



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

September 14, 2023

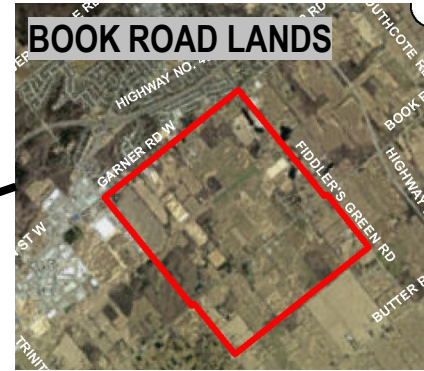
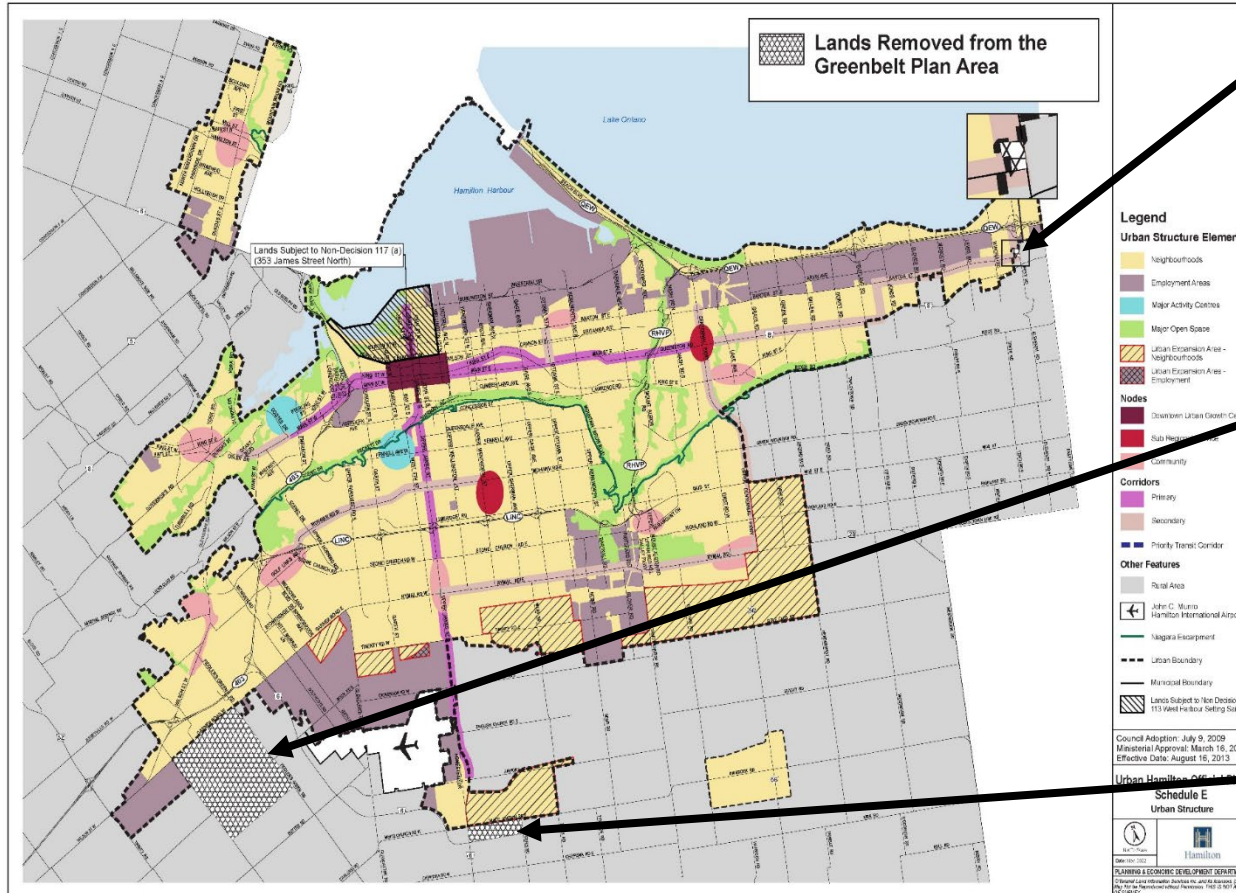
# **PED23046(b) - Provincial Amendments to the Greenbelt Plan – Interim Report on the Results of Public Engagement on Community Benefits**

Presented by: Charlie Toman

- In December, 2022, the Province amended the Greenbelt Plan to remove 795 hectares (1964.5 acres) of land in the City of Hamilton from the Greenbelt Plan Area.
- The lands are commonly referred to as the “Book Rd”, “White Church” and “Barton St” Lands
- The Province has indicated that these lands are intended for residential use to support the goal of building 1.5 million homes over the next 10 years.
- These lands are in addition to the 2,200 hectares of land added to Hamilton’s Urban Boundary by the Province.

# Book Rd, White Church and Barton St Lands

PED23046(b)



- Minister's Zoning Order (MZO) - can be issued to permit residential development. An MZO does not require approval by City Council.
- Planning Act Changes:
  - MZO is not required to conform with Provincial Plans/Policies or Local Official Plan.
  - Province may require Landowners, Municipalities and the Province to enter into Development Agreements where the Minister has directed the Provincial Land and Development Facilitator to make recommendations.
- MZO anticipated to implement Provincial Housing Goals on Lands.
- Provincial Land and Development Facilitator has engaged the City of Hamilton on these lands to:
  - Explain the process and clarify what "Community Benefits" means.
  - Clarify Provincial expectations regarding timing and statements reported in media.
  - Acknowledge Council direction respecting these lands.

# Key City of Hamilton Events

PED23046(b)

<p>February 8, 2023 (Greenbelt Removal)</p>	<p>“That the Minister’s decision to remove 795 hectares of land from the Greenbelt Plan is unnecessary and is not supported by the City of Hamilton”</p>
<p>February 22, 2023 (Housing Pledge)</p>	<p>“The City of Hamilton accepts the challenge of building 47,000 housing units by 2031 and continuing Council’s direction for growth through intensification within the former Urban Boundary excluding Greenbelt lands.”</p>
<p>July 14, 2023 (Community Benefits)</p>	<p>“That Planning and Economic Development Department staff, in conjunction with Legal Services staff, be directed to provide input to the Provincial Land and Development Facilitator under protest with respect to any private development proposals and associated community benefits within the lands removed by the Province from the Greenbelt Plan Area”</p> <p>Direction for Public Consultation</p>
<p>August 18, 2023 (Auditor General Report)</p>	<p>“That the City of Hamilton requests the Province of Ontario abandon its plan to develop the Greenbelt and that all lands within the City of Hamilton removed from the Greenbelt be reinstated”</p>

# Council Direction to-date on Community Benefits

PED23046(b)

July 14, 2023

- Ten Directions to Guide Development be utilized as the framework with respect to any private development proposals within the Book Rd, White Church and/or Barton St Lands;

New Direction Added (Direction #11) - The City of Hamilton considers agricultural use to be of prime consideration, along with the protection of wetlands and natural heritage features.

- That a public meeting of the Planning Committee for the purpose of obtaining public input as to the City's priorities and expectations with respect to any private development proposals be scheduled
- That the Planning Committee meeting be held in the evening, be live streamed, be held at a location that is in close proximity to the Book Road lands, and that all MPP and MP's and the Provincial Facilitator be extended an invitation to attend.

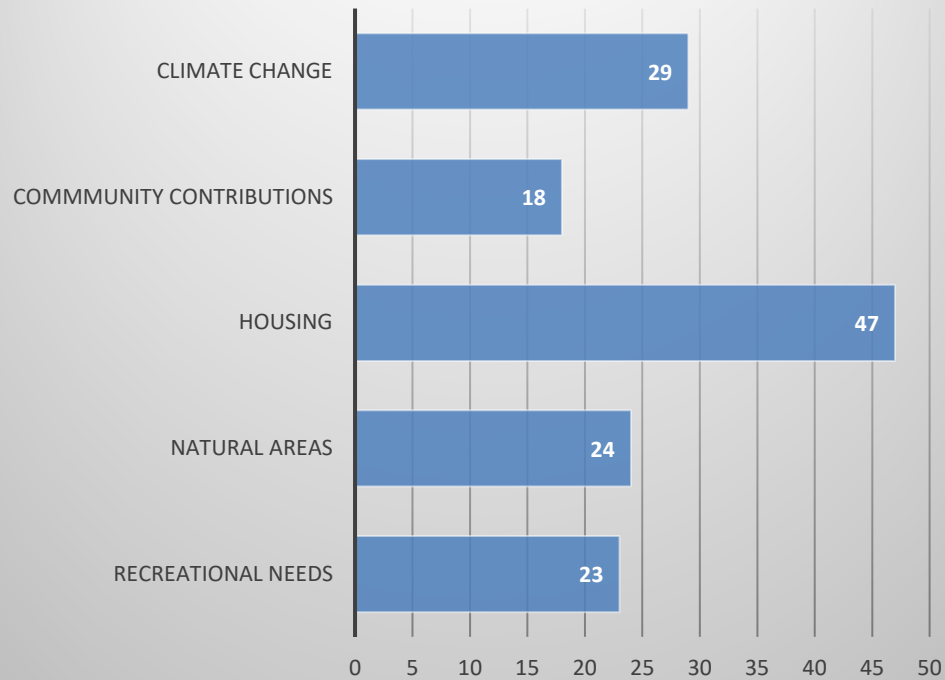
- Presentation with moderated Q&A Session with staff
- Display panels with background information and to request input based on the Online Survey
- Receive written submissions







## Open House - Book Road Lands - Community Benefits



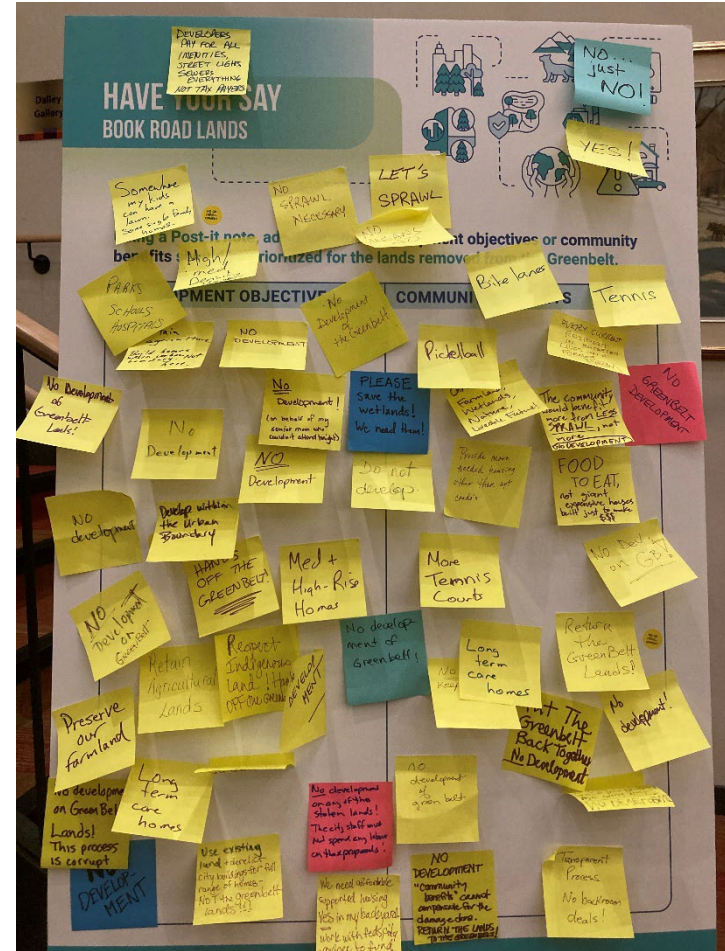
**BOOK ROAD LANDS COMMUNITY BENEFITS**

*If you live in Ancaster, you live on Ancaster-owned land. And the land is privately owned - such as to the province.*

Please take a maximum of FIVE dots and place the dots beside your top priorities for Community Benefits for the Book Road lands.

Category	Item	Number of Dots
CLIMATE CHANGE	Enhanced energy efficiency building standards	5
	Incorporation of renewable energy technologies (e.g. solar panels)	5
	Ground source heat pumps	5
COMMUNITY CONTRIBUTIONS	Farmers market and local food market	5
	Dedicated land or financial contributions for community and/or cultural organizations	5
	Community gardens	5
HOUSING	Dedicated land to affordable housing providers	5
	Financial contribution to affordable housing providers	5
	Incorporation of affordable housing in developments (e.g. Inclusionary Zoning)	5
	NATURAL AREAS	Establishment of an ecological preserve
RECREATIONAL AMENITIES	Financial contributions to environmental stewardship organizations	5
	Parkland creation above minimum requirements	5

- Post-It notes on Each Land Area
- 83 total Post-It notes
- 48 individual comment sheets
- Majority of submissions criticized Provincial decisions / process and raised concerns respecting loss of green space, farmland and other environmental impacts.



- Requesting input on Development Objectives and Community Benefits for each removal area
- Direction provided for “no development” response
- Open from August 22<sup>nd</sup> to September 8<sup>th</sup>
- 533 completed surveys

**We want to hear from you!**

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The City is seeking your input on what its priorities should be for each of the three areas removed from the Greenbelt by the Province.

**How to complete the survey:** You can choose to complete a separate survey for each individual Greenbelt removal area or select all three areas and complete one survey.

**How will we use your input?** The input received will be summarized and presented at the Special Meeting of Planning Committee on September 14, 2023 and will be submitted to the Provincial Land and Development Facilitator.

All fields marked with an asterisk (\*) are required.

**Lands Removed from Greenbelt Area in Hamilton**

Three areas being removed from the Greenbelt Area:

Lands removed from the Greenbelt Plan Area  
Book Road Lands

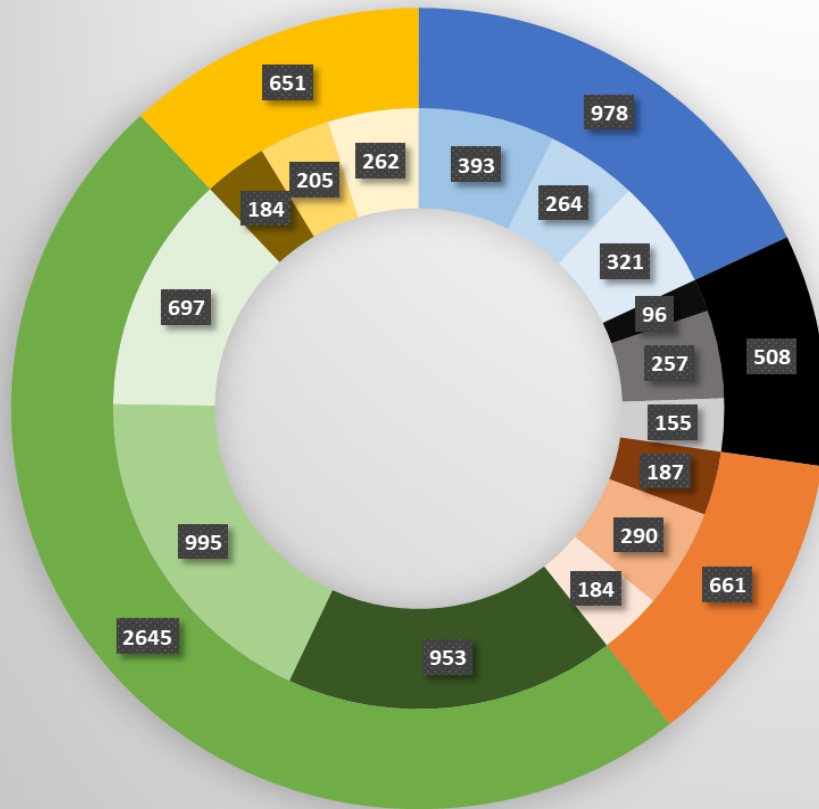
Lands removed from the Greenbelt Plan Area  
White Church Road Lands

Lands removed from the Greenbelt Plan Area  
Fifty Road Lands

1. Select the lands that you wish to provide input on: \*

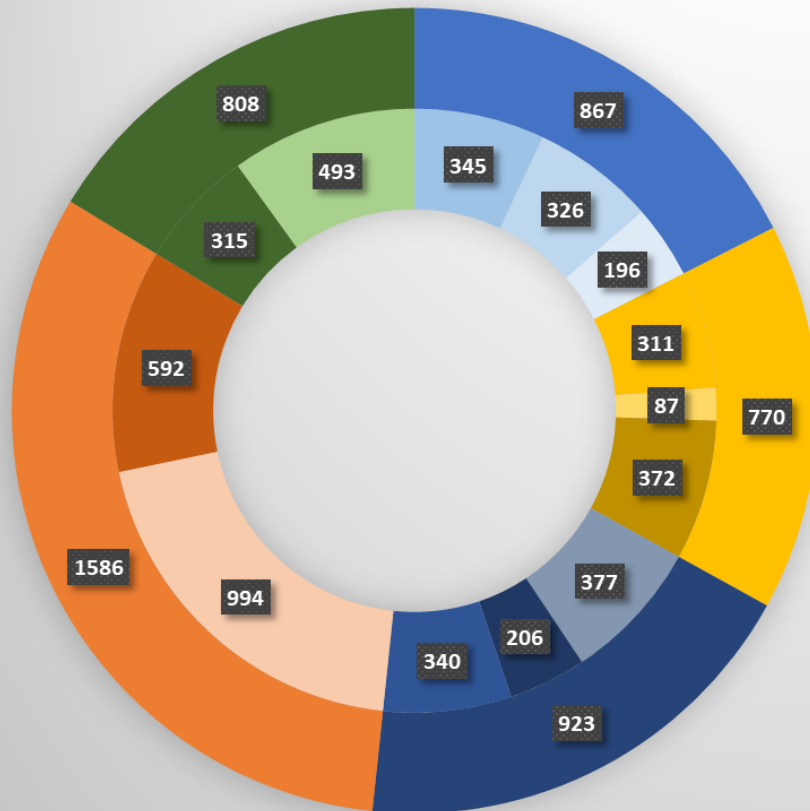
- Book Road Lands - The largest area removed from the Greenbelt in Hamilton. The area is 727 hectares in size with 185 hectares identified as a Core Area (e.g. significant woodlands/wetland area).
- Whitechurch Lands - These lands are 64 hectares in size and located immediately south of Hamilton's new urban boundary, south east of Mount Hope. The lands are not identified as a Core Area (e.g. significant woodland/wetland area).
- Fifty Road Lands - Lands are 4 hectares in size and located adjacent to St. Gabriel Elementary School. Currently designated as a Speciality Crop Area (e.g. suitable for growing fruit).

## Online Survey - All Greenbelt Lands - Development Objectives



- Climate Change - Green Infrastructure (e.g. greenroofs)
- Climate Change - Incorporate existing buildings into development
- Climate Change - Low Impact Stormwater Infrastructure (e.g. permeable pavers)
- Complete Communities - Inclusion of Employment uses
- Complete Communities - Mixed Use Buildings (buildings that include residential, commercial, etc. uses)
- Complete Communities - Inclusion of Institutional uses (e.g. places of worship, schools)
- Housing - Long term care homes/supportive housing
- Housing - Different Low-Rise Housing Types (e.g. townhouses, walk-up apartments)
- Housing - Medium and High-Rise Housing Types (e.g. apartment buildings)
- Natural Areas - Tree Preservation
- Natural Areas - Preservation of Natural Areas (e.g. developing outside woodlots)
- Natural Areas - Bird Friendly Design
- Transportation Network - Bicycle Lanes
- Transportation Network - Public Transit
- Transportation Network - Barrier free pathways and trails

## Online Survey - All Greenbelt Lands - Community Benefits



- Climate Change - Enhanced energy efficiency building standards
- Climate Change - Incorporation of renewable energy technologies (e.g. solar panels)
- Climate Change - Ground source heat pumps
- Community Contributions - Farmers market and local food market
- Community Contributions - Dedicated land or financial contributions for community and/or cultural organizations
- Community Contributions - Community gardens
- Housing - Dedicated land to affordable housing providers
- Housing - Financial contribution to affordable housing providers
- Housing - Incorporation of affordable housing in developments (e.g. Inclusionary Zoning)
- Natural Areas - Establishment of an ecological preserve
- Natural Areas - Financial contributions to environmental stewardship organizations
- Recreational Amenities - Fund/construct new public facilities (e.g. recreational centre, library, indoor swimming pool, splash pads)
- Recreational Amenities - Parkland creation above minimum requirements

# Online Survey and Written Submissions

## All Lands

PED23046(b)

Survey included written comments on Development Objectives and Community Benefits for each area

- 312 submissions on Development Objectives
- 246 submissions on Community Benefits
- Majority of comments submitted opposed Provincial decision to amend the Greenbelt Plan
- Final Engagement Report will include a separate breakdown of all survey submissions for the Book Rd, White Church and Barton St lands
- 61 e-mail submissions, majority of which opposed Provincial amendments to the Greenbelt Plan were received (as of Sept 6, 2023).

- Interim Engagement Report be received
- Staff prepare Final Engagement Report of all input received based on:
  - Survey
  - Open House
  - Written submissions
  - Planning Committee Public Meeting
- Submit Final Engagement Report to:
  - Government of Ontario
  - Provincial Land and Development Facilitator
  - Association of Ontario Municipalities
  - All Municipalities within Greenbelt Plan Area





Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE