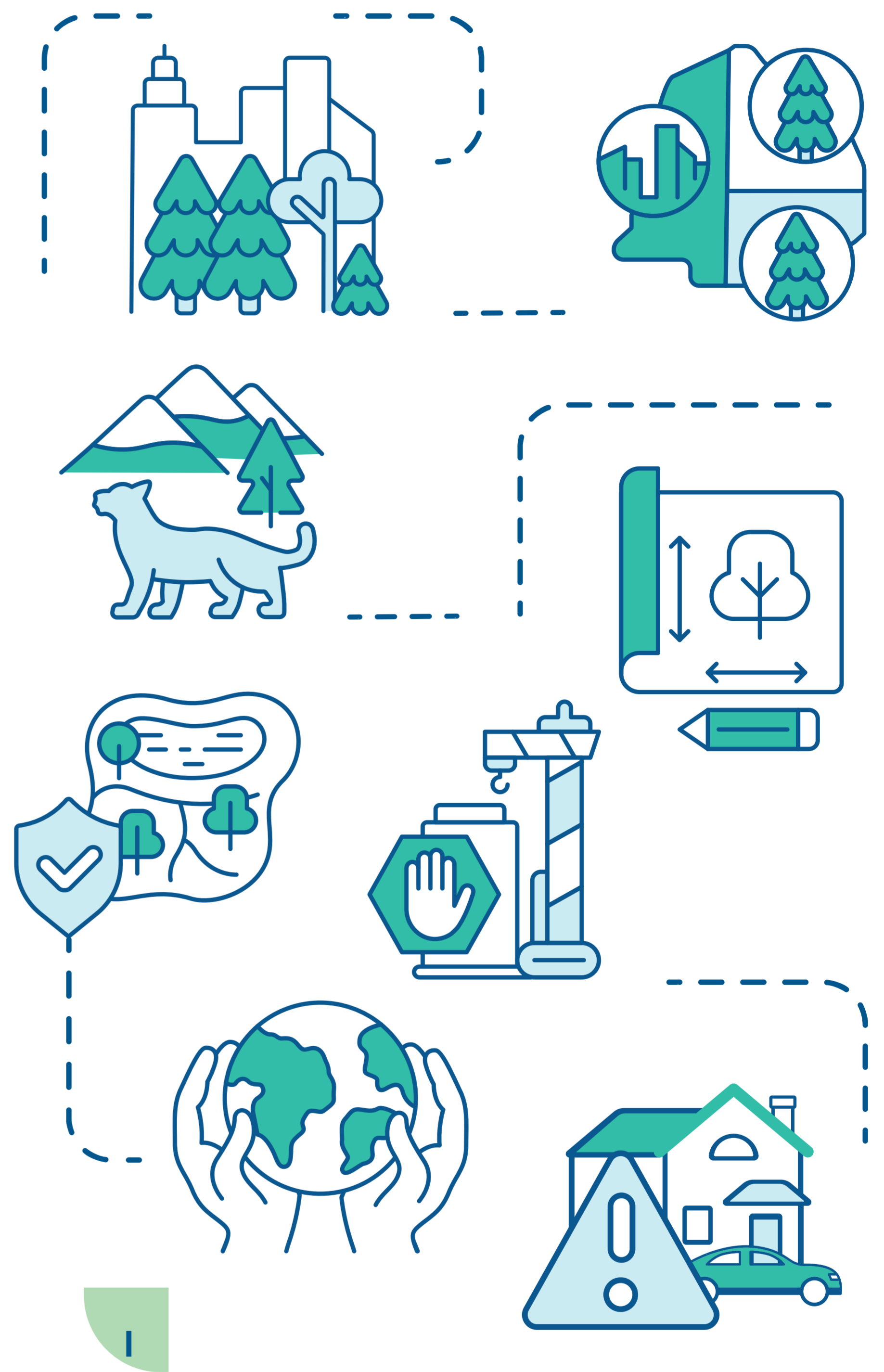


WELCOME

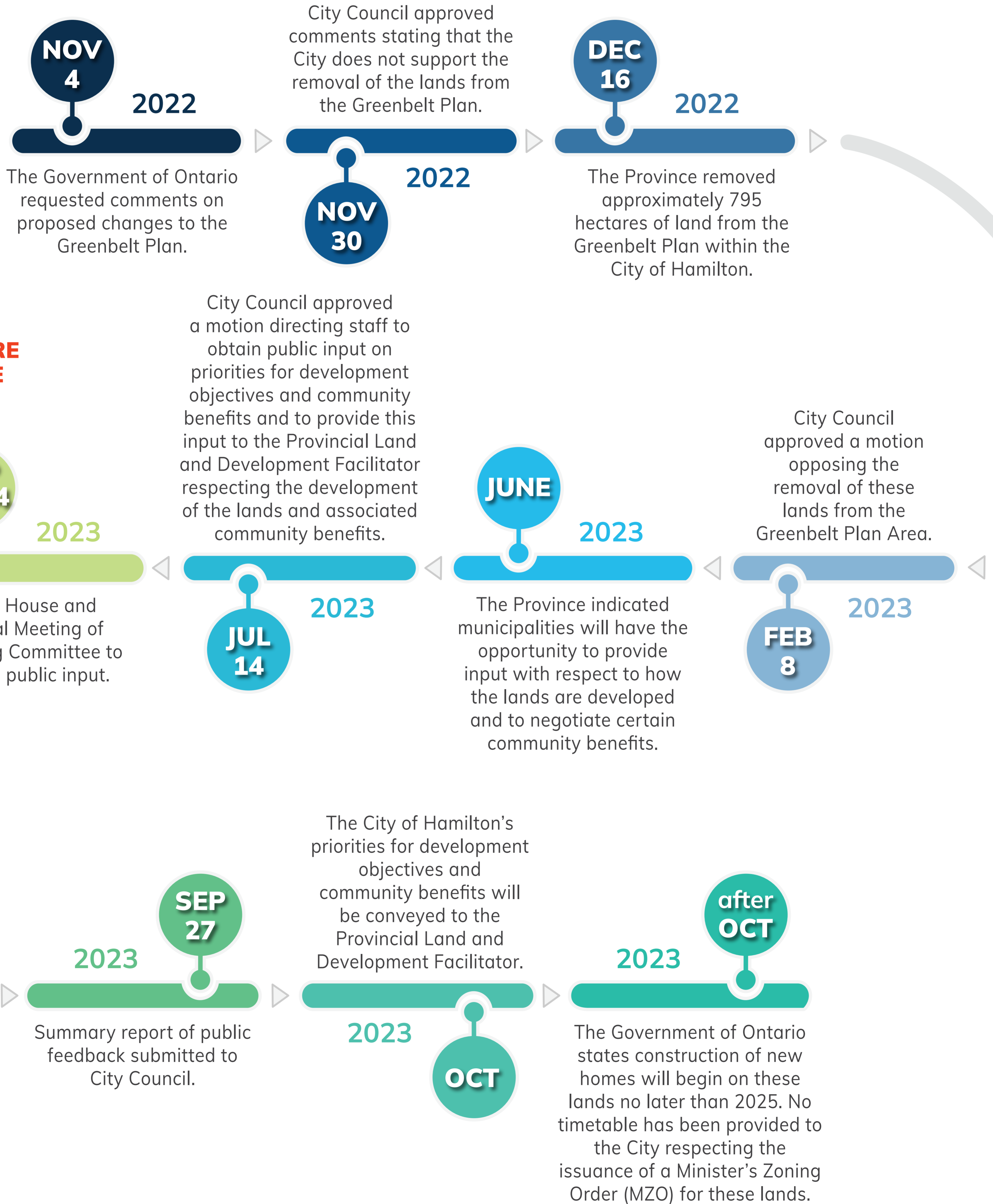
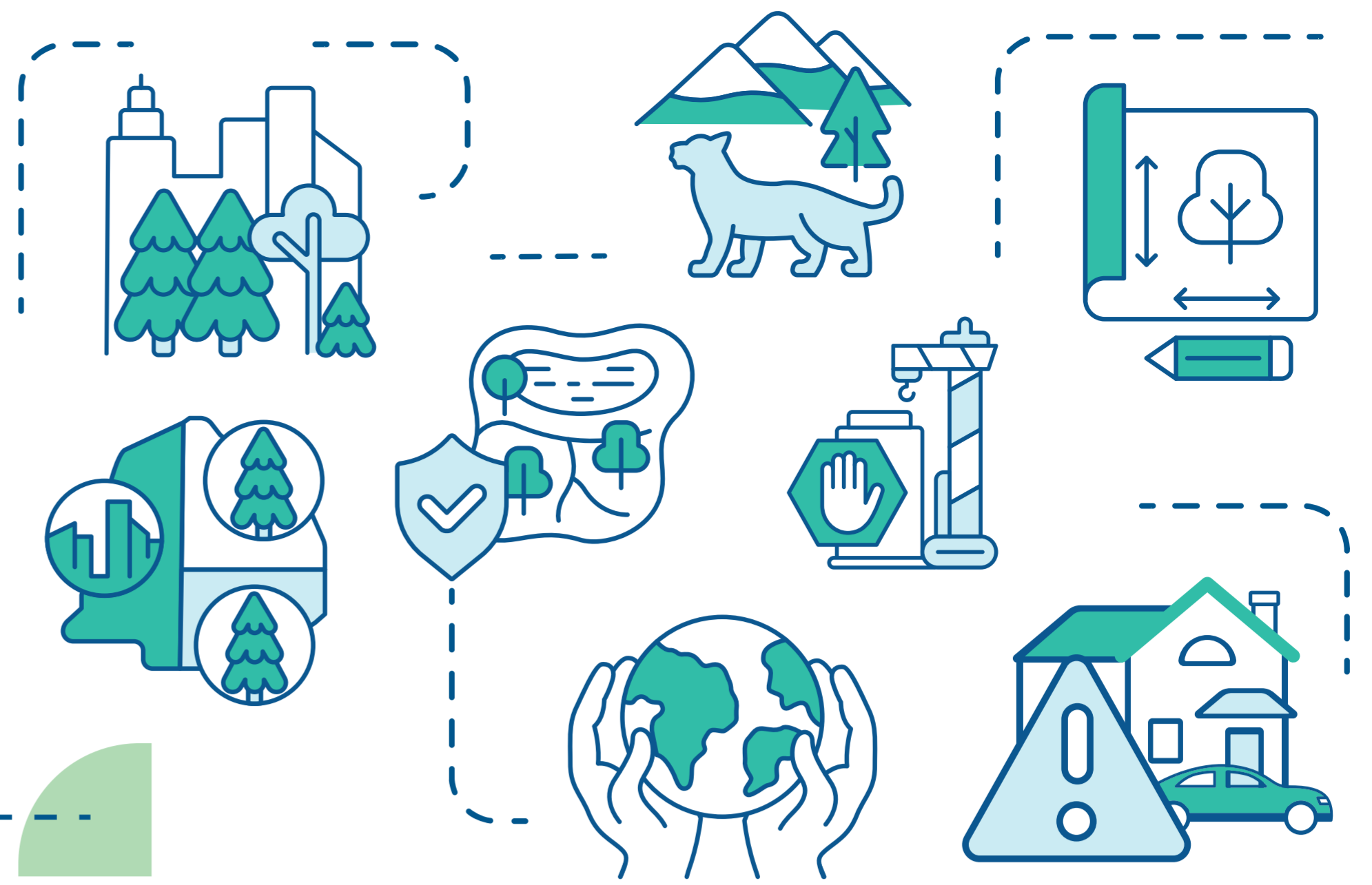
FORMER GREENBELT LANDS

Development Objectives and Community Benefit Priorities



OPEN HOUSE

TIMELINE



THE PROVINCE'S ROLE



It was the Province's decision to remove the lands from the Greenbelt Plan and it is expected the Minister of Municipal Affairs and Housing will make a Minister's Zoning Order to enable urban residential development on the former Greenbelt Plan lands.

A Minister's Zoning Order does not:

- Follow the municipal led Zoning By-law amendment process under the *Planning Act*.
- Does not require approval by City Council.
- Is not subject to appeals to the Ontario Land Tribunal.
- Is no longer required to conform to local Official Plans or Provincial policies (based on the Province's recent adoption of Bill 97 in June 2023).

It is the City's understanding the Province does not intend to undertake any public consultation related to the development of the former Greenbelt Plan lands.

Any questions related to how these lands may be developed or the MZO process should be directed to the Minister of Municipal Affairs and Housing or the Office of the Provincial Facilitator.



Email: greenbeltconsultation@ontario.ca

THE CITY'S ROLE



The City opposes the removal of these lands from the Greenbelt Plan.

The Government of Ontario's Land and Development Facilitator has engaged with the City of Hamilton on these lands and has indicated that the City will have an opportunity to provide input with respect to how the lands are developed, and also to negotiate and request certain "community benefits," above and beyond standard *Planning Act* requirements.

Side Note: The Provincial Land and Development Facilitator is appointed by the Minister of Municipal Affairs and Housing with the stated role of providing impartial facilitation services or by acting as a negotiator on behalf of the Government of Ontario.

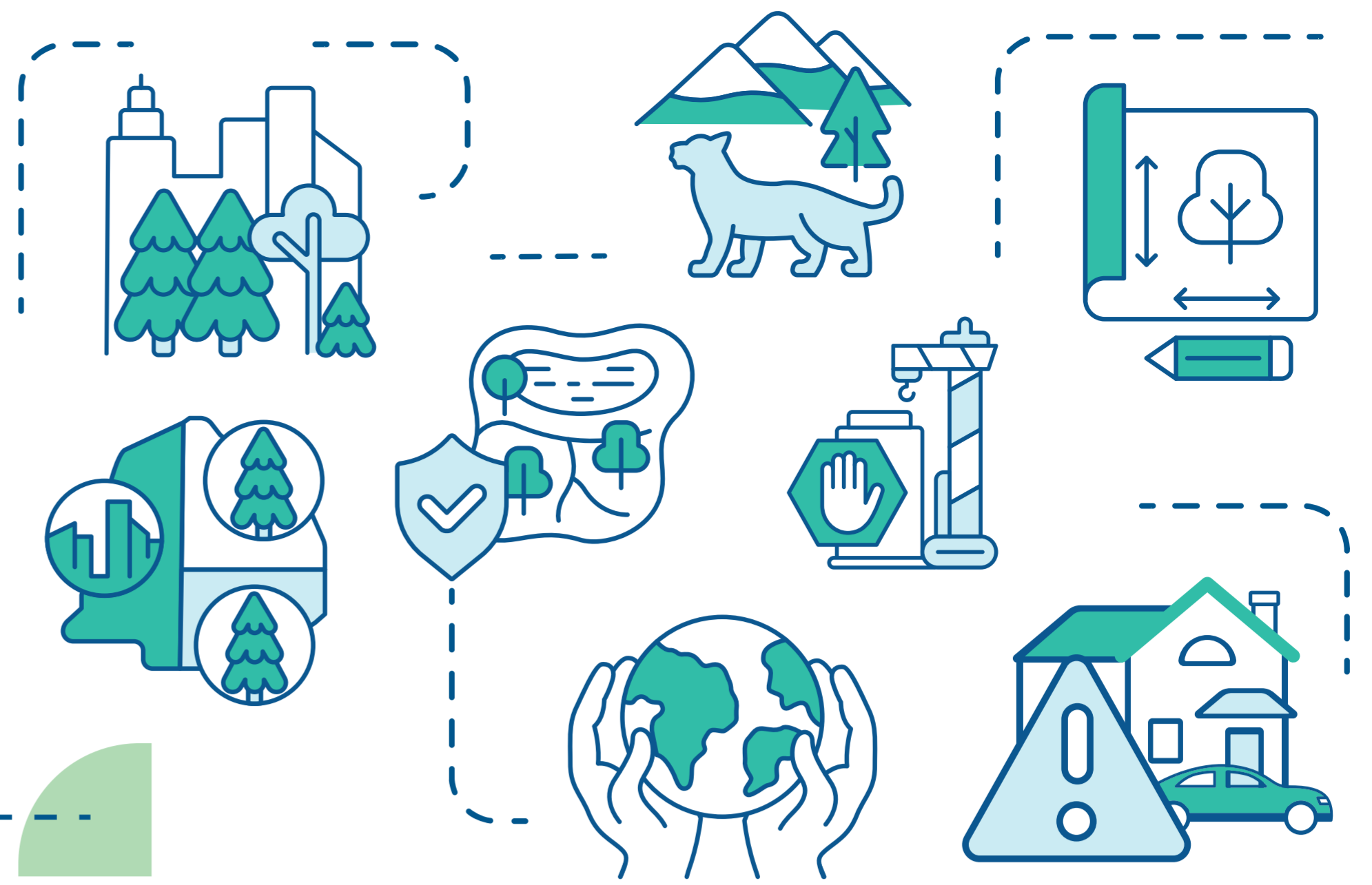
On July 14, 2023, City Council directed Planning and Economic Development staff to:

- provide feedback to the Provincial Land and Development Facilitator under protest with respect to any private development proposals and associated community benefits for the former Greenbelt Plan lands
- utilize the Ten Directions to Guide Development as framework for the City's input and added the following as an eleventh Direction
- schedule a special public meeting of Planning Committee for the purpose of obtaining public input about the City's priorities and expectations with respect to the development of the former Greenbelt Plan lands
- engage with the City's Public Engagement Staff to ensure best practices for engagement are utilized including
 - scheduling the meeting in the evening,
 - locating the meeting in a publicly accessible facility in close proximity to the Book Road lands; and,
 - having the meeting live streamed.



The City of Hamilton considers agricultural use to be of prime consideration along with the protection of wetlands and natural heritage features.

WHERE ARE THE FORMER GREENBELT LANDS?

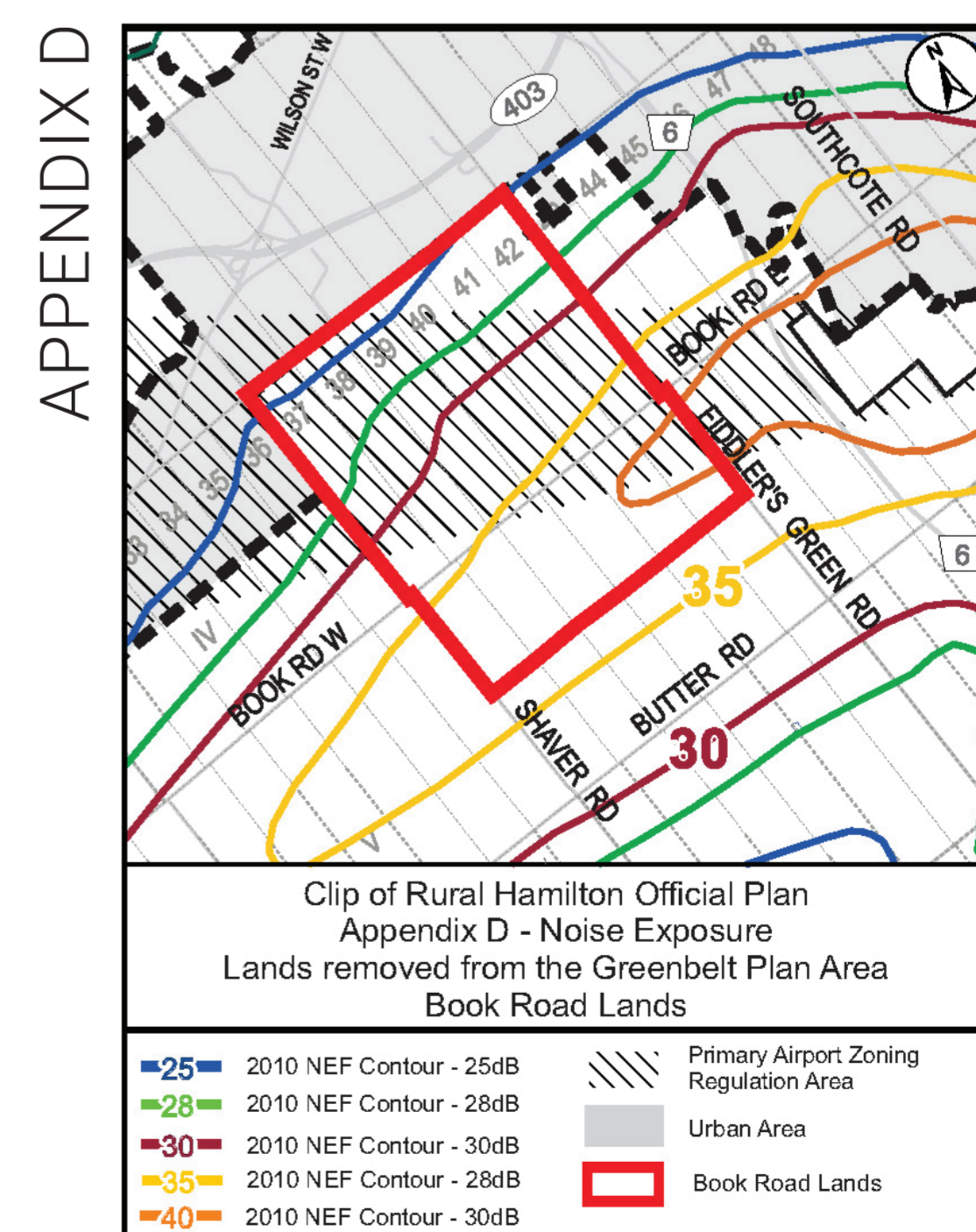
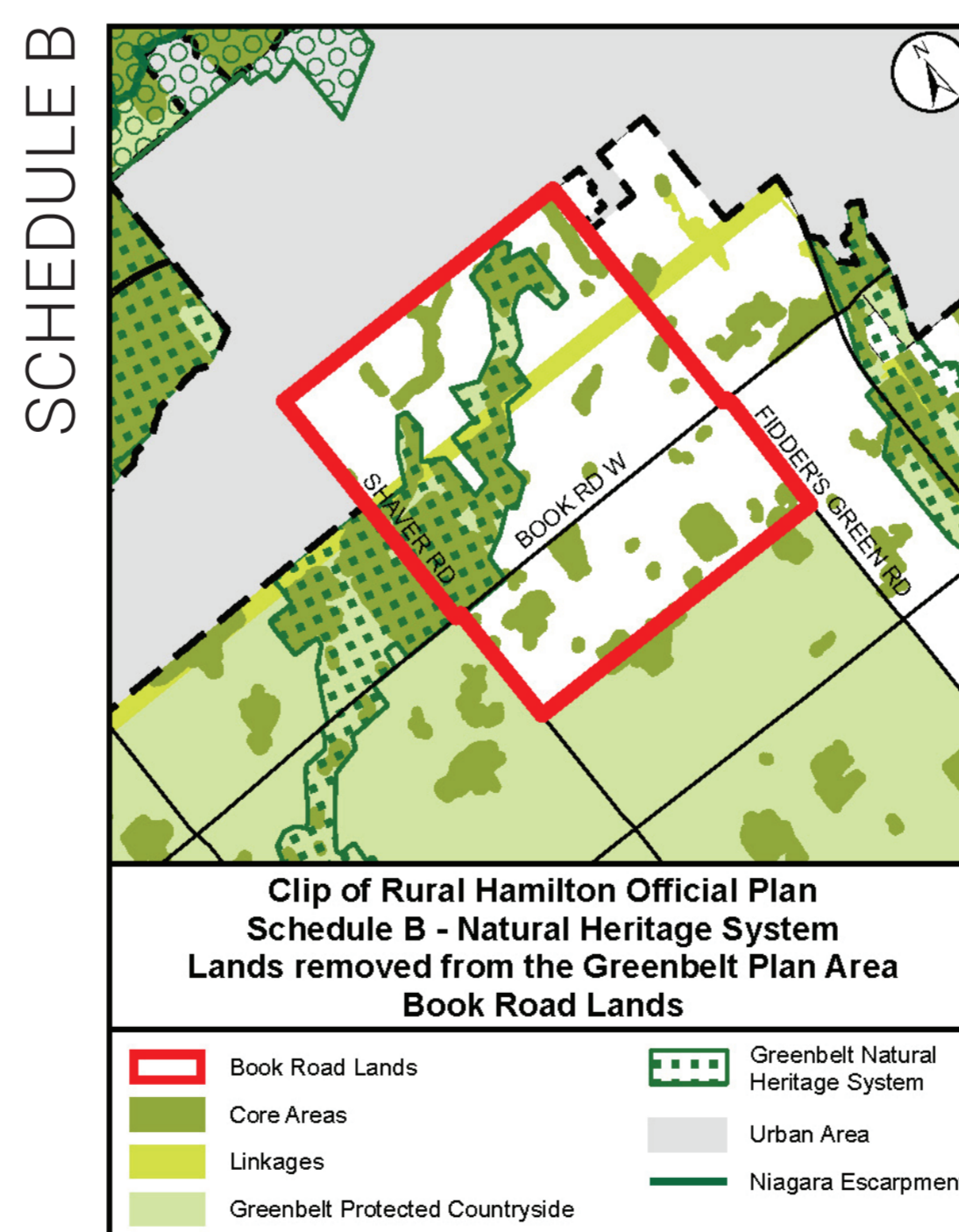
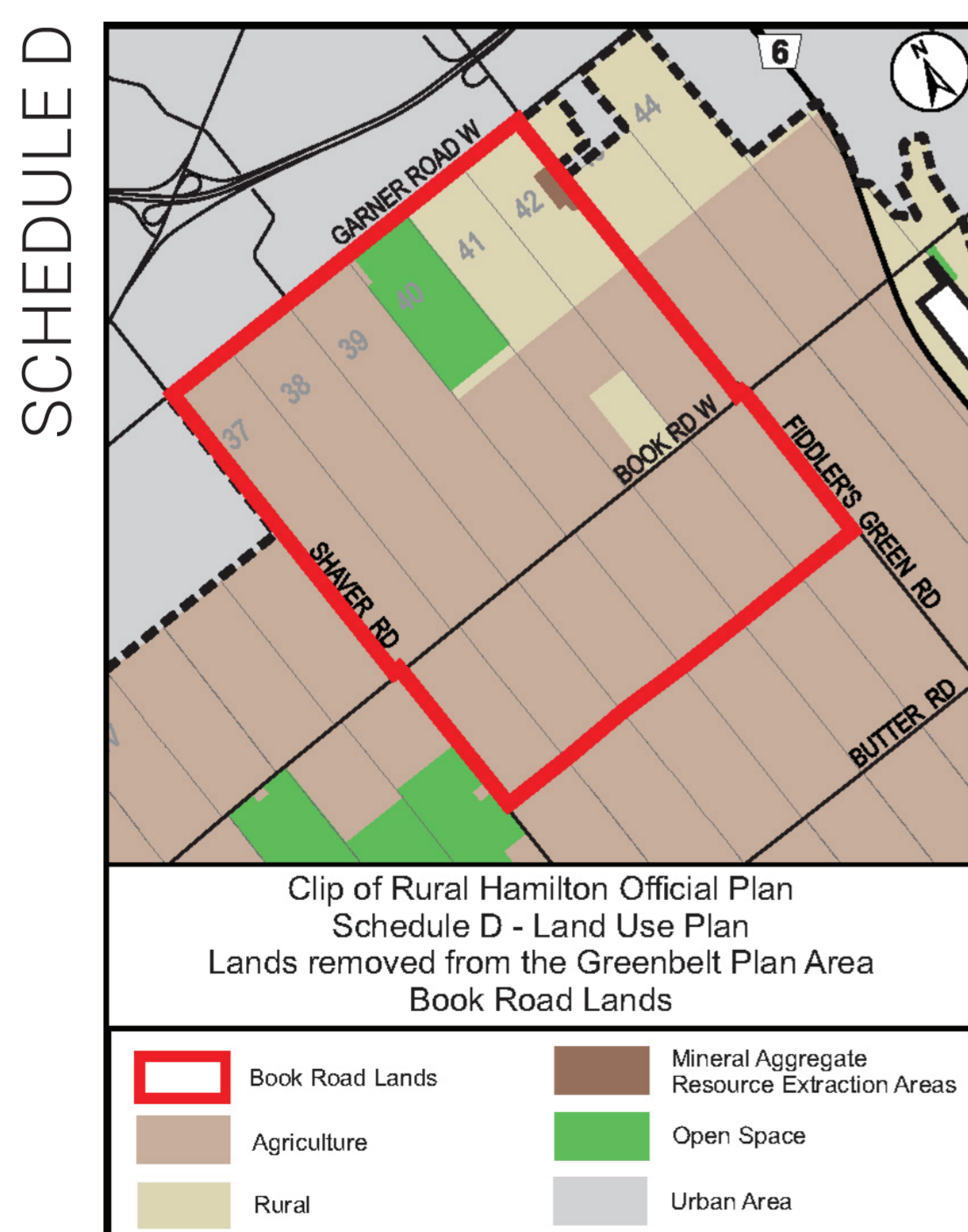


BOOK ROAD LANDS 727 HECTARES

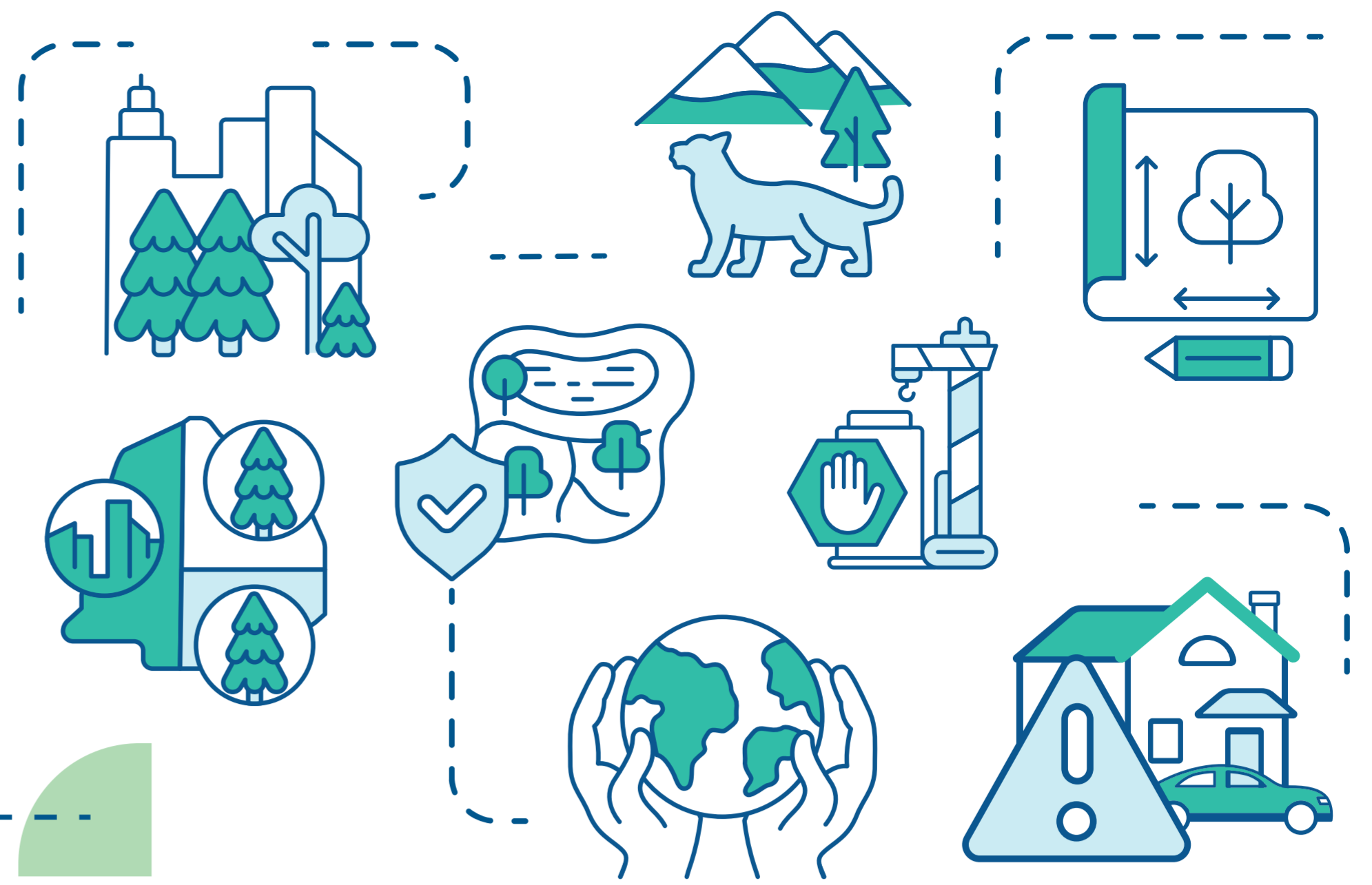


Description of Lands

The Book Road Lands is the largest area removed from the Greenbelt in Hamilton. The area is 727 hectares in size with 185 hectares identified as a Core Area (e.g. significant woodlands or wetland area). The majority of the lands are impacted by noise from the airport.



WHERE ARE THE FORMER GREENBELT LANDS?

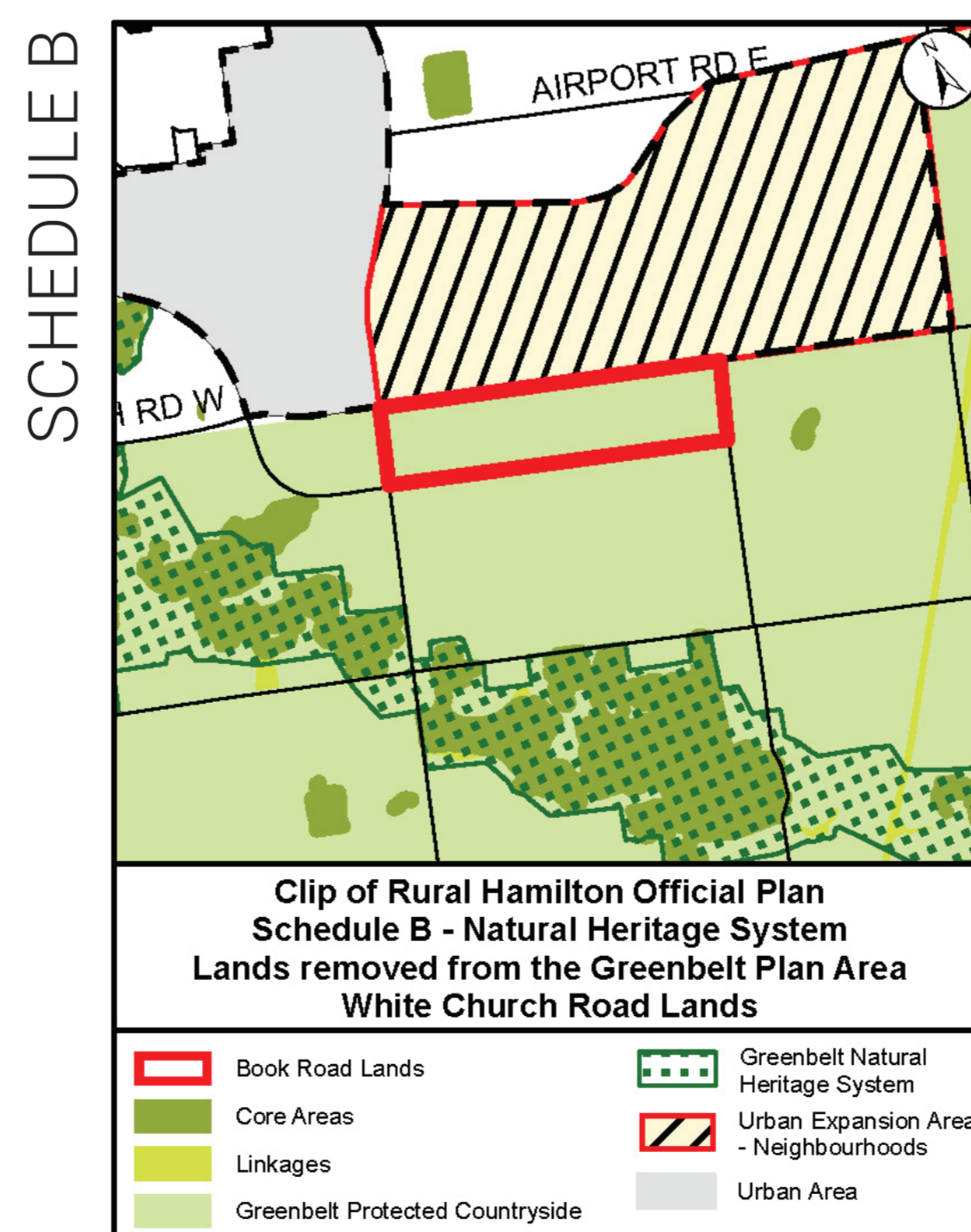
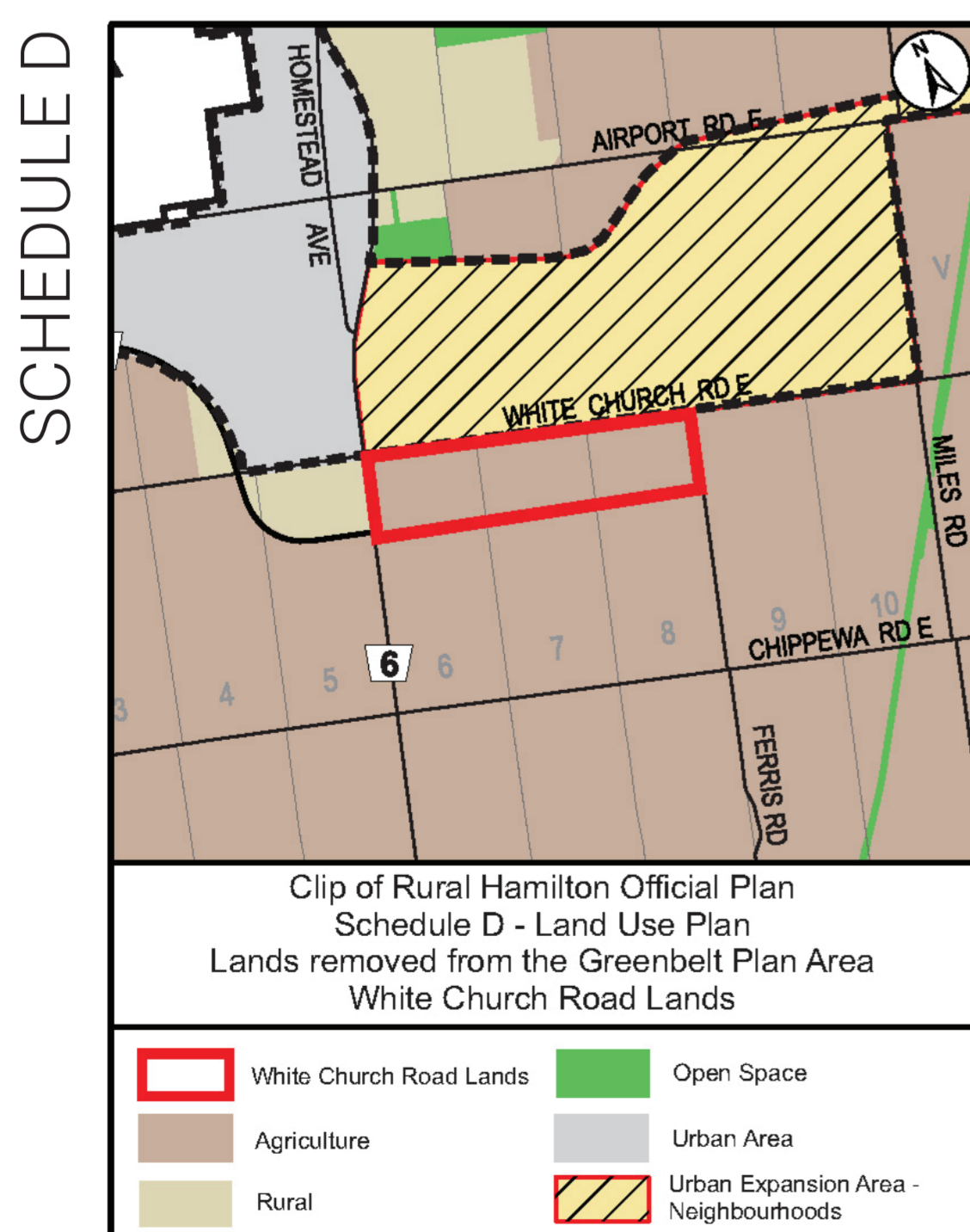


WHITE CHURCH ROAD LANDS 64 HECTARES

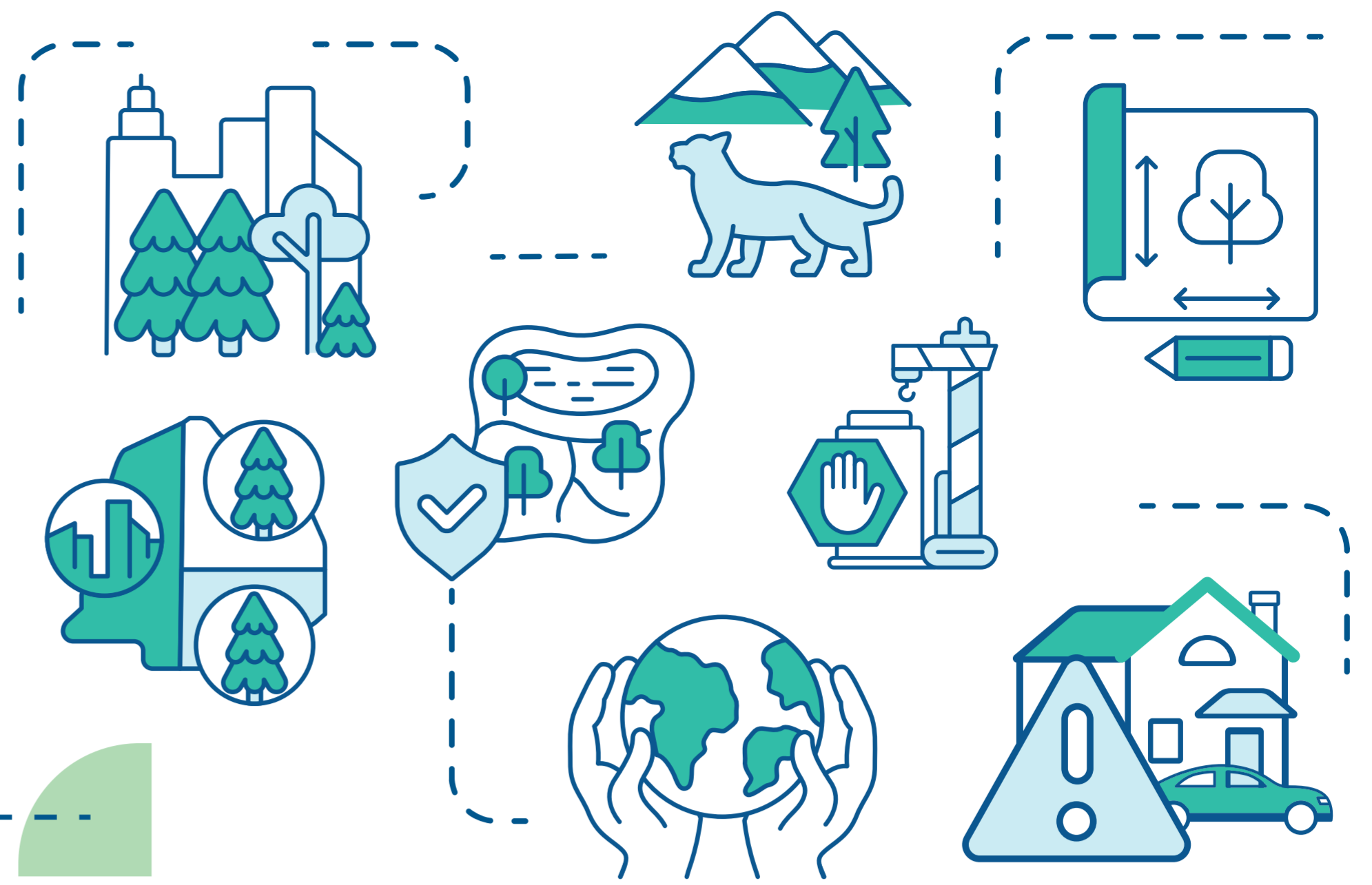


Description of Lands

The White Church Road lands are 64 hectares in size and located immediately south of Hamilton's new urban boundary, south east of Mount Hope. The lands are not identified as a Core Area (e.g. significant woodland or wetland area) in the City's Rural Official Plan.



WHERE ARE THE FORMER GREENBELT LANDS?

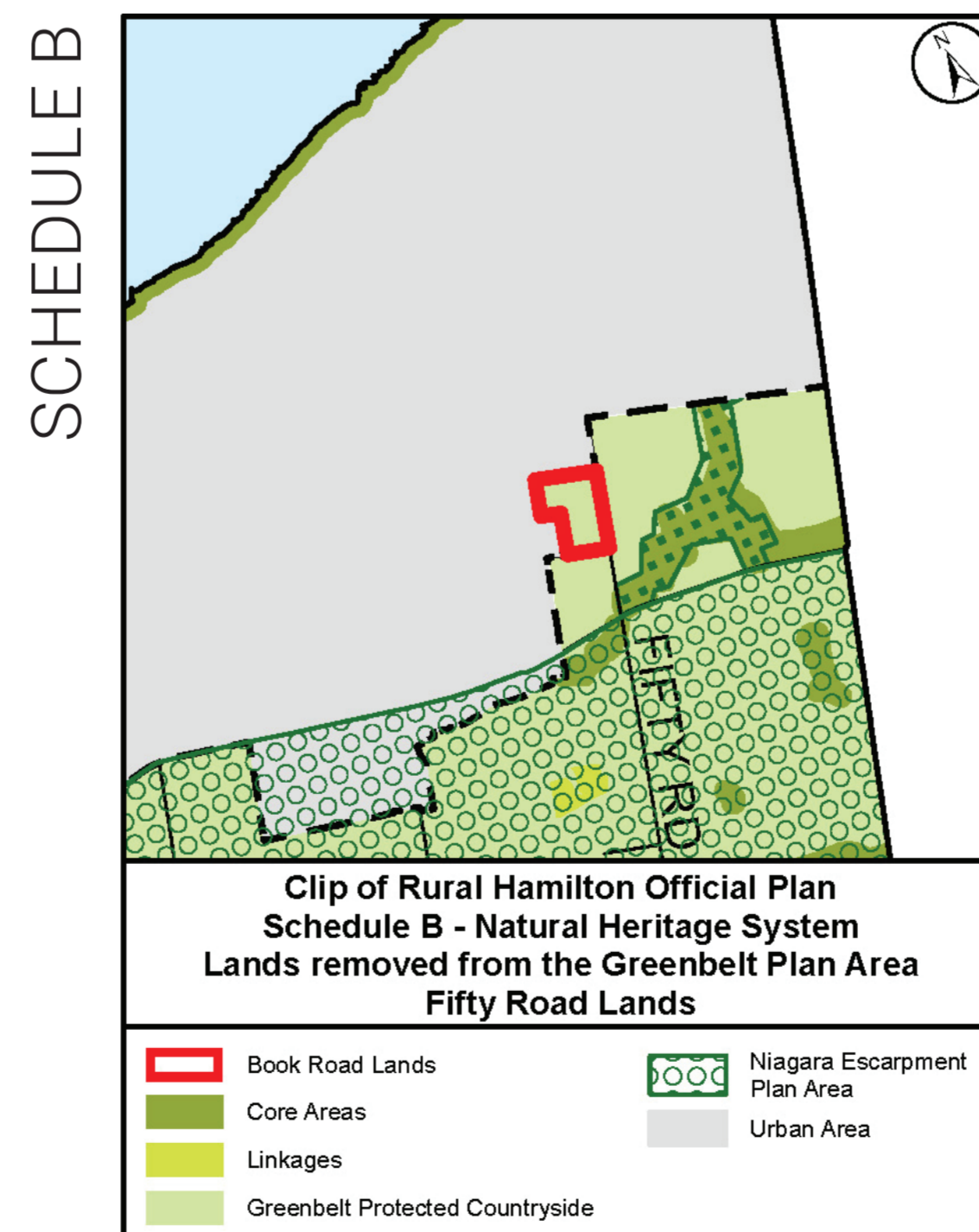
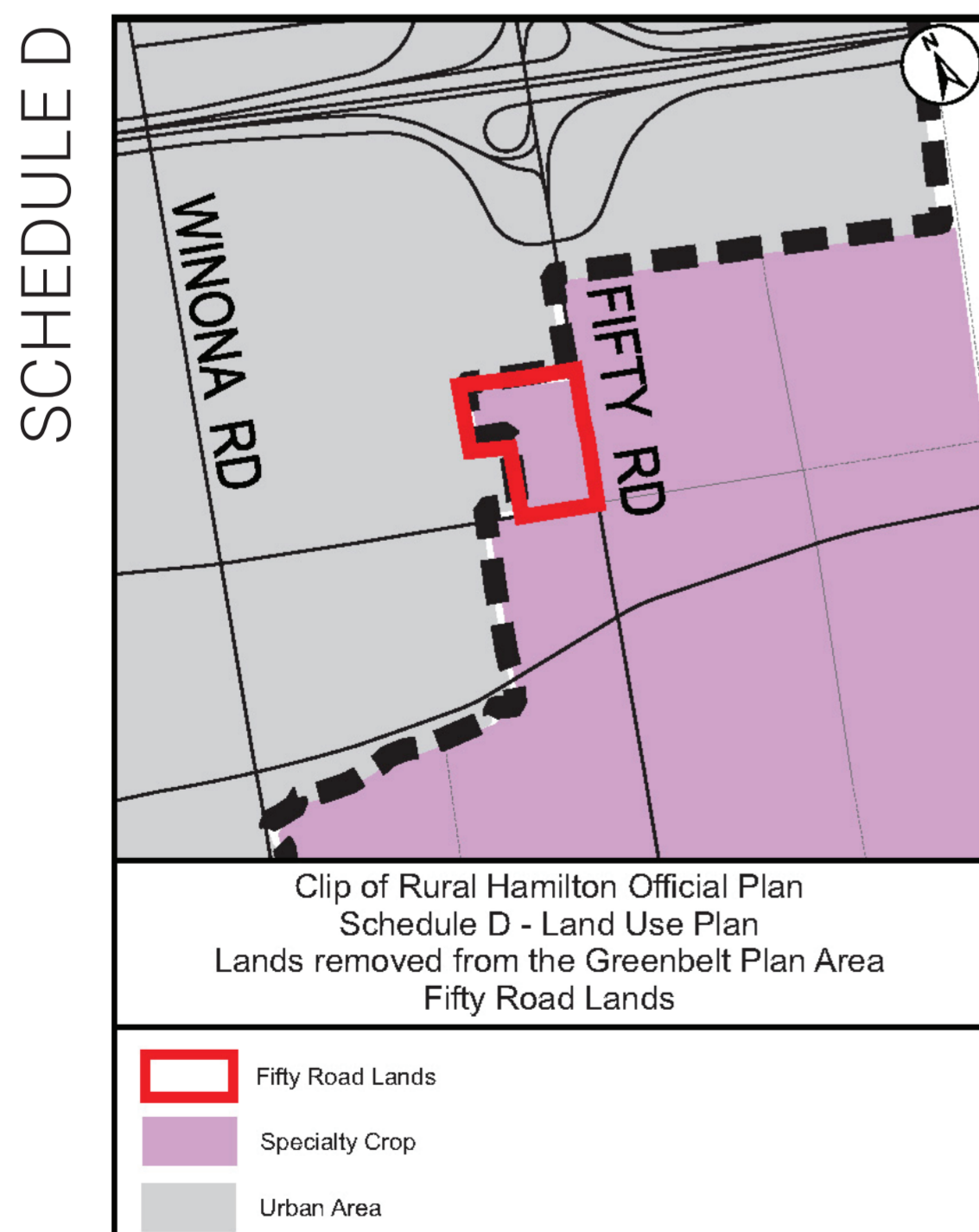


FIFTY ROAD LANDS 4 HECTARES

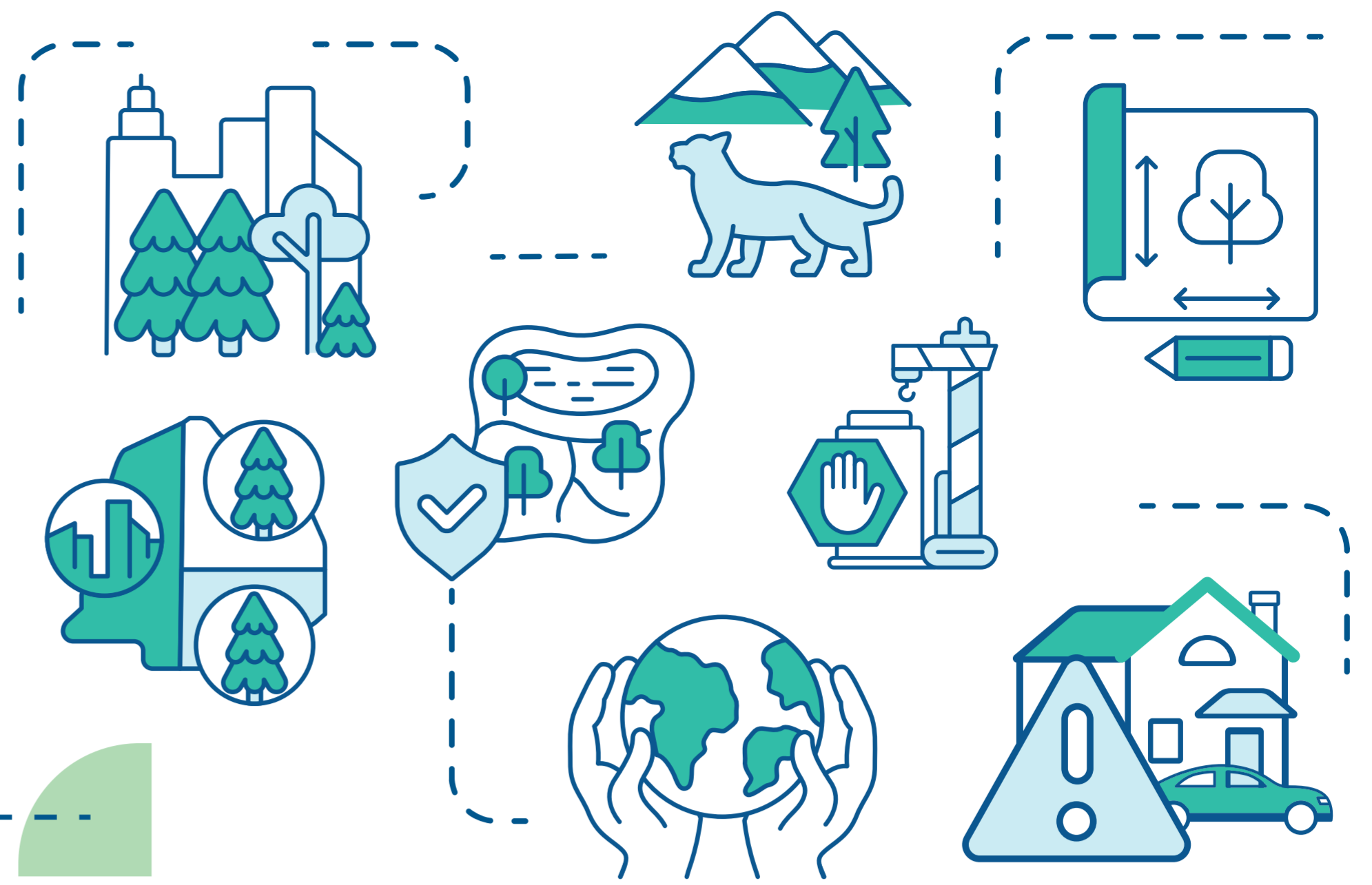


Description of Lands

The Fifty Road lands are four hectares in size and located adjacent to St. Gabriel Elementary School. The lands are currently designated as a Specialty Crop Area, meaning it's in an area suitable for growing fruit.



DIRECTIONS TO GUIDE DEVELOPMENT

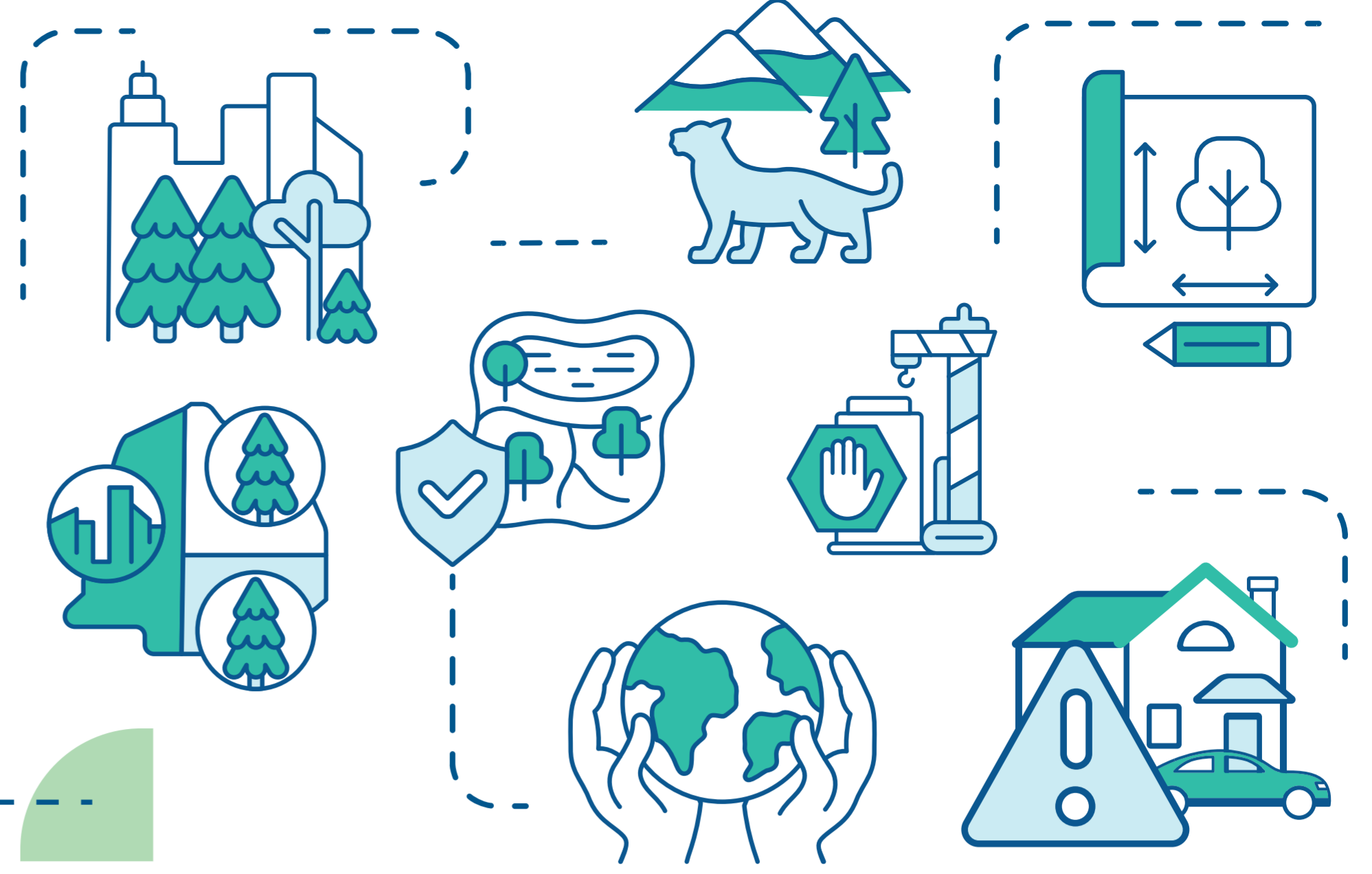


City Council adopted Ten Directions to Guide Development during the Growth Strategy / Municipal Comprehensive Review process to evaluate decisions related to growth and development.

In July 2023 City Council added the 11th Direction specifically to lands removed by the Government of Ontario from the Greenbelt Plan.



DEVELOPMENT OBJECTIVES AND COMMUNITY BENEFITS



What are Development Objectives?

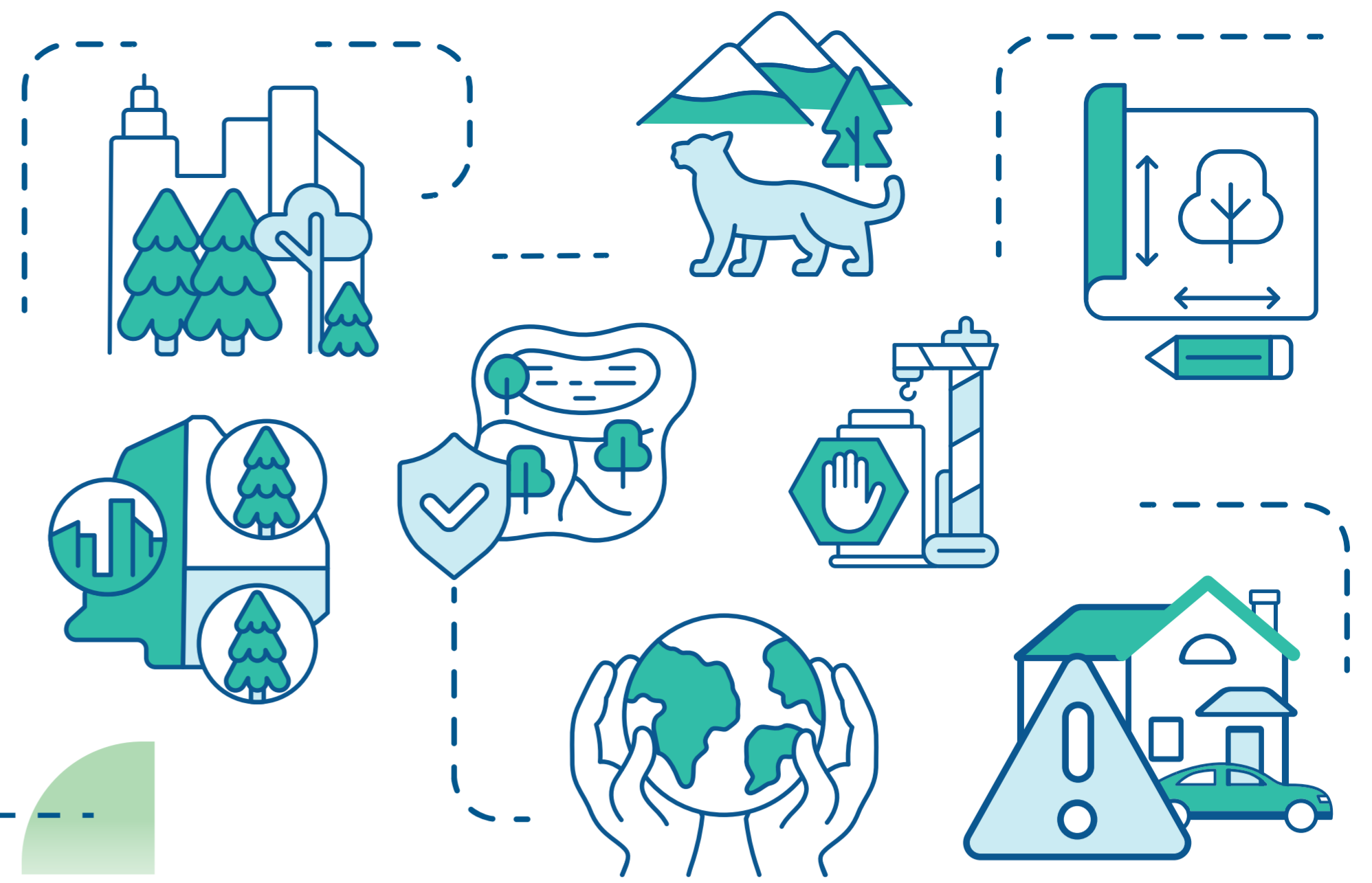
Development Objectives refers to how new neighbourhoods should look and function. This includes the types of land uses and residential densities together with the type, location and design of new streets, sidewalks, parks, trails and other infrastructure to support the development.

What are Community Benefits?








Community Benefits refers to developer contributions to the community over and above what the City can require under the *Planning Act*. Areas for consideration with respect to community benefits would include:

- Provision of affordable housing;
- “Re-wilding” and enhancements to the Natural Heritage System above and beyond the City’s natural heritage standards;
- Protection of cultural heritage resources;
- Implementation of green development standards; and
- Payment of additional Development Charges and/or increased parkland.

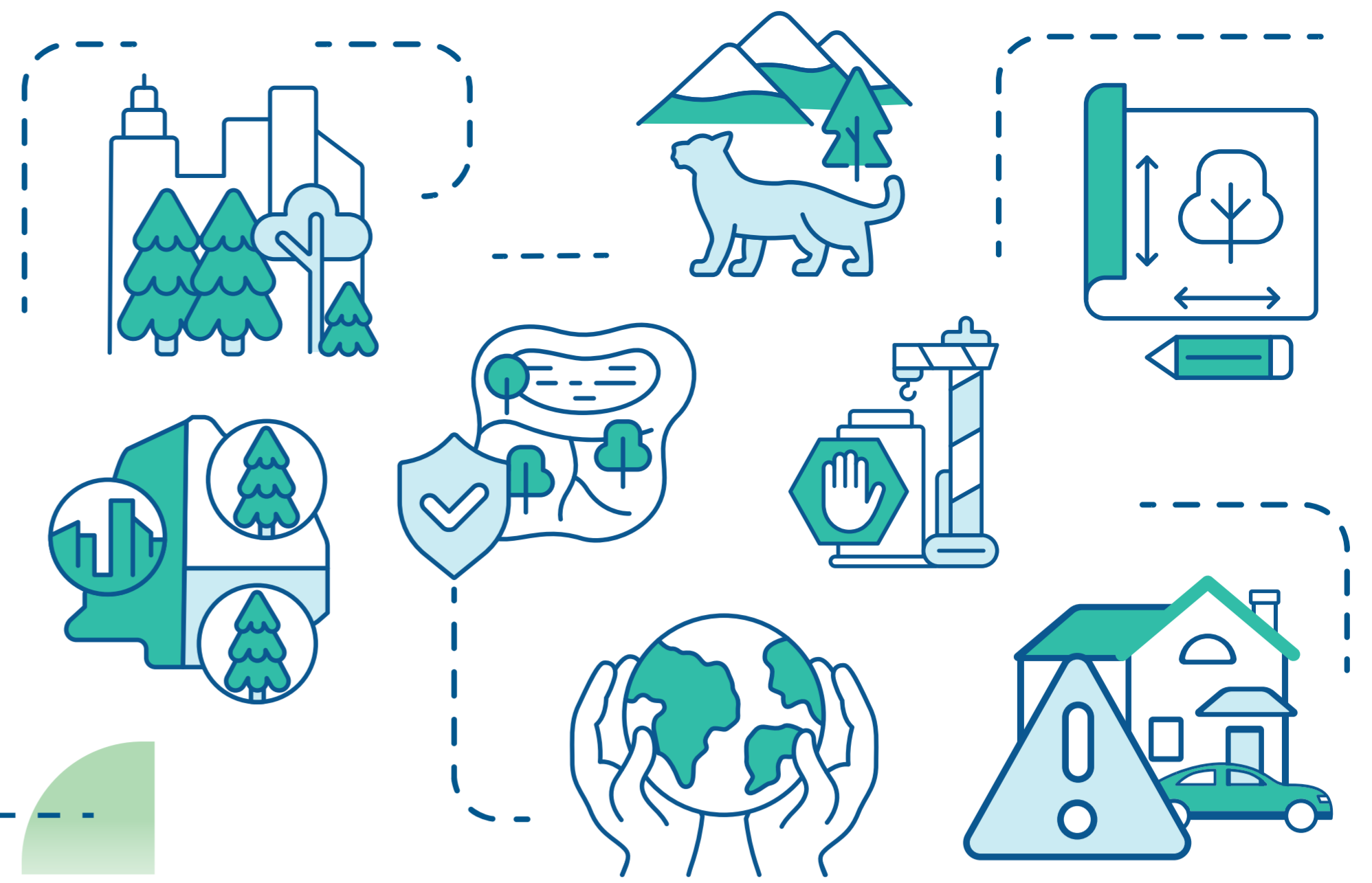
BOOK ROAD LANDS DEVELOPMENT OBJECTIVES









Please take a maximum of FIVE dots and place the dots beside your top priorities for Development Objectives for the Book Road lands.

CLIMATE CHANGE		
Green Infrastructure <i>(such as Greenroofs)</i>		
Incorporate existing buildings into development		
Low Impact Stormwater Infrastructure <i>(such as permeable pavers)</i>		
COMPLETE COMMUNITIES		
Inclusion of Employment uses		
Mixed Use Buildings <i>(buildings that include residential, commercial, etc. uses)</i>		
Inclusion of Institutional uses <i>(such as Places of Worship or Schools)</i>		
HOUSING		
Long term care homes/ supportive housing		
Different Low-Rise Housing Types <i>(e.g. Townhouses, Walk-up Apartments)</i>		
Medium and High-Rise Housing Types <i>(e.g. Apartment buildings)</i>		
NATURAL AREAS		
Tree Preservation		
Preservation of Natural Areas <i>(such as Woodlots)</i>		
Bird Friendly Design		
TRANSPORTATION NETWORK		
Bicycle Lanes		
Public Transit		
Barrier free pathways and trails		

BOOK ROAD LANDS COMMUNITY BENEFITS



Please take a maximum of FIVE dots and place the dots beside your top priorities for Community Benefits for the Book Road lands.

CLIMATE CHANGE		
Enhanced energy efficiency building standards		
Incorporation of renewable energy technologies (e.g. solar panels)		
Ground source heat pumps		
COMMUNITY CONTRIBUTIONS		
Farmers market and local food market		
Dedicated land or financial contributions for community and/or cultural organizations		
Community gardens		
HOUSING		
Dedicated land to affordable housing providers		
Financial contribution to affordable housing providers		
Incorporation of affordable housing in developments (e.g. Inclusionary Zoning)		
NATURAL AREAS		
Establishment of an ecological preserve		
Financial contributions to environmental stewardship organizations		
RECREATIONAL AMENITIES		
Fund / construct new public facilities (e.g. recreational centre, library, indoor swimming pool, splash pads)		
Parkland creation above minimum requirements		

HAVE YOUR SAY

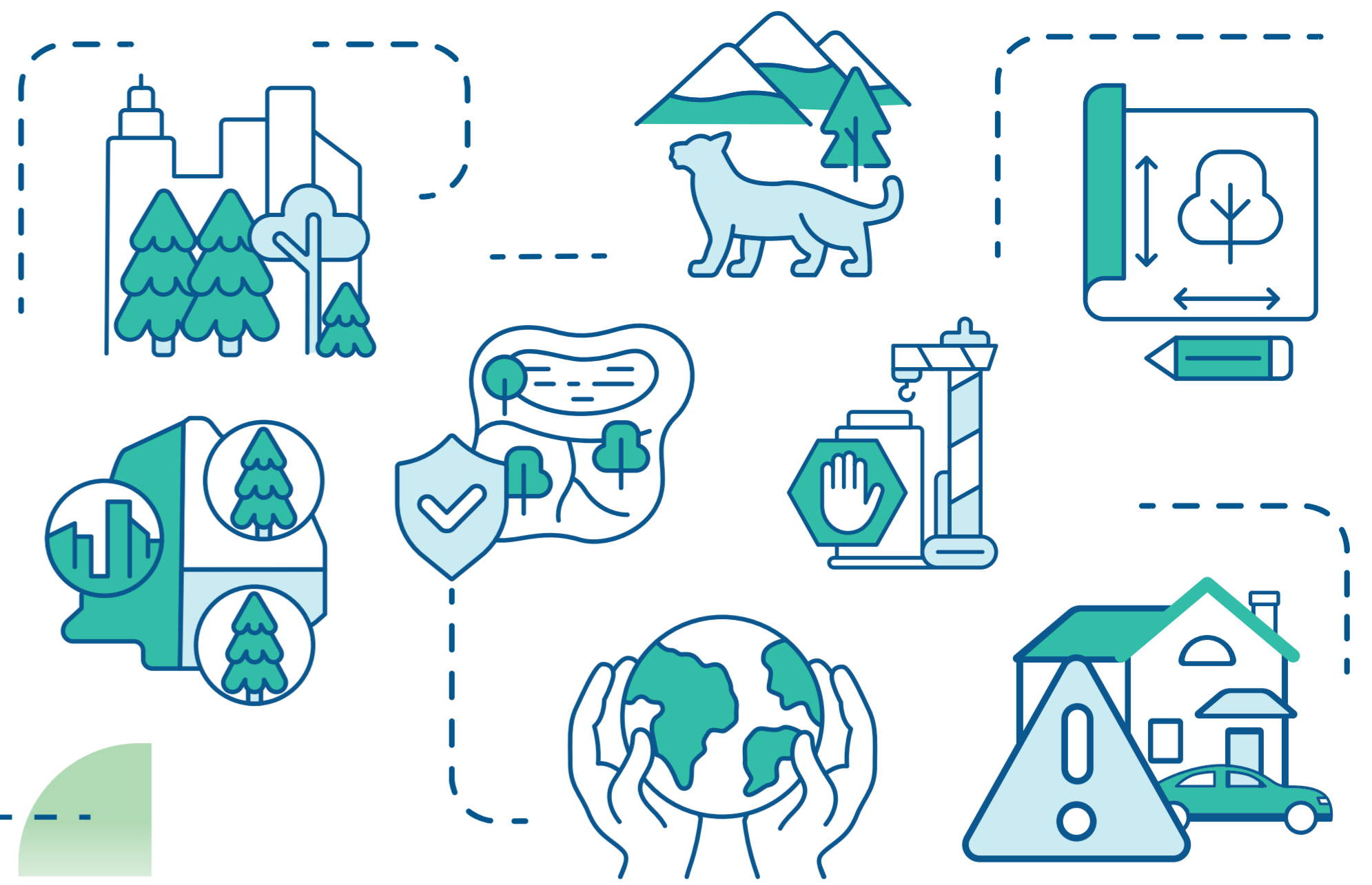
BOOK ROAD LANDS



Using a Post-it note, add what other development objectives or community benefits should be prioritized for the lands removed from the Greenbelt.

DEVELOPMENT OBJECTIVES	COMMUNITY BENEFITS

WHITE CHURCH ROAD LANDS DEVELOPMENT OBJECTIVES







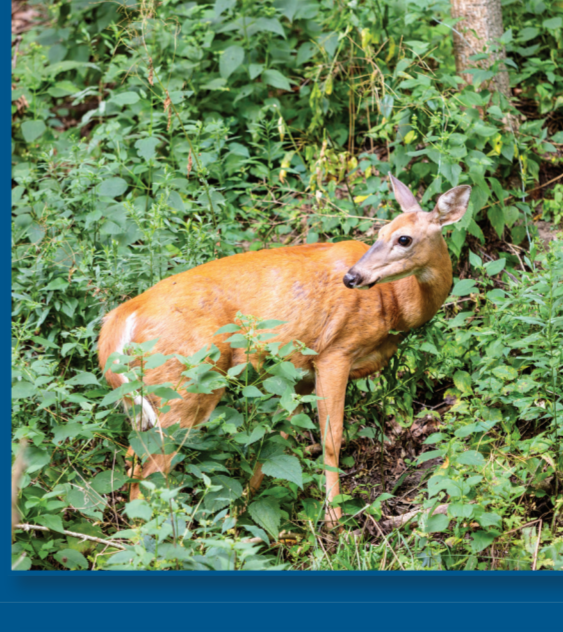

Please take a maximum of FIVE dots and place the dots beside your top priorities for Development Objectives for the White Church Road lands.

CLIMATE CHANGE		
Green Infrastructure <i>(such as Greenroofs)</i>		
Incorporate existing buildings into development		
Low Impact Stormwater Infrastructure <i>(such as permeable pavers)</i>		
COMPLETE COMMUNITIES		
Inclusion of Employment uses		
Mixed Use Buildings <i>(buildings that include residential, commercial, etc. uses)</i>		
Inclusion of Institutional uses <i>(such as Places of Worship or Schools)</i>		
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TRANSPORTATION NETWORK		
Bicycle Lanes		
Public Transit		
Barrier free pathways and trails		

WHITE CHURCH ROAD LANDS COMMUNITY BENEFITS

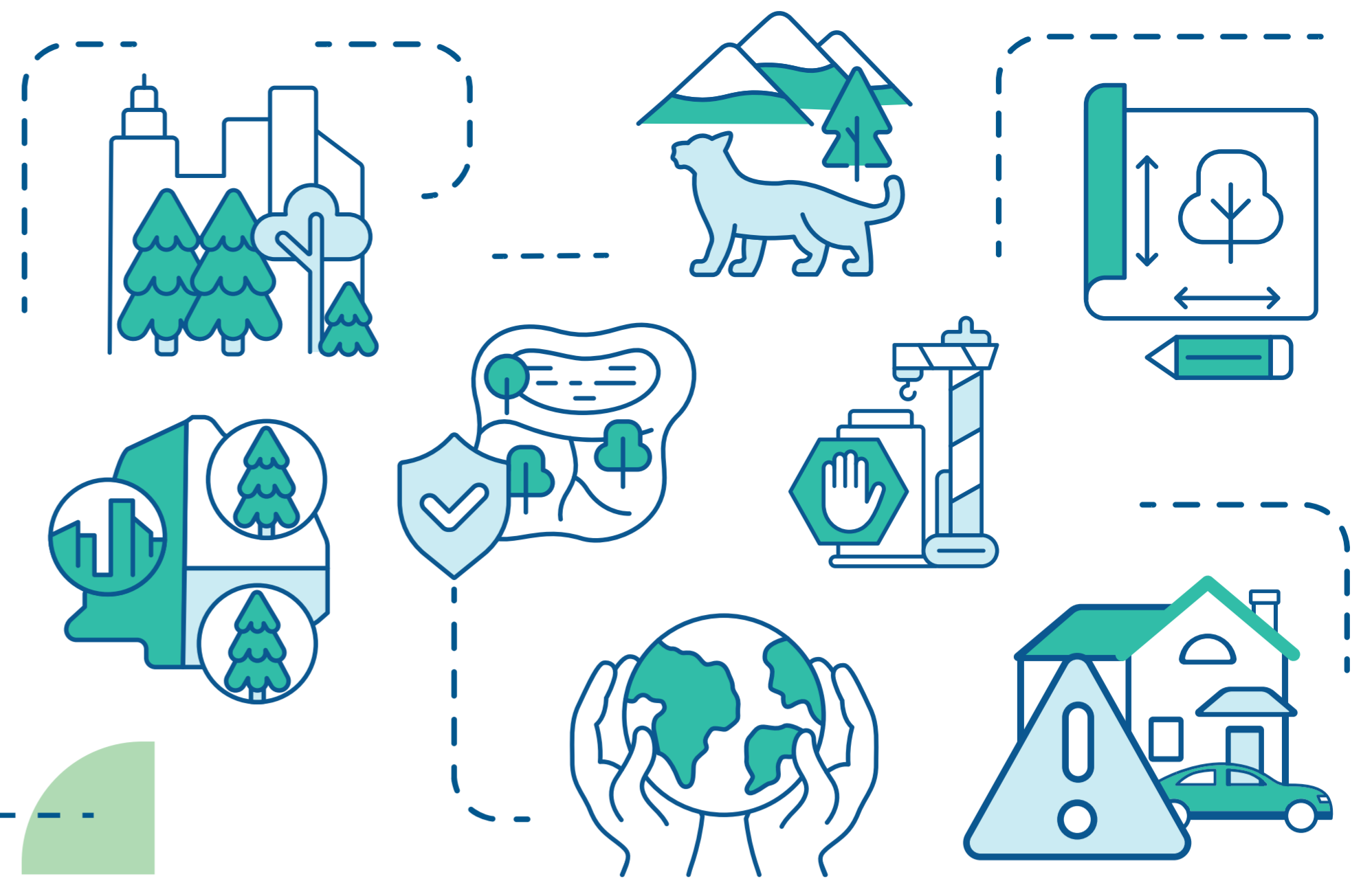


Please take a maximum of FIVE dots and place the dots beside your top priorities for Community Benefits for the White Church Road lands.

CLIMATE CHANGE		
Enhanced energy efficiency building standards		
Incorporation of renewable energy technologies <i>(e.g. solar panels)</i>		
Ground source heat pumps		
COMMUNITY CONTRIBUTIONS		
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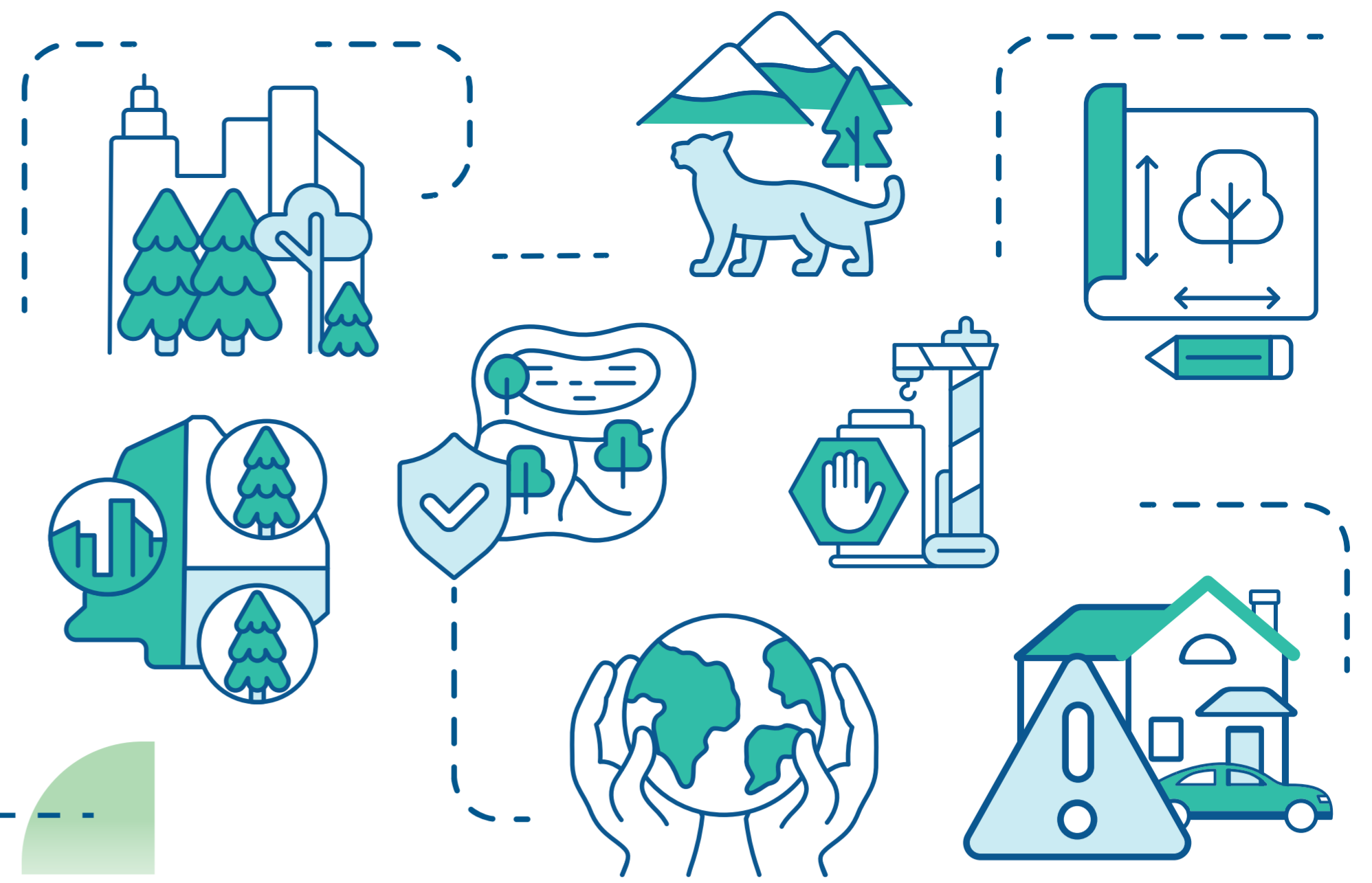
WHITE CHURCH ROAD LANDS



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DEVELOPMENT OBJECTIVES	COMMUNITY BENEFITS

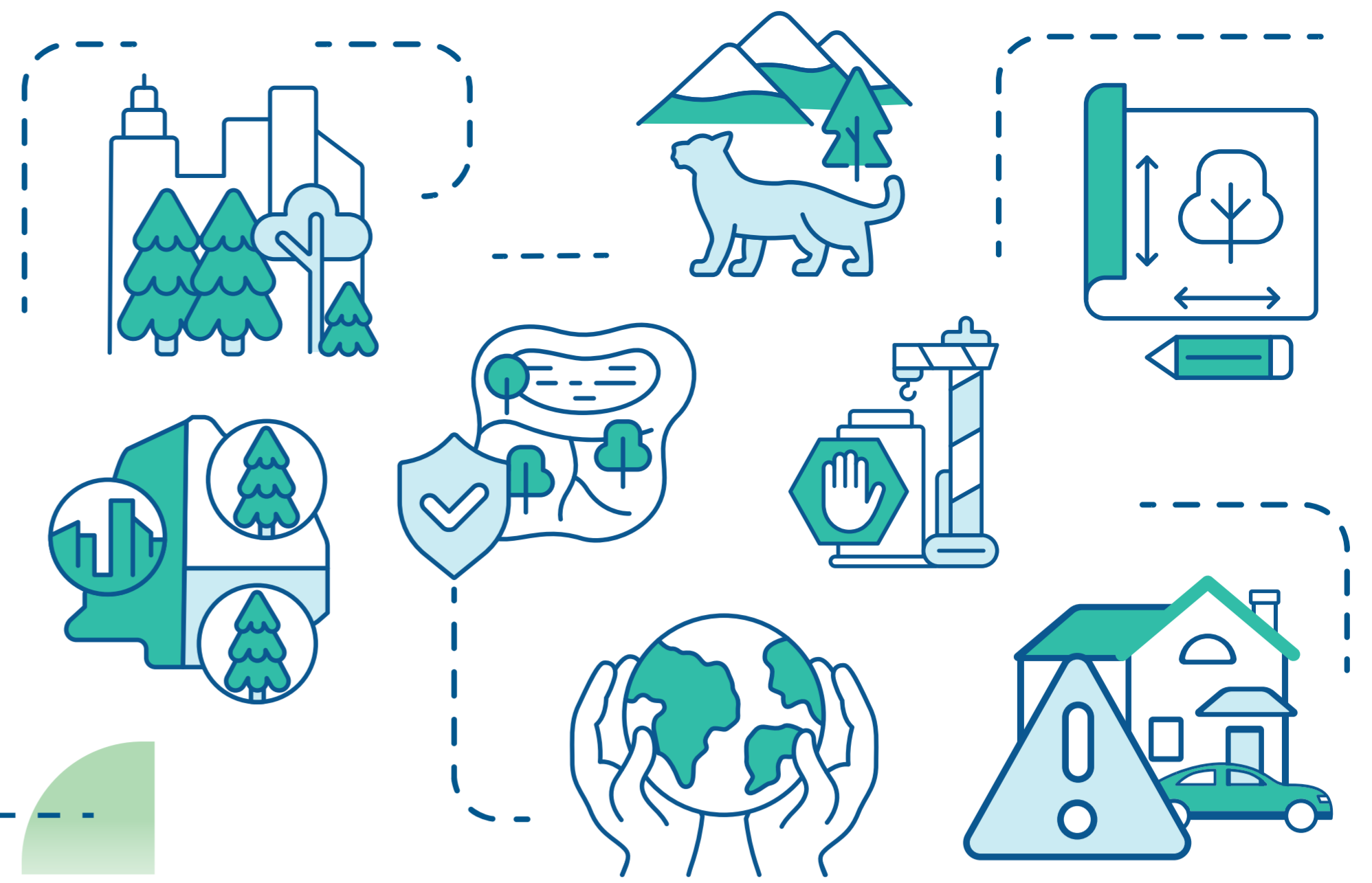
FIFTY ROAD LANDS DEVELOPMENT OBJECTIVES









Please take a maximum of FIVE dots and place the dots beside your top priorities for Development Objectives for the Fifty Road lands.

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Green Infrastructure <i>(such as Greenroofs)</i>		
Incorporate existing buildings into development		
Low Impact Stormwater Infrastructure <i>(such as permeable pavers)</i>		
COMPLETE COMMUNITIES		
Inclusion of Employment uses		
Mixed Use Buildings <i>(buildings that include residential, commercial, etc. uses)</i>		
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FIFTY ROAD LANDS COMMUNITY BENEFITS

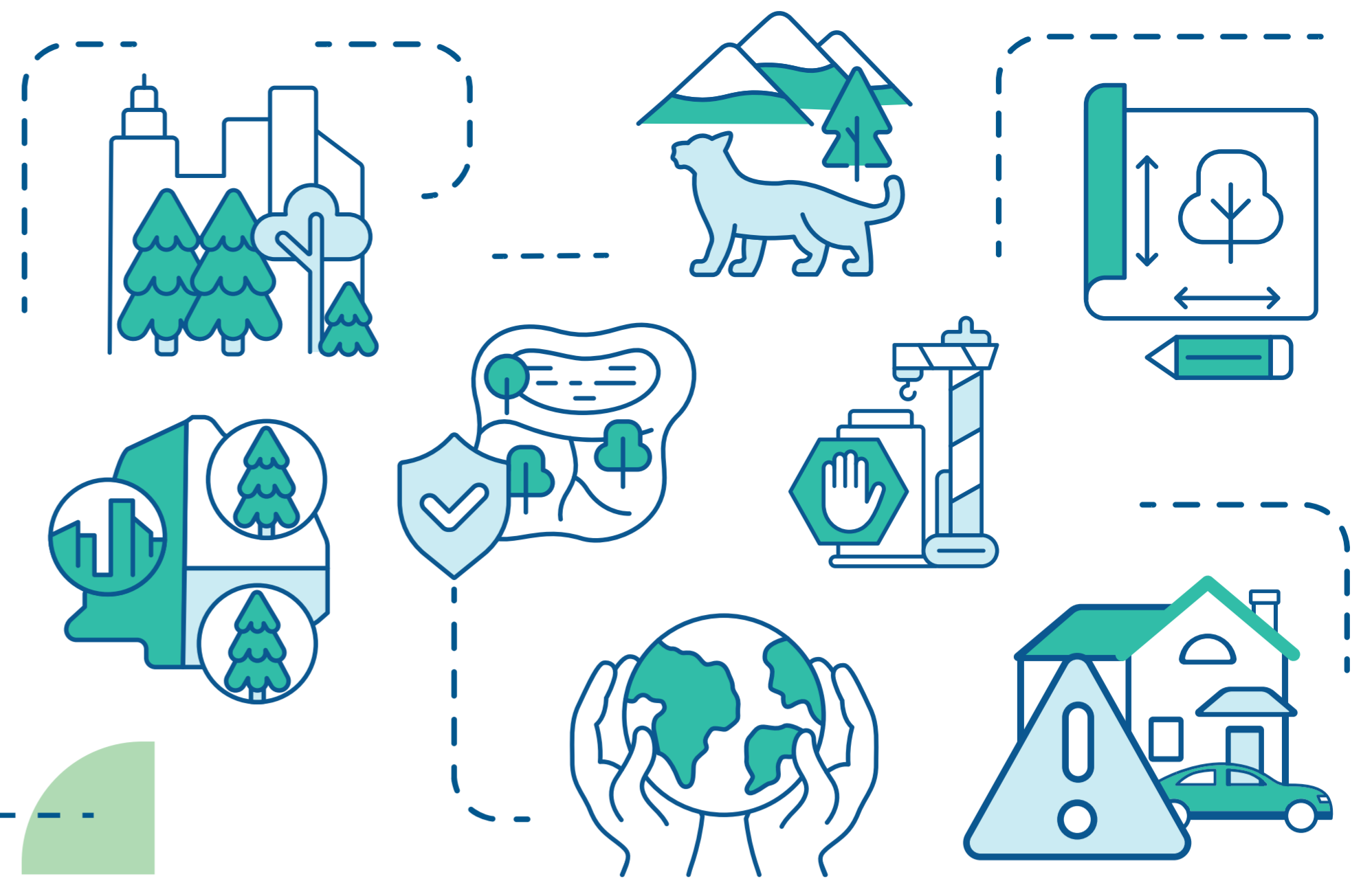


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Parkland creation above minimum requirements		

HAVE YOUR SAY

FIFTY ROAD LANDS



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DEVELOPMENT OBJECTIVES	COMMUNITY BENEFITS

