



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

March 21, 2023

Implementing OPA 167 – Secondary Planning Strategy for Urban Expansion Areas and Municipal Comprehensive Review Update (PED21067(d)) (City Wide)

Presented by: Melanie Pham

- Brief update on MCR process
- Planning implications of Provincially modified Urban Boundary
- Secondary Plan approaches
- Staff Recommendations
- Public Consultation
- Next steps



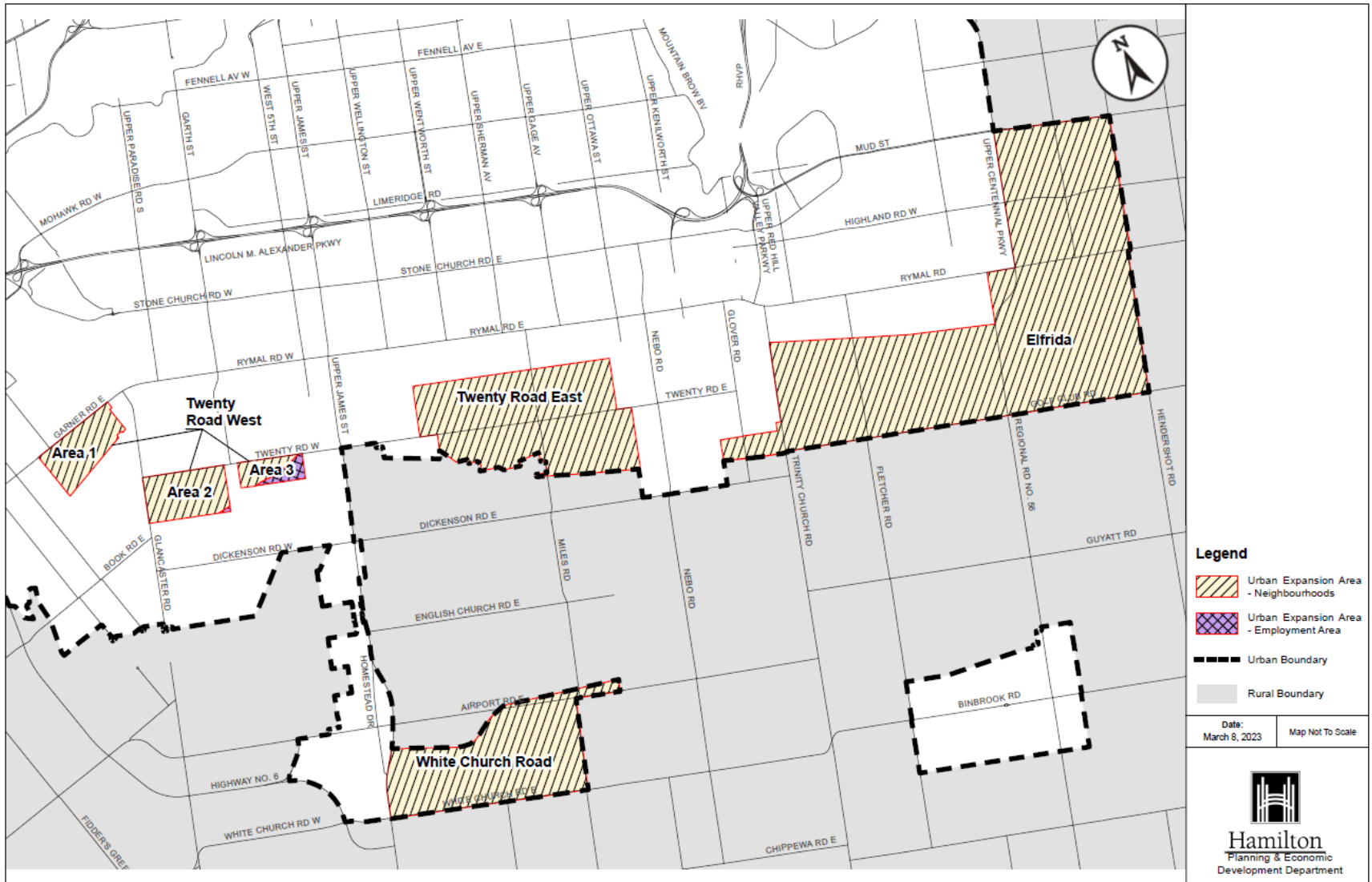
- Municipal Comprehensive Review (MCR) initiated in 2017 in conjunction with update to Growth Related Integrated Development Strategy (GRIDS 2)
- November 2021 – Council approved a No Urban Boundary Expansion growth option
- June 2022 – UHOPA 167 (Urban OP) and RHOPA 34 (Rural OP) adopted by City Council and sent to Ministry of Municipal Affairs and Housing (MMAH) for approval.
- November 2022 - MMAH issues decision, with modifications



- Key modifications to UHOPA and 167 and RHOPA 34:
 - Changes to Urban Boundary
 - Intensification and greenfield density targets TBD
 - Redesignation of Employment lands (2 sites)
 - Increased height and density permissions in Community Nodes
 - Expanded locations for Major Office
 - Higher density along BLAST network routes
 - Removal of 30 storey height limit in Neighbourhoods
- Approximately 2200 ha of land added to urban area, of which about 1600 ha is estimated to be developable



Urban Expansion Areas



MMAH Modifications – Additional Implications

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- MMAH modifications require Secondary Planning to be completed for Urban Expansion Areas prior to development.
- MMAH modifications require the minimum density target for greenfield areas to be established through a future amendment to the UHOP as part of the MCR process.
- Master Planning processes and DC By-law updates linked to MCR impacted by changes.

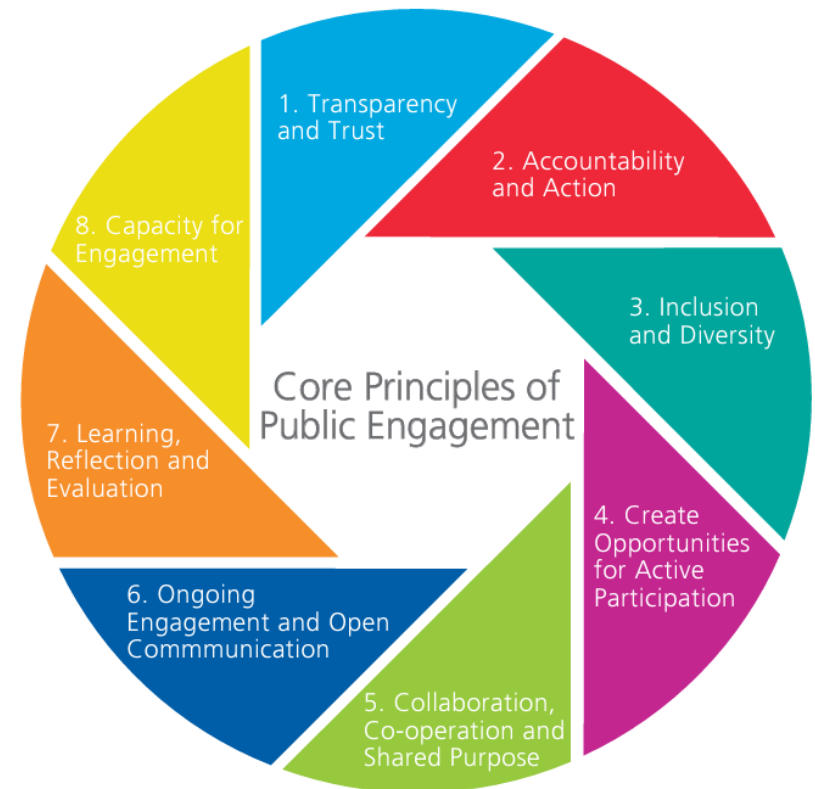


Focus	Workplan	Timing
Urban Focus MCR	Conformity OPA complete. Implementation still required for density and intensification targets, Urban Expansion Area policies, and to correct matters relating to MMAH modifications.	Q2-Q3, 2023
Major Transit Station Areas	Address policy changes since 2019. Delineate all MTSAs and density targets. Investigation into Protected MTSAs where Inclusionary Zoning policies may be applied.	Q3 2023
Rural Focus MCR	All RHOP conformity matters. Agricultural System Mapping refinements. Rural policy updates and Natural Heritage updates.	Q2 2024
Local Context Official Plan Review	All policy updates not related to Provincial Conformity. Implementation of new and revised local strategies. Updates to secondary plans. Focus on policy refinements that implement local objectives.	Q2 2024

Secondary Planning

PED21067(d)

- Secondary Planning is a complex process
- Requires significant background work and studies to be done
- Requires significant level of public engagement



Area	Existing Information
All Areas Except White Church Road	Some high level study completed as part of GRIDS2/MCR to compare Ambitious Density and No Urban Boundary Growth Scenarios. Includes GHG Emissions Analysis, Fiscal Impact Assessment, Agricultural Impact Assessment, Servicing Needs Technical Memo, Background Report on Transportation Criteria.
Twenty Road West Areas (3 Areas)	Airport Employment Growth District (AEGD) Secondary Plan studies Update to the existing 2011 AEGD Transportation Management Plan currently underway. Various Class EAs underway for arterial roads in the area.
Twenty Road East	2017 Upper Hannon Creek Master Drainage Plan Municipal Class Environmental Assessment applies to a portion of the area
Elfrida	2017 Upper Hannon Creek Master Drainage Plan Municipal Class Environmental Assessment applies to a portion of the area. Phase 1 of Elfrida Subwatershed Study was completed. Preliminary work was completed as part of Elfrida Growth Area Study

	Summary
1	The City leads Secondary Plan processes. Plans have a full level of detail.
2	The City leads Secondary Plan processes. Plans include only a high-level community structure.
3	The City leads Secondary Plan processes, but a portion of work is completed by a landowner/landowner group.
4	Landowners and/or landowner groups lead Secondary Planning and submit private Official Plan Amendment applications to enact Secondary Plans.
5	Secondary Planning led by City may be implemented through a Community Planning Permit System (CPPS) By-law.

- Also known as Development Permit System
- Combines Zoning, Site Plan and Minor Variance into one streamlined 45 day planning review process
- Permit-based approvals framework that replaces need for an implementing Zoning by-law
- Detailed policy development needed prior to establishing a CPPS is similar to Secondary Plan and Zoning development process
- Potential benefits:
 - I.e. streamlined process, flexible and conditional zoning, no third party appeals once implemented, bonusing capabilities, permit process includes site alteration, grading and landscaping, applies to development under 10 units

- City shall lead Secondary Planning processes
- Add specific fee for Official Plan Amendment – Urban Expansion Area Secondary Plan to reflect additional staff resources needed for review
- Confirm proposed sequencing and scheduling of Secondary Plans and resultant staffing needs

Planning staff to prepare a policy framework outlining requirements for Secondary Plans in Urban Expansion Areas

Key directions:

- City intends to undertake Secondary Plans
- Policies apply to all Secondary Plan processes for Urban Expansion Areas
- Re-confirming key UHOP priorities to address
- Key studies needed for Secondary Plans
- Minimum geographic boundaries
- Servicing Strategies to be completed concurrently with Secondary Plan processes
- Enabling policies and direction for cost-sharing agreements between landowners

That Council endorse the draft Secondary Plan Guidelines in Appendix A

Key Content in Guidelines:

- A requirement for establishment of a detailed area-specific Terms of Reference prior to initiating a Secondary Plan
- Explanation of the Ten Directions for Development in the Urban Hamilton Official Plan and how they are the core foundational principles for planning new communities
- Required Secondary Plan phases
- Required components of a Secondary Plan
- Minimum standards for public engagement and public notification
- Requirements for a Secondary Plan Report

- Inclusion of information on City's Engage Hamilton platform
- Virtual public information centre
- Commenting period for emailed and written comments
- Meeting with Development Industry Liaison Group (DILG)
- Notice to GRIDS2/MCR public and stakeholder mailing lists, Indigenous Nations and via newspaper notice



Next Steps

- Staff to prepare policy framework for Secondary Planning in Urban Expansion Areas
- Public and stakeholder consultation on draft policy framework and draft Secondary Plan Guidelines
- Staff to investigate detailed resource requirements for reviewing privately initiated applications for Secondary Plan Official Plan Amendment and determine appropriate fee
- Determine proposed sequencing and scheduling of City-led Secondary Plans, including budget and staffing implications
- Report back in Q3



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE