



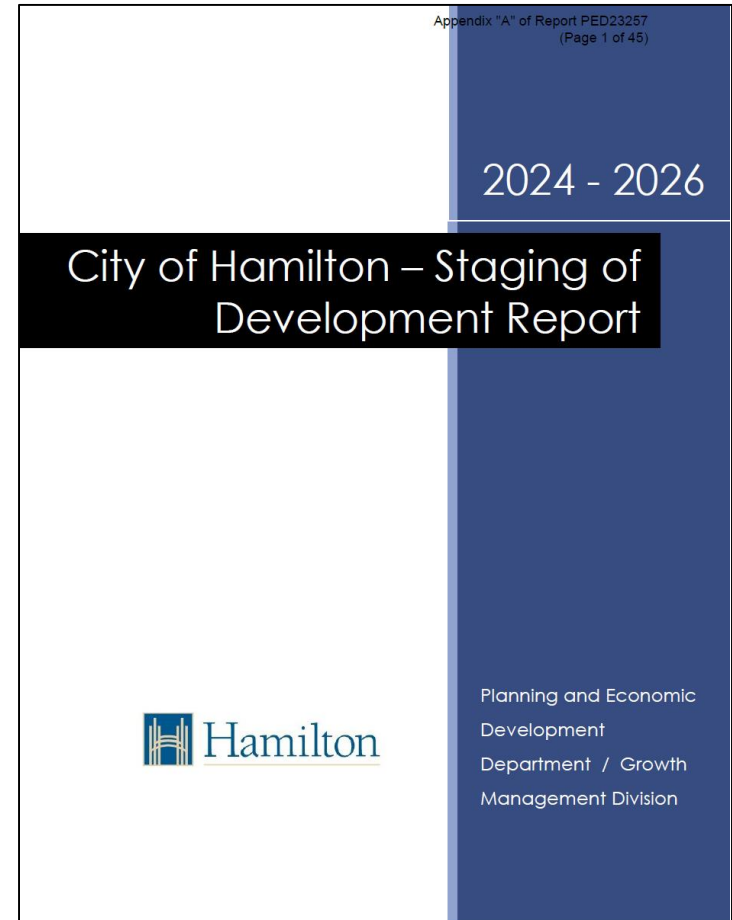
# PLANNING COMMITTEE

## **Report PED23257 – Staging of Development 2024 - 2026**

December 5, 2023  
Presented by: Heather Travis

# What is the Staging of Development Report?

- Identifies anticipated development over the next three years with a focus on approval and servicing of Draft Plans of Subdivision
- Provides information on infrastructure requirements to support growth, which informs the City's capital forecast



# What is the Staging of Development Report?

- Identifies potential significant residential intensification projects which may occur in the short, medium and long term – a new addition to the Staging Report
- Provides mapping by geographic area of the City to provide an overview of anticipated development projects in the area
- Includes input from the development community to assist staff in identifying forthcoming projects and approvals in the near term

# Draft Plans of Subdivision – Anticipated Timing for Approvals and Servicing

The Staging Report provides timing information on Draft Plans of Subdivision at different stages in the approvals process:

Subdivisions that have not been Draft Approved:	Subdivisions that have already been Draft Approved:
<ul style="list-style-type: none"> <li>• Draft Plans are still under review by City staff</li> <li>• Have not been considered by Council</li> <li>• No approvals have been granted</li> <li>• Early in the planning process – development likely still several years out</li> </ul>	<ul style="list-style-type: none"> <li>• Draft Plans that have received Draft Plan Approval</li> <li>• Applicants are clearing conditions of approval</li> <li>• Working toward registration of the Plan and installing services</li> <li>• Development could be anticipated in the near term</li> </ul>

# Draft Plans of Subdivision – Notes on Timing

The timing identified in the Staging Report represents a best estimate on the part of Staff for the anticipated timing of Draft Plan Approvals and Servicing. Several factors may impact the proposed timing of Draft Plan Approval or Servicing, including:

- unexpected issues or concerns arising during application review;
- delay on the part of the applicant to respond to concerns or provide updated studies / plans;
- staffing and workload challenges;
- legislative changes;
- economic factors; or
- priority applications needing attention.

The timing outlined in the Report is subject to change and does not represent a guarantee that applications will be approved, nor that they will be brought forward in the time identified.

# Draft Plans of Subdivision – Anticipated Timing for Draft Plan Approval

The recommended Staging Plan identifies the following timing for the anticipated Approval of Draft Plan of Subdivision applications which are currently in process but not yet Draft Approved:

- **18** Draft Plans of Subdivision for potential approval in 2023/ 2024;
- **5** Draft Plans for potential approval in 2025;
- **6** Draft Plans for potential approval in 2026 or beyond;
- **2** Draft Plans with no timing identified; and,
- **9** Draft Plans which are currently before the Ontario Land Tribunal (approval will be dependent on the outcome of the Tribunal proceedings)

# Draft Plans of Subdivision – Anticipated Timing for Draft Plan Approval

The total residential units and industrial / commercial floor space which could be approved through these Draft Plans is shown below:

Year of Draft Approval	Singles / Semis	Townhouses	Apartments	Ind / Comm (sq m)
2024	133	791	3,957	421,130
2025	66	264	0	250,110
2026	32	376	2,241	65,880
Unknown	0	6	0	53,370
OLT	222	563	2,511	67,380
<b>Total</b>	<b>453</b>	<b>2,000</b>	<b>8,709</b>	<b>857,870</b>

# Draft Plans of Subdivision – Anticipated Timing for Servicing of Approved Plans

The recommended Staging Plan identifies the following timing for the anticipated Servicing of Draft Plans of Subdivision which have been approved but not yet Serviced or Registered:

- **26** Approved Draft Plans of Subdivision expected to proceed with Servicing in 2024;
- **9** Draft Plans expected to proceed with Servicing in 2025;
- **8** Draft Plans expected to proceed with Servicing in 2026 and beyond;
- **6** Draft Plans with no timing identified; and,
- **2** Draft Plans dependent on the outcome of related Ontario Land Tribunal proceedings.



# Draft Plans of Subdivision – Anticipated Timing for Servicing of Approved Plans

The total residential units and industrial / commercial floor space which could be serviced through these Draft Plans is shown below:

Year of Draft Approval	Singles / Semis	Townhouses	Apartments	Ind / Comm (sq m)
2024	1,353	1,734	153	214,500
2025	423	827	599	82,110
2026	418	137	0	72,870
Unknown	150	0	0	76,020
OLT	25	121	0	0
<b>Total</b>	<b>2,369</b>	<b>2,819</b>	<b>752</b>	<b>445,500</b>

# Draft Plans of Subdivision – Total Anticipated Residential Units

In sum, the total anticipated residential units which could be realized through the Approval and Servicing of Draft Plans of Subdivision between 2024 to 2026 (& beyond) is:

	Singles / Semis	Townhouses	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>

# Residential Intensification

- New category added to the Staging of Development Report
- Recognizes importance of intensification projects in contributing to City's future housing supply
- To identify potential intensification development, Staff queried all development applications with the following criteria:
  - proposing residential or mixed-use development
  - 100 or more proposed units
  - submitted in the previous 3 years
  - located anywhere within the existing urban boundary, outside of a Plan of Subdivision application.

# Residential Intensification

The following timing assumptions were applied based on the type of development application:

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

# Residential Intensification

In sum, the total number of potential intensification units identified over the three time periods is summarized as follows:

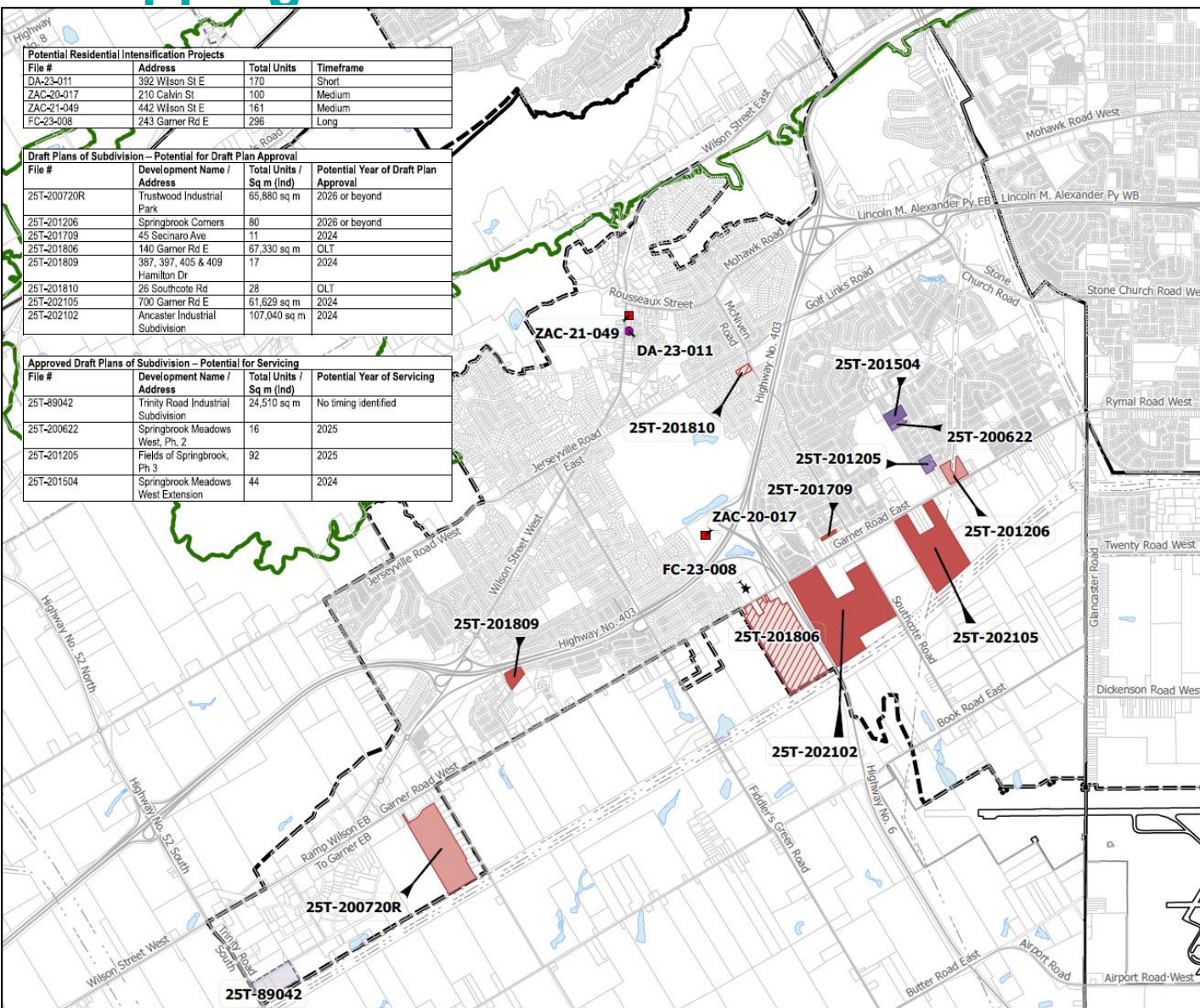
- approximately 18,100 potential units created through significant residential intensification applications in the short term (Site Plan),
- approximately 14,600 potential units in the medium term (Zoning);
- approximately 17,000 potential units in the long term (FC).

Important: predicting where and when intensification will occur is difficult. Inclusion of applications in the Staging Report does not indicate a guarantee of approval of the development application. Further, approval of an application does not guarantee that an applicant will proceed to the building permit stage. It is not anticipated that all of the units identified in the Staging Report will be realized, and for those that do proceed to development, it is not expected that the indicated timeframes will be met in all cases.

# Infrastructure to Support Growth

- Growth generally impacts the municipal infrastructure system. 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 Staging of Development Report identifies a list of Development Charge funded Capital Projects, included within Table 8 of the Staging Report.





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 Southcoote 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

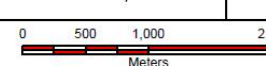
## Legend

- Potential Short Term Intensification - Site Plans
- Potential Medium Term Intensification - Zoning Amendments
- Potential Long Term Intensification - Formal Consultations
- Anticipated Draft Plan Approval - 2024
- Anticipated Draft Plan Approval - 2025
- Anticipated Draft Plan Approval - 2026 and Beyond
- Anticipated Draft Plan Approval - No Timing
- Anticipated Draft Plan Approval - OLT
- Anticipated Servicing of Draft Approved Plan - 2024
- Anticipated Servicing of Draft Approved Plan - 2025
- Anticipated Servicing of Draft Approved Plan - 2026 and Beyond
- Anticipated Servicing of Draft Approved Plan - No Timing
- Anticipated Servicing of Draft Approved Plan - OLT
- Niagara Escarpment
- Community Boundary
- Rural Settlement Boundary
- Transmission Line
- Urban Boundary

## 1 - Ancaster

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

Date:  
December 5, 2023



Hamilton

#### PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Data reflects development staging as of June 30, 2023.

For the official urban boundary, consult the Urban Hamilton Official Plan.

Although the information displayed in this map has been captured as accurately as possible, some errors may be present due to insufficient or outdated information.

For further information, contact the Growth Management Division, Planning and Economic Development Department.

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THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE