

Authority: Item 10, Planning Committee
Report: 23-011 (PED23144)
CM: July 14, 2023
Ward: City-Wide

Bill No. 134

CITY OF HAMILTON

BY-LAW NO. 23-

To Adopt:

**Official Plan Amendment No. 185 to the
Urban Hamilton Official Plan**

Respecting:

**Urban Expansion Areas Secondary Planning
(City Wide)**

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 185 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 14th day of July, 2023.

T. Hwang
Acting Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 185

The following text, together with Appendix “A” – Volume 1, Appendix G – Boundaries Map, attached hereto, constitutes Official Plan Amendment No. “185” to the Urban Hamilton Official Plan.

1.0 **Purpose and Effect:**

The purpose and effect of this Amendment is to establish a policy framework for the preparation of secondary plans for Urban Expansion Areas.

2.0 **Location:**

The lands affected by this Amendment are shown as “Urban Expansion Area – Neighbourhoods” and “Urban Expansion Area – Employment Areas” on all Schedules of the Urban Hamilton Official Plan.

3.0 **Basis:**

The basis for permitting this Amendment is:

- To implement the Ministry of Municipal Affairs and Housing approval of Official Plan Amendment No. 167 by establishing a secondary planning policy framework for the Urban Expansion Areas added to the urban boundary.
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 **Actual Changes:**

4.1 **Volume 1 – Parent Plan**

Text

4.1.1 Chapter A – Introduction

- a. That Volume 1: Chapter A – Introduction, Section 2.4 – Growth Management - Hamilton be amended by adding Policies A.2.4.1 and A.2.4.2 as follows:

2.4 Growth Management - Hamilton

“A.2.4.1 *Development* within Urban Expansion Areas forms one component of the strategy for accommodating growth to 2051 that also includes *intensification* and *redevelopment* within the *built-up area*, and *development* within other *greenfield areas*. A coordinated approach to planning for the Urban Expansion Areas shall be taken to ensure *residential intensification* targets for *development* within the *built-up area* are prioritized in accordance with this plan.

A.2.4.2 Since Urban Expansion Areas are *greenfield areas*, this presents a bold opportunity to plan for new communities that are more sustainable and inclusive than those built in the past. These communities may look and function very differently than past development in *greenfield areas*. Secondary plans created for Urban Expansion Areas shall implement the goals, objectives and policies of this Plan, including but not limited to:

- a) The creation of *complete communities* that have a strong sense of place and enable residents to meet most of their daily needs within a short distance of their home.
- b) Provision for a range of housing types, forms, and tenures, including *affordable housing* and *housing with supports*.
- c) Development of an integrated transportation network that is planned based on a *Complete Streets* approach, which prioritizes *transit* and *active transportation*, provides safe and accessible travel options, accounts for equity, and prioritizes connectivity.
- d) Street design and street layouts that provide for urban greening and supports *active transportation* and *transit* use while minimizing reliance on single occupant vehicles.
- e) Protection and enhancement of the Natural Heritage

System, including preserving *ecological functions* and the natural beauty and distinctive character of the landscape, adopting a design with nature approach.

- f) Adaptation to climate change, including innovative approaches to storm water management and protection of communities and *infrastructure* from risks associated with natural hazards.
- g) Implementation of strategies to reduce greenhouse gas emissions through enhancement of the tree canopy, energy efficiency, electricity generation, and approaches to design that reduce reliance on single occupant vehicles.
- h) Development of financial strategies to recover the lifecycle costs of *infrastructure* and *community facilities*."

4.1.2 Chapter F – Implementation

That Volume 1: Chapter F – Implementation, Section 1.2 – Secondary Plans and Neighbourhood Plans be amended by:

1.2 Secondary Plans and Neighbourhood Plans

- i. Amending Policy 1.2.3 to delete the phrase “the commencement of the Plan” at the end of the last sentence, and replace it with “initiating work on any required studies, undertaking public consultations or initiating other work related to the preparation of a secondary plan. The terms of reference shall be to the satisfaction of the Director of Planning and Chief Planner.” so the policy reads as follows:

“F.1.2.3 Prior to commencing the preparation of a secondary plan, the City shall prepare a terms of reference which shall set out the need for the secondary plan, the intended scope, the process of plan preparation and the opportunities for public participation and involvement. Any privately initiated secondary plans shall require a terms of reference that is approved by the City prior to initiating work on any required studies, undertaking public consultations or initiating any other work related to the preparation of a secondary plan.

The terms of reference shall be to the satisfaction of the Director of Planning and Chief Planner.”

ii. Adding Policies F.1.2.7, F.1.2.8, F.1.2.9 and F.1.2.10 as follows:

“F.1.2.7 In addition to Policies F.1.2.1 to F.1.2.6 and Section A.2.4 – Growth Management - Hamilton, secondary planning shall be completed for lands shown as Urban Expansion Area – Neighbourhoods and Urban Expansion Area – Employment Areas on all Schedules to this Plan. An application for plan of subdivision, zoning by-law amendment or consent to sever shall not be approved for lands within an Urban Expansion Area until a secondary plan is in effect.

F.1.2.8 There are six Urban Expansion Areas, the boundaries of which are shown on Appendix G – Boundaries Map, including:

- a) Elfrida Area;
- b) Garner Road Area;
- c) Twenty Road East Area;
- d) Twenty Road West Area (divided into two sub-areas: Area 1, and Area 2); and,
- e) White Church Road Area.

F.1.2.9 The following requirements shall apply to the preparation of secondary plans for the Urban Expansion Areas:

- a) The City shall undertake detailed secondary planning for all Urban Expansion Areas.
- b) Notwithstanding Policy F.1.2.9 a), should a privately initiated secondary plan process commence prior to the City undertaking detailed secondary planning for lands within an Urban Expansion Area or Areas, Policies F.1.2.9 c) to p) shall apply to the privately initiated Secondary Plan.
- c) Separate secondary plans shall be prepared for each of

the Urban Expansion Areas identified on Appendix G – Boundaries Map. Any secondary plan for an Urban Expansion Area shall cover the entirety of the lands located within that Urban Expansion Area.

- d) Notwithstanding Policy F.1.2.9 c), the Elfrida Urban Expansion Area may be comprised of multiple secondary plans. In addition, a single secondary plan may cover both sub-areas within the Twenty Road West Urban Expansion Area.
- e) All secondary planning processes for Urban Expansion Areas shall require the implementation of a public consultation strategy that recognizes the critical role of engagement with the public at all phases of the secondary planning process.
- f) Indigenous nations shall be engaged with at all phases of the secondary planning process.
- g) The secondary planning for each Urban Expansion Area shall consider opportunities to coordinate the provision of *infrastructure* and *community facilities* with other Urban Expansion Areas and adjacent areas within the urban boundary.
- h) Secondary planning for new neighbourhoods within the Urban Expansion Areas shall emphasize the importance of public ownership over roads, parks, *community facilities* and other infrastructure. *Development* relying on privately owned condominium roads and infrastructure shall be discouraged.
- i) Secondary planning for Urban Expansion Areas shall address the Ten Directions to Guide Development identified in Section A.2.1 – Our Future Hamilton.
- j) The following studies, amongst others, may be required to support the preparation of secondary plans for Urban Expansion Areas:
 - i) Agricultural Impact Assessment;

- ii) Planning Justification Report;
 - iii) Commercial Needs and Impact Assessment;
 - iv) Recreation Needs Assessment;
 - v) Energy and Environmental Assessment Report;
 - vi) Financial Impact Analysis and Financial Strategy;
 - vii) Housing Report;
 - viii) Public Consultation Strategy;
 - ix) Servicing Master Plan;
 - x) Sub-watershed Plan;
 - xi) Urban Design Guidelines; and,
 - xii) Transportation Management Plan / Study.
- k) Where a secondary plan process is privately initiated, the City shall identify the studies required to be submitted as part of a complete application for an Official Plan Amendment through the Formal Consultation process.
- l) A Servicing Strategy shall be completed concurrently with the preparation of any secondary plan for an Urban Expansion Area. Where possible, the Servicing Strategy should plan servicing to the local street level.
- m) To ensure effective coordination of *development* and infrastructure, phasing of *development* will be required in all Urban Expansion Areas, in accordance with the City's Staging of Development Report as approved by Council.
- n) Council has adopted Secondary Planning Guidelines for Urban Expansion Areas which outline the required process for preparing any City initiated or privately initiated secondary plan for the Urban Expansion Areas. Secondary plan phasing, components, public engagement, and final reporting for Urban Expansion Areas shall be completed in accordance with the Guidelines. The City may revise the Secondary Plan Guidelines for Urban Expansion Areas from time to time.
- o) For privately initiated secondary plans, the City shall require the applicant to submit a final report demonstrating compliance with the Secondary Plan

Guidelines for Urban Expansion Areas as part of a complete application for an Official Plan Amendment.

- p) In addition to Policy F.1.2.3, the terms of reference for any City initiated or privately initiated secondary plan for an Urban Expansion Area shall establish the expected role of any existing landowner group that represents multiple landowners within an Urban Expansion Area, and outline the management, structure and operational details of the landowner group and if applicable, procedures for sharing costs.

F.1.2.10 In addition to Policy F.1.2.7 and Section A.2.4 – Growth Management – Hamilton, development within an Urban Expansion Area with a completed secondary plan shall not proceed until a landowners group consisting of landowners within the Urban Expansion Area has been established. The members of the landowners group shall enter into a cost sharing agreement amongst themselves and coordinate the phasing and staging of development within the secondary plan area. The City shall not be party to the cost sharing agreement. The cost sharing agreement shall equitably allocate development costs associated with community and infrastructure facilities within the secondary plan area, including but not limited to parks, public spaces, roads, streetscape improvements, storm water management facilities, utilities and schools. Individual applications for draft plan of subdivision, zoning by-law amendment, and site plan approval within an Urban Expansion Area shall require confirmation that the applicant has become a party to the cost sharing agreement prior to the application being deemed complete.”

- iii. Re-numbering existing Policies F.1.2.7 and F.1.2.8 to F.1.2.11 and F.1.2.12.

Appendices

4.1.3 Appendix G – Boundaries Map

- a. That Volume 1: Appendix G – Boundaries Map be amended by labelling the six Urban Expansion Areas added to the urban boundary, as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

The policy framework established by this amendment will be implemented through the secondary planning processes undertaken for the Urban Expansion Areas.

This Official Plan Amendment is Schedule “1” to By-law No. 23-134 passed on the 14th day of July, 2023.

**The
City of Hamilton**

T. Hwang
Acting Mayor

A. Holland
City Clerk

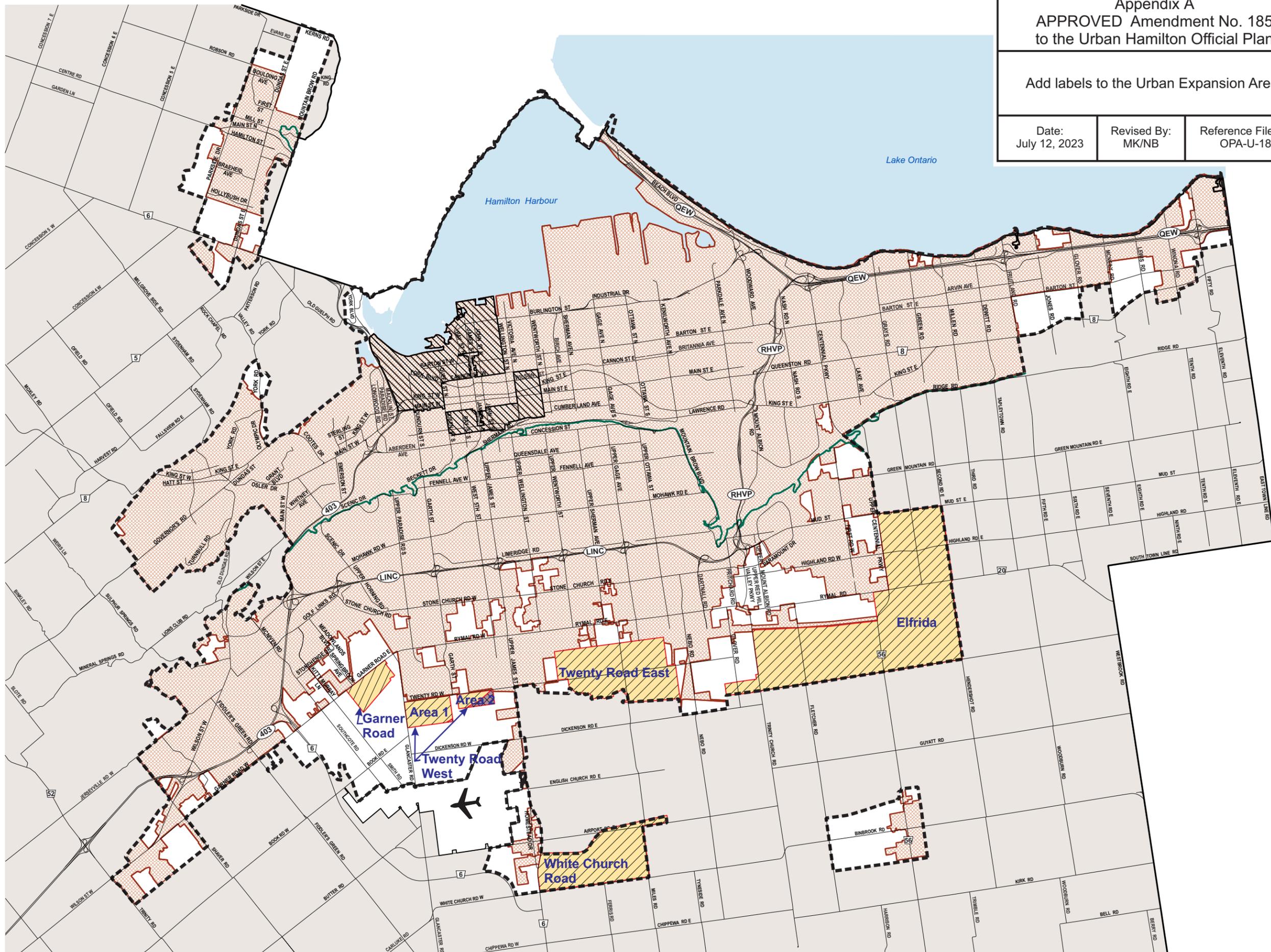
Appendix A
 APPROVED Amendment No. 185
 to the Urban Hamilton Official Plan

Add labels to the Urban Expansion Areas

Date:
 July 12, 2023

Revised By:
 MK/NB

Reference File No.:
 OPA-U-185



Legend

- Built Boundary
- Built-up Area
- Central Hamilton
- Urban Expansion Area - Neighbourhoods
- Urban Expansion Area - Employment

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan
 Appendix G
 Boundaries Map**



Not To Scale



Date: Nov. 2022
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