



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

July 11, 2023

# Urban Expansion Areas Secondary Planning Policy Framework and Guidelines (PED23144) (City Wide)

Presented by: Mark Kehler

1. Historical Background
2. Public Consultation
3. Policy Framework
4. Secondary Planning Guidelines
5. Next Steps



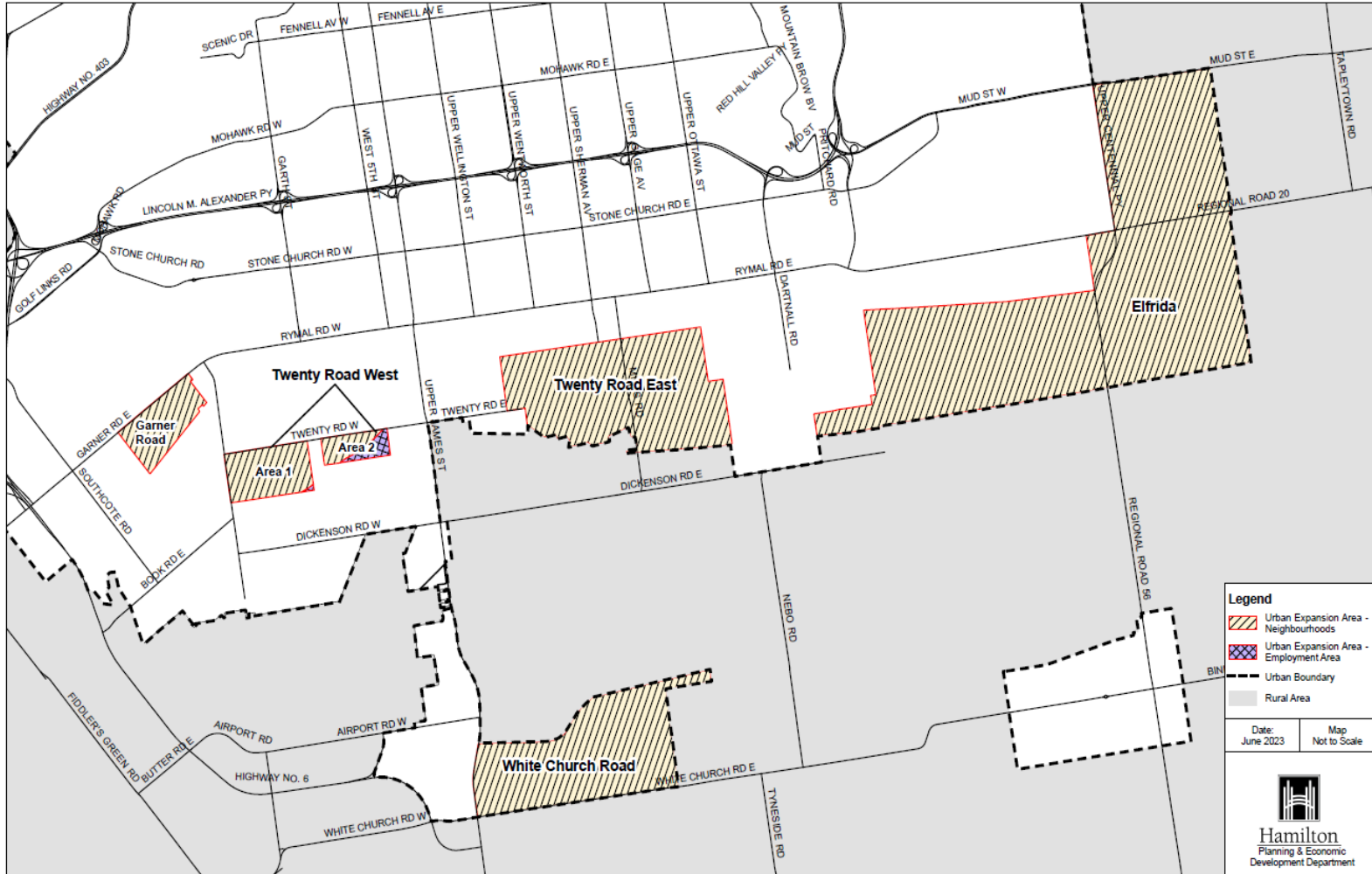
# Historical Background

<b>2017</b>	Municipal Comprehensive Review (MCR) initiated
<b>November 2021</b>	Hamilton City Council approved a No Urban Boundary Expansion growth option
<b>June 2022</b>	Council approved the MCR and sent it to the Province for approval
<b>November 2022</b>	The Province issued a decision on the MCR, with modifications
<b>March 2023</b>	Staff Report on Provincial modifications to Official Plan and options for Secondary Planning for Urban Expansion Areas

## Key modifications by the Province:

- Approximately 2,200 gross hectares of land added to the Urban Area within six new Urban Expansion Areas
- Development in the Urban Expansion Areas cannot proceed until secondary planning is completed





# Secondary Planning Strategy for Urban Expansion Areas

In March 2023, Council directed that the **City lead** all Secondary Planning processes for Urban Expansion Areas. Staff were also directed to:

- **Prepare an Official Plan Amendment which establishes a policy framework for Secondary Plans in Urban Expansion Areas;**
- **Consult with the public and stakeholders on both the Official Plan Amendment and draft Secondary Planning Guidelines;**
- Review staff resources needed for privately initiated Secondary Plan applications and report back to Planning Committee on a proposed fee;
- Report back on sequencing and scheduling for City-led Secondary Plans, including budget and staff implications; and,
- Prepare capital budget submissions for consideration as part of the 2024 budget process to facilitate City-led Secondary Planning.

# Public Consultation Strategy

- Virtual Public Information Centre (PIC) – May 15, 2023
- In Person Open Houses:
  - Hamilton Central Library – May 17, 2023
  - Mount Hope Community Centre – May 24, 2023
- Engage Hamilton Survey and Document Commenting Tool
- Project Email





# What We Heard

Urban Expansion Areas  
Secondary Planning

## What We Heard Report

June 2023



### Key themes:

- Environmental protection and climate change
- Loss of agricultural lands
- Water, sewer and transportation infrastructure
- Housing diversity and affordability
- Complete communities
- Public engagement

## Changes in Response to Feedback

- Emphasized that Urban Expansion Areas are one component of the strategy for accommodating growth that also includes intensification and redevelopment in the built-up area.
- New planning principle - development of options to recover the full life cycle costs of infrastructure and community facilities.
- Added protection from natural hazards, increasing the tree canopy, and prioritization of transit and active transportation to the planning principles.
- Clarified the process for approval of a Terms of Reference for a privately initiated Secondary Plan.
- Increased the notification area for mailed notices from 120 metres to 240 metres of the study area boundary.

# Policy Framework – Planning Priorities



The creation of complete communities that enable residents to meet their daily needs within a short distance of their homes



Provision of a range of housing types, forms and tenures, including affordable housing



Development of an integrated transportation network which prioritizes transit and active transportation, accounts for equity, and prioritizes connectivity



Protection and enhancement of the Natural Heritage system (i.e. woodlands, rivers, wetland)



Adaptation to climate change impacts and reduction of greenhouse gas emissions

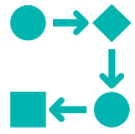


Development of financial strategies to recover the lifecycle costs of infrastructure and community facilities

## Policy Framework – Implementation

- The City shall lead secondary planning processes **but** a privately initiated secondary plan process could occur prior to this
- The City (Chief Planner) shall approve a Terms of Reference prior to any work commencing on a secondary plan
- Implementation policies address:
  - Secondary plan area geography
  - Coordination of infrastructure provision
  - Study and process requirements
  - Role of landowner groups

Guides the Secondary Planning process, including:



Phasing and work plan



Consultation requirements



Final reporting

\*The Policy Framework and Guidelines will apply to any City initiated or privately initiated Secondary Plan

Fall 2023	Determine private application fees, timing and sequencing of City-led Secondary Plan processes for Urban Expansion Areas and required budget.
Beginning Fall 2023 / Winter 2024	Create detailed work plan and terms of references for Secondary Planning for Urban Expansion Areas.
Beginning Spring/Summer 2024	Hire consultants and begin Secondary Plan work.



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE