan Review process to permit an expansion of the urban boundary to provide additional developable lands to accommodate future growth.

The City of Hamilton has approved the construction of the East-West By-pass Corridor through portions of Waterdown and the rural area of the City of Hamilton that bisects 309/311 Parkside Drive. This By-pass corridor was subject to a Municipal Class Environmental Assessment as part of the Waterdown/Aldershot Transportation Master Plan, which received approval from the Minister of the Environment in September of 2013. The EA findings concluded that the majority of the lands south of the By-pass corridor do not contain any significant natural or aquatic features and mitigation measures have been proposed for the design of the roadway to ensure no negative impacts to existing features in the area would occur.

Stantec Consulting Ltd. prepared a Natural Heritage Existing Conditions and Development Constraints Analysis, dated September 17th, 2018, to analyze the development constraints on the lands located south of the By-pass corridor on 309/311 Parkside Drive. Stantec's findings refines the boundaries of the lands currently mapped as *Natural Heritage System* and have proposed a

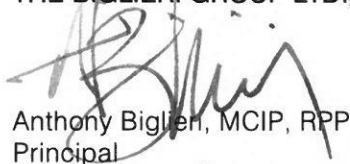
detailed delineation of said system to be used as the proposed expansion to the urban boundary. The Natural Heritage System would not be fragmented by the proposed expansion to the urban boundary. The natural heritage features would be protected and there would be no significant loss to the integrity of the Natural Heritage System.

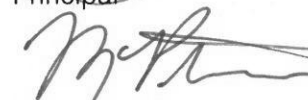
Access to existing municipal infrastructure is available to the Subject Site. There are three (3) potential access points: Parkside Drive, Summit Drive, and Northlawn Road. Each access point has the ability to provide sufficient transportation, watermain, and sanitary pipe infrastructure. An additional access may be available to the future By-pass corridor.

Growth forecasts for the City of Hamilton between 2031 and 2041 increase the population by 100,000 people and 40,000 jobs. The additional population and employment growth that may be allocated to the Subject Site will contribute to achieving the forecasted growth to the horizon of the Growth Plan for the Greater Golden Horseshoe, 2017. The proposed expansion would be no more than a 5% increase in the existing geographic size of the settlement area and would not exceed the maximum size of 10 hectares.

It is our professional opinion that the proposed urban boundary area expansion is a logical expansion of the Waterdown settlement area boundary and is supported by the policies of the Provincial Policy Statement (2014), Growth Plan for the Greater Golden Horseshoe (2017), Greenbelt Plan (2017), Rural Hamilton Official Plan (Consolidation October 2018, as amended) and Urban Hamilton Official Plan (Consolidation October 2018, as amended).

Respectfully submitted,
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