

City of Hamilton Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide)

Presentation to the Climate Change
Advisory Committee

October 29, 2024

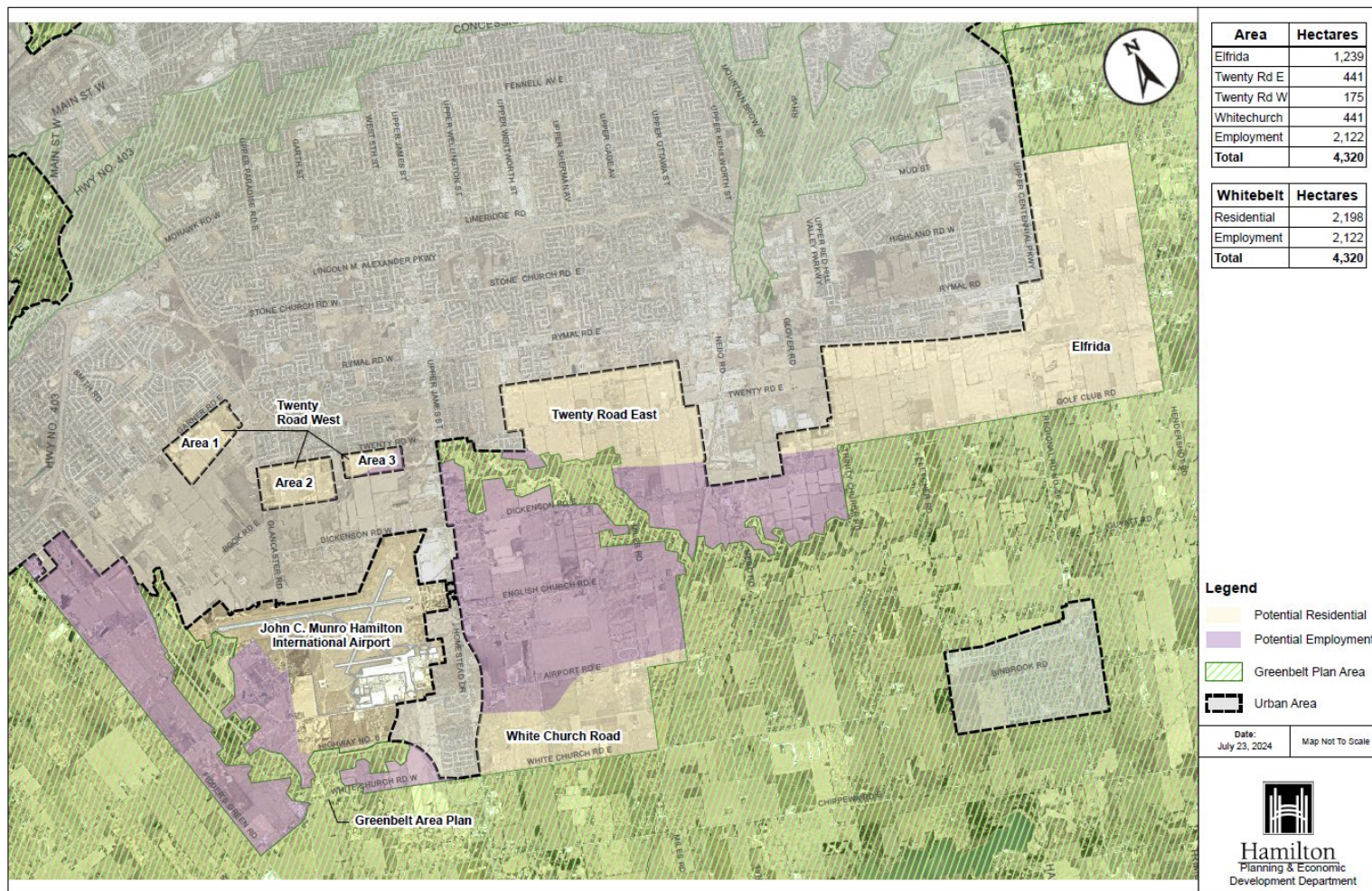
New Provincial Planning Statement, 2024



Provincial Planning Statement, 2024

- Came into effect on October 20, 2024
- Removed Municipal Comprehensive Review requirement for Urban Boundary Expansions and Employment Conversions.
- This combined with the *Planning Act* changes in Bill 185 allow landowners to submit Official Plan Amendment applications for urban boundary expansions at any time and with no limit on the size of a boundary expansion provided it is outside of the Greenbelt Plan area.
- The Provincial Planning Statement, 2024 states municipalities shall consider certain criteria for expanding a settlement area including: whether there is a need for additional land to accommodate an appropriate range and mix of land uses; if there is sufficient infrastructure capacity available or planned; and general avoidance of expansions into prime agricultural areas.

Potential Urban Expansion Areas under the Provincial Planning Statement



Rationale for Establishing a Framework

- The approval of Bill 185 combined with the Provincial Planning Statement will remove the protective barrier around the city's no urban expansion growth strategy.
- Urban boundary expansion applications will be forthcoming despite policies in Hamilton's Official Plans.
- The City's Official Plans are not setup to identify what these applications should look like.
- Establishing a framework ensures applications are as comprehensive as possible.
- The framework relates to application completeness and quality and does not replace or compromise council's no urban boundary expansion growth strategy.
- The framework creates a clear transparent process in how the City receives and processes these applications.
- Planning staff will have the information necessary to provide a clear professional recommendation to Council.

Draft Framework for Processing & Evaluating Urban Boundary Expansion Applications

On August 16, 2024 Council approved:

- The Draft Framework to be used by staff in reviewing Urban Boundary Expansion Applications;
- The creation of a new team within the Planning and Economic Development Department to lead the review of Urban Boundary Expansion Applications;
- New application fees specific to urban boundary expansion applications;
- Direction that additional funding be added to the Ontario Land Tribunal Appeals Capital Budget; and,
- Additional work to be completed respecting the long-term financial impacts of urban boundary expansion applications.

Council Direction for Public & Indigenous Consultations

On August 16, 2024 Council approved:

- (b) That Council direct Planning and Economic Development staff to:
 - (i) That city Planning staff be directed to prepare a public consultation and engagement report for a future Planning Committee meeting;
 - (i) consult on the Draft Framework for Processing and Evaluating Urban Boundary Expansions, attached in Appendix “A” to Report PED24109; and,
 - (i) prepare for Council’s consideration Official Plan Amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan to establish the Official Plan Amendment Submission Requirements, Evaluation and Locational Considerations, and Application Submission and Review Process for urban boundary expansions.
- (f) That City Planning staff work with the City’s Indigenous Relations team to report on the method of engagement with Indigenous and First Nations Peoples to guide consultation on urban boundary expansion applications.

Community Consultation on the Draft Framework

GOALS	OBJECTIVES
INFORM the community about recent provincial changes that impact Hamilton.	<ul style="list-style-type: none"> Clearly outline recent Provincial changes that impact planning decisions in Hamilton. Clearly outline decision making powers/authority at the municipal and provincial levels. Using the INFORM process (outlined in Hamilton's Public Engagement Policy), ensure the community has the appropriate information and knowledge to provide meaningful input into the Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications. Clearly outline the process for an application, including timelines and reinforcing that third party appeal processes are not permitted by Provincial legislation.
CONSULT with the community on specific aspects of the Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications.	<ul style="list-style-type: none"> Clearly outline what the Draft Framework is, how it will be used and why it is important. Using the CONSULT level, seek input from the community on three main aspects in the Framework: <ul style="list-style-type: none"> How and when the community wants to be notified when an application for urban boundary expansion is made and determined complete; How and when the community will provide their input on urban boundary expansion applications once received; and, Identify submission requirements (studies) required as part of the urban boundary expansion applications and reason for applications.

Open Houses

FORMAT - Multiple engagement stations to allow attendees to explore various topics at their own pace and engage directly with subject-matter experts on those specific ideas.

- Creates a more inclusive and effective engagement environment
- More accessible
- In alignment with Hamilton's Public Engagement Policy

Open House #1

Date: Tuesday
November 26, 2024
Time: Noon to 9pm
Location: Hamilton
Convention Centre

Open House #3 (virtual)

Date: TBD

Open House #2

Date: Thursday
November 28, 2024
Time: 6pm to 10pm
Location: Ancaster
High School

Consultation with Other Target Audiences

Advisory Committees of Council

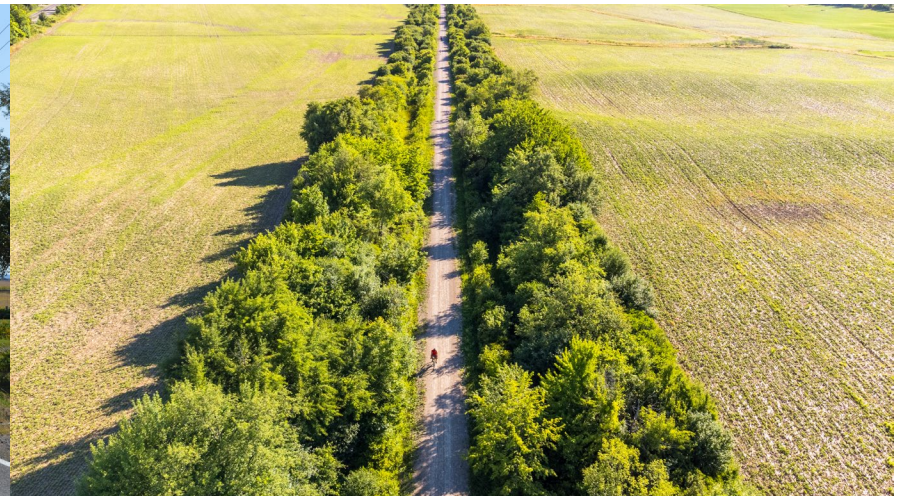
- **Climate Change (October 29, 2024)**
- Development Industry Liaison Group (November 18, 2024)
- Rural and Agricultural Affairs (November 21, 2024)

External Review Agencies

- Conservation Authorities
- School Boards
- Niagara Escarpment Commission
- Public Utilities
- Hamilton International Airport

Community Groups & Non-Government Organizations

- Environment Hamilton
- Ontario Federation of Agriculture
- West End Home Builders Association
- Other community organizations



Draft Framework Components

Part A – Submission Requirements

- Sets out what technical plans and studies must be submitted as part of an urban boundary expansion application.
- Urban boundary expansion applications are unique from typical *Planning Act* development applications and not contemplated in the Urban Hamilton Official Plan or Rural Hamilton Official Plan.
- This part of the Draft Framework identifies new plans and studies not currently identified in the Official Plans including: a Housing Assessment and Emergency Services Assessment.
- The submission requirements were developed in collaboration with various City Departments as well as Dillon Consulting who was retained to provide additional technical expertise of the identified submission requirements.
- **Includes Energy and Climate Change Assessment Report**

A

Establishes Urban Boundary Expansion Submission Requirements

Part A outlines the specific plans and technical studies required for any urban boundary expansion application. These include existing requirements found in the City's Official Plans and new requirements specifically designed for urban boundary expansion applications, like a Housing Needs Assessment and an Emergency Services Assessment.



Required Submissions:



Growth Allocation -
Housing Assessment
Report



Fiscal Impact
Assessment



Energy and Climate
Change Assessment
Submission



Public
Engagement



Subwatershed
Study



Concept
Plan

Part A - Draft Scope of Energy and Climate Change Assessment Report

- Applicants should demonstrate within the Report the impact of the potential boundary expansion application on the ability of the City to achieve carbon neutrality.
- Applicants should include targets/objectives as it pertains to energy and climate change within the Report. These targets/objectives could form a part of the Official Plan Amendment.
- The Assessment Report should include:

Site design related impacts and opportunities should demonstrate if/how the site design elements for the potential expansion and/or proposed concept will mitigate urban heat island effect and preserve or protect natural heritage.

Land use pattern related impacts and opportunities should demonstrate the transportation related impacts on GHG emissions for the City as a result of the potential urban boundary expansion.

Part A - Draft Scope of Energy and Climate Change Assessment Report

Building design and use related impacts and opportunities should demonstrate how the potential urban boundary expansion will allow for energy efficient building design (e.g., LEED rating system, passive housing). Applicants should also provide information on the feasibility of providing Electric Vehicle Supply Equipment to the entire boundary expansion area (as informed by proposed concept).

Overall GHG emission impacts of the potential boundary expansion should be modelled to demonstrate the impact on the City's net-zero goal as identified in CEEP. The results would ideally outline key assumptions related to population, employment, dwelling units, industry type, transportation modal split, energy impacts, etc. as applicable. This analysis could include the measures planned for that would reduce emissions (e.g., building design, energy sources, etc.).

Draft Framework Components

B

Key Considerations

Part B outlines the factors the City will consider when evaluating urban boundary expansion applications to ensure a comprehensive and rigorous review process. The key considerations are informed by the Planning Act, the Provincial Planning Statement and the objectives of the Urban Hamilton Official Plan and Rural Official Plan.



Considerations for Assessing Applications



Growth Allocation

Does the expansion application contribute to sustainable urban growth?
Does it impact the City's planned intensification within the built up area?



Climate Change

How does the application address the City's climate change objectives?
What strategies are included to promote sustainable transportation, energy-efficient buildings, and climate resilience?



Natural Hazards

Are potential natural hazards such as flooding sufficiently addressed to ensure the safety of future residents?



Transportation Systems

Are there plans to connect the development to the city's existing and planned transportation infrastructure? Do these plans prioritize active transportation, public transit, and efficient road networks?



Natural Heritage and Water Resources

What measures are proposed to protect and enhance natural heritage features and water resources?



Cultural Heritage Resources

What is the plan to identify and protect cultural heritage resources in the area?

Land Use Compatibility

Do the proposed land uses in the application avoid and protect nearby sensitive land uses, such as prime agricultural land, significant wildlife habitat, wetlands? Will the application create any land use conflict with existing or planned uses?

Infrastructure and Public Service Facilities

How will the proposal's infrastructure and public services requirements impact the city's current servicing capacity, transportation networks, and emergency services?

Municipal Finance

How does the application ensure financial sustainability for the City of Hamilton, taking into account the costs of infrastructure, public services, and the overall impact on the City's finances?

Complete Communities

What is the vision for creating a complete community within the proposed development area? What mix of land uses, housing options, community facilities, and public spaces are proposed to promote social equity, quality of life, and a sense of belonging?

Agricultural System

Does the expansion application prioritize development on non-prime agricultural lands, minimizing impacts on prime agricultural areas and specialty crop areas?

Draft Framework Components

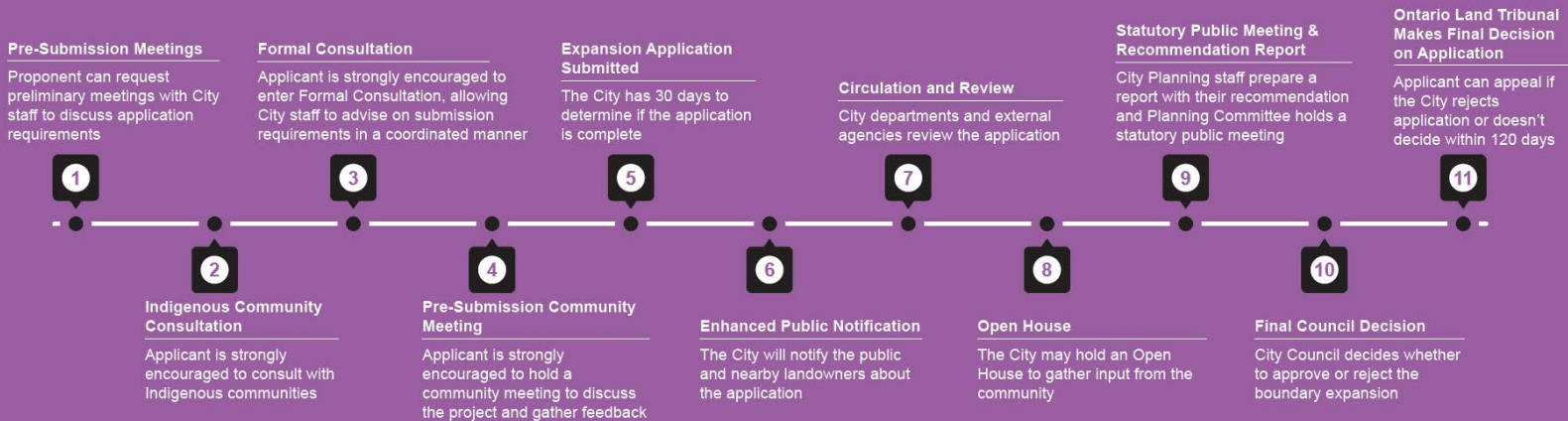
Part B – Specific Climate Change Considerations

Base Considerations	Locational Considerations
What mitigation measures are proposed to mitigate the impacts of a changing climate? (PPS 5.2.4)	Does the location of the expansion area have the ability to promote a community form that reduces reliance on private automobiles helping to reduce transportation GHG's? (GRIDS2)
Does the growth scenario contribute to the City's long-term goal of carbon neutrality by providing opportunities for reductions in greenhouse gas emissions? (GRIDS2)	Does the location provide an opportunity for district energy, wind, or solar power generation? (GRIDS2)
Does the expansion area present any significant opportunities to address risks and challenges associated with climate change? (GRIDS2)	Is there sufficient capacity in existing stormwater management systems to manage potential changes in weather patterns and increased climate variability?
Does the expansion area present any significant risks associated with climate change? (GRIDS2)	Does the proposed stormwater management provide resilience and consider climate change adaptability?
Does the proposed development incorporate any of the energy efficient and environmental designed development criteria under B.3.7.2, including:	Does the proposed stormwater management consider Low Impact Development Best Management Practices Other green infrastructure measures (e.g. Rain/ green streets, sponge parks, etc)? (GRIDS2)
- Use of environmental building rating system (LEED).	Does the expansion area support the maintenance and enhancement of the existing tree canopy? (GRIDS2)
- Designs with renewable or alternative energy systems.	
- Designs with cogeneration energy systems.	
- Designs to minimum heat loss in winter / heat island effect in summer.	
- Designs to include sustainable forms of transportation.	
- Pilots new community energy plans.	
- Passive House.	
- Canadian Home Builders Association Net Zero Homes Label.	

Draft Framework Components

C Outlines a Clear Process for Submission, Review, and Public Engagement

Part C details the process for submitting an urban boundary expansion application for review. Importantly, it outlines the enhanced public and Indigenous community consultation requirements the City has added beyond the minimum legal requirements, including notification methods, and ways to review the applications. It sets out a process in which the City would consider urban boundary expansion applications within the **120 day time frame** required by the Province.



Increased public notification and consultation requirements include:

- Early engagement with the public, First Nations, and Indigenous communities;
- Wider mail out circulation and additional notice signs;
- A City held Open House; and,
- Making all application materials public through the City's website.

Next Steps

- The Planning Division is undertaking consultation through November into early December on the Draft Framework. The Committee can provide verbal comments now and/or provide written comments on the Draft Framework by December 6, 2024
- All feedback received, including from Advisory Committees of Council, will be included a summary engagement report and posted online
- Final Recommendation Report incorporating the Framework into Official Plan policy targeted for Q1, 2025.

Discussion Questions

Part A - Are there any suggested revisions to Draft Scope of the Energy and Climate Change Assessment Report prepared by Dillon Consulting?

Part B - Are there additional Climate Change considerations not captured in the Draft Framework that should be included?

Part C - Any suggestions on the application notification and review process set out under the Draft Framework?

Public Notification and Consultation Tools

Public Notification

- Letters to property owners within and near the white belt area
- E-mail to residents that participated in GRIDS2 consultations
- City of Hamilton Social media posts
- Newspaper Notice
- Notices posted at community facilities (e.g. libraries, community centres)

Inform & Consult Tools

- Engage Hamilton Webpage
 - Message Board
 - FAQ
 - Online version of Draft Framework that the public can navigate and Collaborate on (Konveio)
- Explainer Video
- Infographics
- New webpage