

DRAFT Urban Hamilton Official Plan

Amendment No. ____

The following text constitutes Official Plan Amendment No. ____ to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Urban Hamilton Official Plan Amendment is to permit an expansion to the City of Hamilton's Urban Boundary to include the Elfrida Lands in order to accommodate the City's Growth in a compact, mixed use, transit-supportive, active transportation friendly, and *complete community*. This Urban Hamilton Official Plan Amendment designates the majority of the Elfrida Lands 'Urban Expansion Areas – Neighbourhoods' and establishes the requirement for the preparation of a Secondary Plan prior to any urban development occurring. In addition, it designates a portion of the Elfrida Lands 'Urban Expansion Areas' and provides policies that permit only currently existing land uses and expansions thereto and those planned through Rural Site Specific Area 21. The ultimate designation for the 'Urban Expansion Areas' designated lands will be determined through a future amendment to the Urban Hamilton Official Plan.

2.0 Location

The lands affected by the proposed Urban Hamilton Official Plan Amendment are described as the Elfrida lands (also referred to as the "subject site"). The Elfrida lands are generally bound by Upper Centennial Parkway, Mud Street East, Second Road East/Hendershot Road, Golf Club Road, Trinity Church Road and a Hydro Corridor. The area is comprised of approximately 1,209 gross hectares of lands and includes many individual properties that vary considerably in size, shape and land use. A map of the Elfrida Lands is provided in Schedule A Attached hereto.

3.0 Basis

The subject site is located directly adjacent to existing communities within the City of Hamilton's Urban Boundary. The introduction of the Elfrida Lands to the City's Urban Boundary will unlock a significant amount of viable development land in an appropriate location for a future complete community integrated with the existing land uses, public service facilities and infrastructure of urban communities present in the Urban Area located to the immediate west and the north.

The subject site is envisioned to become a complete, transit-supportive, mixed-use community that is compact, well connected and both environmentally and economically sustainable. Development of the Elfrida Lands is intended to occur in a compact urban form that respects neighbouring land uses, promotes sustainability and increases both walkability and opportunities for active transportation and transit use.

In addition to adding the lands to the Urban Boundary, the proposed amendment provides two designations to the subject site. The majority of the lands are designated Urban Expansion Area – Neighbourhoods, and the proposed amendment establishes a policy framework for the preparation of a Secondary Plan in a manner that implements the vision for the lands and sets the stage for the subject site to accommodate the City's population and employment growth in a location that is within the City's *whitebelt* lands, immediately adjacent to the existing urban boundary, along a future higher order transit route and at a location that has historically been identified by the City as a Future Urban Growth District.

The remaining portion of the subject site is designated Urban Expansion Areas, and the proposed amendment establishes policies that permit only existing uses in accordance with the policies of the Urban Hamilton Official Plan, until such time that detailed technical study is completed that would allow for the ultimate redesignation of the lands for future development to be implemented through an Amendment to the Urban Hamilton Official Plan.

In support of the application, a Planning Rationale and other technical studies are submitted to address the requirements of the *Planning Act*, Provincial Planning Statement the Urban and Rural Hamilton Official Plans.

The documentation demonstrates that the proposed amendment is consistent with the Provincial Planning Statement and conforms to the general intent of the Urban and Rural Hamilton Official Plans.

4.0 Actual Changes

4.1 Text Changes

4.1.1 That Volume 3, Chapter B - Area Specific Policies is amended by adding a new Area Specific Policy XXX to read as follows:

“Area Specific Policy XXX: Elfrida Lands

The Elfrida Lands are intended to develop as a complete, transit-supportive, mixed-use community that is compact, well connected and both environmentally and economically sustainable. The vision is to establish a new vibrant mixed-use community that respects neighbouring land uses, promotes sustainability and increases both walkability and opportunities for active transportation and transit use. Development will promote and protect existing natural heritage features, minimize impacts and consumption of agricultural lands, and be compatible with adjacent planned and existing land uses.

X.X.X.# Notwithstanding Policy B.2.2.1 of Section 2.2 in Volume 1: Chapter B – Communities of the Urban Hamilton Official Plan, the City’s *Urban Boundary* may be expanded to accommodate growth to the year 2051. All planned growth to 2051 shall be accommodated through development of the City’s existing and designated *greenfield area*, *intensification* throughout the *Urban Area* and a limited amount of infill development within *Rural Hamilton*.

X.X.X.# The *Urban Boundary* of the City of Hamilton is expanded to include the lands shown on Schedule “A” to this amendment to accommodate growth to 2051.

X.X.X.# The lands identified as Area A on Schedule “B” to this amendment are designated Urban Expansion Areas – Neighbourhoods.

X.X.X.# On the lands identified as Area A on Schedule “B” to this amendment and designated Urban Expansion Areas – Neighbourhoods, the following policies shall apply:

- a) The minimum density target for the Elfrida Lands as a designated greenfield area shall be in accordance with Policies A.2.3.4.2 and A.2.3.4.3 of Section 2.3 in Volume 1: Chapter A – Introduction of the Urban Hamilton Official Plan.
- b) Development on the lands identified as Area A on Schedule “B” to this amendment should:
 - i. Promote and protect natural heritage features, where they exist;

- ii. Minimize impacts on adjacent agricultural lands outside of the Elfrida Lands;
 - iii. Encourage long-term sustainability through the provision of transit-oriented development, efficient use of land and infrastructure and opportunities for multi-modal transportation, among other matters;
 - iv. Include a diverse mix and range of land uses including a balance of housing types and options, employment, public service facilities, parks and open spaces and other uses;
 - v. Provide an interconnected system of streets, active transportation routes and pedestrian supportive streetscapes with access to transit; and,
 - vi. Promotes the fiscal responsibility of the City in the long term.
- c) Notwithstanding Policy F.1.2.9, in Volume 1: Chapter F - Implementation, A detailed secondary planning exercise will be completed and incorporated through a future Amendment to the Urban Hamilton Official Plan to implement the intended vision for the lands identified as Area A on Schedule "B" to this amendment. Secondary planning will be based on detailed assessment and consideration of applicable provincial policies. The required secondary plan will be informed by the following plans, reports, and studies:
- i. Planning Justification Report
 - ii. Draft Official Plan Amendment
 - iii. Agricultural Impact Assessment
 - iv. Subwatershed Study
 - v. Functional Servicing Feasibility Report
 - vi. Concept Plan
 - vii. Transportation Impact Study
 - viii. Transit Assessment
 - ix. Pedestrian Route and Sidewalk Analysis
 - x. Public Consultation Summary

- xi. Energy and Climate Change Assessment Report
- xii. Financial Impact Analysis and Financial Strategy
- xiii. Phasing Plan
- xiv. Noise Impact Study
- xv. Geotechnical Study
- xvi. Karst Assessment
- xvii. Community Facilities and Recreational Needs Assessment
- xviii. School Accommodation Issues Assessment
- xix. Emergency Services Assessment
- xx. Cultural Heritage Impact Assessment
- xxi. Archaeological Assessment
- xxii. Odour Impact Assessment
- xxiii. Housing Assessment

d) No urban development shall occur within the lands identified as Area A on Schedule “B” to this amendment until a detailed secondary planning process has been incorporated through a future Amendment to the Urban Hamilton Official Plan.

X.X.X.# The lands identified as Area A-1 on Schedule “B” to this amendment are designated Urban Expansion Areas.

X.X.X.# On the lands identified as Area A-1 on Schedule “B” to this amendment and designated Urban Expansion Areas, the following policies shall apply:

- a) On the lands identified as Area A-1 on Schedule “B” to this amendment, only *existing* uses and those permitted by Rural Site Specific Area 21 shall be *permitted*, including expansions or enlargements thereof, in accordance with Policies F.1.12.7 and F.1.12.9 in Volume 1: Chapter F – Implementation.
- b) The ultimate land use designation and policy framework for the lands identified as Area A-1 on Schedule “B” to this amendment shall be

determined through a future Amendment to the Urban Hamilton Official Plan.

4.2 Map Changes

- 4.2.1 Volume 1, Schedule A – Provincial Plans is amended by including the subject lands shown on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.2 Volume 1, Schedule B – Natural Heritage System is amended by including the subject lands shown on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.3 Volume 1, Schedule B-1 – Detailed NH Features Life Science ANSI is amended by including the subject lands shown on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.4 Volume 1, Schedule B-2 – Detailed NH Features Significant Woodlands is amended by including the subject lands shown on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.5 Volume 1, Schedule B-3 – Detailed NH Features Alvar and Tallgrass Prairie is amended by including the subject lands shown on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.6 Volume 1, Schedule B-4 – Detailed NH Features Wetlands is amended by including the subject lands shown on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.7 Volume 1, Schedule B-5 – Detailed NH Features Lakes and Littoral Zones is amended by including the subject lands shown on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.8 Volume 1, Schedule B-6 – Detailed NH Features Environmentally Significant Areas is amended by including the subject lands shown on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.9 Volume 1, Schedule B-7 – Detailed NH Features Local Natural Area Earth Science ANSI is amended by including the subject lands shown on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.10 Volume 1, Schedule B-8 – Detailed NH Features is amended by including the subject lands shown on Schedule “A” to this Amendment within the Urban Boundary.

- 4.2.11 Volume 1, Schedule C – Functional Road Classification is amended by including the subject lands shown on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.12 Volume 1, Schedule D – Rural Land Use Designations is amended by redesignating the subject lands shown on Schedule “A” to this Amendment from Agriculture to Urban Area and within the Urban Boundary.
- 4.2.13 Volume 1, Schedule E – Urban Structure is amended by redesignating the subject lands shown as Area A on Schedule “B” to this Amendment from Rural Area to Urban Expansion Areas – Neighbourhoods, and the subject lands shown as Area A-1 on Schedule “B” to this Amendment from Rural Area to Urban Expansion Area, and including the lands identified on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.14 Volume 1, Schedule E-1 – Urban Land Use Designations is amended by redesignating the subject lands shown as Area A on Schedule “B” to this Amendment from Rural Area to Urban Expansion Areas – Neighbourhoods, and the subject lands shown as Area A-1 on Schedule “B” to this Amendment from Rural Area to Urban Expansion Area, and including the lands identified on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.15 Volume 1, Schedule F – Airport Influence Area is amended by including the subject lands identified on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.16 Volume 1, Schedule G – Local Housing Market Zones is amended by including the subject lands identified on Schedule “A” to this Amendment within the Urban Boundary.
- 4.2.17 Volume 1, Schedule H – Provincially Significant Employment Zones is amended by including the subject lands identified on Schedule “A” to this Amendment within the Urban Boundary.

5.0 Implementation

The changes to the Urban Hamilton Official Plan described in this Amendment shall be implemented in accordance with the implementation policies of the Urban Hamilton Official Plan as contained in Chapter F 1.0 thereof.


This Official Plan Amendment is Schedule “1” to By-law No. ____ passed on the ____ day of ____, 2024.

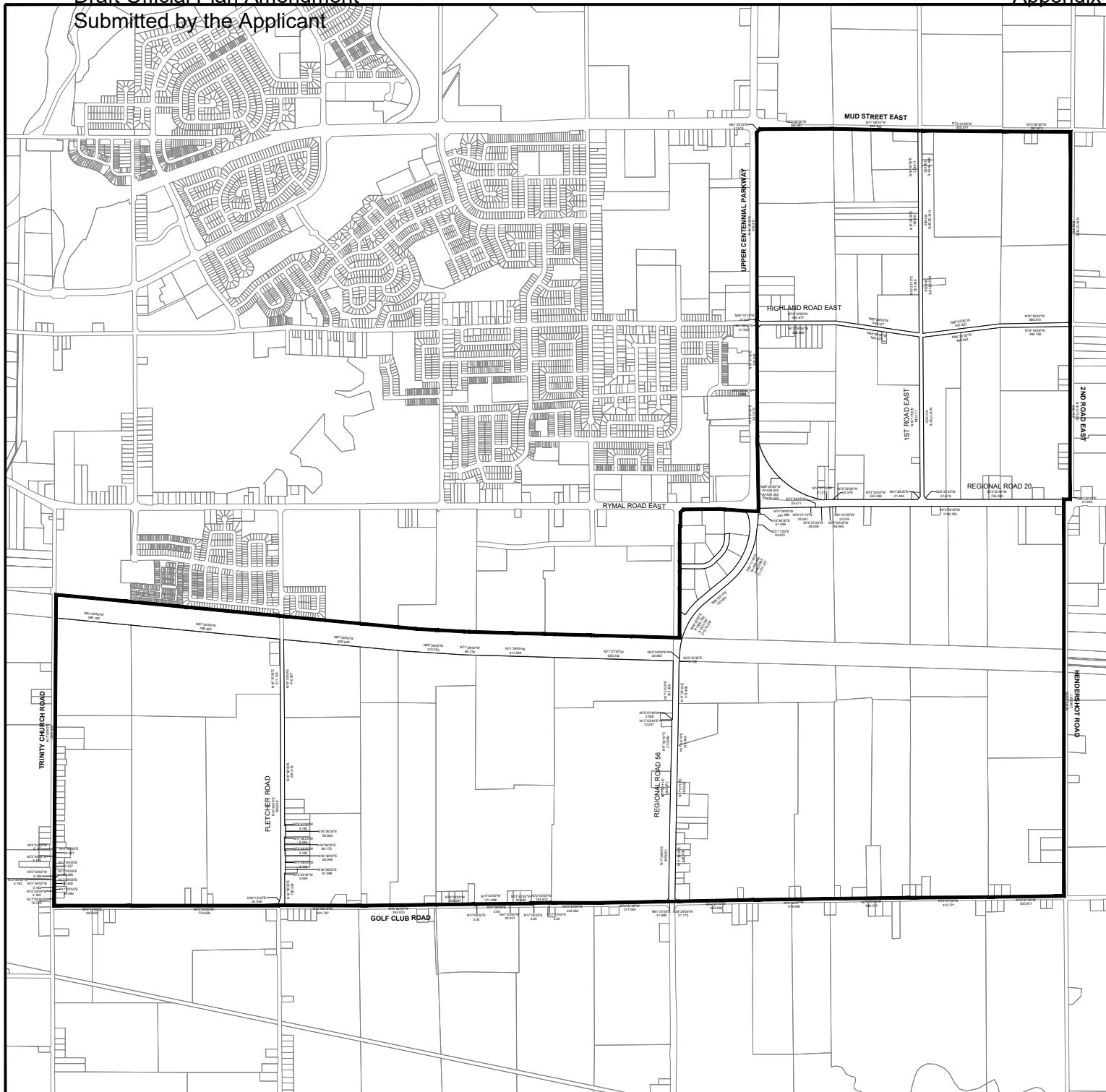
**The
City of Hamilton**

A. Horwath
MAYOR

J. Pilon
CITY CLERK

**Amendment No. _____
to the Urban Hamilton
Official Plan**

 Lands Subject to
Official Plan Amendment






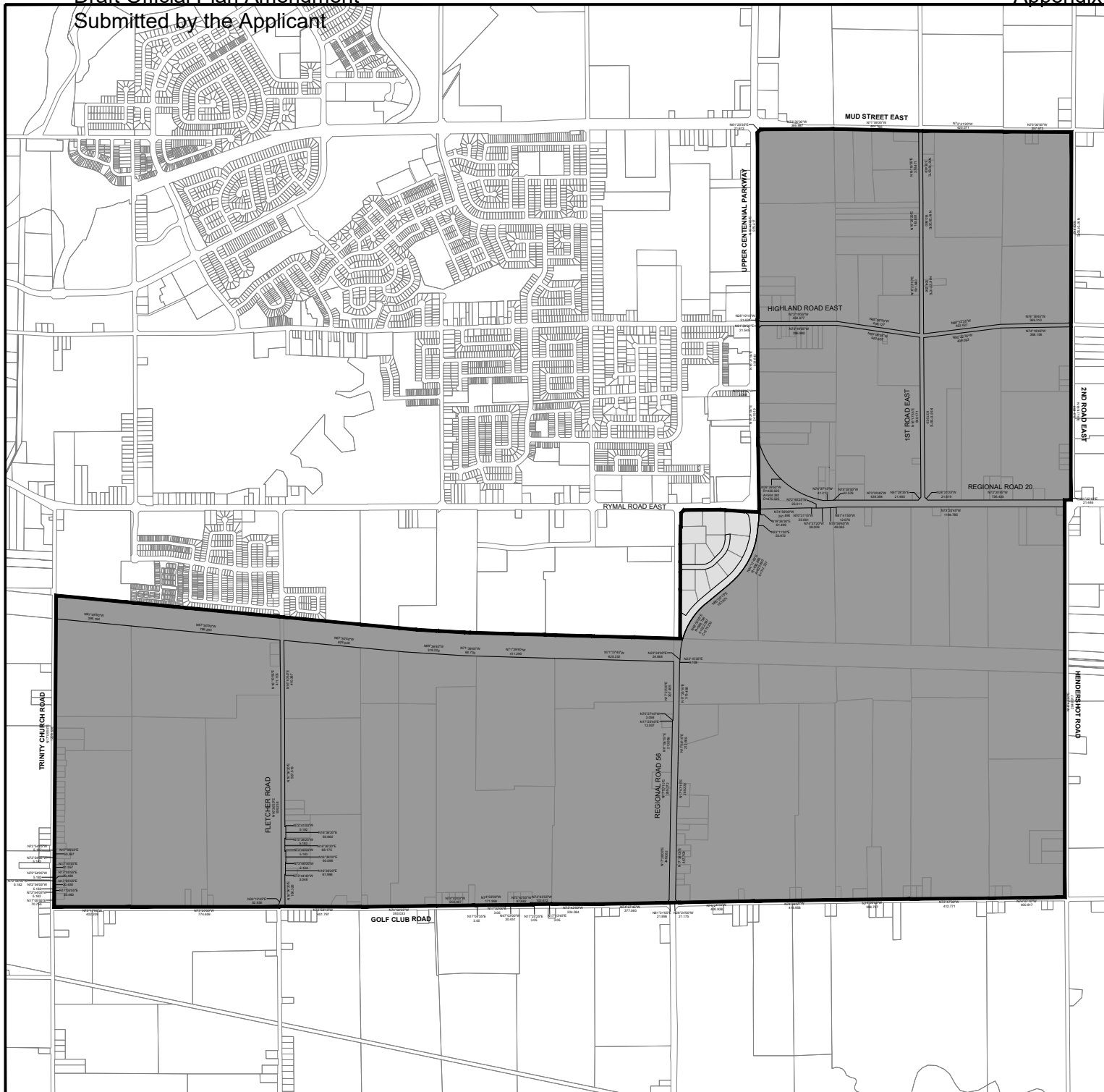
Reference File No.

Date:
November 11, 2024

Revised By:
Bousfields Inc.

**Amendment No. _____
to the Urban Hamilton
Official Plan**

-  Lands Subject to
Official Plan Amendment
-  Area A
-  Area A-1



Reference File No.

Date:
November 11, 2024

Revised By:
Bousfields Inc.