



Hamilton

WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

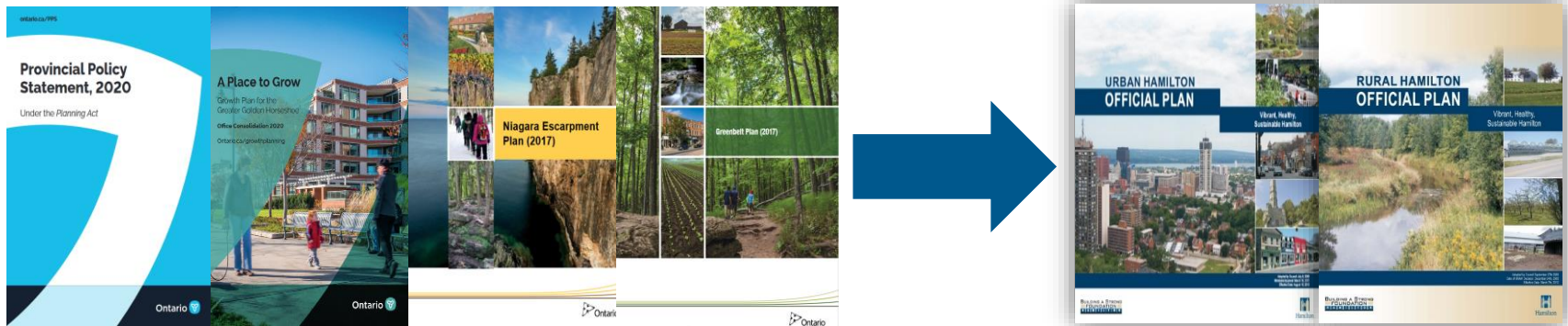
**Report PED21067(c) – Municipal Comprehensive Review /  
Official Plan Review – Phase 1 – Minister’s Decision for  
UHOPA 167 and RHOPA 34**

November 29, 2022

Presented by: Lauren Vraets

## Background

- Municipal Comprehensive Review (MCR)
  - Requirement of the Growth Plan for the Greater Golden Horseshoe.
  - Updates to Official Plans to ensure conformity with Provincial land use policies.
  - Ministerial Approval of Official Plan Amendments.



## Background



- Planning for Population and Employment growth to 2051 (820,000 people, 360,000 jobs)
- Growth options for accommodating increased population and jobs
- No Urban Boundary Expansion growth scenario approved by Council November 2021.
- UHOPA 167 and RHOPA 34 policy changes included conformity related updates
- Council approval on June 8, 2022

## MMAH Decision on OPA 167 and OPA 34

- Notice of Decision issued on November 4, 2022
- OPA 167 approved with 77 additional modifications
- OPA 34 approved with 25 additional modifications
- Minister's decision is final and not subject to appeal
- Approved amendments and MMAH modifications are now in effect
- List of MMAH modifications found in Appendix A and B to Report PED21067(c)

## Details of OPA 167 and OPA 34 MMAH Modifications

- Modification to Urban Boundary
  - Amendments reflect Provincial focus on developing more housing in major cities across Ontario
  - Addition of 2,202 gross hectares of land to the City's Urban Boundary as "Urban Expansion Area – Neighbourhoods" and "Urban Expansion Area – Employment"
  - All mapping in the UHOP and RHOP to be updated to reflect addition of Urban Expansion Areas
  - Expansion Area lands are along Twenty Road West, Twenty Road East, Garner Road East, Elfrida area and White Church area



## Details of OPA 167 and OPA 34 MMAH Modifications

- Rural Modifications – OPA 34
  - Primarily mapping changes to align with urban expansion area in UHOP
  - Removal of reference to a firm urban boundary
  - Designation changes from Agricultural, Rural and Specialty Crop Area only allowed for expansions to the urban boundary

## Details of OPA 167 and OPA 34 MMAH Modifications

- Modifications to Employment Conversions
  - Conversion of 1400 South Service Road, Stoney Creek from Employment Area – Business Park to Mixed Use – High Density (7 hectares)
    - Request for conversion reviewed through PED17010(k)(p)(r)
  - Conversion of 128 Tope Crescent, Hamilton from Employment Area – Industrial Lands to Neighbourhoods (0.1 hectare)
    - Not reviewed previously



## Details of OPA 167 and OPA 34 MMAH Modifications

- Modifications to Urban Structure
  - BLAST network routes to accommodate high density
  - Location of Major Office (+4,000 sq. meters) and major institutional uses to all Nodes, Corridors, and MTSA's
  - Community Nodes – lands designated Mixed Use Med. Density to be permitted to have up to 8 storeys and density exceeding 150 units per hectare, notwithstanding any secondary plan policies. Removal of exception for Ancaster Community Node to have a lower density target of 50 persons and jobs / hectare.
    - OPA 167 established density target of 150 persons and jobs/ hectare for Community Nodes

## Details of OPA 167 and OPA 34 MMAH Modifications

- Modifications to Residential, Built-form and Operational policies
  - Secondary Dwelling Units – Detached noted as permitted on any lot containing a single, semi-detached, or townhouse dwelling
  - Removal of 30 storey height limit for High Density Residential areas in the Neighbourhoods Designation
  - Modifications related to supportive/operational policies for employment areas and retail, transportation, cultural heritage, and hazard lands were included and represent the province's preferred wording for these policies

## Details of OPA 167 and OPA 34 MMAH Modifications

- Modifications to Contaminated Sites policies
  - Removal of requirement for documentation of past use of a property where there may have been contamination
  - Removal of policy stating that the City will identify other circumstances where there may be a need for a record of site condition (age of building, off-site contamination)

## Implementation

- Residential zoning revisions completed in August 2022 are now in effect
- Updates to text and all mapping of Urban and Rural Hamilton Official Plans
- Staff in Sustainable Communities section and Zoning and Committee of Adjustment working to bring planning documents up to date with Minister's modifications
- Coordinated meetings between divisions and departments to be undertaken to discuss the modifications and the implications for implementation
- Follow up report to Planning Committee regarding coordinated implementation



Hamilton

THANK YOU