

White Church Urban Boundary Expansion Applications: Assessment Against the Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications





Staff have assessed the White Church urban boundary expansion applications against each consideration outlined in the Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications, which was approved by City Council on April 16, 2024. The chart below summarizes whether the applicant demonstrated regard for each consideration through their submission.

It is important to note that a check mark in the chart does not indicate that the applications have met the associated criteria or that the submitted materials are of sufficient quality. Rather, it indicates that the consideration has been acknowledged or addressed in some form by the applicant.





The chart also identifies key supporting materials, including studies submitted by the applicant and peer reviews conducted by the City. Where applicable, references are provided to relevant sections of Report PED25180 that address the consideration in greater detail. Full copies of the City's peer reviews are included in the appendices of Report PED25180.

It is important to note that while many of the considerations in the Draft Framework reference planning policies in the Provincial Planning Statement and City Official Plans, at the time the applications were submitted the Framework was not entrenched in policy and the final Framework (Urban Hamilton Official Plan Amendment No. 232 and Rural Hamilton Official Plan Amendment No. 44) is currently under appeal. As such, the Draft Framework was only used as a guide in the review of these applications.




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Theme	Consideration	Considered in Applications?	Notes	Key Supporting Materials
Growth Allocation (Base Considerations)	How does the Urban Boundary Expansion impact the City's ability to meet its residential intensification and redevelopment targets in Section A.2.3 of the UHOP? (New)			Applicant Submissions: <ul style="list-style-type: none"> Commercial Needs Analysis (Urban Metrics, February 2025) Land Needs Analysis (Urban Metrics, February 2025) Phasing Plan (Urban Solutions, February 2025) Commercial Needs Analysis (Urban Metrics, February 2025) City/Peer Review Evaluations: <ul style="list-style-type: none"> Land Needs Analysis Peer Review (Watson & Associates, May 2025) Commercial Needs Analysis Peer Review (Tate Research, April 2025) Section a) under "Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement" in Report PED25180.
	Is there a need to designate and plan for additional land to accommodate an appropriate range and mix of land uses within the Urban Hamilton Official Plan's growth forecast? (PPS 2.3.2.1 a))			
	Are the residential and/or employment uses within proposed Urban Boundary Expansion area based on the approved population and employment forecasts and time horizon in the Urban Hamilton Official Plan, specifically A.2.3.1-2.3.3? If so, what time-frame? (e.g. 2031-2041)? If not, what population and employment forecasts were used? (New)		The 2024 Ministry of Finance population projections to 2051 were used.	
	A comprehensive review and land budget analysis is required to determine the need for an urban boundary expansion, which includes an assessment of occupied and vacant urban land, brownfield availability, greenfield densities, and intensification targets to determine if sufficient opportunities to accommodate forecasted growth contained in the UHOP are not available. (Former UHOP Policy deleted by OPA 167).			




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	The timing of the urban boundary expansion and the phasing of development within the greenfield areas shall not adversely affect the achievement of the residential intensification target and Greenfield density targets. (Former UHOP Policy delated by OPA 167)			
	The impact of the proposed expansion on the City's vision for a sustainable community, as it relates to the objectives, policies and targets established in this Plan; and the impact of the proposed expansion on the City's communities, environment and economy and the effective administration of the public service. (UHOP F.1.1.5)			Applicant Submissions: <ul style="list-style-type: none"> Planning Justification Report (MSH, February 2025) City/Peer Review Evaluations: <ul style="list-style-type: none"> Section Entitled "Urban and Rural Hamilton Official Plan" in Report PED25180 Section 8 under "Additional Topic Areas Assessed Relative to Provincial and Municipal Policies" in Report PED25180
	Is there a landowner group established representing all landowners within the proposed Urban Boundary Expansion Area? If so, do they have a formalized cost-sharing agreement? If not, what efforts have been undertaken prior to the submission of the application to inform all landowners of the proposed Urban Boundary Expansion. (New)		Only 11.3% of all property owners within the subject lands are part of the Whitechurch Landowners Group inc. (i.e., the applicant).	N/A
Growth Allocation	Are the expansion lands located within the Greenbelt Plan area? (New)		None of the subject lands are within the Greenbelt Plan area.	Applicant Submissions: <ul style="list-style-type: none"> Planning Justification Report (MSH, February 2025)




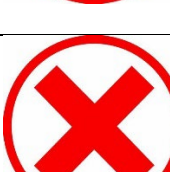

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(Locational Considerations)	Are the expansion lands contiguous with the current Hamilton Urban Boundary and Built-Up Area? Are there any physical (e.g. highways, hydro lines) or natural barriers (watercourses) separating the proposed expansion lands to Hamilton's current built up area? (New)			Applicant Submissions: <ul style="list-style-type: none"> Conceptual Community Design Package (Urban Metrics, February 2025) Geotechnical Investigation (Landtek, February 2025) Preliminary Hydrogeological Investigation (Landtek, January 2025) Land Needs Analysis (Urban Metrics, February 2025) Phasing Plan (Urban Solutions, February 2025) City/Peer Review Evaluations: <ul style="list-style-type: none"> Land Needs Analysis Peer Review (Watson & Associates, May 2025) Section g) under "Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement" in Report PED25180.
	Does the new or expanded settlement area provide for phased progression of urban development? (PPS 2.3.2.1 g)			
Land Use Compatibility (Locational Considerations)	Does the expansion area and proposed land uses protect the Hamilton International Airport from incompatible land uses and supports its long term operation? (PPS 3.4.1, 3.4.2)			Applicant Submissions: <ul style="list-style-type: none"> Noise Feasibility Study (HGC Engineering, December 2023) City/Peer Review Evaluations: <ul style="list-style-type: none"> Noise Feasibility Study Peer Review (EXP Services, May 2025) Section 5.1 under "Additional Topic Areas Assessed Relative to Provincial and Municipal Policies" in Report PED25180



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	Does the expansion area and proposed land use avoid other Major Facilities from sensitive land uses and where avoidance is not possible, protect the long-term viability of existing or planned industrial, manufacturing, or other major facilities (PPS 3.5)			Applicant Submissions: <ul style="list-style-type: none"> Noise Feasibility Study (HGC Engineering, December 2023) Odour Feasibility Study (Alliance Technical Group, January 2025) City/Peer Review Evaluations: <ul style="list-style-type: none"> Noise Feasibility Study Peer Review (EXP Services, May 2025) Odour Feasibility Study Peer Review (EXP, April 2025) Section 5.1 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25180 Section 5.2 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25180
	For employment area urban boundary expansions, does the proposed uses maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5.1 to maintain the long-term operational and economic viability of the planned uses and function of these areas? (PPS 2.8.2.4)		Proposed land use is not an employment area urban boundary expansion.	N/A
	Does the proposed expansion area and proposed land uses maintain the UHOP and RHOP prohibition of new sensitive land uses within 28+ NEF? (UHOP Table C.4.8.1)			Applicant Submissions: <ul style="list-style-type: none"> Noise Feasibility Study (HGC Engineering, December 2023) City/Peer Review Evaluations: <ul style="list-style-type: none"> Noise Feasibility Study Peer Review (EXP Services, May 2025) Section 5.1 under “Additional Topic Areas Assessed Relative to Provincial



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				and Municipal Policies” in Report PED25180
Climate Change (Base Considerations)	What mitigation measures are proposed to mitigate the impacts of a changing climate? (PPS 5.2.4)		Limited measures proposed.	Applicant Submissions: <ul style="list-style-type: none"> Energy and Climate Change Assessment Report (buildABILITY, December 2024) City/Peer Review Evaluations: <ul style="list-style-type: none"> Energy and Climate Change Assessment Peer Review (Dillon, June 2025) Section 6 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25180
	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 not evaluate how the applications would impact the City’s goal.	
	Does the expansion area present any significant opportunities to address risks and challenges associated with climate change? (GRIDS2)		Does not identify specific risks associated with climate change.	
	Does the expansion area present any significant risks associated with climate change? (GRIDS2)		The applications defer consideration for climate change to future studies.	
	Does the proposed development incorporate any of the energy efficient and environmental designed development criteria under B.3.7.2, including: <ul style="list-style-type: none"> Use of environmental building rating system (LEED). Designs with renewable or alternative energy systems. Designs with cogeneration energy systems. 			






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	<ul style="list-style-type: none"> • 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. 			
Climate Change (Locational Considerations)	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 not discuss how the location of the expansion would impact reliance of private automobiles.	Applicant Submissions: <ul style="list-style-type: none"> • Energy and Climate Change Assessment Report (buildABILITY, December 2024) • Transportation Master Plan Brief (Nextrans Consulting Engineers, December 2023) City/Peer Review Evaluations: <ul style="list-style-type: none"> • Energy and Climate Change Assessment Peer Review (Dillon, June 2025) • Section 6 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25180 • Section 8 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25180
	Does the location provide an opportunity for district energy, wind, or solar power generation? (GRIDS2)		Feasibility study to evaluate potential for district energy system is deferred to future planning phase.	Applicant Submissions: <ul style="list-style-type: none"> • Energy and Climate Change Assessment Report (buildABILITY, December 2024) City/Peer Review Evaluations: <ul style="list-style-type: none"> • Energy and Climate Change Assessment Peer Review (Dillon, June 2025)





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	a) Is there sufficient capacity in existing stormwater management systems to manage potential changes in weather patterns and increased climate variability? b) Does the proposed stormwater management provide resilience and consider climate change adaptability? c) Does the proposed stormwater management consider Low Impact Development Best Management Practices (GRIDS2) d) Other green infrastructure measures (e.g. Rain/ green streets, sponge parks, etc.)		a) The applications do not discuss capacity of the existing drainage network, nor of the proposed stormwater management system. b) The stormwater management approach as submitted only considers control of post-development peak flows to pre-development levels. c) Low Impact Development, including both better site design and best management practices (source controls), is not considered in these applications. d) Not substantially discussed.	Applicant Submissions: <ul style="list-style-type: none"> Energy and Climate Change Assessment Report (buildABILITY, December 2024) Functional Servicing Report (SCS Consulting Group, January 2025) Water, Wastewater and Stormwater Master Servicing Plan (SCS Consulting Group, December 2023) City/Peer Review Evaluations: <ul style="list-style-type: none"> Energy and Climate Change Assessment Peer Review (Dillon, June 2025) Section b) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement” in Report PED25180
	Does the expansion area support the maintenance and enhancement of the existing tree canopy? (GRIDS2)		Adequate information has not been provided at this time.	Applicant Submissions: <ul style="list-style-type: none"> Preliminary Tree Management Plan (Urban Solutions, February 2025)






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Natural Hazards (Base Considerations)	Are the Urban Expansion lands directed away from hazardous lands? (GRIDS2, PPS)		Adequate information has not been provided at this time.	Applicant Submissions: <ul style="list-style-type: none"> Preliminary Hydrogeological Investigation (Landtek, January 2025) Karst Assessment (Terra-Dynamics Consulting, November 2024)
	Is the required infrastructure and public service facilities required to service the urban expansion area financially viable over their lifecycle, leverage the capacity of development proponents and meet current and projected needs? (PPS 3.1.1).			
Municipal Finance (Base Considerations)	Will the urban expansion increase the City's Infrastructure Deficit? (New)			Applicant Submissions: <ul style="list-style-type: none"> Fiscal Impact Assessment (Urban Metrics, February 2025) City/Peer Review Evaluations: <ul style="list-style-type: none"> Fiscal Impact Assessment Peer Review (Watson & Associates, May 2025) Section b) under "Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement" in Report PED25180. Section 1 under "Additional Topic Areas Assessed Relative to Provincial and Municipal Policies" in Report PED25180
	Would the proposed expansion remove planned infrastructure capacity for new development within the existing built-up area? (GRIDS2)		The proposed expansion, as outlined in the FSR does not demonstrate that there could be sufficient planned capacity without removing capacity for planned growth within the urban boundary.	
Infrastructure and Public Service Facilities (Base Considerations)	Is there sufficient capacity in existing or planned water/wastewater/stormwater distribution and treatment systems? (GRIDS2)		The FSR does not demonstrate adequate water, wastewater or stormwater service capacity in the existing water system	Applicant Submissions: <ul style="list-style-type: none"> Functional Servicing Report (SCS Consulting Group, January 2025) Water, Wastewater and Stormwater Master Servicing Plan (SCS Consulting Group, December 2023) City/Peer Review Evaluations: <ul style="list-style-type: none"> Section b) under "Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement" in Report PED25180.







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			to accommodate the subject lands.	
Infrastructure and Public Service Facilities (Locational Considerations)	Are significant extensions / expansions beyond planned/budgeted trunk infrastructure required to service this area? (GRIDS2)		Not possible to draw conclusion based on applications.	
	Does the expansion area maximize existing capacity within the available water/wastewater and stormwater distribution systems? (GRIDS2)		Not possible to draw conclusion based on applications.	
	Is there sufficient capacity in planned waste management facilities? (GRIDS2)		Deferred to Secondary Plan process.	N/A
	Is the expansion area serviceable from a police / fire / medical emergency response perspective? If not, will new infrastructure be required?		Deferred to Secondary Plan process.	Applicant Submissions: <ul style="list-style-type: none"> Emergency Services Assessment (Urban Solutions, December 2024) City/Peer Review Evaluations: <ul style="list-style-type: none"> Section b) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement” in Report PED25180.



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	Does the expansion area protect corridors and right-of-ways for infrastructure including transportation, transit, and electricity generation to meet current and projected needs? (PPS 3.3.1)		Further refinement anticipated to occur through Secondary Plan process.	Applicant Submissions: <ul style="list-style-type: none"> Transportation Master Plan Brief (Nextrans Consulting Engineers, December 2023) City/Peer Review Evaluations: <ul style="list-style-type: none"> Section b) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement” in Report PED25180.
Transportation Systems (Base Considerations)	Does the expansion area provide an urban form that will expand convenient access to a range of transportation options including active transportation, to promote complete communities? (GRIDS2)			Applicant Submissions: <ul style="list-style-type: none"> Transportation Master Plan Brief (Nextrans Consulting Engineers, December 2023) Conceptual Community Design Package (Urban Metrics, February 2025) City/Peer Review Evaluations: <ul style="list-style-type: none"> Section b) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement” in Report PED25180.
	Does the expansion area prioritize development of areas that would be connected to the planned BLAST network, the (Re)envision Plan and existing transit? (GRIDS2)			
	Does the expansion area make use of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible? (PPS 3.2.2).			
Transportation Systems	Does the expansion area contain or is adjacent to existing City transit routes or stops? (GRIDS2)			







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(Locational Considerations)	Can the expansion lands be connected to a planned City transit route or stop in a way that is financially feasible? (GRIDS2)			
	Does the expansion area contain an existing or planned pedestrian or cycling networks? (GRIDS2)			
	Is there sufficient reserve capacity in the existing street network (with consideration to the proposed street network) to accommodate the proposed increase in population and/or employment? (GRIDS2)			
	Is the proposed or potential street network within the expansion area a logical extension of the existing street network? Does it connect the expansion area to surrounding areas and key destinations? (GRIDS2)		Does not discuss connection of expansion area to surrounding areas and key destinations.	
Natural Heritage and Water Resources (Base Considerations)	Would the expansion protect natural features and areas for the long-term? (PPS 4.1.1)		Adequate information has not been provided at this time.	Applicant Submissions: <ul style="list-style-type: none"> Environmental Impact Study (Beacon Environmental Limited, December 2024) Geotechnical Investigation (Landtek, February 2025) Preliminary Hydrogeological Investigation (Landtek, January 2025) Karst Assessment (Terra-Dynamics Consulting, November 2024) Phase I & II Environmental Site Assessment (Soil Engineers Ltd., March 2023)
	Would the expansion protect, improve, or restore the quality and quantity of water by (PPS 4.2.1): a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for		There is no indication provided in the applications that the water quality/quantity will be protected, improved or restored.	




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	<ul style="list-style-type: none"> considering cumulative impacts of development; b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts; c) identifying water resource systems; d) maintaining linkages and functions of water resource systems; e) implementing necessary restrictions on development and site alteration to; <ul style="list-style-type: none"> a. protect drinking water supplies and designated vulnerable areas; and b. protect, improve, or restore vulnerable surface and ground water, and their hydrologic functions; f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and; g) ensuring consideration of environmental lake capacity, where applicable? 			<ul style="list-style-type: none"> • Preliminary Tree Management Plan (Urban Solutions, February 2025) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> • Section b) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement” in Report PED25180. • Section 4 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25180
Natural Heritage and Water Resources (Locational Considerations)	Protect Water Resource Systems - Does the expansion area demonstrate an avoidance and/or mitigation of potential negative impacts on watershed conditions and the water resource system including quality and quantity of water? (GRIDS2)		The applications do not demonstrate avoidance and/or mitigation of potential negative impacts on the water resource system.	<p>Applicant Submissions:</p> <ul style="list-style-type: none"> • Environmental Impact Study (Beacon Environmental Limited, December 2024) • Geotechnical Investigation (Landtek, February 2025) • Preliminary Hydrogeological Investigation (Landtek, January 2025) • Karst Assessment (Terra-Dynamics Consulting, November 2024)
	Avoid Key Hydrological Areas - Does the expansion area avoid key hydrologic areas including significant groundwater recharge areas, vulnerable aquifers, surface water contribution areas, and intake protection zones? (GRIDS2)		The applicant has initiated field work to investigate key hydrogeologic areas, though findings have yet to be reported.	



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	Connected and Protected Natural Heritage System - Does the expansion area avoid and protect Natural Heritage Systems as identified by the City and Province? (GRIDS2)		The applications do not indicate how the wetlands and headwater protection features (classified as “protection”) will be avoided or protected.	<ul style="list-style-type: none"> Phase I & II Environmental Site Assessment (Soil Engineers Ltd., March 2023) Preliminary Tree Management Plan (Urban Solutions, February 2025) City/Peer Review Evaluations: <ul style="list-style-type: none"> Section 4 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25180
	Mitigate Impact on Natural Heritage - Does the expansion area maintain, restore, or enhance the functions and features of the area including diversity and connectivity of natural features, the long-term ecological function and biodiversity of natural heritage systems? (GRIDS2)		The applications do not demonstrate avoidance and/or mitigation of potential negative impacts on the Natural Heritage System.	
Complete Communities (Base Considerations)	Is there a clear vision for the urban boundary expansion lands and how these lands would function and be integrated with the broader community? (NEW)			Applicant Submissions: <ul style="list-style-type: none"> Planning Justification Report (MSH, February 2025) Conceptual Community Design Package (Urban Metrics, February 2025) White Church Urban Boundary Expansion Area Concept Plan (Urban Solutions, February 2025) White Church Urban Boundary Expansion Area Concept Plan (Urban Solutions, February 2025) Commercial Needs Analysis (Urban Metrics, February 2025) City/Peer Review Evaluations: <ul style="list-style-type: none"> Commercial Needs Analysis Peer Review (Tate Research, April 2025)
	Does the expansion area provide a diverse mix of land uses in a compact built form, with a range of housing options to accommodate people at all stages of life and to accommodate the needs of all household sizes and incomes? (GRIDS2)			
	Does the expansion area improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes? (GRIDS2)		Not addressed through applications.	
	Does the urban expansion support the achievement of complete communities by (PPS 2.1.6): a) accommodating an appropriate range and mix of land uses, housing options,		The applicant notes the White Church Area has the potential to be designed to address the points listed, but	


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	<p>transportation options with multimodal access, employment, public service facilities and other institutional uses (including, schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;</p> <p>b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and,</p> <p>c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.</p>		does not directly address all of these points through the applications.	<ul style="list-style-type: none"> Section 8 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25180 Section entitled “Urban and Rural Hamilton Official Plan” in Report PED25180
Complete Communities (Locational Considerations)	Is the expansion area contiguous to the existing settlement area boundary? (New)			
	Based on identified gaps in specific geographies, does the expansion area contribute to the surrounding community's completeness? (GRIDS2)		Not addressed through the applications.	
	Does the expansion area have access to planned community facilities? (GRIDS2)			Applicant Submissions: <ul style="list-style-type: none"> Emergency Services Assessment (Urban Solutions, December 2024)




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	Does the expansion area have access to existing community facilities? Are there gaps in the types of facilities currently available? (GRIDS2)			<ul style="list-style-type: none"> School Recreation Facility and Outdoor Parks Issues Assessment (Urban Solutions, December 2023) School Accommodation Issues Assessment (Urban Solutions, December 2023) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> Section b) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement” in Report PED25180.
	Can the expansion area function as a complete community including an appropriate mix of jobs, stores, services, housing, transportation options, and public service facilities for all ages and abilities? (GRIDS2)		Mix of jobs, stores, and services to serve all ages and abilities not addressed through the applications.	<p>Applicant Submissions:</p> <ul style="list-style-type: none"> Planning Justification Report (MSH, February 2025) Conceptual Community Design Package (Urban Metrics, February 2025) White Church Urban Boundary Expansion Area Concept Plan (Urban Solutions, February 2025) Commercial Needs Analysis (Urban Metrics, February 2025) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> Commercial Needs Analysis Peer Review (Tate Research, April 2025) Section 8 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25180




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	Taking into consideration protection of natural heritage areas and other development constraints (e.g. public infrastructure, NEF contours etc.) is there sufficient, consolidated developable land within the proposed urban expansion area to create a comprehensive, integrated, complete community?			<p>Applicant Submissions:</p> <ul style="list-style-type: none"> • Planning Justification Report (MSH, February 2025) • Conceptual Community Design Package (Urban Metrics, February 2025) • White Church Urban Boundary Expansion Area Concept Plan (Urban Solutions, February 2025) • Land Needs Analysis (Urban Metrics, February 2025) • School Recreation Facility and Outdoor Parks Issues Assessment (Urban Solutions, December 2023) • School Accommodation Issues Assessment (Urban Solutions, December 2023) • Geotechnical Investigation (Landtek, February 2025) • Preliminary Hydrogeological Investigation (Landtek, January 2025) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> • Commercial Needs Analysis Peer Review (Tate Research, April 2025) • Land Needs Analysis Peer Review (Watson & Associates, May 2025) • Section 8 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25180

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				<ul style="list-style-type: none"> Section 4 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25180
Agricultural System (Base and Locational Considerations)	Does the expansion area prioritize development of areas that are non-prime agricultural? (GRIDS2)			Applicant Submissions: <ul style="list-style-type: none"> Agricultural Impact Assessment (DBH Soil Services Inc., February 2025) City/Peer Review Evaluations: <ul style="list-style-type: none"> Agricultural Impact Assessment Peer Review (Dillon, May 2025) Section c) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement” in Report PED25180. Section e) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement” in Report PED25180. Section f) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement” in Report PED25180.
	Does the expansion area comprise specialty crop lands? (PPS 2.3.2.1 c))			
	Does the expansion area avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas? (PPS 2.3.2.1 e))			
	Does the expansion area comply with the minimum distance separation formulae? (PPS 2.3.2.1 f))			
	Does the expansion area impact on the agricultural system avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance? (PPS 2.3.2.1 g))			
	Does the expansion area promote healthy, local, and affordable food options, including urban agriculture? (GRIDS2)		Not addressed in applications.	N/A
	How does the proposed expansion area impact community food security from a climate emergency point of view? (Action 6.1 Hamilton Food Strategy)		Not addressed in applications.	N/A

A check mark does not indicate that the applications have met the associated criteria or that the submitted materials are of sufficient quality. Rather, it indicates that the consideration has been acknowledged or addressed in some form by the applicant.

Theme	Consideration	Considered in Applications?	Notes	Key Supporting Materials
Agricultural System (Locational Considerations)	Does the expansion area include an evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas (PPS 2.3.2.1 d)			Applicant Submissions: <ul style="list-style-type: none"> Agricultural Impact Assessment (DBH Soil Services Inc., February 2025) City/Peer Review Evaluations: <ul style="list-style-type: none"> Agricultural Impact Assessment Peer Review (Dillon, May 2025) Section d) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement” in Report PED25180.
	Does the expansion area have the potential to impact cultural heritage resources including designated heritage properties, and can they be conserved? (GIRDS2)			Applicant Submissions: <ul style="list-style-type: none"> Cultural Heritage Impact Study (LHC Heritage Planning & Archaeology, January 2025) Stage 1 Archaeological Assessment (Archaeological Consultants Canada, December 2023) City/Peer Review Evaluations: <ul style="list-style-type: none"> Section 7 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25180
	Does the expansion area have the potential to impact significant archaeological resources? (GRIDS2 / PPS)			
Cultural Heritage Resources (Base Considerations)	Has the proponent engaged early with Indigenous communities and First Nations whose traditional territories are located within the City of Hamilton municipal boundary and ensure their interests are considered when identifying, protecting, and managing archaeological resources, built heritage resources and cultural heritage landscapes? (PPS 4.6.5)		Preliminary meetings occurred with the Six Nations of the Grand River in January 2025 and with the Mississaugas of the Credit First Nation in April 2025.	City/Peer Review Evaluations: <ul style="list-style-type: none"> See section entitled “Indigenous Consultation” in Report PED25180

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