



Hamilton

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

**Report PED22213 - Proposed Amendments to the
Greenbelt Plan - ERO Postings 019-6216 and 019-6217 -
City of Hamilton Comments**

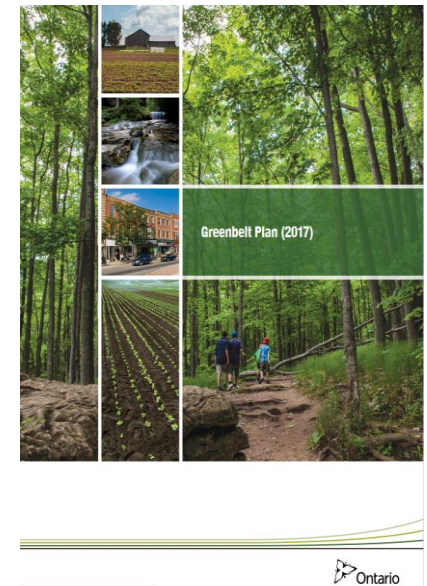
November 29, 2022

Presented by: Heather Travis

Background

On November 4, 2022, the following postings were placed on the Environmental Registry of Ontario (ERO):

- ERO 019-6216: Proposed Amendments to the Greenbelt Plan; and,
- ERO 019-6127: Proposed Amendments to the Greenbelt Area Boundary Regulation.



Approximately 7,400 acres of lands are proposed for removal from the Greenbelt Plan to facilitate housing development, of which 1,960 acres are located in Hamilton.

Background

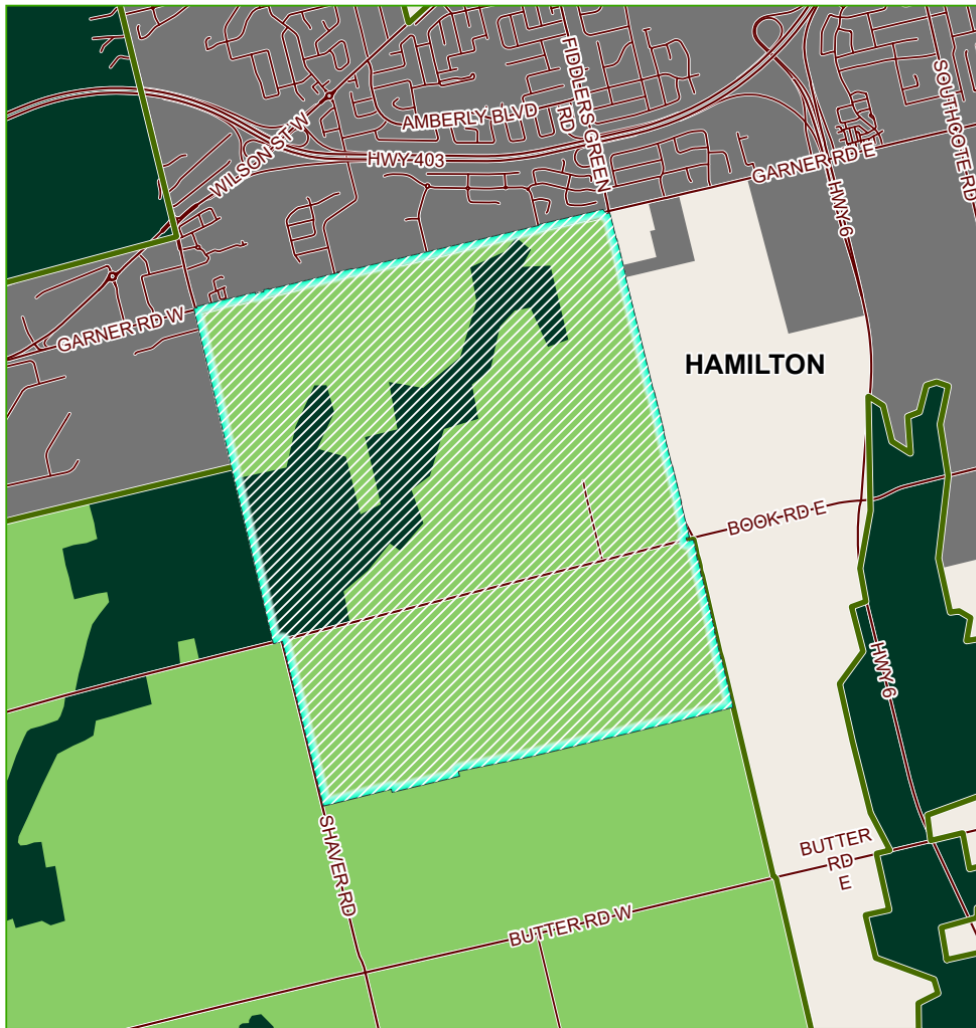
The ERO Postings note:

- The proposal supports the goals of the Province to build 1.5 million homes over the next 10 years
- The lands would be expected to develop with housing in the very short term, with significant process to be made on approvals and implementation by end of 2023, and construction beginning no later than 2025
- The necessary infrastructure required for the developments would be upfronted by proponents
- If development does not start in a timely manner, the lands could be returned to the Greenbelt Plan

Criteria for Removal of Lands

- Greater than 1:1 offset must be achieved to ensure overall Greenbelt expansion;
- The lands are adjacent to existing settlement areas;
- The lands are adjacent to the edge of the Greenbelt area boundary;
- The lands have the potential ability to be serviced in the near-term with local infrastructure upgrades to be entirely funded by proponents; and,
- The lands proposed for removal have the characteristics that would enable housing to be built in the near-term.

Proposed Greenbelt Removal Sites



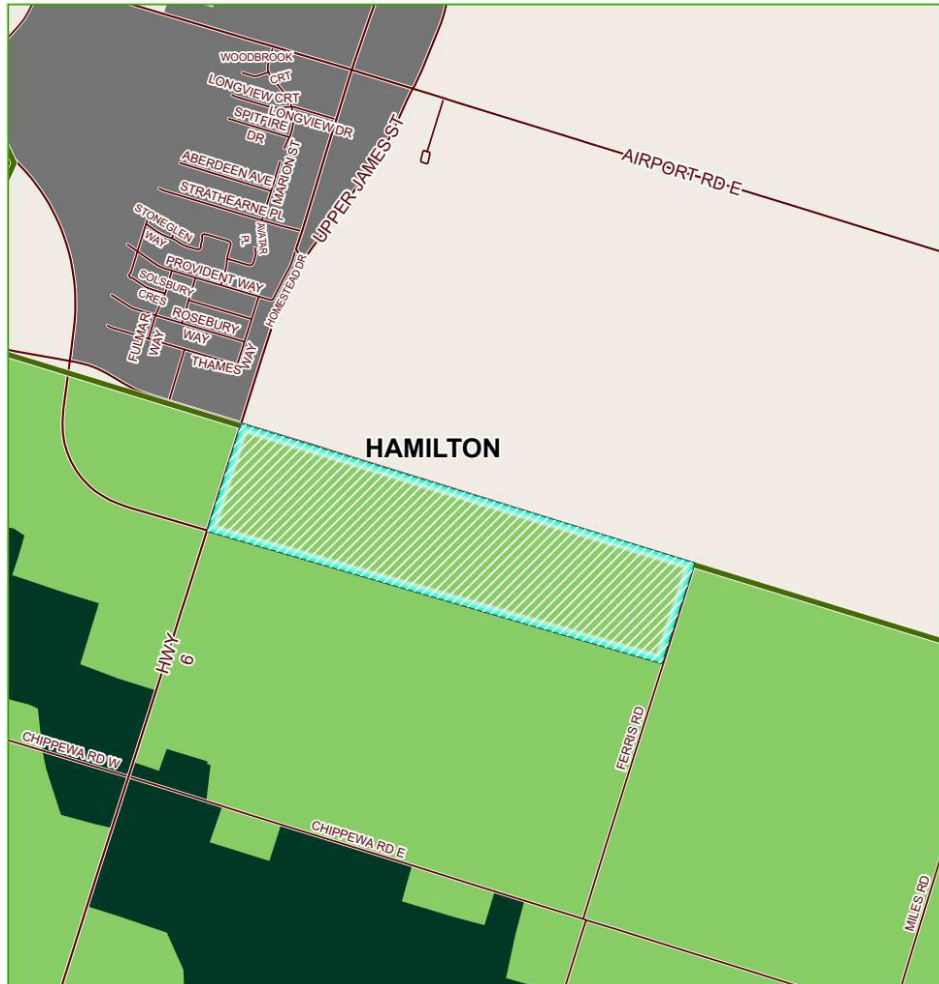
Land located in Ancaster:
south of Garner Road
West, west of Fiddlers
Green Road, east of
Shaver Road in the vicinity
of Book Road

Land area:

727 gross ha (1,795 ac)

542 net ha (1,340 ac),
excluding natural heritage
features

Proposed Greenbelt Removal Sites

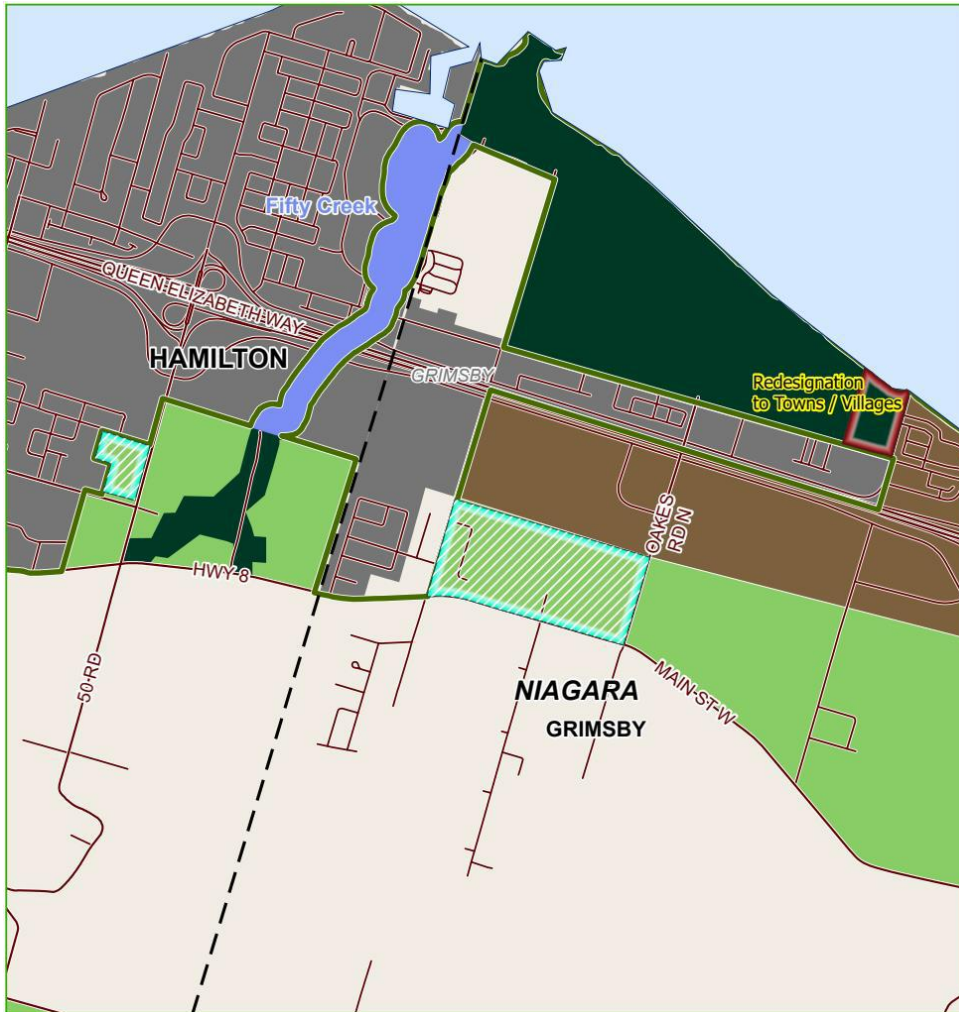


Land located south of White Church Road East, west of Miles Road, north of Chippewa Road East, east of Upper James Street

Land area:

64 ha (158 ac)

Proposed Greenbelt Removal Sites



Land located in Stoney Creek at 331 and 339 Fifty Road (northwest corner of Barton St and Fifty Road)

Land area:

4 ha (10 ac)

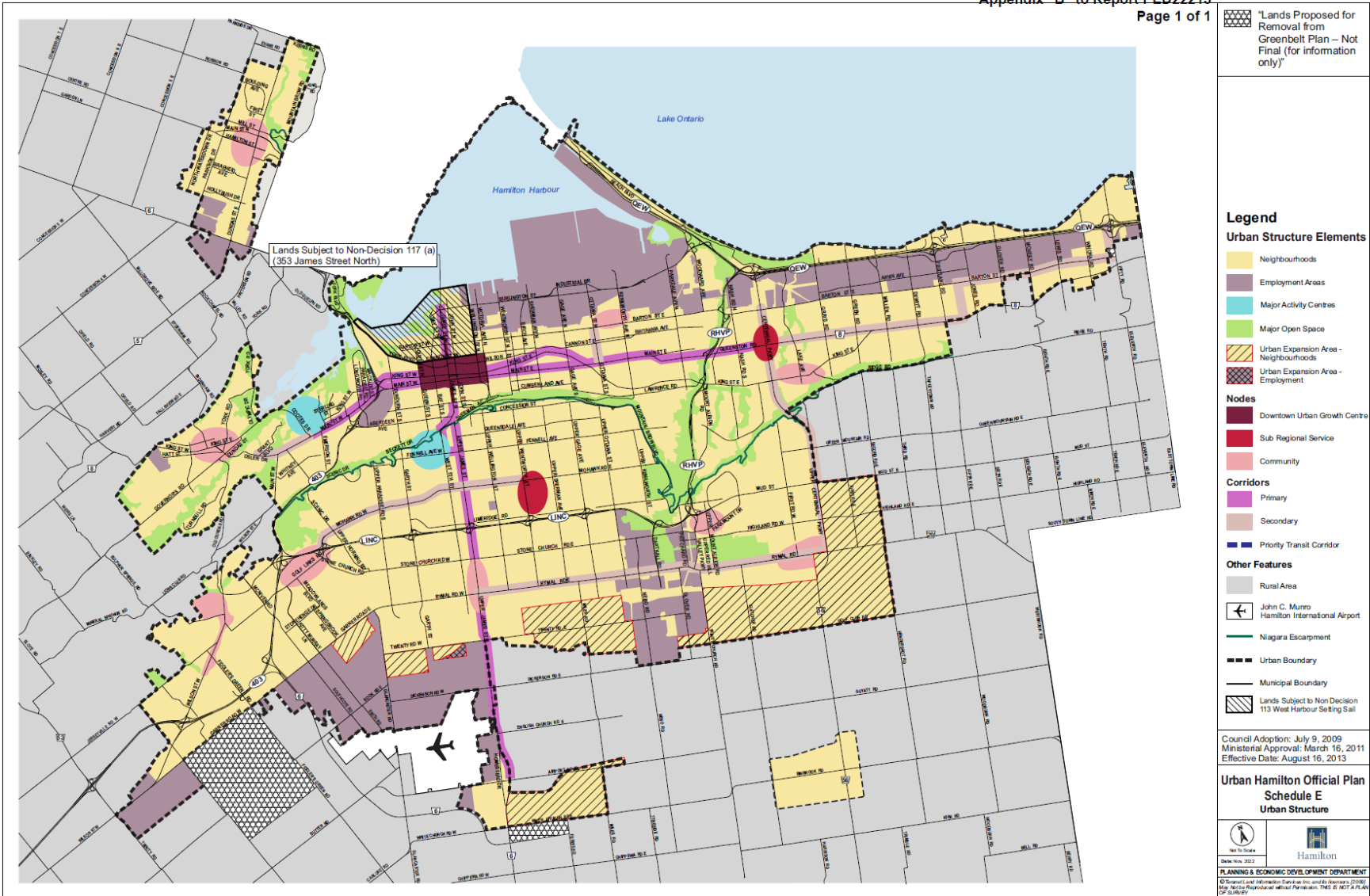
Note: map also identifies Land in the Town of Grimsby, south of the GO rail line, west of Oakes Road North, north of Main Street West, east of Kelson Ave North

Staff Recommendation

Staff are not supportive of the removal of any lands from the Greenbelt Plan for the following reasons:

1. The City does not require additional lands to accommodate residential growth.
2. Removal of lands from the Greenbelt Plan is inconsistent with the vision of the Greenbelt Plan.
3. Many questions remain unanswered about the timing, phasing and financing of future development on the removal lands.
4. There are servicing, transportation, planning and natural heritage concerns with the proposed removal sites.

1. The City does not require additional lands for housing



2. Removal of lands is inconsistent with vision of the Greenbelt Plan.

- The vision of the Greenbelt Plan includes providing permanent protection to the natural heritage and water resource systems that are crucial to sustain ecological and human health and building resilience to and mitigating climate change.
- Further, the Greenbelt Plan protects against the loss and fragmentation of the agricultural land base and supports agriculture as the predominant land use.

3. Timing, Phasing and Financing Questions

1. Staff question the ability of the proposed removal sites to develop for housing in the short term.
2. Phasing of development in relation to the Provincial-approved Urban Expansion Areas is not clear.
3. It is not known how or when the lands would be added to the Urban Area in the future.
4. Financing is meant to be upfronted by proponents, but many development costs are not addressed (costs to complete studies, retain consultants etc). Staff resources would need to be allocated in terms of plan review, project management, construction and inspection.

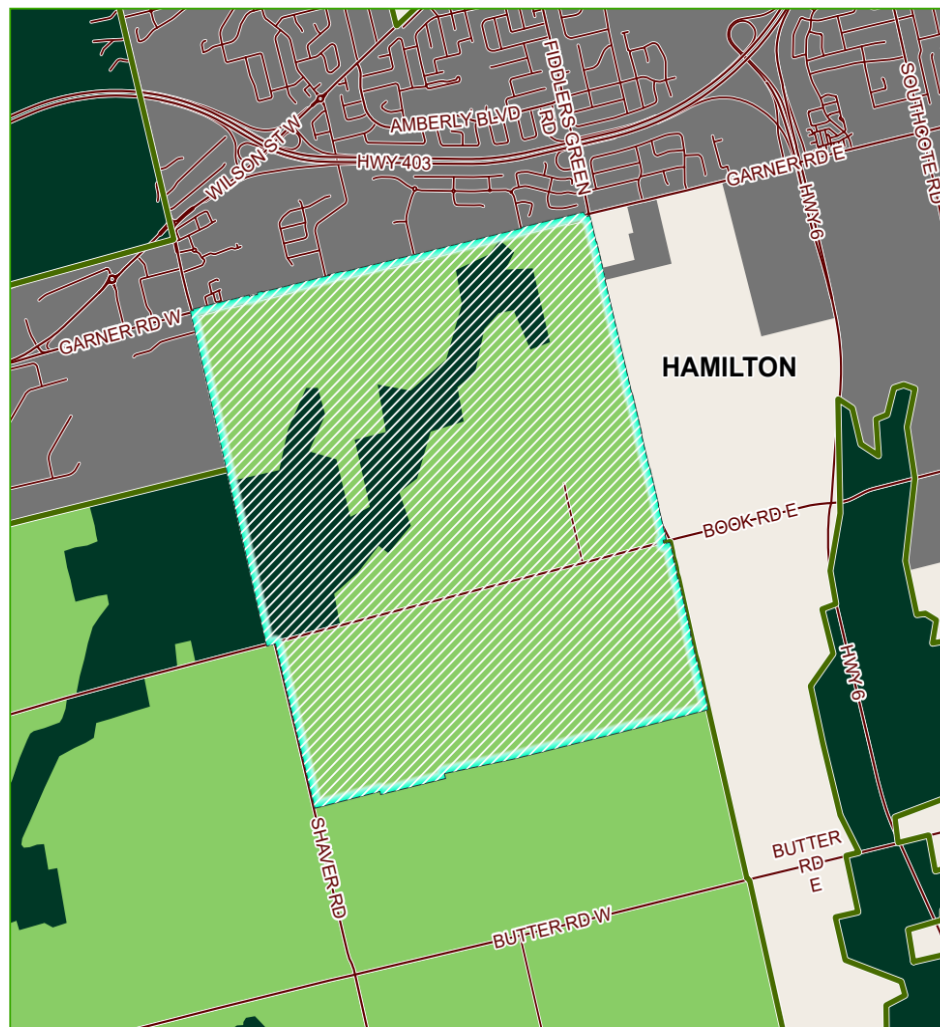
4. Site specific concerns

Staff undertook a preliminary review of proposed removal sites in relation to the following criteria from the Province:

- The lands have the potential ability to be serviced in the near-term with local infrastructure upgrades to be entirely funded by proponents; and,
- The lands proposed for removal have the characteristics that would enable housing to be built in the near-term.

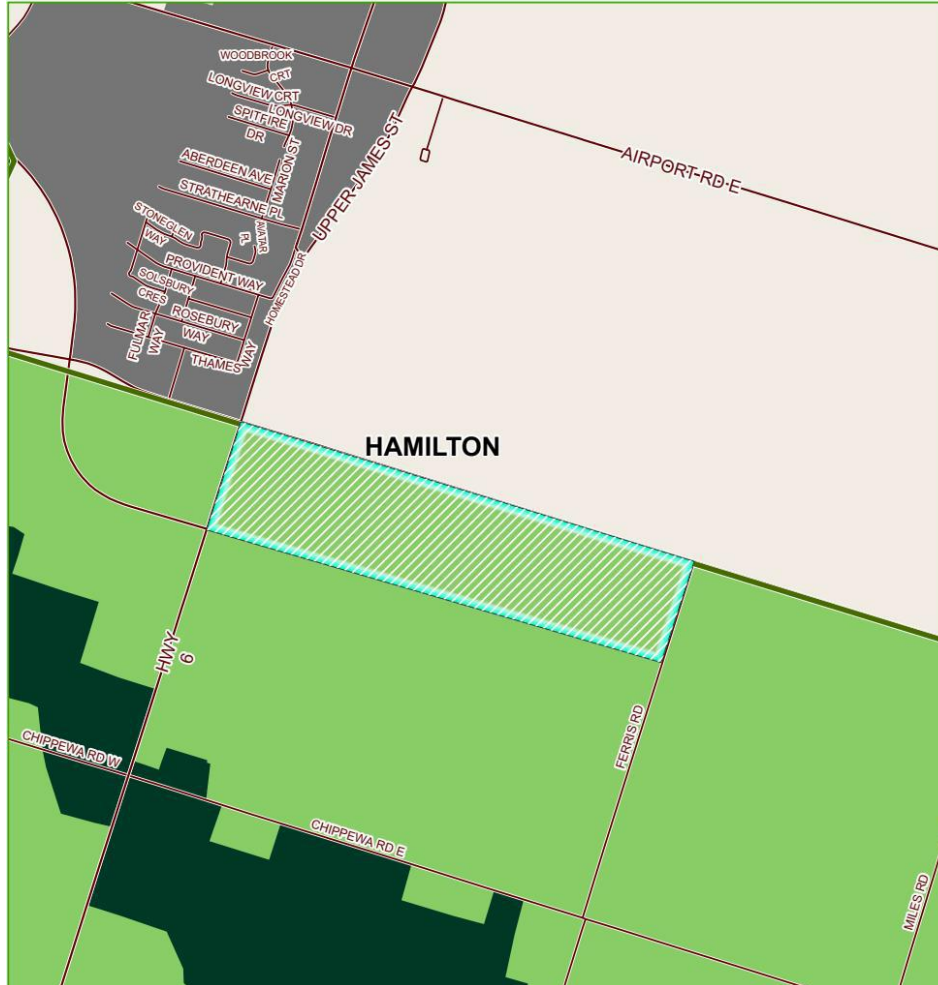
In summary, the staff review found that the lands proposed for removal in the vicinity of Book Road and Whitechurch Road do not meet these criteria.

4. Site specific concerns – Book Road area



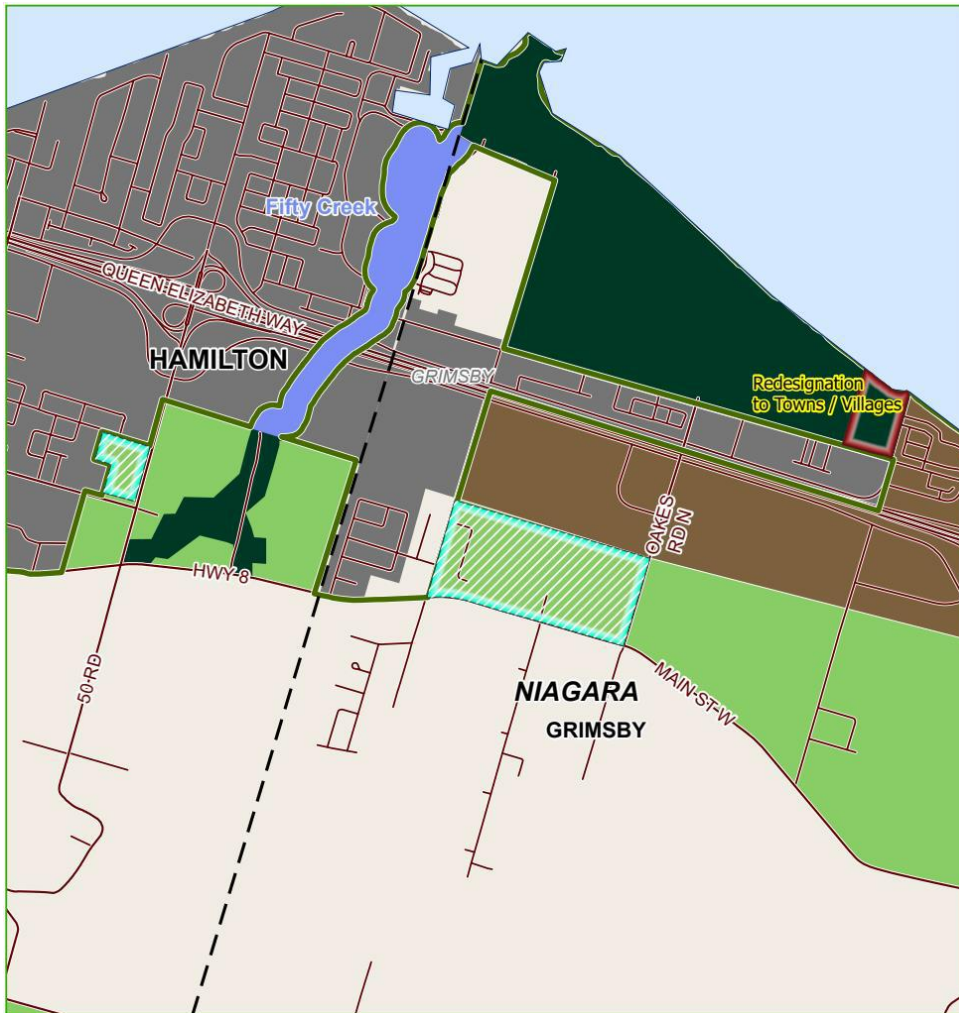
- Input regarding water servicing and wastewater capacity needs to be determined through Master Plan
- Urbanization of Garner Road West and Fiddlers Green required
- Wetlands, Watercourses, Significant Woodlands, Environmentally Significant Area, Potential Species at Risk Habitat, Potential Significant Wildlife Habitat, Linkage are located in the area
- Approximately two-thirds of the area is located above the 28 Noise Exposure Forecast (NEF) contour therefore prohibiting residential development

4. Site specific concerns – Whitechurch area



- Input regarding water servicing and wastewater capacity needs to be determined through Master Plan
- Lands are not well connected to existing transportation systems for transit and active transportation; lands are outside of transit service area
- This area supports Core Areas (Key Hydrologic Features-Streams)
- Lands are connected to the Mount Hope settlement area but disconnected from the remainder of the urban area, and separated by rural lands which will not develop for urban uses in the near term.

4. Site Specific Concerns – Fifty Road area



- Development of Fifty Road lands may exacerbate transportation challenges on Fifty Road furthering the need for requiring upgrades including additional lanes and active transportation facilities
- Development of the lands located in Grimsby to the east of Fifty road for housing could result in transportation impacts at Fifty Road.

City Comments

The commenting period for the two postings ends on December 4, 2022.

Staff comments on the ERO Posting have been provided in advance of the commenting deadline.

Today's Report and any revisions made at Council will be forwarded to the Province as additional comments on the proposed amendments.



Hamilton

THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE