

2024 - 2026

# City of Hamilton – Staging of Development Report



Planning and Economic  
Development  
Department / Growth  
Management Division

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## EXECUTIVE SUMMARY

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The Staging of Development Report outlines a plan for the future growth of the City over the next three years that co-ordinates the financing and construction of infrastructure with planning studies and development approvals. Orderly development is important to optimize the use of existing / planned infrastructure.

The focus of the Staging of Development Report is on the approval and servicing of Draft Plans of Subdivision. Through a series of tables and maps, the Report outlines the City's expectation toward the processing and approval of Draft Plan of Subdivision applications, as well as the servicing and ultimately the registration of Draft Approved Plans. The Report identifies those Plans to be approved or serviced in 2024, 2025, 2026 or for which no timing can be determined.

A new introduction to this year's Staging of Development Report is the identification and mapping of potential short, medium and long term residential intensification developments. Traditionally, the Staging of Development Report has identified only those developments occurring through Draft Plan of Subdivision. Given the City's focus on development through intensification as a means of meeting growth targets, it is appropriate to recognize and include potential intensification projects in this year's Report.

The Staging of Development Report identifies:

- eighteen (18) Draft Plans of Subdivision expected to receive Draft Approval in 2024; five (5) in 2025; six (6) in 2026 or beyond; two (2) with No Timing Identified; and nine (9) Draft Plans at the Ontario Land Tribunal. The combined total dwelling units anticipated for approval through these Draft Plans is 11,162. The total industrial / commercial gross floor area anticipated for approval is 857,870 sq m.
- twenty-six (26) Approved Draft Plans of Subdivision expected to be Serviced in 2024; nine (9) in 2025; eight (8) in 2026 or beyond; six (6) with No Timing Identified; and two (2) Draft Plans dependent on outcomes of the Ontario Land Tribunal. The combined total dwelling units anticipated for Servicing through these Draft Plans is 5,940. The total industrial / commercial gross floor area anticipated for Servicing is 445,500 sq m.
- Approximately 18,100 potential units created through significant residential intensification applications in the short term, 14,600 potential units in the medium term, and 17,000 potential units in the long term.

It is important to note that the timing of potential approvals and servicing noted above, as well as the timeframe associated with the potential intensification applications, are estimates only. Many factors can influence the timing of approvals including outstanding information requirements, legislative changes, staffing and workload constraints and shifting priorities. The timelines identified in this report represent a best estimate on the part of staff, incorporating feedback from the development community, regarding anticipated timing of development. Particularly for residential intensification applications, it can be very difficult to predict when

development will actually occur, as planning application approvals may precede shovels in the ground by many years.

Further, inclusion of an application in this Report does not guarantee that the application will be approved, nor that an approved application will ultimately proceed to building permit. This report is intended to provide a broad overview of forthcoming development within the City to inform workload and infrastructure planning. This report does not influence the review or approval of in-process applications.

Growth is essential to the viability of the community and critical to economic competitiveness, quality of life, and the delivery of public services. As such, this Report provides for a complete picture of anticipated growth across the City which allows the municipality to ensure that existing infrastructure and future investments in capital infrastructure are optimized to serve future development. Further, the Report will assist with providing direction on where to focus development review efforts and where to focus on short and long range planning and capital projects.

## 1.0 INTRODUCTION

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The Staging of Development Report is an important tool to guide orderly growth by balancing capital infrastructure needs with co-ordination of development approvals.

Objectives of the Staging of Development Report include:

- To outline municipal intentions with respect to the review, processing, and servicing of Draft Plans of Subdivision.
- To provide an overview of potential short, medium and long term residential intensification projects contributing to the City's population and housing unit growth targets.
- To provide a tool to assist with the integration of financial plans and growth-related capital costs associated with land use planning and timing for future development.
- To coordinate the cost effective and efficient expansion of servicing infrastructure.
- To provide a tool to assist City departments, external agencies such as conservation authorities, school boards and utility companies involved in development approvals in establishing their own work plans.
- To define an orderly progression for development charge funded works by considering the efficiency of infrastructure investments, the timing, pace, and location of development, and the desires of developers to proceed with their projects.
- To provide a mapping summary of anticipated near-term growth by geographic area of the City for the benefit of Council, members of the public and the development community.

The Staging of Development Program serves as a guide for setting the capital program for growth infrastructure; however, it is approval of the annual Capital Budget that ultimately authorizes the funding and sets the timing for project implementation.

This report will recommend a 2024 – 2026 Staging of Development Program for the approval and servicing of Draft Plans of Subdivision. To provide for a full picture of anticipated residential development activity, the 2024 – 2026 Staging of Development Report will also provide information on potential significant residential intensification projects outside of Draft Plans of Subdivision. The inclusion of information on residential intensification projects is a new addition to the Staging of Development Report in recognition of the significant role that intensification will contribute to the City's future housing supply.

## 2.0 CITY OF HAMILTON GROWTH OUTLOOK

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The City's Urban and Rural Hamilton Official Plans identify population, household and employment forecasts for the City to the year 2051. Within the next 10 years, Hamilton's population is expected to grow by 62,000 persons between 2021 and 2031, with the number of housing units to grow by 35,600 during the same period. This rate of growth corresponds to population growth of approximately 6,200 persons per year over the next 10 years, and household growth of 3,560 new housing units per year. In addition to this housing unit growth forecast in the Official Plans, the City also signed a housing pledge in early 2023 committing to the development of 47,000 new housing units by 2031, representing an additional 11,400 new housing units by 2031 beyond those identified in the Official Plans.

On the employment side, the number of jobs in the City is anticipated to increase by 33,000 jobs between 2021 and 2031, as identified in the Urban and Rural Hamilton Official Plans, equating to growth of approximately 3,000 jobs per year.

The City has been diligently planning for intensification, streamlining development approvals and reducing barriers to achieving development through intensification. It is expected that the City's 2031 population, housing and job forecasts, including the additional 11,400 housing units identified in the pledge, can be achieved within the City's former Urban Area and will not require development occurring within any of the Urban Expansion Areas approved by the Province through Official Plan Amendment 167<sup>1</sup>. It is anticipated that growth will not occur in the Urban Expansion Areas until the post-2041 time period given the time-extensive requirements for Secondary Planning, technical studies, servicing and development approvals needed prior to development occurring. Given the timing of the Staging of Development Report focuses on planned growth over the next 3 years, growth in the Urban Expansion Areas is not considered in this report.

<sup>1</sup> On October 23, 2023 the Province of Ontario announced its intention to reverse Provincial changes to official plans and official plan amendments. The impacted list of municipalities includes the City of Hamilton, which could result in the removal of modifications made by the Province in approving Official Plan Amendment 167 in November 2022. At the time of writing of this report, there has been no legislative changes proposed by the Province and the existing Urban Hamilton Official Plan and Rural Hamilton Official Plan approved by the Province remain in force and effect.

### 3.0 DRAFT PLANS OF SUBDIVISION

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The primary focus of the Staging of Development program is on the approval and servicing of Draft Plans of Subdivision. A Draft Plan of Subdivision is a survey plan which divides a larger piece of land into smaller parcels of land. Draft Plans can be created for all types of land uses including residential, institutional, industrial or commercial. By far the most common type is a Residential Plan of Subdivision. The purpose of a Draft Plan of Subdivision is to provide for orderly development, to ensure that the lands are developed in accordance with City policies and regulations, infrastructure and other services are in place to accommodate the future land uses, and other requirements such as financial obligations, legal agreements, planning objectives and protection of natural and cultural heritage resources are accounted for.

Draft Plans of Subdivision are approved under the *Planning Act*. Within the City of Hamilton, the approval authority for Draft Plans of Subdivision has been delegated to the General Manager, Planning and Economic Development Department, or delegate. The *Planning Act* outlines the matters to be considered in the approval of a Draft Plan, the information that must be provided on the Draft Plan, and the process for notification and approval.

The approval process itself is a multiple step process:

- Prior to a Draft Plan of Subdivision being approved by the General Manager or delegate, the Draft Plan is presented to Council with a recommendation for approval and a list of draft plan conditions. The draft plan conditions ensure that all requirements related to servicing, planning, transportation, heritage, parks and other matters will be addressed.
- Following the approval of the Draft Plan by the General Manager or delegate, and provided no appeals of the decision are received, the Draft Plan is considered Draft Approved,
- The applicant / owner enters into a Subdivision Agreement with the City of Hamilton. The agreement outlines the many requirements that must be met prior to different stages of development of the Draft Plan. The Agreement outlines requirements to be met Prior to Registration (Part 2); Prior to Servicing (Part 4), Prior to Preliminary Grading (Part 3) etc.
- The applicant / owner must fulfill all requirements under each Section prior to proceeding with different actions such as Registration of the Plan, Servicing etc.
- Once the applicant has fulfilled all Part 2 conditions, they may proceed to register the Plan with the Land Registry Office and the plan is considered a Registered Plan of Subdivision.

The Staging of Development Report and the identification of forthcoming Draft Plans of Subdivision over the next three years therefore considers both Draft Plans that are not yet Draft Approved (early in the process) and Draft Plans that have received Draft Plan Approval and are working toward Registration / Servicing (later in the process). One can therefore conclude that the Draft Plans that are identified in this report as already Draft Approved and working toward Servicing / Registration will see development occurring in the near term, while Draft Plans working toward Draft Plan Approval are likely several years away from seeing development proceeding.

### 3.1 CRITERIA USED TO ESTABLISH TIMING PRIORITY OF SUBDIVISIONS

The priority of approval of a Draft Plan of Subdivision can be based on consideration of several criteria, including:

- Draft plans that provide for the implementation of key infrastructure priorities (e.g. provides for new stormwater infrastructure to relieve flooding in established areas).
- Draft plans that complete an existing community or neighbourhood.
- Draft plans that promote intensification / infilling.
- Draft plans within an area where a Secondary Plan and / or watershed studies are already completed / approved.
- Draft plans that do not contain complex issues which require time necessary to resolve (e.g. environmental impacts, neighbourhood concerns, etc.)
- Draft plans that will contribute to the supply of industrial land.
- Draft plans that do not require land assembly (e.g. land assembly vs. individual land owner).

The timing or priority for the servicing and registration of a Draft Plan of Subdivision can also be based on consideration of a number of criteria:

- Projects that provide community benefits such as the addition of a park or school site.
- Projects where required Capital Works have been approved in the Capital Budget.
- Projects where services are available without need to extend new services.
- Projects that do not contain complex conditions which require time to satisfy.

#### 3.1.1 Consultation with Development Industry

In addition to the criteria noted above, drafting of the staging report and identification of anticipated timing for Approval and Servicing of Draft Plans involves consultation with the development industry. In 2023 letters were mailed to stakeholders for their input in terms of their short term future development intentions and the identification of potential municipal financing for capital infrastructure. The information received in response to the mailings is compared to anticipated timing for Approvals and Servicing provided by staff. These timing projections in combination of with the criteria noted above establish the staging program. The recommended Staging of Development Plan for Draft Plans of Subdivision is presented in Tables 1 and 3 below.

### 3.2 STAGING OF DEVELOPMENT PROGRAM – DRAFT PLANS OF SUBDIVISION: 2024 – 2026

The following tables illustrate the prioritization of Draft Plans of Subdivision that are anticipating Draft Plan Approval and Servicing of Draft Approved Plans for 2024 – 2026 and beyond.

In addition, Staging Maps which identify the land parcels according to their status (Anticipated Draft Approval in 2024 – 2026 and Anticipated Servicing in 2024 – 2026) for each community have been included in Appendix A.

#### 3.2.1 Draft Plans of Subdivision Anticipated for Draft Plan Approval, 2024 – 2026

The recommended Staging Plan identifies eighteen (18) Draft Plans of Subdivision for potential Draft Approval in 2023/ 2024; five (5) for potential Draft Approval in 2025; six (6) for potential Draft Approval in 2026 or beyond; and two (2) with no timing identified (Table 1). The Plans with no timing identified are older plans for which there has been no activity in recent years but which have not been formally withdrawn.

In addition, Table 1 identifies nine (9) Draft Plans of Subdivision which are currently before the Ontario Land Tribunal (OLT). Staff are not identifying anticipated timing of Draft Plan Approval for these Plans as the timing will be dependent on the decision or outcome of the Ontario Land Tribunal proceedings.

Note that the timing below represents a best estimate on the part of Staff for the anticipated timing of future Draft Plan Approval. Several factors may intervene to change the proposed timing of Draft Plan Approval including unexpected issues or concerns arising during the review of the application; delay on the part of the applicant to respond to concerns or provide updated studies / plans; staffing and workload challenges; legislative changes; or priority applications needing attention. The timing outlined below is subject to change and does not represent a guarantee that applications will be brought forward for approval in the identified year, nor that applications will receive Draft Plan Approval.

**Table 1: Anticipated Year of Draft Plan Approval with Unit Breakdown**

2024 - PRIORITY PROCESSING FOR DRAFT PLAN APPROVAL						
Plan No.	Subdivision Name / Address	Single/ Semi- Detach	Towns	Apt.	ICI (Sq M)	Map #
25T-85033R	117, 213, 230 Nashville Circle & 50 & 86 Webster (Vienna Orchards)	8	91			8
25T-201709	45 Secinaro Avenue	11				1
25T-201809	387, 397, 405 & 409 Hamilton Drive	17				1
25T-202101	3169 Fletcher Road		58			2
25T-202102	Ancaster Industrial Subdivision – 370 Garner Road East				107,040	1

25T-202105	700 Garner Road East				61,629	1
25T-202106	9555 Airport Road				53,280	5
25T-202108	Forest Breeze Estates / 204, 212, 220, 226 Rymal Rd W	44				7
25T-202202	3054 Homestead Drive				80,370	5
25T-202203	9451 Dickenson Road				107,444	5
25T-202204	Mewburn Place – 1456 Upper James Street		116			7
25T-202206	481 First Road West	20	350			9
25T-202207	Mentino Subdivision – 61 Eleanor Avenue	15				6
25T-202208	Escarpment View Towns		147			8
25T-202301	760 Stone Church Road	16				6
25T-202302	250 First Road West		25			9
25T-202303	215 King St W, Dundas	2	4			3
25T-202305	75 Centennial Parkway - Eastgate Square Redevelopments			3957	11,367	8
<b>TOTALS</b>		<b>133</b>	<b>791</b>	<b>3,957</b>	<b>421,130</b>	

**2025 - PRIORITY PROCESSING FOR DRAFT PLAN APPROVAL**

<b>Plan No.</b>	<b>Subdivision Name</b>	<b>Single/ Semi Detach</b>	<b>Towns</b>	<b>Apt.</b>	<b>ICI (Sq M)</b>	<b>Map #</b>
25T-85002	Greenbriar Industrial Park - 5365 Twenty Rd				51,000	5
25T-201611	Nash Neighbourhood, Phase 2: 478 & 490 First Road West	28	164			9
25T-201612	Nash Neighbourhood, Phase 3: 464 First Road West	38	100			9
25T-201807	9511 Twenty Road West				149,400	5
25T-202205	2876 Upper James Street				49,710	5
<b>TOTALS</b>		<b>66</b>	<b>264</b>	<b>0</b>	<b>250,110</b>	

**2026 & BEYOND - PRIORITY PROCESSING FOR DRAFT PLAN APPROVAL**

<b>Plan No.</b>	<b>Subdivision Name</b>	<b>Single/ Semi Detach</b>	<b>Towns</b>	<b>Apt.</b>	<b>ICI (Sq M)</b>	<b>Map #</b>
25T-200720R	Trustwood Industrial Park				65,880	1
25T-200810	Miles Estates Addition: 708 Rymal Road East	32	18			6

25T-201206	Springbrook Corners: 851 Garner Road East & 491 Springbrook Ave		80			1
25T-201306	Silverwood Homes, Ph.2-3 / 111 Parkside Drive, Flamborough			430		4
25T-202003	The Village at St Elizabeth Mills		73	1131		7
25T-202103	Salem – 562 Dundas Street East		205	680		4
<b>TOTALS</b>		<b>32</b>	<b>376</b>	<b>2,241</b>	<b>65,880</b>	

**NO TIMING IDENTIFIED FOR DRAFT PLAN APPROVAL**

Plan No.	Subdivision Name	Single/ Semi Detach	Towns	Apt.	ICI (Sq M)	Map #
25T-90015	McNally Industrial Park				53,370	5
25T-200715	Mount Hope Terrace Addition, Phase 2 - 9075 Airport Road		6			5
<b>TOTALS</b>		<b>0</b>	<b>6</b>	<b>0</b>	<b>53,370</b>	

**FINAL DRAFT APPROVAL DEPENDENT ON OLT DECISIONS**

Plan No.	Subdivision Name	Single/ Semi Detach	Towns	Apt.	ICI (Sq M)	Map #
25T-201703	Newport Yacht Club, Phase 4-18 Lakeside Dr	38				8
25T-201710	655 Cramer Road	18				4
25T-201806	140 Garner Road East				67,380	1
25T-201810	26 Southcote Road	4	24			1
25T-201905	30 Dundas Street East			1656		4
25T-202006	544 & 550 Rymal Road East	8	10	272		6
25T-202008	Chedoke Browlands – 870 Scenic Drive		56	574		7
25T-202009	262 McNeilly Road, 1036-1090 Barton Street	154	391			8
25T-202304	157 Upper Centennial Parkway		82	9		9
<b>TOTALS</b>		<b>222</b>	<b>563</b>	<b>2,511</b>	<b>67,380</b>	

Note: ICI stands for Industrial, Commercial and Institutional development

The Draft Plans identified above for anticipated approval between 2024 and 2026 (and beyond, including those at the OLT) account for a total of 11,162 dwelling units and 857,870 square metres of industrial and commercial space. The proposed residential dwelling units represent a mix of dwelling types and densities, including 453 single and semi-detached dwellings, 2,000 townhouses and 8,709 apartment units.

### 3.2.2 Servicing of Draft Approved Plans

The recommended Staging Plan identifies twenty-six (26) existing Draft Approved Plans of Subdivision expected to proceed with Servicing in 2024; nine (9) expected to proceed with Servicing in 2025; eight (8) expected to proceed in 2026 and beyond; and six (6) with no timing identified (Table 3).

No timing for Servicing has been assigned to two Draft Plans of Subdivision that are currently dependent on outcomes of Ontario Land Tribunal (OLT) hearings for related Official Plan and / or Zoning By-law Amendment applications. For these two Draft Plans, while the Draft Plan itself has not been appealed, Final Approval of the Draft Plan cannot be issued until the related appeals are resolved.

As noted above regarding anticipated Draft Plan Approval, anticipated timing for Servicing and Registration of Draft Plans also represents a best estimate on the part of Staff. Several factors may intervene to change the proposed timing of Servicing including unexpected issues or concerns arising during the review of the grading and servicing plans; delay on the part of the applicant to respond to concerns or provide updated plans; staffing and workload challenges; or priority applications needing attention. The timing outlined below is subject to change and does not represent a guarantee that applications will be brought forward for Servicing in the identified year.

**Table 2: Anticipated Timing of Servicing of Draft Approved Plans with Unit Breakdown**

2024 - ANTICIPATED TIMING OF SERVICING OF DRAFT APPROVED PLANS						
Plan No.	Subdivision Name	Single/ Semi Detach	Towns	Apt.	ICI (Sq M)	Map #
25T-82008	Hamilton Mountain Industrial Park No. 2				37,320	6
25T200208R	Summit Park Phase 9	69	28			9
25T-200303	The Crossings 2080 Rymal Road East	78	57			9
25T-200525	Orlick Aeropark				71,550	5
25T200706R	Stoneywood	44	67			9
25T-200721	Eden Park Phase 2	129	162			7
25T-200908	198 First Road West, Phase 4 (Paletta Lands)	77	132			9
25T-201003	Parkside Hills, Ph.2	6	181			4
25T-201305	Sheldon's Gate: 172-178 Rymal Road West, 1204 West 5 <sup>th</sup> St	153				7

25T-201309	Summit Park Phase 11 – 99 Terryberry Road	283	72			9
25T-201402	Multi-Area Employment Lands – 575 Highland Road West				23,100	6
25T-201403	Freelton Subdivision/Wildan Estates II – 1800 Highway 6, 34 11th Con Rd E	20				4
25T-201405	3105 Fletcher Road, Phase 1	106	131			2
25T-201405	3105 Fletcher Road, Phase 2	234	94			2
25T-201504	Springbrook Meadows West Extension: 296-312 Springbrook Avenue	44				1
25T-201505	Silverbirch Meadows: 9684-9714 Twenty Road West	17	71			5
25T-201507	Flamborough Power Centre North Phase 2				82,530	4
25T-201604	820 Rymal Road East		14			6
25T-201608	56 Highland Road		43			9
25T-201702	609 & 615 Hamilton Street North, 129-137 Truedell Circle and 3 Nisbet Boulevard	2	61			4
25T-201706	Jackson Heights Extension – 2341 Regional Road 56	18	241	60		2
25T-201901	Barton Estates – 238 Barton Street, Stoney Creek		12			8
25T-202010	525 Rymal Road West	1	6			7
25T-202104	Lavita Estates – 311 Stone Church Road East	17	204			6
25T-202109	860 & 884 Barton Street		158	93		8
25T-202209	82 Carlson Street	30				9
<b>TOTALS</b>		<b>1,353</b>	<b>1,734</b>	<b>153</b>	<b>214,500</b>	

**2025 - ANTICIPATED TIMING OF SERVICING OF DRAFT APPROVED PLANS WITH UNIT BREAKDOWN**

Plan No.	Subdivision Name	Single/ Semi Detach	Towns	Apt.	ICI (Sq M)	Map #
25T-200610	Caterini - Phase 2	69	41			2
25T-200622	Springbrook Meadows West, Ph.2	16/				1
25T-200721	Eden Park, Phase 3					7

25T-200803	Victory Ridge	6				9
25T-201205	Fields of Springbrook, Phase 3	92				1
25T-201209	1125 West 5 <sup>th</sup> Street	2	130			7
25T-201503	165 Upper Centennial Parkway		268	453		9
25T-202002	9322-9326 Dickenson Road				82,110	5
25T-202201	3479 Binbrook Road	238	388	146		2
<b>TOTALS</b>		<b>423</b>	<b>827</b>	<b>599</b>	<b>82,110</b>	

**2026 & BEYOND - ANTICIPATED TIMING OF SERVICING OF DRAFT APPROVED**

Plan No.	Subdivision Name	Single/ Semi Detach	Towns	Apt.	ICI (Sq M)	Map #
25T-76024	Battleridge Subdivision Phase 3	85	72			8
25T-85003	Greenleaf Industrial Park				45,720	5
25T-88031	Sandrina Gardens Phase 7 – 790 Rymal Road	150				6
25T-200202	Chappel Estates: 92 Onyx Dr and south limit of Turquoise Dr	20				6
25T-200204	DeSantis Industrial Park – 1099 Barton Street				27,150	8
25T-200522	Kopper Meadow, Phase 2b – 169 Kellogg Avenue	12				5
25T-200804	Parkside Drive	94	65			4
25T-201404	Chappel Estates South: 83 Jessica Street East	57				6
<b>TOTALS</b>		<b>418</b>	<b>137</b>	<b>0</b>	<b>72,870</b>	

**NO TIMING IDENTIFIED FOR SERVICING OF DRAFT APPROVED PLANS**

Plan No.	Subdivision Name	Single/ Semi Detach	Towns	Apt.	ICI (Sq M)	Map #
25T-87032	DiCenzo Sobie – 1517 Upper James	40				7
25T-88030	Anchor Road Industrial Park Phase 1 – 600 Pritchard Road				21,420	6
25T-89031	Arbra				30,090	6
25T-89042	Trinity Road Industrial Subdivision				24,510	1
25T-93012	Browview Heights	6				4
25T-95002	Miles Estates – 50 Miles Road	104				6

<b>TOTALS</b>		<b>150</b>	<b>0</b>	<b>0</b>	<b>76,020</b>	
<b>ANTICIPATED TIMING OF FOR SERVICING DEPENDENT ON OLT DECISIONS</b>						
<b>Plan No.</b>	<b>Subdivision Name</b>	<b>Single/ Semi Detach</b>	<b>Towns</b>	<b>Apt.</b>	<b>ICI (Sq M)</b>	<b>Map #</b>
25T-201701	City View Estates – 15 Ridgeview Drive	25	80			9
25T-202210	705 Rymal Rd E		41			6
<b>TOTALS</b>		<b>25</b>	<b>121</b>	<b>529</b>	<b>0</b>	

Note: ICI stands for Industrial, Commercial and Institutional development

The Draft Plans identified above for anticipated servicing between 2024 and 2026 (and beyond) account for a total of 5,940 dwelling units and 445,500 square metres of industrial and commercial space. The proposed residential dwelling units represent a mix of dwelling types and densities, including 2,369 single and semi-detached dwellings, 2,819 townhouses and 752 apartment units.

### 3.2.3 Total Residential Unit Approvals Anticipated Through Draft Plan of Subdivision 2024 – 2026

In summary, the total residential unit growth anticipated to be approved / serviced through Draft Plan of Subdivision between 2024 and 2026 (and beyond) is approximately 17,100 units, as identified in Table 3 below. Of these units, the majority are planned multiple dwelling units, accounting for more than 9,400 of the proposed units or more than 55% of the total. Townhouse dwelling units account for the next greatest dwelling type at 4,800 units, or 28% of the total. Finally, low density dwelling units (single and semi detached dwellings) account for 2,800 units or 16% of the total.

Interestingly, the unit mix amongst the “Units Anticipated to be Serviced” (i.e. units which have already received Draft Plan Approval) is more skewed toward lower density dwelling forms (singles, semis and towns). These are the units which could see construction and occupancy in the near term. The unit mix of the Draft Plans which have not yet received Draft Plan Approval is more skewed toward the higher density dwelling forms, with the almost 4,000 units proposed at Eastgate Square significantly impacting that number.

The numbers in the table below represent total potential unit approvals through in-process Draft Plan of Subdivision applications and servicing reviews. As noted, due to multiple factors, there is no guarantee that the units will be approved or serviced within the timeframes identified in the Staging Report.

**Table 3: Total Anticipated Residential Unit Approvals Through Draft Plan of Subdivision**

	Single & Semi Detach	Towns	Apartment	Total
Units Anticipated to be Draft Approved	453	2,000	8,709	11,162
Units Anticipated to be Serviced	2,369	2,819	752	5,940
<b>Total</b>	<b>2,822</b>	<b>4,819</b>	<b>9,461</b>	<b>17,102</b>

## 4.0 RESIDENTIAL INTENSIFICATION

Intensification can be defined in many ways. The Provincial Policy Statement (2020) defines intensification as the development of a property, site or area at a higher density than currently exists through: redevelopment, including the reuse of brownfield sites; the development of vacant and/or underutilized lots within previously developed areas; infill development; and the expansion or conversion of existing buildings.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) considers intensification more narrowly. The Growth identifies an intensification target that all municipalities must plan to achieve on an annual basis. The intensification target only includes redevelopment occurring within a defined portion of the urban area which is referred to as the delineated built-up area. Intensification development occurring outside of the built-up area does not contribute to the City’s overall intensification target.

For the purposes of this Report, residential intensification projects are identified as proposed development at a higher density than currently exists, located within the City’s urban boundary, outside of an active (not-Registered) Draft Plan of Subdivision application. Intensification therefore may occur anywhere throughout the urban boundary and may include any form of residential redevelopment (singles, towns, apartments). In addition, this Report is including only major residential intensification projects proposing 100 units or more. Small scale infill projects, secondary units etc are therefore not included within the Tables below.

### 4.1 ANTICIPATED SHORT, MEDIUM AND LONG TERM INTENSIFICATION UNITS

It can be difficult to predict not only where intensification will occur, but also when. For the purposes of anticipating residential intensification that may occur in the short, medium and long term time frames for the Staging report, staff queried all development applications proposing 100 or more new residential units which were submitted in the last three years, as of June 2023, and made the following assumptions:

**Table 4: Type of Development Application and Anticipated Timeframe for Development – Residential Intensification**

Type of Application	Development Timeframe	# of Years
Site Plan Control Application <i>(in process or approved but full building permit not yet issued)</i>	Short Term	Less than 1 year
Official Plan / Zoning By-law Amendment <i>(in process and / or not yet proceeded to Site Plan)</i>	Medium Term	1 to 3+ years
Formal Consultation Application <i>(in process and / or not yet proceeded to full application)</i>	Long Term	No timing identified

The above timeframes are based on the level of certainty associated for each type of application. For example, at the Site Plan Control stage of development, the lands are already zoned for the permitted use. Further, many issues would have already been addressed at an earlier stage in the planning process. It is therefore reasonable to assume that an in-process Site Plan Control application could proceed to building permit issuance within one year, and is therefore considered as Short Term intensification potential.

On the contrary, Formal Consultation applications have a low level of certainty regarding whether or not an applicant / owner will proceed to submit a full *Planning Act* application, or when that future application may be submitted. Formal Consultation applications are therefore deemed to be Long Term intensification potential in light of that uncertainty and the time that will be required to obtain approvals as part of future *Planning Act* application(s). Staff conducted a mail-out to twenty-one applicants representing forty Formal Consultation applications submitted over the past three years to enquire whether or not they had plans to proceed with a future *Planning Act* application. Seven responses were received and five formal consultation applications were removed from the list in Table 7 as a result.

It is important to note that the Tables below identify in-process development applications. Inclusion in the Staging Report does not indicate a guarantee of approval of the development application, nor does the associated time frame identified in this Report guarantee that developments will move forward within that time period. Further, approval of the application does not guarantee that an applicant will proceed to the building permit stage. Therefore, it is not anticipated that all of the units identified in the Tables below will be realized, and for those that do proceed to development, it is not expected that the timeframes indicated in this Report will be met. Rather, this Report provides a high-level estimation of major intensification opportunities occurring over the next several years for the purposes of understanding where development may be occurring and to demonstrate the importance of residential intensification to the City's future housing supply. Mapping of the developments identified in the Tables below can be found in Appendix A.

**Table 5: Potential Short Term Residential Intensification Opportunities and Associated Unit Count**

<b>SHORT TERM RESIDENTIAL INTENSIFICATION (Site Plan)</b>				
<b>File Number</b>	<b>Address</b>	<b>Description</b>	<b># of Units</b>	<b>Map #</b>
DA-17-107E	3033-3063 Binbrook Rd	6-storey mixed use building	111	2
DA-20-056	20 Reid Ave N	Townhouse and back-to-back townhouse development on private road	164	12
DA-20-075	163 Jackson St W	Two 32-storey mixed use towers with one-storey commercial podium	642	11
DA-20-076	166-190 Main St W	Two 28-storey mixed use towers & one 27-storey tower above 2 base buildings	826	11
DA-20-077	77 James St N	Three 30-storey mixed use towers & one 24-storey tower above a 9-storey podium	1,940	11
DA-20-116	1351-1375 Upper James & 16-48 Stone Church RdE	Two 4-storey multiple dwellings (2 phases)	136	7
DA-21-017	1865 Rymal Rd E	8-storey mixed use building	195	9
DA-21-028	16 Cannon St E	16-storey building	129	11
DA-21-082E	468 James St N	7-storey retirement home, one commercial unit	120	11
DA-21-097	41 Wilson St	Three mixed use 30-storey towers with 4-7 storey base building	931	11
DA-21-109	73-89 Stone Church Rd W, 1029 West 5 <sup>th</sup> St	9-storey multiple dwelling	216	7
DA-21-113E	213 King St W	Check re building permit	348	11
DA-21-133	330 Dundurn St S	8-storey residential condominium. Existing retirement home to remain.	109	10
DA-21-137	80 John St N	Two 30-storey mixed use towers	700	11
DA-21-156	206 King St W	9-storey tower atop a 4-storey base with 13 total storeys	122	11
DA-21-159	537-563 King St E	8-storey multiple dwelling	117	11
DA-22-001E	488 Upper Wellington St	6-storey mixed use building	261	7
DA-22-016E	41 Stuart St	10-storey multiple dwelling	102	11

<b>SHORT TERM RESIDENTIAL INTENSIFICATION (Site Plan)</b>				
<b>File Number</b>	<b>Address</b>	<b>Description</b>	<b># of Units</b>	<b>Map #</b>
DA-22-032	9255 Airport Rd	45 2-storey townhouses, 18 3-storey townhouses, 41 rear lane townhouses	104	5
DA-22-040	1411 Upper Wellington St	6-storey campus style retirement/long term care community	132	6
DA-22-079	1630 Main St W	9-storey mixed use building & 2 blocks of townhouses	182	3
DA-22-081	1290 South Service Rd	1-storey commercial building, 5 3-storey mixed use buildings with 50 stacked towns above, and 12 4-storey stacked towns	454	8
DA-22-095	121 Mary St	10-storey mixed use building with supportive, affordable housing	156	11
DA-22-110	325 Hwy No. 8	11-storey multiple dwelling	148	8
SPA-22-129	360 King St W	25-storey building with 6-storey base	300	10
DA-22-135	1842 King St E	Four 13-storey multiple dwellings & four 4-storey townhouse dwellings, mixed use	1341	12
DA-22-142	555-559 Sanatorium Rd	Keep existing building & 2 new 6-storey buildings (apartments / retirement home)	202	7
DA-22-144	488 Dundas St E	Mixed use development up to 12 stories	605	4
DA-22-148	136 Upper Mount Albion Rd	6-storey multiple dwelling	145	9
DA-22-151	186 Hunter St E	12-storey affordable housing	104	11
DA-22-153	60 Caledon Ave	Affordable housing – 60 townhouses & 2-6 storey apartments	266	7
DA-22-154	526 Winona Rd	2 24-storey & 2 15-storey multiple dwellings, 5 blocks of 2-storey townhouses, & a 4-storey multiple dwelling	1,209	8
DA-22-161	235 Main St W	23-storey building with 282 apartment units & 6 townhouse style units	288	10
DA-22-164	999 Upper Wentworth St	Two 13-storey multiple dwellings, mixed use	298	6
DA-22-167	392 Main St W	9-storey mixed use building	171	10
DA-23-003	1107 Main St W	Stepped 15-storey mixed use building	265	10
DA-23-011	392 Wilson St E	8-storey mixed use building	170	1
DA-23-012	8 Shoreview Pl	43 and 36-storey towers connected via a 5-storey podium	933	8

<b>SHORT TERM RESIDENTIAL INTENSIFICATION (Site Plan)</b>				
<b>File Number</b>	<b>Address</b>	<b>Description</b>	<b># of Units</b>	<b>Map #</b>
DA-23-016	71 Rebecca St	30-storey mixed use building	477	11
DA-23-021	428 Main St W	10-storey mixed use building	186	10
DA-23-029	2900 King St E	Two mixed use towers with 6-storey podium and 20 and 18-storeys	564	8
DA-23-033	13 King St E	8-storey mixed use building	155	8
DA-23-035	211 John St S	14-storey mixed use building & 27-storey building	769	11
DA-23-037	2 Hayes Ave	18 and 16-storey building connected by a 3-storey podium	564	12
SPA-23-049	2782 Barton St E	17-storey building	313	8
DA-23-051	96 John St N	30-storey mixed use building with 6-storey podium	330	11
DA-23-056	1540 Upper Wentworth St	8-storey multiple dwelling	124	6
<b>Total</b>			<b>18,124</b>	

**Table 6: Potential Medium Term Residential Intensification Opportunities and Associated Unit Count**

<b>MEDIUM TERM RESIDENTIAL INTENSIFICATION (Zoning / Official Plan Amendments)</b>				
<b>File Number</b>	<b>Address</b>	<b>Description</b>	<b># of Units</b>	<b>Map #</b>
ZAC-20-017	210 Calvin St	100 residential units	100	1
ZAC-20-038	115-117 George Street & 220-222 Main St W	Mixed use building with max height of 23-storeys and 18-storeys	321	11
ZAC-20-042	1629-1655 Main St W	Mixed use building with max height of 24-storeys	583	3
ZAC-21-003	125 Pirie Dr	4-storey retirement/senior building & 17 single storey townhouses	176	3
ZAC-21-031	405 James St N	Fourteen 3 to 4 stacked townhouses & two 7-storey buildings	450	11
ZAC-21-039	1400 South Service Rd	Two 8-storey buildings & two 16-storey buildings with 2 commercial buildings	986	8

<b>MEDIUM TERM RESIDENTIAL INTENSIFICATION (Zoning / Official Plan Amendments)</b>				
<b>File Number</b>	<b>Address</b>	<b>Description</b>	<b># of Units</b>	<b>Map #</b>
ZAC-21-043	300 Albright Rd	106 townhouses (mix of stacked and standard)	106	9
ZAC-21-049	442 Wilson St E	2 concepts - 7-storey retirement home with mixed use or 6-storey mixed use, both to retain the heritage buildings	161	1
ZAC-22-001	2153 Rymal Rd E	Two 10-storey mixed use buildings & two 4-storey stacked townhouse blocks	447	9
ZAC-22-003	65 Guise St E	Tower with max height of 45-storeys (Pier 8 Block 16)	429	11
ZAC-22-012	200 Market St	Two mixed use 15-storey towers & two 27-storey towers above a 3 to 7-storey base	762	10
ZAC-22-013	200 Centennial Parkway N	Six mixed use towers ranging in height from 9-20 storeys	1150	8
ZAC-22-018	651 Queenston Rd	16-storey building	316	8
ZAC-22-028	631 Rymal Rd W	12-storey building	165	7
ZAC-22-030	399 Greenhill Ave	Two 12-storey buildings & two 3-storey mixed use buildings.	527	9
ZAC-22-032	909 North Waterdown Dr	84 stacked townhouses & a mid-rise apartment	234	4
ZAC-22-041	251 Stone Church Rd W	4-storey multiple dwelling	160	7
ZAC-22-045	570 Upper Ottawa St	12-storey mixed use building & four 3-storey stacked townhouse blocks	470	6
ZAC-22-047	1177 West 5 <sup>th</sup> St	10-storey building	215	7
ZAC-22-050	3064 Regional Rd No. 56	6-storey multiple dwelling	116	2
ZAC-22-051	3160 Regional Rd No. 56	5-storey multiple dwelling	109	2
ZAC-22-063	1310 South Service Rd	2 mixed use buildings - 8-storeys and 12-storeys, one 10-storey building, & 4 townhouse blocks with 32 live/work units	600	8
ZAC-22-066	81 Rymal Rd E	8-storey multiple dwelling & 2 townhouse blocks	220	7
ZAC-23-001	499 Mohawk Rd E	Change from District Commercial to Mixed-Use medium density (under appeal)	1995	6

<b>MEDIUM TERM RESIDENTIAL INTENSIFICATION (Zoning / Official Plan Amendments)</b>				
<b>File Number</b>	<b>Address</b>	<b>Description</b>	<b># of Units</b>	<b>Map #</b>
ZAC-23-006	1065 Paramount Dr	42 3-storey stacked townhouses, 60 3.5 storey stacked townhouses, 8 storey multiple dwelling	299	9
ZAC-23-012	1284 Main St E	Reuse of existing school site including 2 3-storey townhouses, 2 4-storey stacked townhouses, 3 14-storey apartments	975	12
ZAC-23-015	150 Mohawk Rd E	11-storey building	161	7
ZAC-23-017	2070 Rymal Rd E	10-storey mixed use building	227	9
ZAC-23-019	117 Forest Ave	One multiple dwelling residence	216	11
ZAC-23-022	2800 Library Lane	3-storey seniors' rental apartment building, includes affordable units	105	2
ZAC-23-023	2481 Barton St E	17-storey mixed use building	207	8
ZAC-23-024	117 Jackson St E	Two mixed use towers	751	11
ZAC-23-026	196-202 Upper Mount Albion	9-storey mixed use building	232	9
ZAC-23-027	175 John St N	19-storey residential building	132	11
ZAC-23-031	118 King St W	12-storey mixed use building	124	8
ZAC-23-034	95-108 Highway No 8	2 12-storey multiple dwellings	368	8
<b>Total</b>			<b>14,595</b>	

**Table 7: Potential Long Term Residential Intensification Opportunities and Associated Unit Count**

<b>LONG TERM RESIDENTIAL INTENSIFICATION (Formal Consultation Applications)</b>				
<b>File Number</b>	<b>Address</b>	<b>Description</b>	<b># of Units</b>	<b>Map #</b>
FC-20-035	242 Queen St N	6-storey building	276	11
FC-20-079	1821-1861 Upper James St	Three mixed use 8-storey towers & 78 townhouses	493	5
FC-20-091	221 Melvin Ave	12-storey mixed use building	213	12
FC-20-139	1780 Garth St	124 2-storey townhouses	124	7
FC-21-038	423 North Service Rd	27-storey condominium building	365	8

<b>LONG TERM RESIDENTIAL INTENSIFICATION (Formal Consultation Applications)</b>				
<b>File Number</b>	<b>Address</b>	<b>Description</b>	<b># of Units</b>	<b>Map #</b>
FC-21-054	215 King St W	14-storey mixed use building	102	11
FC-21-103	87 Ashley St	6-storey building	153	11
FC-21-123	134 Cannon St W	25 and 14-storey mixed use towers with 7-storey base with 4-storey hotel	469	11
FC-22-005	1631 Rymal Rd E	Seven 8-storey buildings.	936	6
FC-22-018	734 King St E	12-storey mixed use affordable housing development	258	11
FC-22-027	851 Lawrence Rd	2 towers, 15-storey and 11-storey buildings on 6-storey base.	318	12
FC-22-033	193 Elgin St	Two 8-storey buildings.	236	11
FC-22-052	65 Guise St E	Pier 8, Blocks 3 & 6	422	11
FC-22-065	965 North Waterdown Dr	Four 4-storey apartment buildings	192	4
FC-22-066	166-186 Ferguson Ave N & Robert St	High rise mixed use with 2 options	2,096	11
FC-22-075	865 Mohawk Rd W	11-storey mixed use building	136	6
FC-22-092	400 Winona Rd	106 stacked townhouses & 40 maisonettes	146	8
FC-22-097	1600 Upper James St	14-storey mixed use building	222	7
FC-22-105	1318 Upper Wellington St	9-storey building & 17 2-storey townhouses	137	7
FC-22-106	73 Hughson St N	30-storey mixed use building with 4-storey podium	330	11
FC-22-110	89 Park St N	Two mixed use 30-storey towers above a 5-storey podium	693	11
FC-22-117	865 Queenston Rd	Multiple building ranging from 3-20 storeys	212	8
FC-22-126	50 Creighton Rd	11-storey condominium building	168	3
FC-22-133	55 Catharine St S	27-storey mixed use building with 6-storey podium	392	11
FC-23-004	325 James St N	12-storey mixed use building	136	11

<b>LONG TERM RESIDENTIAL INTENSIFICATION (Formal Consultation Applications)</b>				
<b>File Number</b>	<b>Address</b>	<b>Description</b>	<b># of Units</b>	<b>Map #</b>
FC-23-008	243 Garner Rd E	32 single detached dwellings & multiple dwelling block	296	1
FC-23-012	450 James St N	6-storey building with 102 affordable units	102	11
FC-23-015	1310 Upper Wellington St	50 detached dwellings & 141 townhouses	191	7
FC-23-022	46 Ferguson Ave S	One 29-storey & one 12-storey building on a 1-storey podium.	390	11
FC-23-034	1694 Upper James St	12-storey mixed use building with 5-storey step back	400	7
FC-23-042	468 Millen Rd	16-storey building	232	8
FCSP-23-046	17 Ewen Rd	10-storey student residence	359	3
FC-23-050	1810 Upper James St	10-storey building & 40 townhouses	329	5
FC-23-053	108 James St N	Mixed use at the Tivoli Theatre	875	11
FC-23-059	140 Glen Echo Dr	Medium density with multiple buildings.	310	8
FCSP-23-060	100 Ferguson Ave S	Building to add to existing units, 383 units in total	173	11
FC-23-063	1494 Upper Wellington St	Two multiple dwellings ranging from 6 to 24 storeys in height	619	7
FC-23-064	1809 Rymal Rd E	Four 12-storey mixed use buildings.	736	9
FC-23-071	365 Highway No 8	9-storey mixed use building	176	8
FC-23-072	205 Cannon St E	8-storey mixed use building	277	11
FC-23-073	15-29 Barton St E, 259-271 Hughson	17-storey mixed use multiple dwelling	175	11
FC-23-076	347 Centennial Parkway	2 30-storey towers connected by 3-storey podium	684	8
FC-23-079	33 Sanford Ave S	15-storey residential building	198	11
FC-23-083	56-64 Fennell Ave E & 651-677 Upper	15-storey multiple dwelling, 3 20-storey	830	7

<b>LONG TERM RESIDENTIAL INTENSIFICATION (Formal Consultation Applications)</b>				
<b>File Number</b>	<b>Address</b>	<b>Description</b>	<b># of Units</b>	<b>Map #</b>
	James St	mixed use multiple dwellings, commercial units		
FC-23-088	1866 Rymal Rd E	6-storey mixed use building, upper floors for retirement home	165	9
FCSP-23-110	1452 Upper James St	8-storey mixed use building	310	7
<b>Total</b>			<b>17,052</b>	

## **5.0 INFRASTRUCTURE TO SUPPORT GROWTH**

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Growth generally impacts the municipal infrastructure system. Development projects, including redevelopments, may require extension of municipal services such as sewers, watermains, and roads, and stormwater management. Development projects may also require that existing infrastructure be expanded, upsized, or otherwise upgraded to accommodate expansion and continued growth. It is important to identify, plan and have the infrastructure in place and available to support the growth.

The Staging of Development program assists in the development of a comprehensive, multi-year Capital Works program, in order to ensure adequate infrastructure is in place to support growth in the City.

The City's 10 year Capital Budget forecast is a 10 year projection and includes a list of planned projects by year. The 10 year Capital Budget forecast does not constitute approval of a particular project, rather it reflects the City's priorities for projects at the date of the adoption of the budget and can provide developers more certainty on the timing of their development projects. Individual capital projects must still receive Council approval and funding allocation in each given funding year.

## **6.0 2024 – 2026 DEVELOPMENT CHARGE FUNDED CAPITAL BUDGET HIGHLIGHTS**

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Although Development Charge fees pay for growth related infrastructure, developers are also responsible for a share of the cost of that infrastructure that serves their development. The developer's contribution is described as the local share of growth related infrastructure and is integral to the philosophy of the City's Development Charges By-Law Local Service Policy that defines developer's obligations. A list of key Development Charged funded Capital Projects over the next three years is summarized in Table 8 below.

Table 8: 2024 – 2026 Development Charge Funded Capital Infrastructure Highlights

<b>DEVELOPMENT CHARGE FUNDED CAPITAL INFRASTRUCTURE HIGHLIGHTS FOR 2024 – 2026</b>			
	<b>Project Description</b>	<b>Category</b>	<b>Status</b>
<b>Ancaster / Dundas</b>			
<b>1</b>	<b>HC011 Calvin Street Wastewater Pumping Station Upgrades</b> <i>Provide additional capacity to service growth in Ancaster</i>	Wastewater Capacity	Under Construction; completion expected in 2024.
<b>2</b>	<b>HD018 Garner Road Water Pumping Station Upgrades</b> <i>Provide additional capacity to service growth in Ancaster</i>	Water	Under Construction; completion expected in 2024.
<b>3</b>	<b>HD012A and HD022 Governors Road Pumping Stations (New Water Pumping Stations)</b> <i>Provide additional capacity to service growth in Dundas</i>	Water	Construction scheduled for 2023
<b>4</b>	<b>HD016 York and Valley Roads Water Booster Pumping Station Upgrades</b> <i>Provide additional capacity to service growth in Flamborough</i>	Water	Construction scheduled for 2025
<b>5</b>	<b>Garner Road Trunk Watermain (Wilson Street to Southcote Road)</b> <i>New 500/600mm watermain</i>	Water	Construction scheduled for 2024
<b>Airport Employment Growth District / Mt. Hope</b>			
<b>6</b>	<b>Garner Road Trunk Sanitary Sewer (west of Raymond Road to Smith Road)</b> <i>New 375/600mm trunk sanitary sewer</i>	Wastewater	Construction scheduled for 2024
<b>7</b>	<b>Garner Road Sanitary Pumping Station (East of Hwy 6)</b> <i>New sanitary pumping station (SPS)</i>	Wastewater	Timing Determined by Developer
<b>8</b>	<b>Garner Road Forcemain (SPS to Smith Road)</b> <i>New 375mm sanitary sewer forcemain</i>	Wastewater	Timing Determined by Developer
<b>9</b>	<b>Garner Road Improvements (Hwy 6 to Upper Paradise Road)</b> <i>Widen from 2 lane rural cross section to 4 lane urban cross section</i>	Road	Construction targeted for 2026

10	<b>Glancaster Road Sanitary Sewer (Book Road to Dickenson Road)</b> <i>New 375mm sanitary sewer</i>	Wastewater	Construction targeted for 2025
11	<b>Glancaster Road Watermain (Garner Road to Twenty Road)</b> <i>New 600mm watermain</i>	Water	Construction anticipated for 2025 / 2026
12	<b>Glancaster Road Improvements (Garner Road to Dickenson Road)</b> <i>Widen from 2 lane rural cross section to 3 lane industrial cross section</i>	Road	Construction scheduled for 2026
13	<b>Arterial Road 1N Sanitary Sewer (Smith Road to Dickenson Road)</b> <i>New 375mm sanitary sewer</i>	Wastewater	Construction anticipated for 2026
14	<b>Book Road Trunk Sanitary Sewer (400m west of Southcote Road to Smith Road)</b> <i>New 600mm sanitary sewer</i>	Wastewater	Construction scheduled for 2026
15	<b>Book Road Watermain (Southcote Road to Smith Road)</b> <i>New 400mm watermain</i>	Water	Construction anticipated for 2026
16	<b>Book Road Improvements (Southcote Road to Smith Road)</b> <i>Widen from 2 lane rural cross section to 4 lane industrial cross section</i>	Road	Construction targeted for 2026
17	<b>Smith Road (Garner Road south to Hydro Corridor)</b> <i>New 2 lane industrial road</i>	Road	Timing Determined by Developer
18	<b>Arterial Road 1N (Glancaster Road to Dickenson Road)</b> <i>New 4 lane industrial road</i>	Road	Timing Determined by Developer
19	<b>Airport Road Improvements (Upper James Street to Provident Way)</b> <i>Widen from 2 lane cross section (varied) to 3 lane urban cross section</i>	Road	Construction targeted for 2026
<b>Binbrook</b>			
20	<b>Fletcher Road Watermain (Binbrook Road to Pumpkin Pass)</b> <i>New 400mm watermain</i>	Water	Construction targeted for 2024
21	<b>Fletcher Road Watermain (Binbrook Road to Windwood Drive)</b> <i>New 400mm watermain</i>	Water	Construction targeted for 2024

22	<b>Binbrook Road Watermain (Royal Winter Blvd / Binhaven Blvd to Fletcher Road)</b> <i>New 400mm watermain</i>	Water	Construction targeted for 2024
23	<b>Binbrook Road Sanitary Sewer (Fletcher Road to Brigham Ave)</b> <i>New 375mm sanitary sewer</i>	Wastewater	Construction targeted for 2024
24	<b>Binbrook Road Improvements (Royal Winter Blvd / Binhaven Blvd to Fletcher Road)</b> <i>Widen from 2 lane rural cross section to 3 lane urban cross section</i>	Road	Construction targeted for 2024
<b>Red Hill Business Park South</b>			
25	<b>Dickenson Road Trunk Sanitary Sewer (Hwy 56 to Upper James Street)</b> <i>New trunk sanitary sewer to convey flows from AEGD to the Centennial Trunk Sewer</i>	Wastewater	Construction began in 2022; completion expected in 2026
26	<b>Dickenson Road Watermain (Nebo Road to 800m east of Nebo Road)</b> <i>New 300mm watermain</i>	Water	Construction targeted for 2028
27	<b>Nebo Road Watermain – (900m south of Twenty Road to Dickenson Road)</b> <i>New 300mm watermain</i>	Water	Construction anticipated for 2025
28	<b>Nebo Road Improvements (Rymal Road East to Twenty Road East)</b> <i>Urbanize road to industrial standard (2 lanes)</i>	Road	Construction scheduled for 2024
29	<b>Dartnall Road Extension (Twenty Road to Dickenson Road)</b> <i>New 4 lane industrial road</i>	Road	Construction targeted for 2026
<b>Stoney Creek Upper</b>			
30	<b>First Road West Improvements (Bedrock Drive to Ridgeview Drive)</b> <i>Road urbanization (2 lanes)</i>	Road	Construction anticipated for 2025
31	<b>Talon Road (Pritchard Road to Upper Red Hill Valley Parkway)</b> <i>New 2 lane industrial road</i>	Road	Project scheduled for 2023
<b>Stoney Creek Lower</b>			

32	<b>Millen Road Sanitary Sewer QEW Crossing</b> <i>New 450mm sanitary sewer</i>	Wastewater	Timing Determined by Developer
33	<b>Gordon Dean Avenue (Hwy 8 to Barton Street)</b> <i>New 4 lane road</i>	Road	Timing Determined by Developer
34	<b>Lewis Road Watermain (Barton Street to Hwy 8)</b> <i>Watermain upgrade from 150mm to 300mm</i>	Water	Timing Determined by Developer
35	<b>Lewis Road Improvements (Hwy 8 to Barton Street)</b> <i>Road urbanization (2 lanes)</i>	Road	Timing Determined by Developer
36	<b>McNeilly Road Improvements (Barton Street to Hwy 8)</b> <i>Road urbanization (2 lanes)</i>	Road	Timing Determined by Developer
37	<b>Barton Road Improvements (Fruitland Road to Fifty Road)</b> <i>Widen from 2 lane rural cross section to 4 lane urban cross section</i>	Road	Construction scheduled for 2026
38	<b>Jones Road Improvements (Barton Street to Hwy 8)</b> <i>Road urbanization (2 lanes)</i>	Road	Timing Determined by Developer
39	<b>Glover Road Improvements (Barton Street to Hwy 8)</b> <i>Road urbanization (2 lanes)</i>	Road	Timing Determined by Developer
40	<b>Glover Road Improvements (Rymal Road East to Twenty Road East)</b> <i>Urbanize road to industrial standard (2 lanes)</i>	Road	Construction targeted for 2026
<b>Waterdown / Flamborough</b>			
41	<b>North Waterdown Drive (Centre Road to Parkside Drive)</b> <i>New 2 lane road</i>	Road	Construction scheduled for 2023/2024
42	<b>Parkside Drive Improvements (North Waterdown Drive to Avonsyde Boulevard)</b> <i>Widen from 2 lane rural cross section to 4 lane urban cross section</i>	Road	Construction anticipated for 2024/2025
43	<b>Parkside Drive Improvements (Hollybush Drive to Hwy 6)</b>	Road	Construction targeted for 2026

	<i>Road urbanization (2 lanes)</i>		
44	<b>Waterdown Road Improvements (Mountain Brow Road to Craven Avenue in City of Burlington)</b> <i>Widen from 2 lane rural cross section to urban 3 lane cross section to address road capacity demands in Waterdown</i>	Road	Construction scheduled for 2024/2025
45	<b>Mountain Brow Road Improvements (Waterdown Road to Flanders Drive)</b> <i>Widen from 2 lane rural cross section to 4 lane urban cross section</i>	Road	Construction scheduled for 2024
<b>City Wide</b>			
46	<b>Main Wastewater Pumping Station at Woodward WWTP Upgraded</b>	Wastewater Capacity	Substantial Performance Construction Completed in 2022
47	<b>Stormwater Management Facilities New facilities within plans of subdivision</b>	Stormwater	Co-ordinated approach to the delivery of infrastructure
<b>Class Environmental Assessments (EAs)</b>			
48	<b>Barton Street/Fifty Road Class EA</b> <i>Study to identify corridor improvements to address future demands (Fruitland-Winona Secondary Plan) on Barton Street and Fifty Road</i>	Study – Schedule ‘C’ MCEA	Study to be completed in 2023
49	<b>Hwy 8 Class EA (Fruitland Road to Fifty Road)</b> <i>Study to identify corridor improvements to address future demands (Fruitland-Winona Secondary Plan) on Hwy 8</i>	Study – Schedule ‘C’ MCEA	Study to be completed in 2024
50	<b>Block Servicing Strategy – Block 1 within Fruitland-Winona Secondary Plan including Gordon Dean Avenue Phase 3 &amp; 4 EA</b>	Study	Study to be completed in 2023
51	<b>Upper Red Hill Valley and Twenty Road Extension Class EA</b> <i>Network improvements to support development of the business park lands</i>	Study – Schedule ‘C’ MCEA	Study to be completed in 2024
52	<b>Southcote Road Improvements (Garner Road to Highway 403 Bridge)</b> <i>Road urbanization (2 lanes)</i>	Road	Construction scheduled for 2023

<b>53</b>	<b>Mohawk Road Class EA (Lime Kiln/McNiven to Highway 403)</b> <i>Study to identify road improvements</i>	Study – Schedule ‘C’ MCEA	EA completed in 2019; Stormwater Conceptual Design to be completed in 2023
<b>54</b>	<b>Dickenson Road Class EA (Upper James Street to Glancaster Road)</b> <i>Study to identify road improvements to support planned growth in the AEGD</i>	Study – Schedule ‘C’ MCEA	Study to be completed in 2024
<b>55</b>	<b>Glancaster Road Class EA (Garner Road to Dickenson Road)</b> <i>Study to identify road improvements to support planned growth in the AEGD</i>	Study – Schedule ‘C’ MCEA	Study to be completed in 2024
<b>56</b>	<b>Book Road Corridor EA (Phases 2-4 Glancaster Road to Hwy 6, as well as Arterial 1N, Glancaster Rd., widening between Arterial 1N and Dickenson Road)</b> <i>Study to identify road improvements to support planned growth in the AEGD</i>	Study – Schedule ‘C’ MCEA	Study scheduled for 2024
<b>57</b>	<b>Southcote Road Class EA (Garner Road to Glancaster Road)</b> <i>Study to identify road improvements to support planned growth in the AEGD</i>	Study – Schedule ‘C’ MCEA	Study scheduled for 2024
<b>58</b>	<b>Smith Road Class EA (Garner Road to Book Road)</b> <i>Study to identify road improvements to support planned growth in the AEGD</i>	Study – Schedule ‘C’ MCEA	Study scheduled for 2025
<b>59</b>	<b>Clappison Avenue Extension Class EA (Parkside Drive to North Waterdown Drive)</b> <i>Study to identify road improvements to support planned growth in Waterdown</i>	Study – Schedule ‘C’ MCEA	Study scheduled for 2024

**Endnotes:**

*Data Sources:*

*Previous Staging of Development Reports were based on Canadian Mortgage and Housing Corporation data and subsequently transitioned to building permits in 2015. The data was compiled by the Planning and Economic Development Department, GIS - Planning and Analysis Section using a variety of data sources including, but not limited to: Engineering Approvals – Status Database; AMANDA; and, official file information from the Legislative Approvals and*

*Staging of Development Section. The data contained within this report is intended for the Staging of Development Report only, and should not be used for land budgeting or growth planning purpose(s).*

*Query Dates:*

- *Pending Draft Approvals were queried in June 2023*
- *Draft Approved Plans were queried in June 2023*
- *Residential Intensification Applications were first queried in Spring 2023*

*Updated information was added to the original query results as new applications were received or applications changed status, to the best of staff's ability.*

*NOTES:*

- *Institutional / Commercial / Industrial (ICI) statistics are generally based on the assumption that 30% of the respective block can be developed for ICI purposes. In addition, Mixed Use land uses were included as Commercial for ICI calculations.*
- *Apartment units are defined as including traditional high-rise apartment units as well as apartment-type multi-residential structures under 7 units (including triplexes and duplexes) and stacked townhouses. Generally, back-to-back towns were deemed to be at-grade development and therefore classified as a townhouse.*
- *The last published Staging of Development Report was in 2019 and has not been published since due to the pandemic, therefore, there is a gap in information from the 2019 Report to the current Report.*

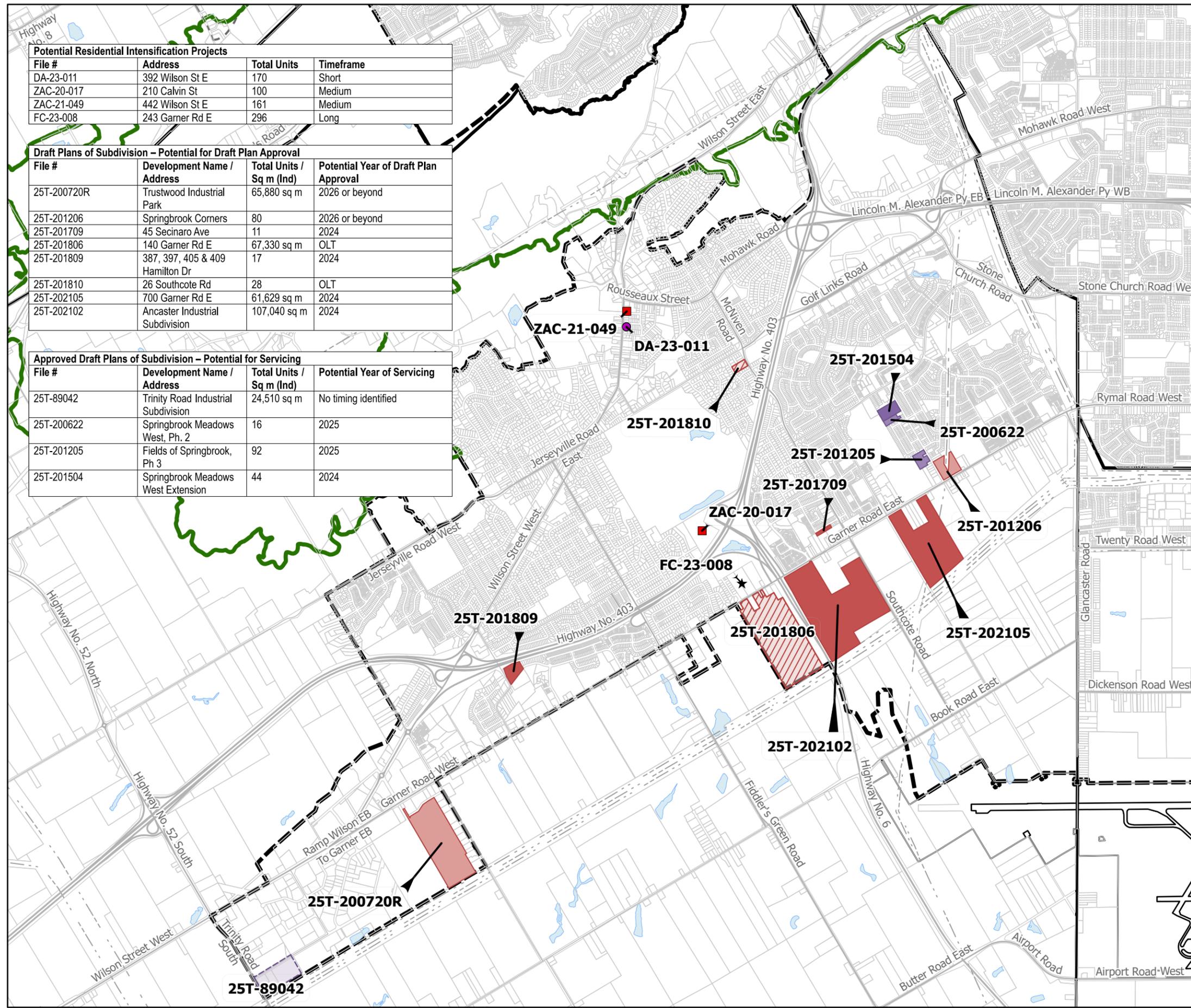
## Appendices

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Potential Residential Intensification Projects			
File #	Address	Total Units	Timeframe
DA-23-011	392 Wilson St E	170	Short
ZAC-20-017	210 Calvin St	100	Medium
ZAC-21-049	442 Wilson St E	161	Medium
FC-23-008	243 Garner Rd E	296	Long

Draft Plans of Subdivision – Potential for Draft Plan Approval			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Draft Plan Approval
25T-200720R	Trustwood Industrial Park	65,880 sq m	2026 or beyond
25T-201206	Springbrook Corners	80	2026 or beyond
25T-201709	45 Secinaro Ave	11	2024
25T-201806	140 Garner Rd E	67,330 sq m	OLT
25T-201809	387, 397, 405 & 409 Hamilton Dr	17	2024
25T-201810	26 Southcote Rd	28	OLT
25T-202105	700 Garner Rd E	61,629 sq m	2024
25T-202102	Ancaster Industrial Subdivision	107,040 sq m	2024

Approved Draft Plans of Subdivision – Potential for Servicing			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Servicing
25T-89042	Trinity Road Industrial Subdivision	24,510 sq m	No timing identified
25T-200622	Springbrook Meadows West, Ph. 2	16	2025
25T-201205	Fields of Springbrook, Ph 3	92	2025
25T-201504	Springbrook Meadows West Extension	44	2024



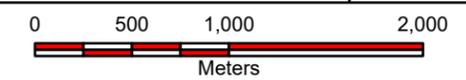
**Legend**

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**1 - Ancaster**

**Draft Plans of Subdivision and Residential Intensification 2024 - 2026 and beyond**

Date: December 5, 2023



**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

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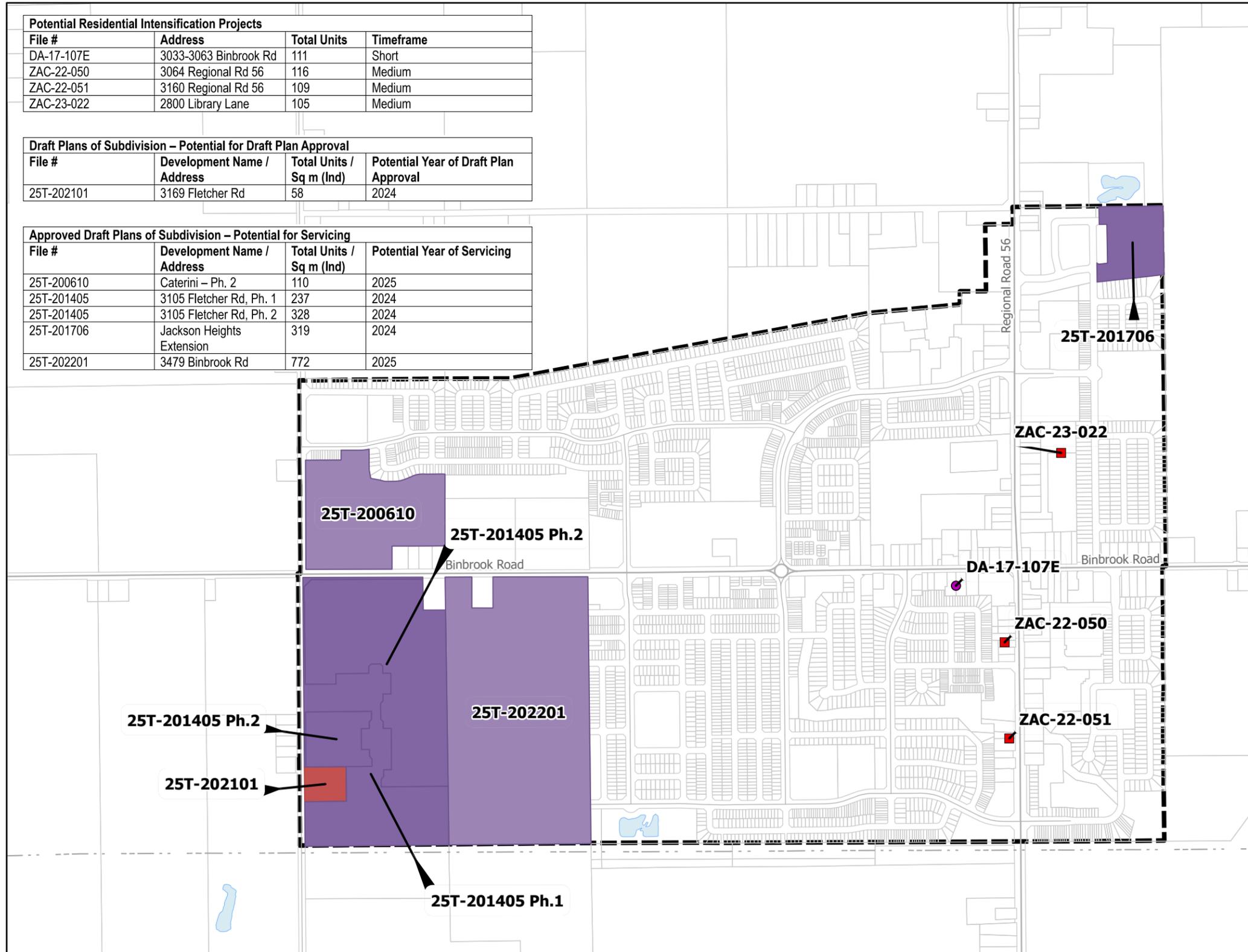
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Potential Residential Intensification Projects			
File #	Address	Total Units	Timeframe
DA-17-107E	3033-3063 Binbrook Rd	111	Short
ZAC-22-050	3064 Regional Rd 56	116	Medium
ZAC-22-051	3160 Regional Rd 56	109	Medium
ZAC-23-022	2800 Library Lane	105	Medium

Draft Plans of Subdivision – Potential for Draft Plan Approval			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Draft Plan Approval
25T-202101	3169 Fletcher Rd	58	2024

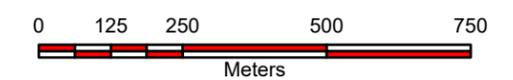
Approved Draft Plans of Subdivision – Potential for Servicing			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Servicing
25T-200610	Caterini – Ph. 2	110	2025
25T-201405	3105 Fletcher Rd, Ph. 1	237	2024
25T-201405	3105 Fletcher Rd, Ph. 2	328	2024
25T-201706	Jackson Heights Extension	319	2024
25T-202201	3479 Binbrook Rd	772	2025



## 2 - Binbrook

### Draft Plans of Subdivision and Residential Intensification 2024 - 2026 and beyond

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December 5, 2023

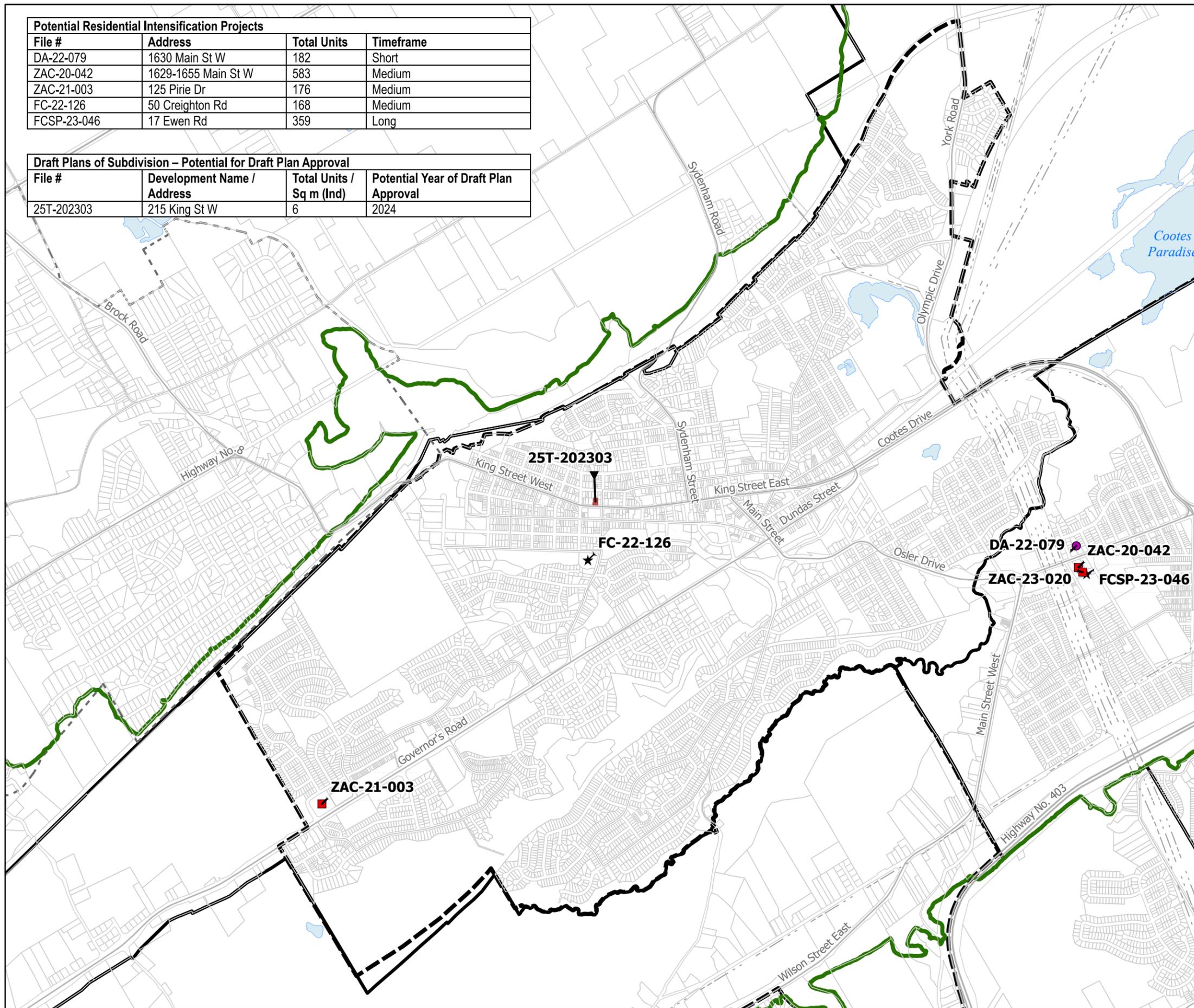


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Potential Residential Intensification Projects			
File #	Address	Total Units	Timeframe
DA-22-079	1630 Main St W	182	Short
ZAC-20-042	1629-1655 Main St W	583	Medium
ZAC-21-003	125 Pirie Dr	176	Medium
FC-22-126	50 Creighton Rd	168	Medium
FCSP-23-046	17 Ewen Rd	359	Long

Draft Plans of Subdivision – Potential for Draft Plan Approval			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Draft Plan Approval
25T-202303	215 King St W	6	2024



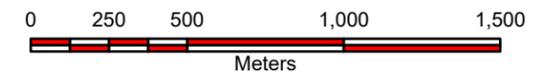
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## 3 - Dundas/West Hamilton

### Draft Plans of Subdivision and Residential Intensification 2024 - 2026 and beyond

Date:  
December 5, 2023



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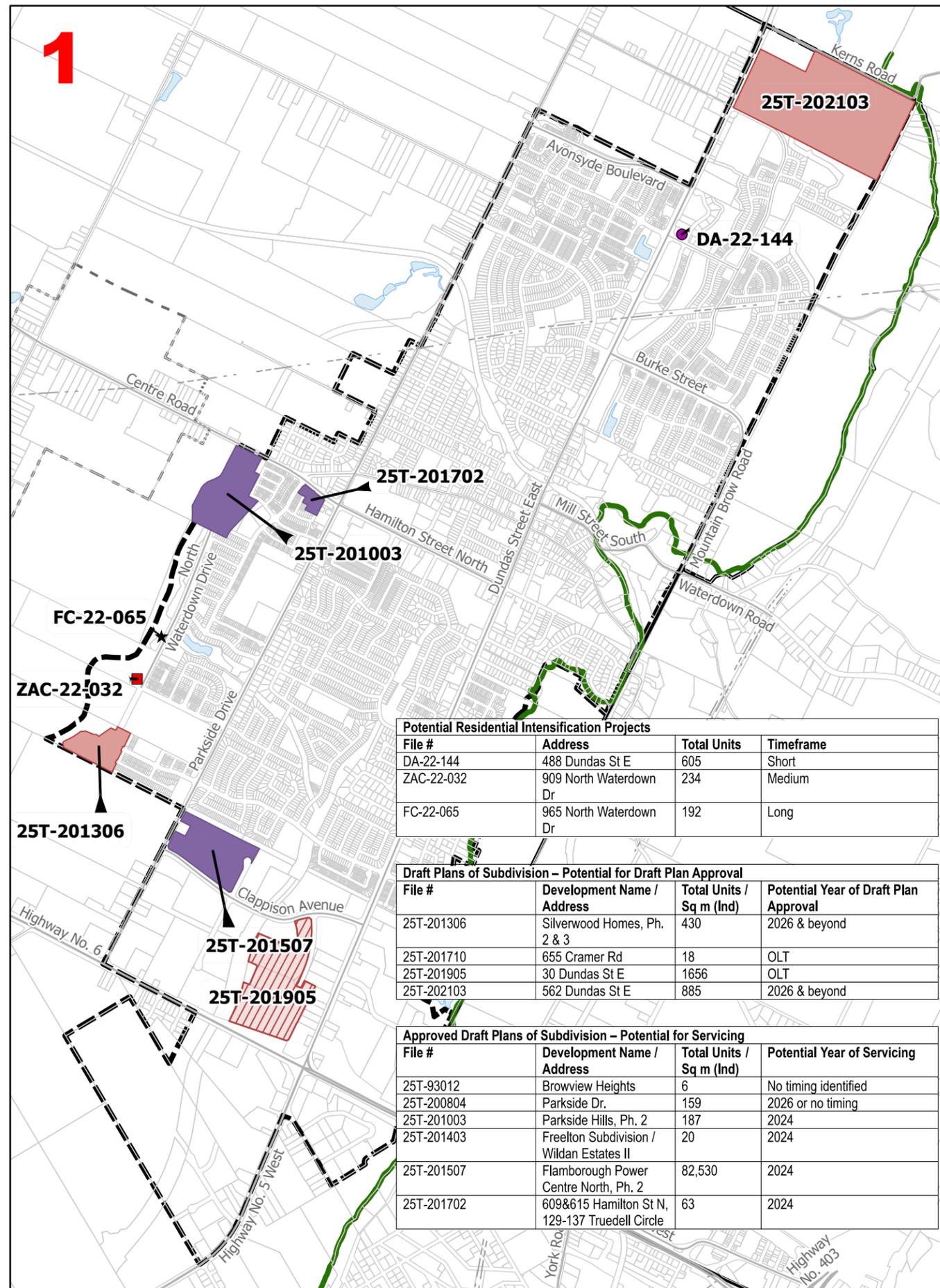
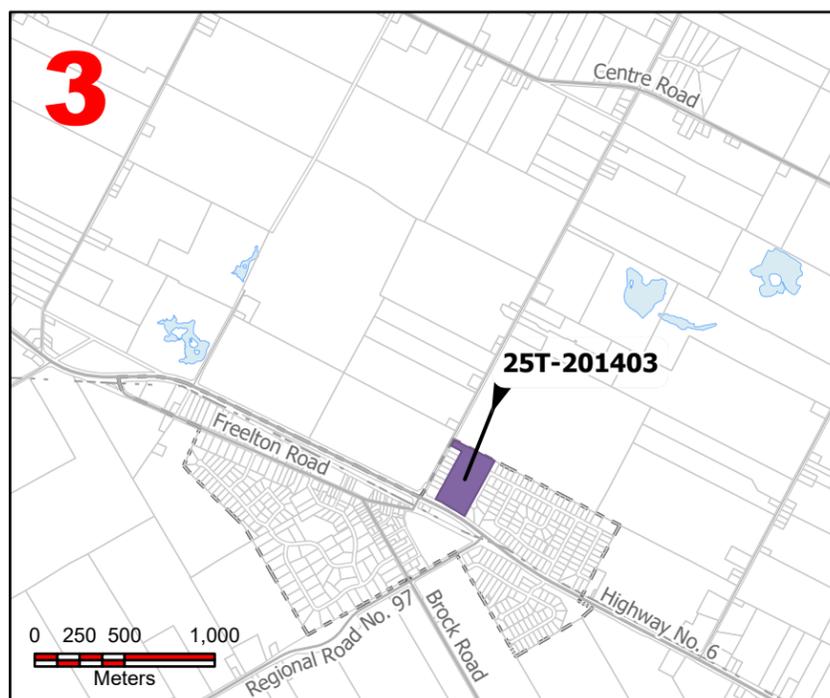
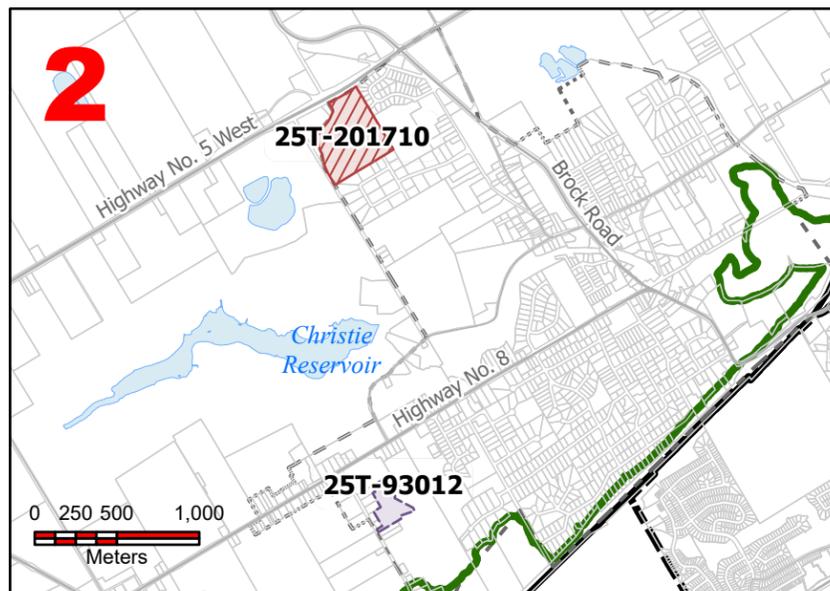
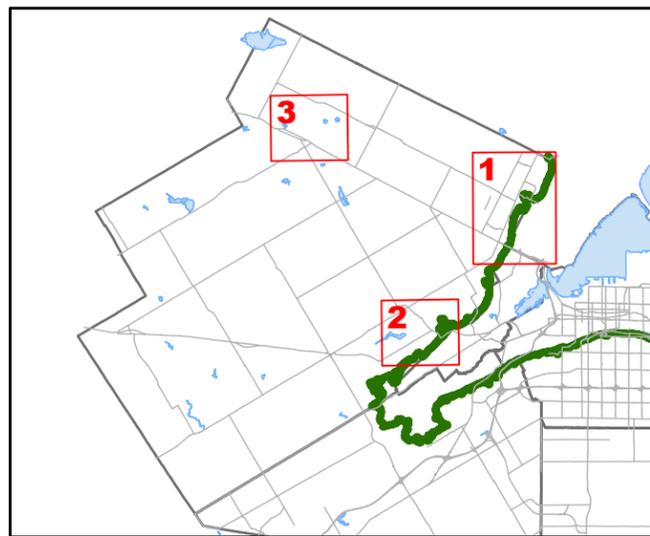
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Potential Residential Intensification Projects			
File #	Address	Total Units	Timeframe
DA-22-144	488 Dundas St E	605	Short
ZAC-22-032	909 North Waterdown Dr	234	Medium
FC-22-065	965 North Waterdown Dr	192	Long

Draft Plans of Subdivision – Potential for Draft Plan Approval			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Draft Plan Approval
25T-201306	Silverwood Homes, Ph. 2 & 3	430	2026 & beyond
25T-201710	655 Cramer Rd	18	OLT
25T-201905	30 Dundas St E	1656	OLT
25T-202103	562 Dundas St E	885	2026 & beyond

Approved Draft Plans of Subdivision – Potential for Servicing			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Servicing
25T-93012	Browview Heights	6	No timing identified
25T-200804	Parkside Dr.	159	2026 or no timing
25T-201003	Parkside Hills, Ph. 2	187	2024
25T-201403	Freelon Subdivision / Wildan Estates II	20	2024
25T-201507	Flamborough Power Centre North, Ph. 2	82,530	2024
25T-201702	609&615 Hamilton St N, 129-137 Truedell Circle	63	2024

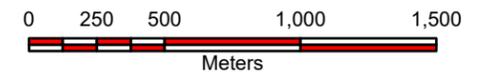
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4 - Flamborough

Draft Plans of Subdivision and Residential Intensification 2024 - 2026 and beyond

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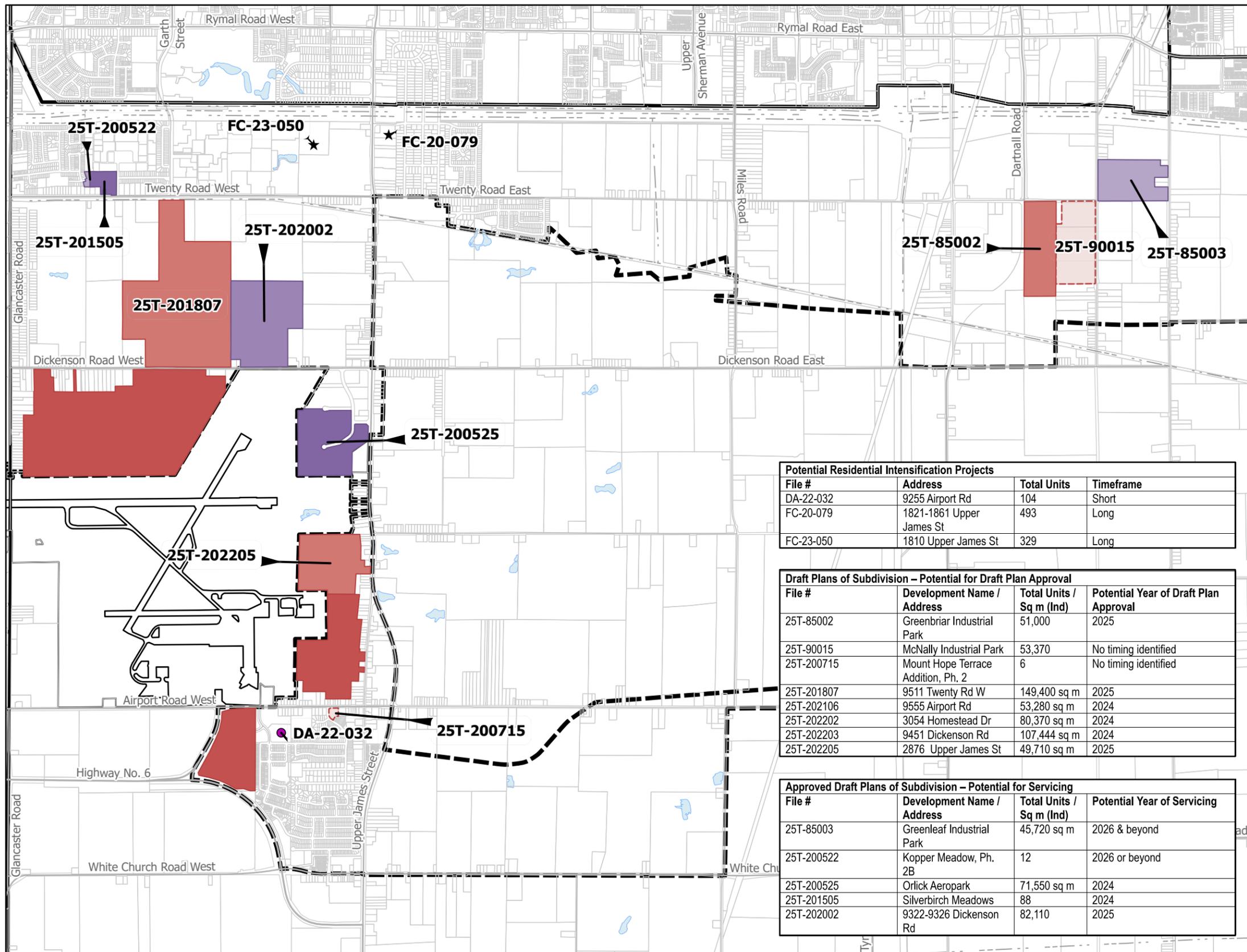
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Potential Residential Intensification Projects			
File #	Address	Total Units	Timeframe
DA-22-032	9255 Airport Rd	104	Short
FC-20-079	1821-1861 Upper James St	493	Long
FC-23-050	1810 Upper James St	329	Long

Draft Plans of Subdivision – Potential for Draft Plan Approval			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Draft Plan Approval
25T-85002	Greenbriar Industrial Park	51,000	2025
25T-90015	McNally Industrial Park	53,370	No timing identified
25T-200715	Mount Hope Terrace Addition, Ph. 2	6	No timing identified
25T-201807	9511 Twenty Rd W	149,400 sq m	2025
25T-202106	9555 Airport Rd	53,280 sq m	2024
25T-202202	3054 Homestead Dr	80,370 sq m	2024
25T-202203	9451 Dickenson Rd	107,444 sq m	2024
25T-202205	2876 Upper James St	49,710 sq m	2025

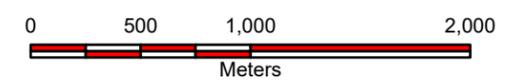
Approved Draft Plans of Subdivision – Potential for Servicing			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Servicing
25T-85003	Greenleaf Industrial Park	45,720 sq m	2026 & beyond
25T-200522	Kopper Meadow, Ph. 2B	12	2026 or beyond
25T-200525	Orlick Aeropark	71,550 sq m	2024
25T-201505	Silverbirch Meadows	88	2024
25T-202002	9322-9326 Dickenson Rd	82,110	2025

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## 5 - Glanbrook

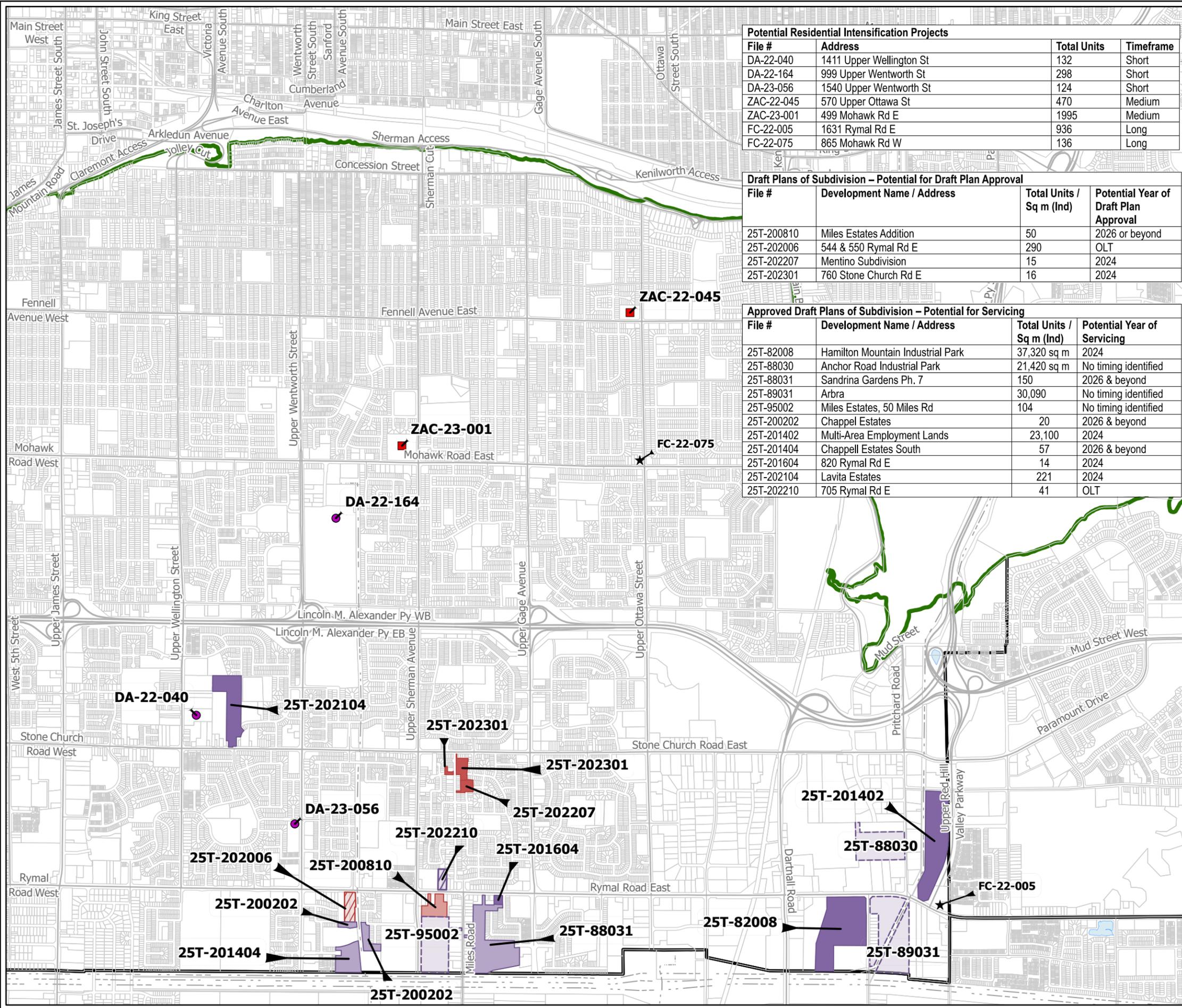
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Potential Residential Intensification Projects			
File #	Address	Total Units	Timeframe
DA-22-040	1411 Upper Wellington St	132	Short
DA-22-164	999 Upper Wentworth St	298	Short
DA-23-056	1540 Upper Wentworth St	124	Short
ZAC-22-045	570 Upper Ottawa St	470	Medium
ZAC-23-001	499 Mohawk Rd E	1995	Medium
FC-22-005	1631 Rymal Rd E	936	Long
FC-22-075	865 Mohawk Rd W	136	Long

Draft Plans of Subdivision – Potential for Draft Plan Approval			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Draft Plan Approval
25T-200810	Miles Estates Addition	50	2026 or beyond
25T-202006	544 & 550 Rymal Rd E	290	OLT
25T-202207	Mentino Subdivision	15	2024
25T-202301	760 Stone Church Rd E	16	2024

Approved Draft Plans of Subdivision – Potential for Servicing			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Servicing
25T-82008	Hamilton Mountain Industrial Park	37,320 sq m	2024
25T-88030	Anchor Road Industrial Park	21,420 sq m	No timing identified
25T-88031	Sandrina Gardens Ph. 7	150	2026 & beyond
25T-89031	Arbra	30,090	No timing identified
25T-95002	Miles Estates, 50 Miles Rd	104	No timing identified
25T-200202	Chappel Estates	20	2026 & beyond
25T-201402	Multi-Area Employment Lands	23,100	2024
25T-201404	Chappell Estates South	57	2026 & beyond
25T-201604	820 Rymal Rd E	14	2024
25T-202104	Lavita Estates	221	2024
25T-202210	705 Rymal Rd E	41	OLT

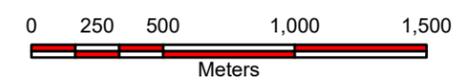
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- Urban Boundary

## 6 - Hamilton Mountain East

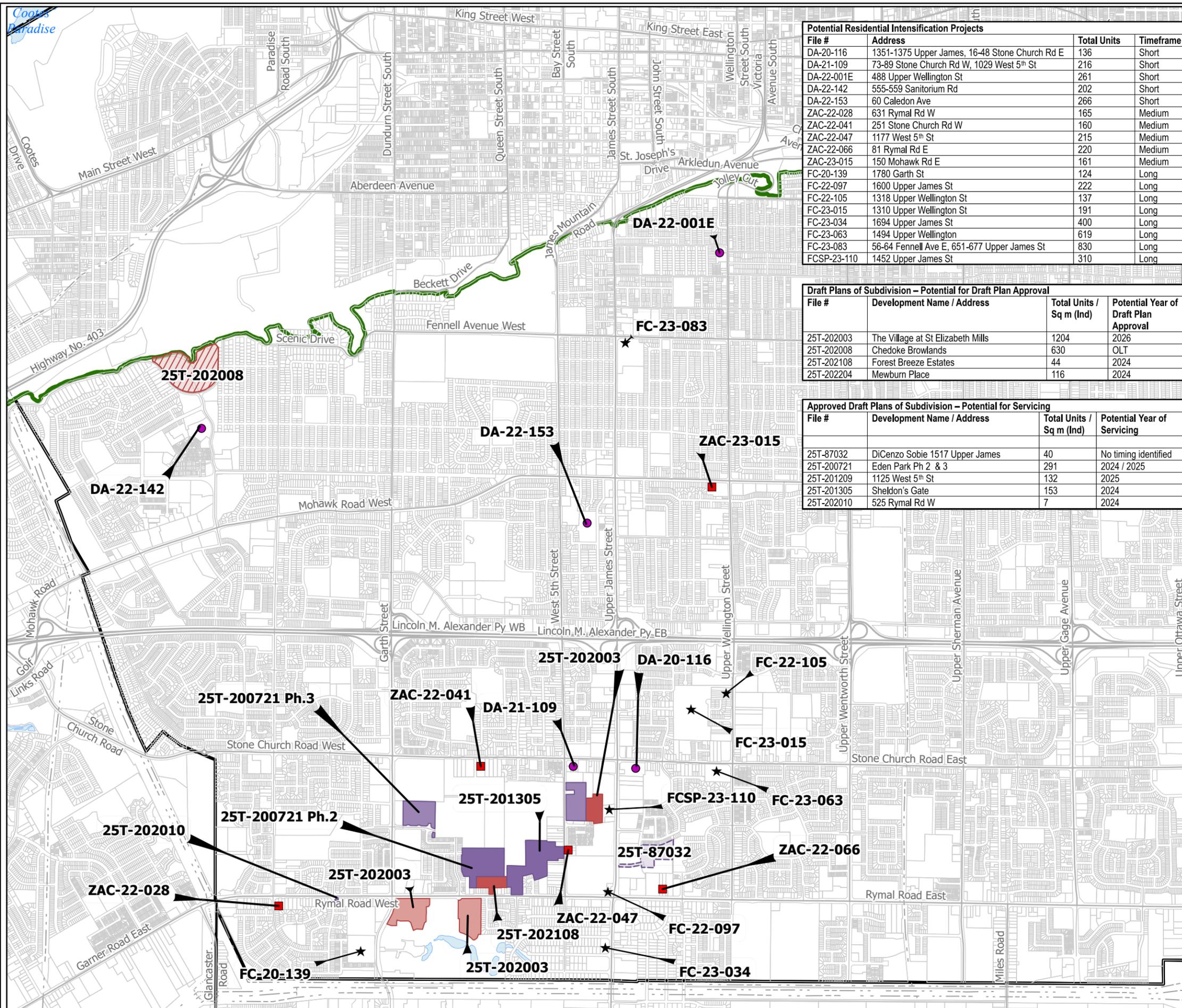
### Draft Plans of Subdivision and Residential Intensification 2024 - 2026 and beyond

Date:  
December 5, 2023



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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Potential Residential Intensification Projects			
File #	Address	Total Units	Timeframe
DA-20-116	1351-1375 Upper James, 16-48 Stone Church Rd E	136	Short
DA-21-109	73-89 Stone Church Rd W, 1029 West 5 <sup>th</sup> St	216	Short
DA-22-001E	488 Upper Wellington St	261	Short
DA-22-142	555-559 Sanitorium Rd	202	Short
DA-22-153	60 Caledon Ave	266	Short
ZAC-22-028	631 Rymal Rd W	165	Medium
ZAC-22-041	251 Stone Church Rd W	160	Medium
ZAC-22-047	1177 West 5 <sup>th</sup> St	215	Medium
ZAC-22-066	81 Rymal Rd E	220	Medium
ZAC-23-015	150 Mohawk Rd E	161	Medium
FC-20-139	1780 Garth St	124	Long
FC-22-097	1600 Upper James St	222	Long
FC-22-105	1318 Upper Wellington St	137	Long
FC-23-015	1310 Upper Wellington St	191	Long
FC-23-034	1694 Upper James St	400	Long
FC-23-063	1494 Upper Wellington	619	Long
FC-23-083	56-64 Fennell Ave E, 651-677 Upper James St	830	Long
FCSP-23-110	1452 Upper James St	310	Long

Draft Plans of Subdivision – Potential for Draft Plan Approval			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Draft Plan Approval
25T-202003	The Village at St Elizabeth Mills	1204	2026
25T-202008	Chedoke Browlands	630	OLT
25T-202108	Forest Breeze Estates	44	2024
25T-202204	Mewburn Place	116	2024

Approved Draft Plans of Subdivision – Potential for Servicing			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Servicing
25T-87032	DiCenzo Sobie 1517 Upper James	40	No timing identified
25T-200721	Eden Park Ph 2 & 3	291	2024 / 2025
25T-201209	1125 West 5 <sup>th</sup> St	132	2025
25T-201305	Sheldon's Gate	153	2024
25T-202010	525 Rymal Rd W	7	2024

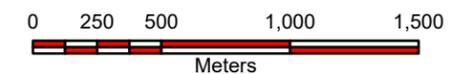
Legend

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- Potential Medium Term Intensification - Zoning Amendments
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- Niagara Escarpment
- Community Boundary
- Rural Settlement Boundary
- Transmission Line
- Urban Boundary
- ▨ DraftApproved\_Subdivisions

## 7 - Hamilton Mountain West

### Draft Plans of Subdivision and Residential Intensification 2024 - 2026 and beyond

Date: December 5, 2023



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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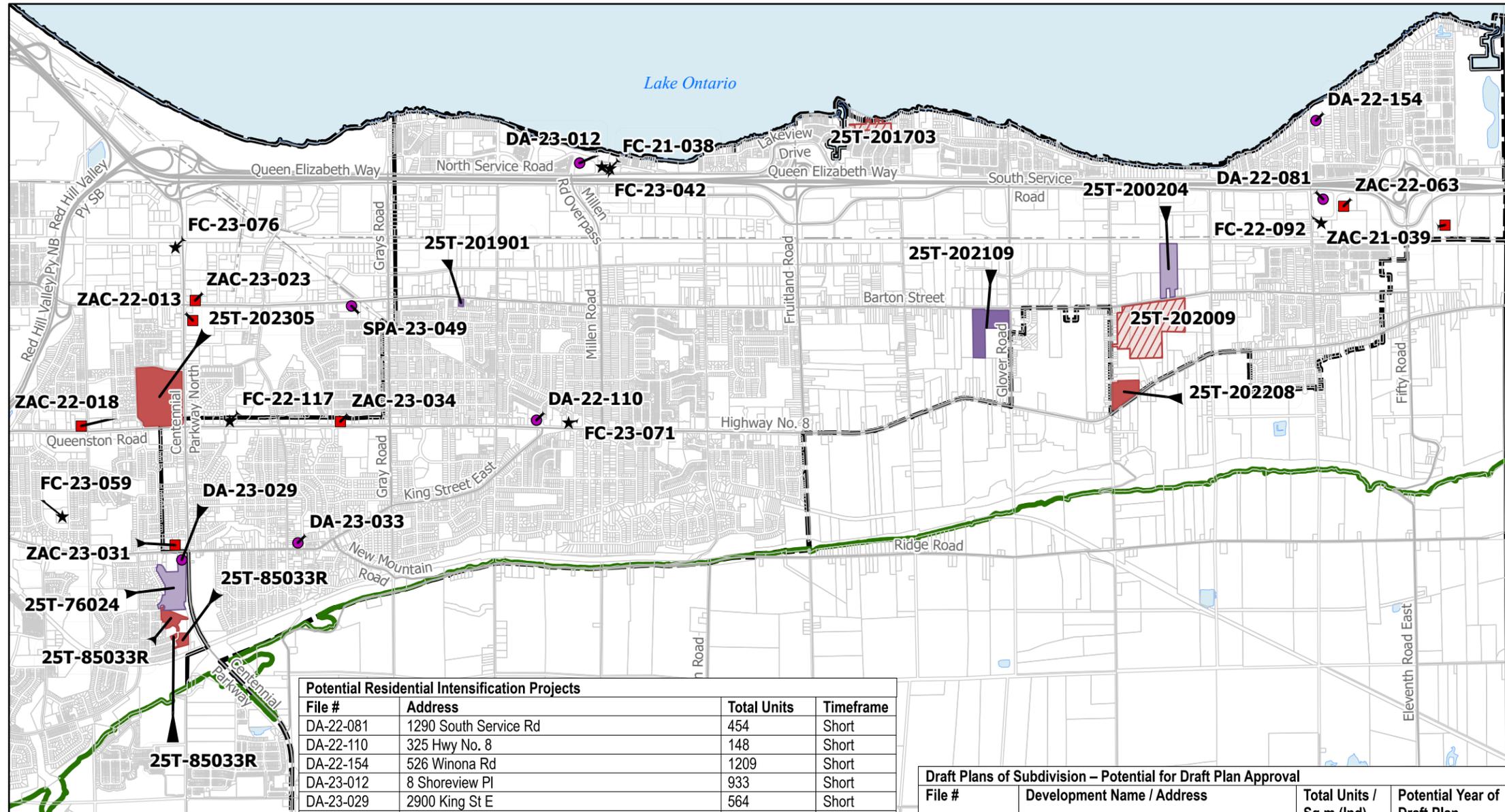
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Potential Residential Intensification Projects			
File #	Address	Total Units	Timeframe
DA-22-081	1290 South Service Rd	454	Short
DA-22-110	325 Hwy No. 8	148	Short
DA-22-154	526 Winona Rd	1209	Short
DA-23-012	8 Shoreview Pl	933	Short
DA-23-029	2900 King St E	564	Short
DA-23-033	13 King St E	155	Short
SPA-23-049	2782 Barton St E	313	Short
ZAC-21-039	1400 South Service Rd	986	Medium
ZAC-22-013	200 Centennial Parkway N	1150	Medium
ZAC-22-018	651 Queenston Rd	316	Medium
ZAC-22-063	1310 South Service Rd	600	Medium
ZAC-23-023	2481 Barton St E	207	Medium
ZAC-23-031	118 King St W	124	Medium
ZAC-23-034	95-105 Hwy No. 8	368	Medium
FC-21-038	423 North Service Rd	365	Long
FC-22-092	400 Winona Rd	146	Long
FC-22-117	865 Queenston Rd	212	Long
FC-23-042	468 Millen Rd	232	Long
FC-23-059	140 Glen Echo Dr	310	Long
FC-23-071	365 Highway No. 8	176	Long
FC-23-076	347 Centennial Parkway N	684	Long

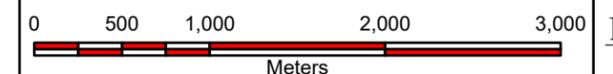
Draft Plans of Subdivision – Potential for Draft Plan Approval			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Draft Plan Approval
25T-85033R	Vienna Orchards	99	2024
25T-201703	Newport Yacht Club Ph 4-18	38	OLT
25T-202009	262 McNeilly Rd, 1036-1090 Barton St	545	OLT
25T-202208	Escarpment View Towns	147	2024
25T-202305	Eastgate Square Redevelopments	3,957 + 11,367 sq m	2024

Approved Draft Plans of Subdivision – Potential for Servicing			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Servicing
25T-76024	Battleridge Ph 3	157	2026 & beyond
25T-200204	DeSantis Industrial Park	27,150 sq m	2026 & beyond
25T-201901	Barton Estates	12	2024
25T-202109	860 & 864 Barton St	251	2024

## 8 - Lower Stoney Creek

### Draft Plans of Subdivision and Residential Intensification 2024 - 2026 and beyond

Date:  
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PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

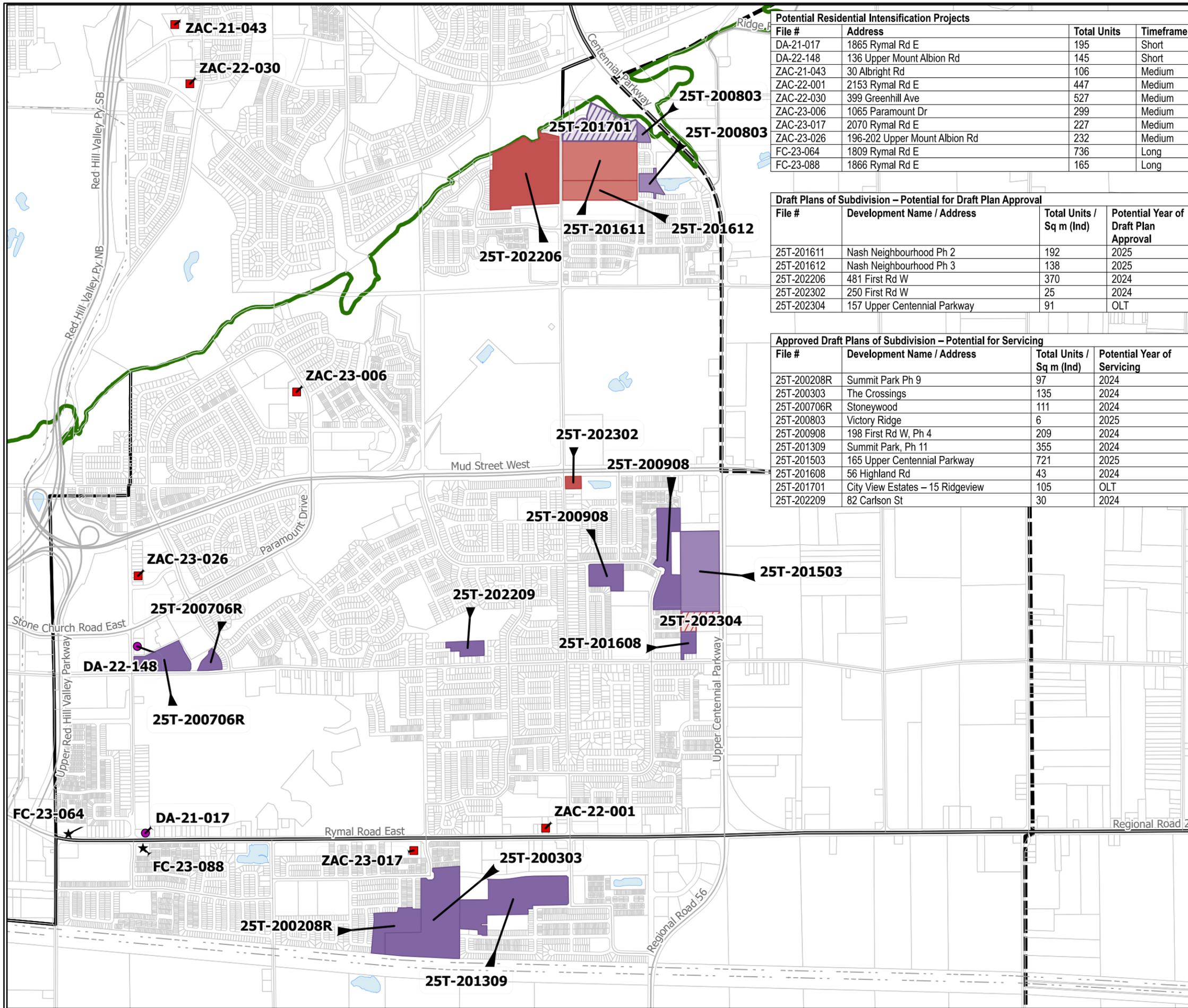
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Potential Residential Intensification Projects			
File #	Address	Total Units	Timeframe
DA-21-017	1865 Rymal Rd E	195	Short
DA-22-148	136 Upper Mount Albion Rd	145	Short
ZAC-21-043	30 Albright Rd	106	Medium
ZAC-22-001	2153 Rymal Rd E	447	Medium
ZAC-22-030	399 Greenhill Ave	527	Medium
ZAC-23-006	1065 Paramount Dr	299	Medium
ZAC-23-017	2070 Rymal Rd E	227	Medium
ZAC-23-026	196-202 Upper Mount Albion Rd	232	Medium
FC-23-064	1809 Rymal Rd E	736	Long
FC-23-088	1866 Rymal Rd E	165	Long

Draft Plans of Subdivision – Potential for Draft Plan Approval			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Draft Plan Approval
25T-201611	Nash Neighbourhood Ph 2	192	2025
25T-201612	Nash Neighbourhood Ph 3	138	2025
25T-202206	481 First Rd W	370	2024
25T-202302	250 First Rd W	25	2024
25T-202304	157 Upper Centennial Parkway	91	OLT

Approved Draft Plans of Subdivision – Potential for Servicing			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Servicing
25T-200208R	Summit Park Ph 9	97	2024
25T-200303	The Crossings	135	2024
25T-200706R	Stoneywood	111	2024
25T-200803	Victory Ridge	6	2025
25T-200908	198 First Rd W, Ph 4	209	2024
25T-201309	Summit Park, Ph 11	355	2024
25T-201503	165 Upper Centennial Parkway	721	2025
25T-201608	56 Highland Rd	43	2024
25T-201701	City View Estates – 15 Ridgeview	105	OLT
25T-202209	82 Carlson St	30	2024

### Legend

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## 9 - Stoney Creek Mountain

### Draft Plans of Subdivision and Residential Intensification 2024 - 2026 and beyond

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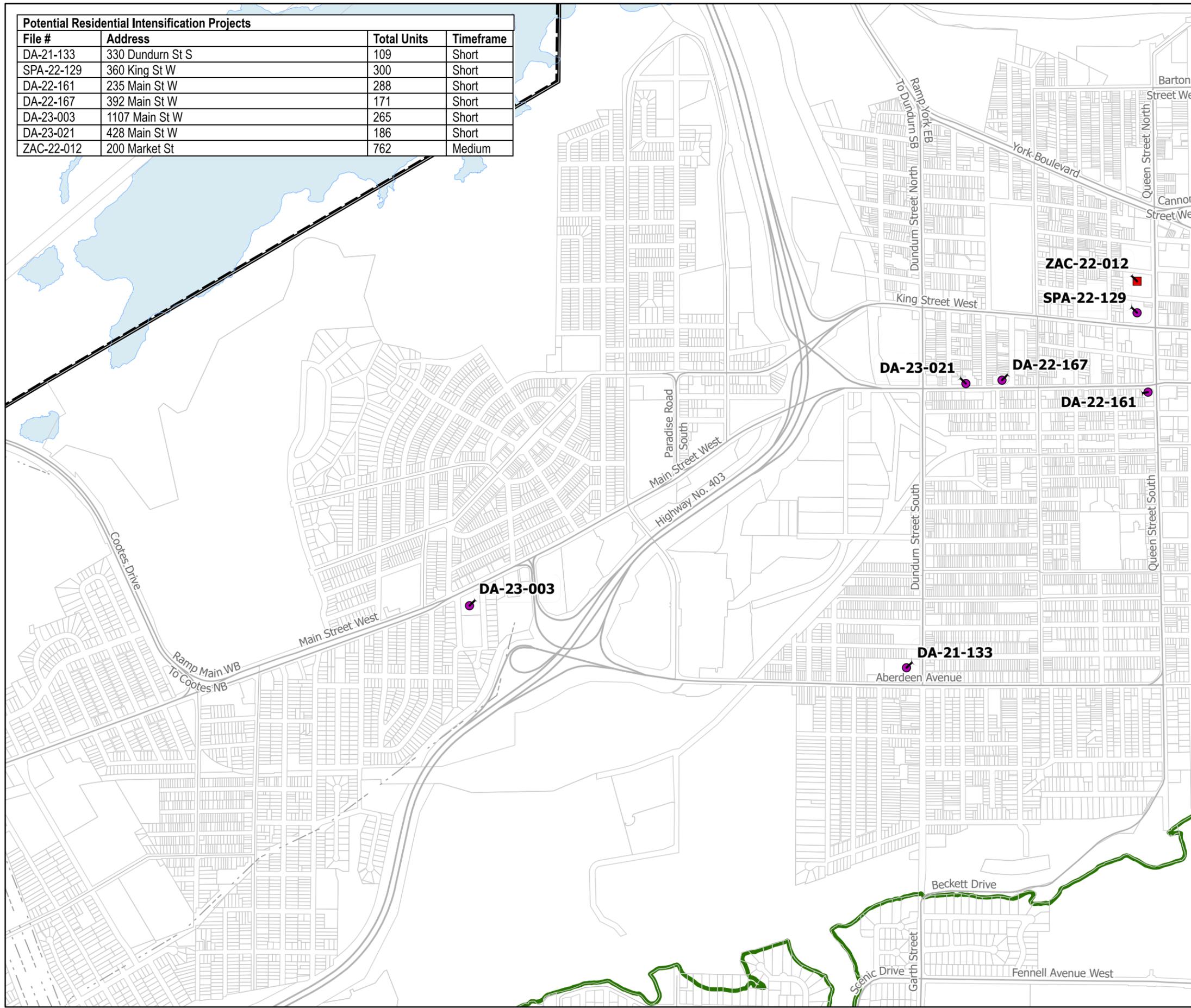
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Potential Residential Intensification Projects			
File #	Address	Total Units	Timeframe
DA-21-133	330 Dundurn St S	109	Short
SPA-22-129	360 King St W	300	Short
DA-22-161	235 Main St W	288	Short
DA-22-167	392 Main St W	171	Short
DA-23-003	1107 Main St W	265	Short
DA-23-021	428 Main St W	186	Short
ZAC-22-012	200 Market St	762	Medium



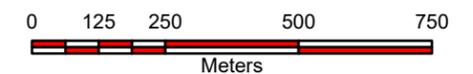
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## 10 - Downtown Hamilton West

### Draft Plans of Subdivision and Residential Intensification 2024 - 2026 and beyond

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Hamilton

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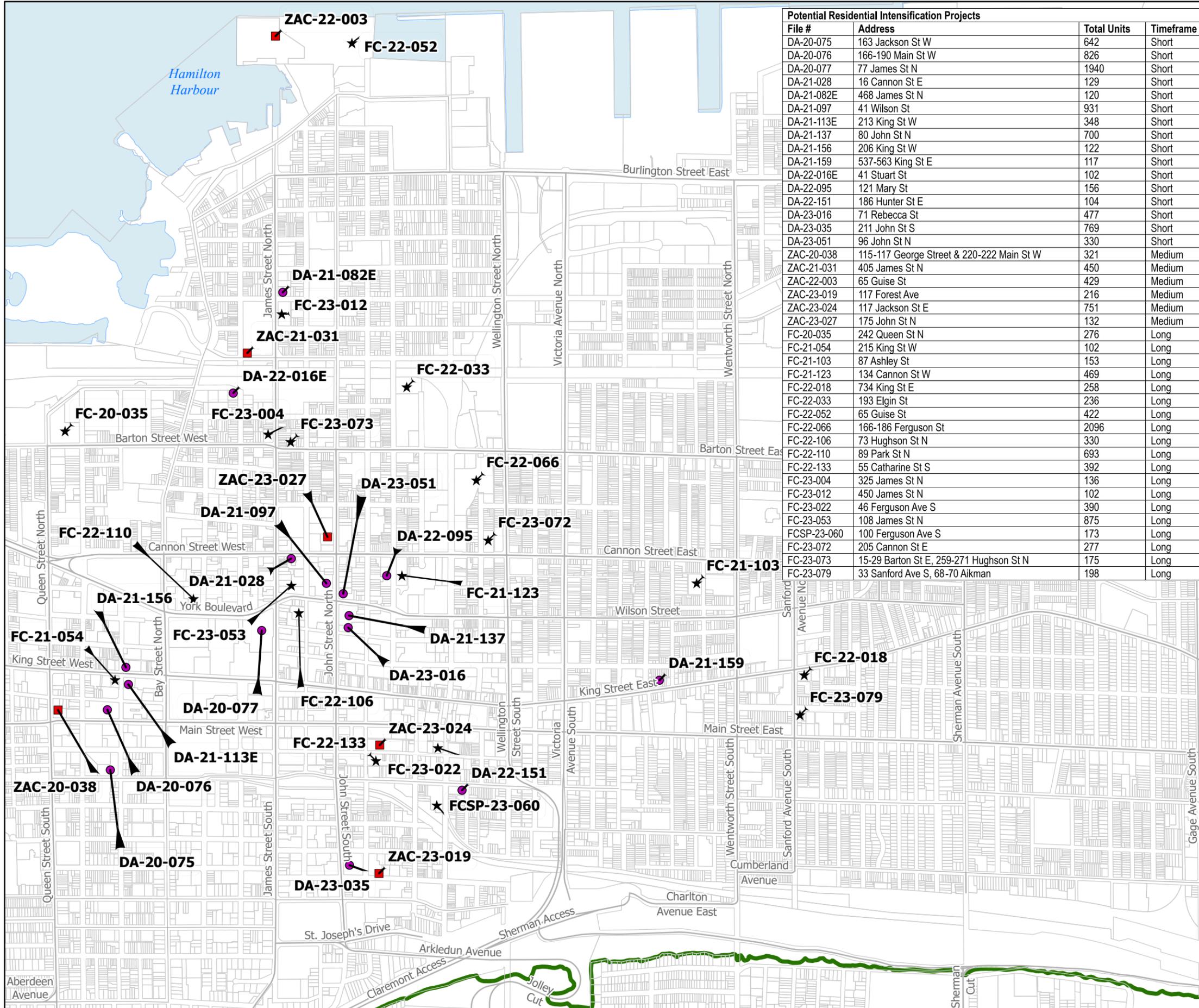
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Potential Residential Intensification Projects			
File #	Address	Total Units	Timeframe
DA-20-075	163 Jackson St W	642	Short
DA-20-076	166-190 Main St W	826	Short
DA-20-077	77 James St N	1940	Short
DA-21-028	16 Cannon St E	129	Short
DA-21-082E	468 James St N	120	Short
DA-21-097	41 Wilson St	931	Short
DA-21-113E	213 King St W	348	Short
DA-21-137	80 John St N	700	Short
DA-21-156	206 King St W	122	Short
DA-21-159	537-563 King St E	117	Short
DA-22-016E	41 Stuart St	102	Short
DA-22-095	121 Mary St	156	Short
DA-22-151	186 Hunter St E	104	Short
DA-23-016	71 Rebecca St	477	Short
DA-23-035	211 John St S	769	Short
DA-23-051	96 John St N	330	Short
ZAC-20-038	115-117 George Street & 220-222 Main St W	321	Medium
ZAC-21-031	405 James St N	450	Medium
ZAC-22-003	65 Guise St	429	Medium
ZAC-23-019	117 Forest Ave	216	Medium
ZAC-23-024	117 Jackson St E	751	Medium
ZAC-23-027	175 John St N	132	Medium
FC-20-035	242 Queen St N	276	Long
FC-21-054	215 King St W	102	Long
FC-21-103	87 Ashley St	153	Long
FC-21-123	134 Cannon St W	469	Long
FC-22-018	734 King St E	258	Long
FC-22-033	193 Elgin St	236	Long
FC-22-052	65 Guise St	422	Long
FC-22-066	166-186 Ferguson St	2096	Long
FC-22-106	73 Hughson St N	330	Long
FC-22-110	89 Park St N	693	Long
FC-22-133	55 Catharine St S	392	Long
FC-23-004	325 James St N	136	Long
FC-23-012	450 James St N	102	Long
FC-23-022	46 Ferguson Ave S	390	Long
FC-23-053	108 James St N	875	Long
FCSP-23-060	100 Ferguson Ave S	173	Long
FC-23-072	205 Cannon St E	277	Long
FC-23-073	15-29 Barton St E, 259-271 Hughson St N	175	Long
FC-23-079	33 Sanford Ave S, 68-70 Aikman	198	Long

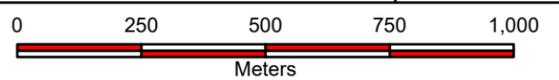
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11- Downtown Hamilton Central

Draft Plans of Subdivision and Residential Intensification 2024 - 2026 and beyond

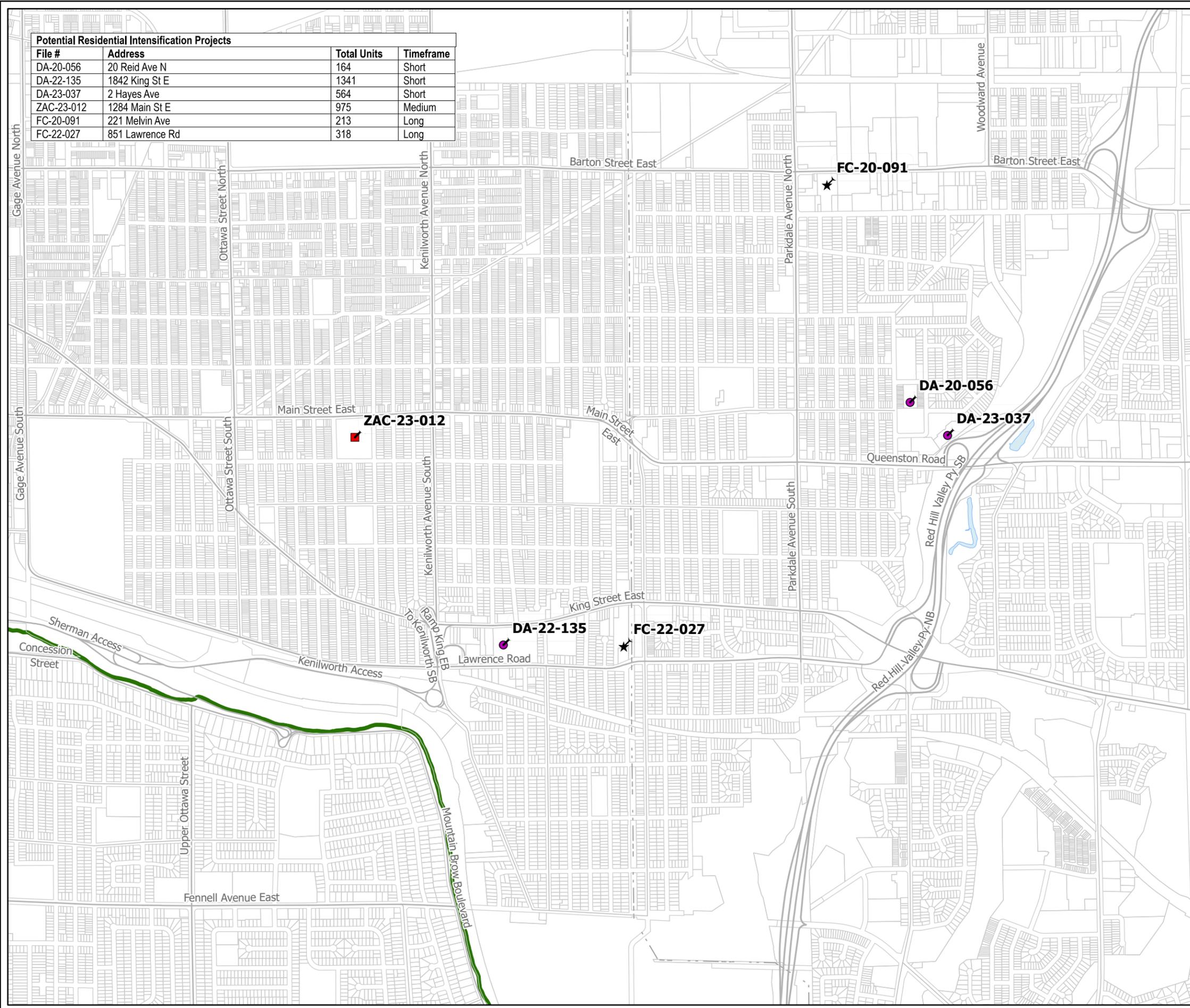
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DA-22-135	1842 King St E	1341	Short
DA-23-037	2 Hayes Ave	564	Short
ZAC-23-012	1284 Main St E	975	Medium
FC-20-091	221 Melvin Ave	213	Long
FC-22-027	851 Lawrence Rd	318	Long



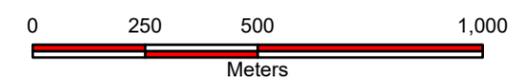
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## 12 - Downtown Hamilton East

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