

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

Staff have assessed the Elfrida 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 PED25179 that address the consideration in greater detail. Full copies of the City's peer reviews are included in the appendices of Report PED25179.

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.

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"> • Land Needs and Housing Assessment Report (Parcel, November 18, 2024) City/Peer Review Evaluations: <ul style="list-style-type: none"> • Peer Review of Hamilton Land Needs and Housing Assessment Report (Watson & Associates, May 13, 2025) • Section a) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement” in Report PED25179.
	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)		No phasing plan has been provided.	
	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)			<p>Applicant Submissions:</p> <ul style="list-style-type: none"> • Energy and Climate Change Assessment Report (buildABILITY Corp., November 18, 2024) • Fiscal Impact Assessment (Parcel, November 18, 2024) • Planning & Urban Design Rationale (Bousfields, November 2024) • Agricultural Impact Assessment (Colville Consulting Inc., November 2024) • Transportation Assessment (Crozier, March 2025) • Functional Servicing Report (Stantec, November 15, 2024) • Land Needs and Housing Assessment Report (Parcel, November 18, 2024) • Preliminary General Vegetation Inventory and Tree Management Plan (SLR, February 28, 2025) • Opportunities and Constraints Mapping (GeoProcess Research Associates, February 28, 2025) • Karst Considerations Memo (Landtek Ltd., November 14, 2024) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> • Peer Review of Fiscal Impact Analysis for the Elfrida Community Area (Watson & Associates, May 9, 2025)

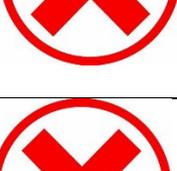
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				<ul style="list-style-type: none"> • Peer Review of Hamilton Land Needs and Housing Assessment Report (Watson & Associates, May 13, 2025) • Peer Review for Elfrida Agricultural Impact (Dillon Consulting, May 13, 2025) • Urban Area Expansion Application – Peer Review for Elfrida Energy and Climate Change Assessment (Dillon Consulting, May 5, 2025)
	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)		Approximately 52% of all properties within the subject lands are owned by the Elfrida Community Builders Group Inc. (i.e., the applicant).	N/A
Growth Allocation (Locational Considerations)	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 & Urban Design Rationale (Bousfields, November 2024)
	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"> • Planning & Urban Design Rationale (Bousfields, November 2024) • Opportunities and Constraints Mapping (GeoProcess Research Associates, February 28, 2025) • Land Needs and Housing Assessment Report (Parcel, November 18, 2024)

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	Does the new or expanded settlement area provide for phased progression of urban development? (PPS 2.3.2.1 g)		No phasing plan has been provided, nor did the applicant comment on whether the new settlement would provide for a phased progression of urban development.	Applicant Submissions: <ul style="list-style-type: none"> • N/A City/Peer Review Evaluations: <ul style="list-style-type: none"> • Peer Review of Hamilton Land Needs and Housing Assessment Report (Watson & Associates, May 13, 2025) • Section g) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement” in Report PED25179.
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"> • Proposed Official Plan Amendment to Noise Related Policies (HGC, November 19, 2024) City/Peer Review Evaluations: <ul style="list-style-type: none"> • Section 5 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25179.
	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"> • Proposed Official Plan Amendment to Noise Related Policies (HGC, November 19, 2024) • Land Use Compatibility and Preliminary Air Quality and Odour Impact Study (SLR, March 11, 2025) City/Peer Review Evaluations: <ul style="list-style-type: none"> • Peer Review of Land Use Compatibility and Preliminary Air Quality and Odour Impact Study - Elfrida Community (EXP, April 28, 2025) • Section 5 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25179.
	For employment area urban boundary expansions, does the proposed uses maintain	N/A		N/A

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	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)			
	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)			<p>Applicant Submissions:</p> <ul style="list-style-type: none"> Proposed Official Plan Amendment to Noise Related Policies (HGC, November 19, 2024) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> Section 5 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25179.
Climate Change (Base Considerations)	What mitigation measures are proposed to mitigate the impacts of a changing climate? (PPS 5.2.4)			<p>Applicant Submissions:</p> <ul style="list-style-type: none"> Energy and Climate Change Assessment Report (buildABILITY Corp., November 18, 2024) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> Urban Area Expansion Application – Peer Review for Elfrida Energy and Climate Change Assessment (Dillon Consulting, May 5, 2025) Section 8 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25179.
	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 expansion area present any significant opportunities to address risks and challenges associated with climate change? (GRIDS2)		The ECCA Report does not identify specific risks associated with climate change.	
	Does the expansion area present any significant risks associated with climate change? (GRIDS2)			
	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. 		Criteria are noted, but no commitment to incorporating within development.	

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	<ul style="list-style-type: none"> • 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. 			
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)		No discussion of how the location of the expansion area impacts reliance on private automobiles.	<p>Applicant Submissions:</p> <ul style="list-style-type: none"> • Transportation Assessment (Crozier, March 2025) • Energy and Climate Change Assessment Report (buildABILITY Corp., November 18, 2024) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> • Urban Area Expansion Application – Peer Review for Elfrida Energy and Climate Change Assessment (Dillon Consulting, May 5, 2025) • Section 8 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25179.
	Does the location provide an opportunity for district energy, wind, or solar power generation? (GRIDS2)			<p>Applicant Submissions:</p> <ul style="list-style-type: none"> • Energy and Climate Change Assessment Report (buildABILITY Corp., November 18, 2024) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> • Urban Area Expansion Application – Peer Review for Elfrida Energy and Climate Change Assessment (Dillon Consulting, May 5, 2025) • Section 8 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25179.

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	<ul style="list-style-type: none"> 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.) 		<p>No analysis of existing stormwater management systems was conducted, nor was there discussion about the proposed system’s capacity to manage potential changes in weather/ climate.</p> <p>The Functional Servicing Report does not provide any commentary or plans for resilience and consideration for climate change adaptability as it relates to stormwater. The Functional Servicing Report considers but does not provide any details around the suitability of the subject lands to support Low Impact Development.</p>	<p>Applicant Submissions:</p> <ul style="list-style-type: none"> • Energy and Climate Change Assessment Report (buildABILITY Corp., November 18, 2024) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> • Urban Area Expansion Application – Peer Review for Elfrida Energy and Climate Change Assessment (Dillon Consulting, May 5, 2025) • Section 8 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25179.
	<p>Does the expansion area support the maintenance and enhancement of the existing tree canopy? (GRIDS2)</p>		<p>Has not provided adequate information to address this question (i.e., it is unclear how many trees would be impacted by the proposed expansion</p>	<p>Applicant Submissions:</p> <ul style="list-style-type: none"> • Preliminary General Vegetation Inventory and Tree Management Plan (SLR, February 28, 2025) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> • Section 8 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25179.

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			and if they would be maintained).	
Natural Hazards (Base Considerations)	Are the Urban Expansion lands directed away from hazardous lands? (GRIDS2, PPS)			Applicant Submissions: <ul style="list-style-type: none"> Opportunities and Constraints Mapping (GeoProcess Research Associates, February 28, 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 PED25179.
Municipal Finance (Base Considerations)	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).			Applicant Submissions: <ul style="list-style-type: none"> Fiscal Impact Assessment (Parcel, November 18, 2024) City/Peer Review Evaluations: <ul style="list-style-type: none"> Peer Review of Fiscal Impact Analysis for the Elfrida Community Area (Watson & Associates, May 9, 2025) Section 1 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25179.
	Will the urban expansion increase the City’s Infrastructure Deficit? (New)			
Infrastructure and Public Service Facilities (Base Considerations)	Would the proposed expansion remove planned infrastructure capacity for new development within the existing built-up area? (GRIDS2)		Not addressed in the applications.	Applicant Submissions: <ul style="list-style-type: none"> Functional Servicing Report (Stantec, November 15, 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 PED25179.
	Is there sufficient capacity in existing or planned water/wastewater/stormwater distribution and treatment systems? (GRIDS2)			

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Infrastructure and Public Service Facilities (Locational Considerations)	Are significant extensions / expansions beyond planned/budgeted trunk infrastructure required to service this area? (GRIDS2)			
	Does the expansion area maximize existing capacity within the available water/wastewater and stormwater distribution systems? (GRIDS2)		Not addressed in the applications.	
	Is there sufficient capacity in planned waste management facilities? (GRIDS2)		Not addressed in the applications.	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 Planning phase.	<p>Applicant Submissions:</p> <ul style="list-style-type: none"> Planning & Urban Design Rationale (Bousfields, November 2024) <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 PED25179.
	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)		Not addressed in applications.	N/A

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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 Assessment (Crozier, March 2025) • Fiscal Impact Assessment (Parcel, November 18, 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 PED25179.
	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).		Deferred exploration of Transportation Demand Management methods to Secondary Planning.	
Transportation Systems (Locational Considerations)	Does the expansion area contain or is adjacent to existing City transit routes or stops? (GRIDS2)			
	Can the expansion lands be connected to a planned City transit route or stop in a way that is financially feasible? (GRIDS2)		Does not consider ongoing costs associated with potential transit routes.	
	Does the expansion area contain an existing or planned pedestrian or cycling networks? (GRIDS2)			

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	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)		Not addressed in applications.	
Natural Heritage and Water Resources (Base Considerations)	<p>Would the expansion protect natural features and areas for the long-term? (PPS 4.1.1)</p> <p>Would the expansion protect, improve, or restore the quality and quantity of water by (PPS 4.2.1):</p> <ul style="list-style-type: none"> a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for 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 		Has not provided adequate information to address this question (e.g., Environmental Impact Assessment, Subwatershed Study).	<p>Applicant Submissions:</p> <ul style="list-style-type: none"> • Preliminary General Vegetation Inventory and Tree Management Plan (SLR, February 28, 2025) • Opportunities and Constraints Mapping (GeoProcess Research Associates, February 28, 2025) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> • Section 4 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25179.

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	<p style="text-align: center;">water, and their hydrologic functions;</p> <p>f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and;</p> <p>g) ensuring consideration of environmental lake capacity, where applicable?</p>			
<p>Natural Heritage and Water Resources (Locational Considerations)</p>	<p>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)</p>			<p>Applicant Submissions:</p> <ul style="list-style-type: none"> • Preliminary General Vegetation Inventory and Tree Management Plan (SLR, February 28, 2025) • Opportunities and Constraints Mapping (GeoProcess Research Associates, February 28, 2025) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> • Section 4 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25179.
	<p>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)</p>			
	<p>Connected and Protected Natural Heritage System - Does the expansion area avoid and protect Natural Heritage Systems as identified by the City and Province? (GRIDS2)</p>			
	<p>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)</p>			
<p>Complete Communities (Base Considerations)</p>	<p>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)</p>			<p>Applicant Submissions:</p> <ul style="list-style-type: none"> • Planning & Urban Design Rationale (Bousfields, November 2024) • DRAFT Urban Hamilton Official Plan Amendment

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	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)		Based on preliminary concept plan – however, plan may change.	City/Peer Review Evaluations: <ul style="list-style-type: none"> Section entitled “Urban and Rural Hamilton Official Plan” in Report PED25179.
	Does the expansion area improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes? (GRIDS2)		Did not address in applications.	
	<p>Does the urban expansion support the achievement of complete communities by (PPS 2.1.6):</p> <p>accommodating an appropriate range and mix of land uses, housing options, 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>improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and,</p> <p>improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.</p>		Proposed amendment establishes a policy framework for the preparation of a Secondary Plan to implement the vision for a compact, mixed use, transit-supportive, active transportation friendly, and complete community.	

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Complete Communities (Locational Considerations)	Is the expansion area contiguous to the existing settlement area boundary? (New)			Applicant Submissions: <ul style="list-style-type: none"> • Planning & Urban Design Rationale (Bousfields, November 2024) • DRAFT Urban Hamilton Official Plan Amendment City/Peer Review Evaluations: <ul style="list-style-type: none"> • Section entitled “Urban and Rural Hamilton Official Plan” in Report PED25179.
	Based on identified gaps in specific geographies, does the expansion area contribute to the surrounding community’s completeness? (GRIDS2)			
	Does the expansion area have access to planned community facilities? (GRIDS2)		Deferred determination of appropriate community facilities to Secondary Planning stage.	
	Does the expansion area have access to existing community facilities? Are there gaps in the types of facilities currently available? (GRIDS2)			
	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)		Based on preliminary concept plan – however, plan may change.	
	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?			
Agricultural System (Base and	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 (Colville Consulting Inc., November 2024)
	Does the expansion area comprise specialty crop lands? (PPS 2.3.2.1 c))			

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Locational Considerations)	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))			City/Peer Review Evaluations: <ul style="list-style-type: none"> • Peer Review for Elfrida Agricultural Impact (Dillon Consulting, May 13, 2025) • Sections c) to f) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the Provincial Planning Statement” in Report PED25179.
	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)		Did not address 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)		Did not address in applications.	N/A
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 (Colville Consulting Inc., November 2024) City/Peer Review Evaluations: <ul style="list-style-type: none"> • Peer Review for Elfrida Agricultural Impact (Dillon Consulting, May 13, 2025) • Sections d) under “Policies Planning Authorities Must Consider Under Section 2.3.2.1 of the

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				Provincial Planning Statement” in Report PED25179.
Cultural Heritage Resources (Base Considerations)	Does the expansion area have the potential to impact cultural heritage resources including designated heritage properties, and can they be conserved? (GIRDS2)		The Stage 1 Archaeological Assessment identified existing archaeological and cultural heritage resources, but the identification of anticipated impacts to resources was deferred to the Secondary Planning phase.	<p>Applicant Submissions:</p> <ul style="list-style-type: none"> Stage 1 Archaeological Assessment of the Elfrida Growth Study Area (ASI, October 22, 2024) <p>City/Peer Review Evaluations:</p> <ul style="list-style-type: none"> Section 9 under “Additional Topic Areas Assessed Relative to Provincial and Municipal Policies” in Report PED25179.
	Does the expansion area have the potential to impact significant archaeological resources? (GRIDS2 / PPS)			
	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)			

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