

# WELCOME



**MCR**   
**GRIDS<sup>2</sup>**  
Moving Forward Together



# GRIDS 2

## WHAT IS GRIDS 2?

GRIDS 2 is an update to GRIDS (Growth Related Integrated Development Strategy) – the 2006 growth management strategy that planned for the City’s growth to the year 2031.

GRIDS 2 will plan for the next 10 years of growth and will identify when, where, and how the additional people and jobs will be accommodated to the year 2041. Updates to the infrastructure master plans (stormwater, water/wastewater), and transportation master plan will also be undertaken as part of GRIDS 2.

## WHAT IS THE MUNICIPAL COMPREHENSIVE REVIEW (MCR)?

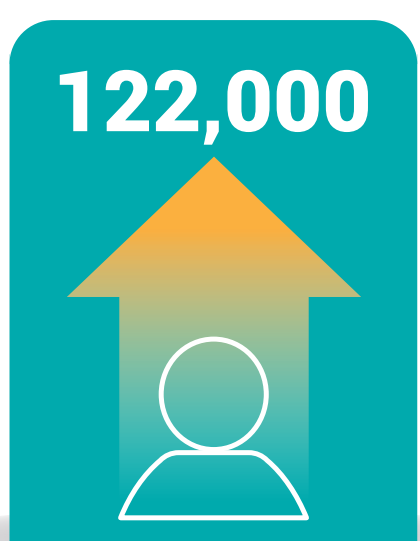
A municipal comprehensive review (MCR) is a planning process undertaken by a municipality to implement the policies of the Provincial Growth Plan (“Growth Plan, 2019”). Many of the studies required for the MCR also provide necessary information for GRIDS 2. Therefore, the City is completing GRIDS 2 and the MCR at the same time.



## HOW MUCH GROWTH IS FORECAST FOR HAMILTON?

The City receives its growth forecasts from the Growth Plan, 2019. The forecasts for Hamilton to the year 2041 are:

### GROWTH FORECAST | 2016 to 2031



An increase of 122,000 people, for a total population of 680,000 people.



An increase of 107,000 jobs, for a total employment of 310,000 jobs.

### GROWTH FORECAST | 2031 to 2041



An increase of 100,000 people, for a total population of 780,000 people



An increase of 40,000 jobs, for a total employment of 350,000 jobs

# PROJECT WORKPLAN

**NOV/DEC 2019**

Open House and Stakeholder Workshop, Round 2

- Employment Land Review
- Intensification and density targets
- Urban Structure update

**FEB 2020**

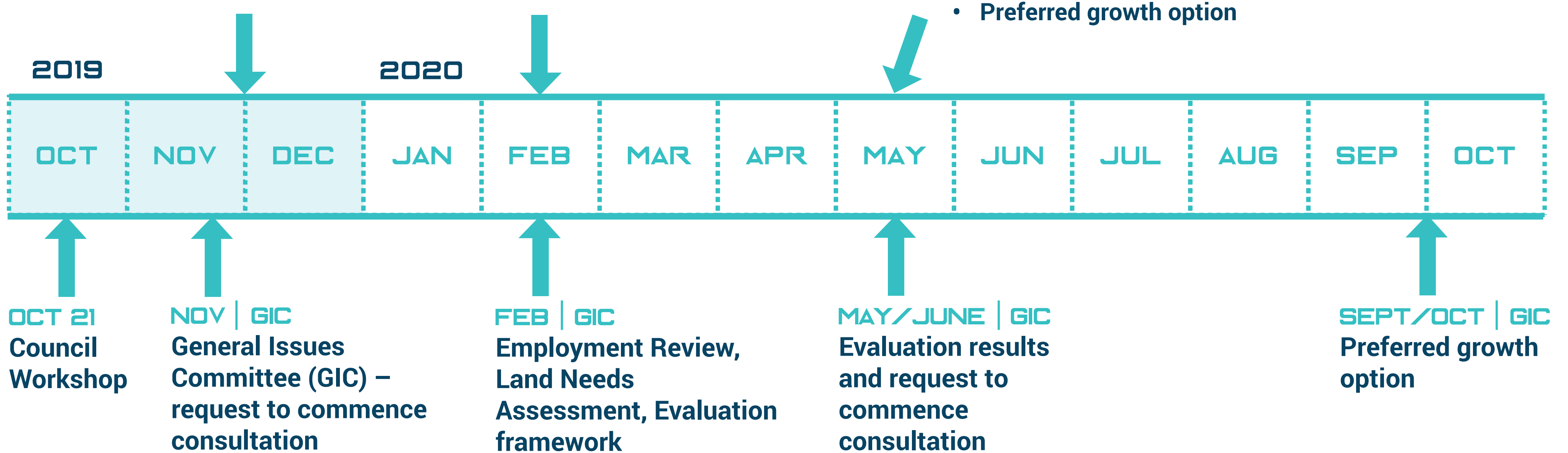
Release of Land Needs Assessment (LNA) and Call for Requests:

- LNA results
- Evaluation framework
- Requests for consideration

**MAY 2020**

Open House and Stakeholder Workshop, Round 3

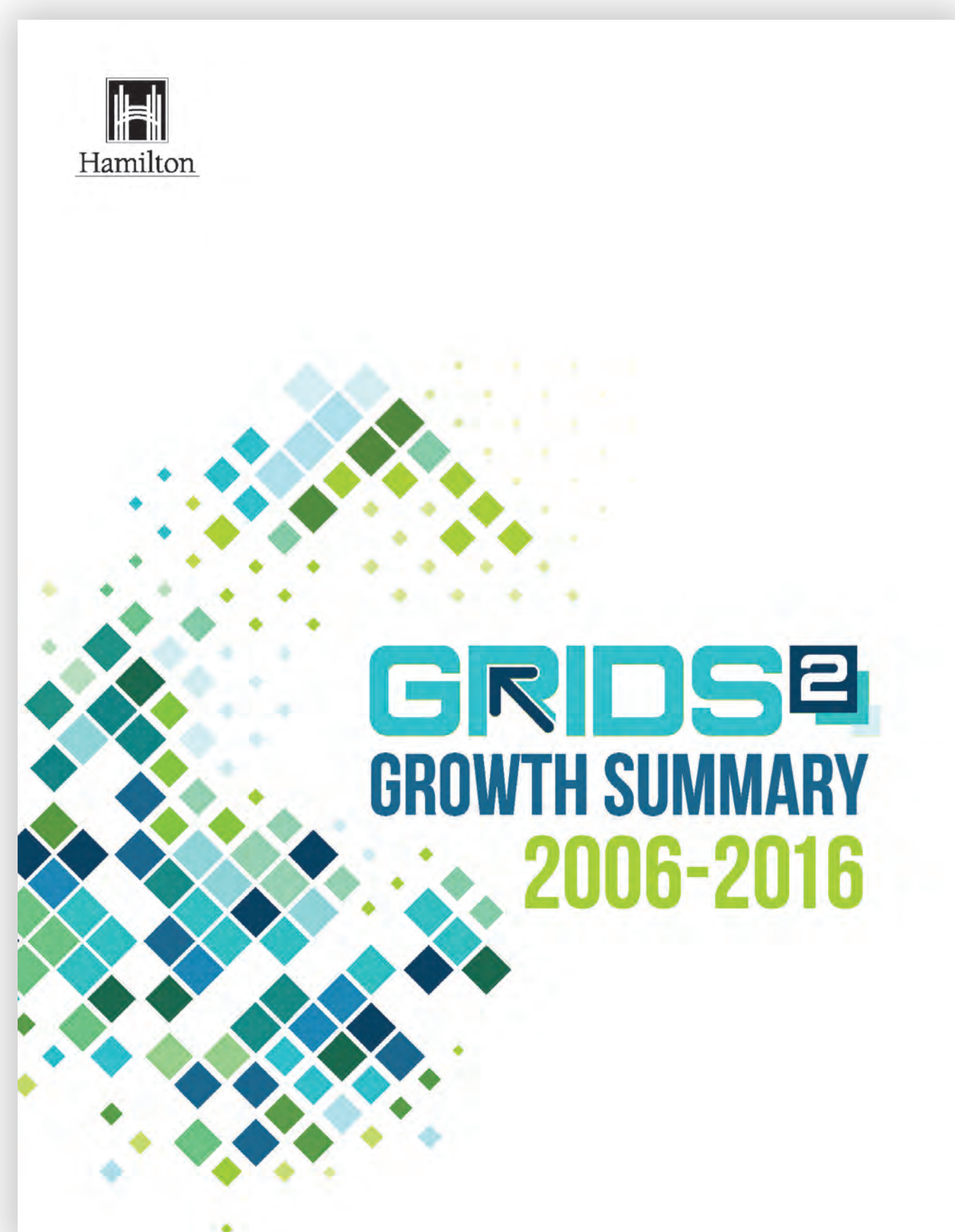
- Preferred growth option



**PHASE 2**  
TECHNICAL STUDIES

**PHASE 3**  
ANALYSIS OF GROWTH OPTIONS

**PHASE 4**  
OFFICIAL PLAN REVIEW



Phase 1 of the GRIDS 2 / MCR process was the review of background information which resulted in the release of the GRIDS 2 Growth Summary, 2006 – 2016. This document summarized the City’s growth over the 10 year period since the adoption of GRIDS, and the findings were presented at the first round of GRIDS 2 / MCR Open Houses held in 2018.

# GRIDS DIRECTIONS TO GUIDE DEVELOPMENT

As part of the first GRIDS process, 9 Directions to Guide Development and evaluate growth options were created. These directions are referred to as GRIDS 9 Directions.

Staff and stakeholders have reviewed the directions and find that they are still appropriate to guide the evaluation of growth options as part of GRIDS 2, with some changes. The original GRIDS directions are below, with the proposed changes by stakeholders and staff in red:

1. Encourage a compatible mix of uses in neighbourhoods, **including a range of housing types and affordabilities**, that provide opportunities to live, work, **learn, shop** and play, **promoting a healthy, safe and complete community**.
2. Concentrate new development **and infrastructure** within existing built-up areas and within a firm urban boundary through intensification and adaptive re-use.
3. Protect rural areas for a viable rural economy, agricultural resources, environmentally sensitive recreation and the enjoyment of the rural landscape.
4. Design neighbourhoods to improve access to community life **for all, regardless of age, ethnicity, race, gender, ability, income and spirituality**.
5. Retain **and intensify existing employment land**, attract jobs in Hamilton's strength areas and targeted new sectors, **and support access to education and training for all residents**.
6. Expand transportation options **through the development of complete streets** that encourage travel by foot, bike and transit, and enhance efficient inter-regional transportation connections.
7. Maximize the use of existing buildings, infrastructure, and vacant or abandoned land.
8. Protect ecological systems **and the natural environment, reduce waste**, improve air, land and water quality, and encourage the use of green infrastructure.
9. **Plan for climate change mitigation and adaptation, and reduce greenhouse gas emissions**.
10. Maintain and create attractive public and private spaces and respect the unique character of existing buildings, neighbourhoods ~~and settlements~~ **and communities, protect cultural heritage resources, and support arts and culture as an important part of community identity**.

**WE WANT TO KNOW WHAT YOU THINK!**  
On the comment sheet provided, please let us know your thoughts on the revised "GRIDS 10 Directions".

# LET'S TALK ABOUT "TARGETS" ...

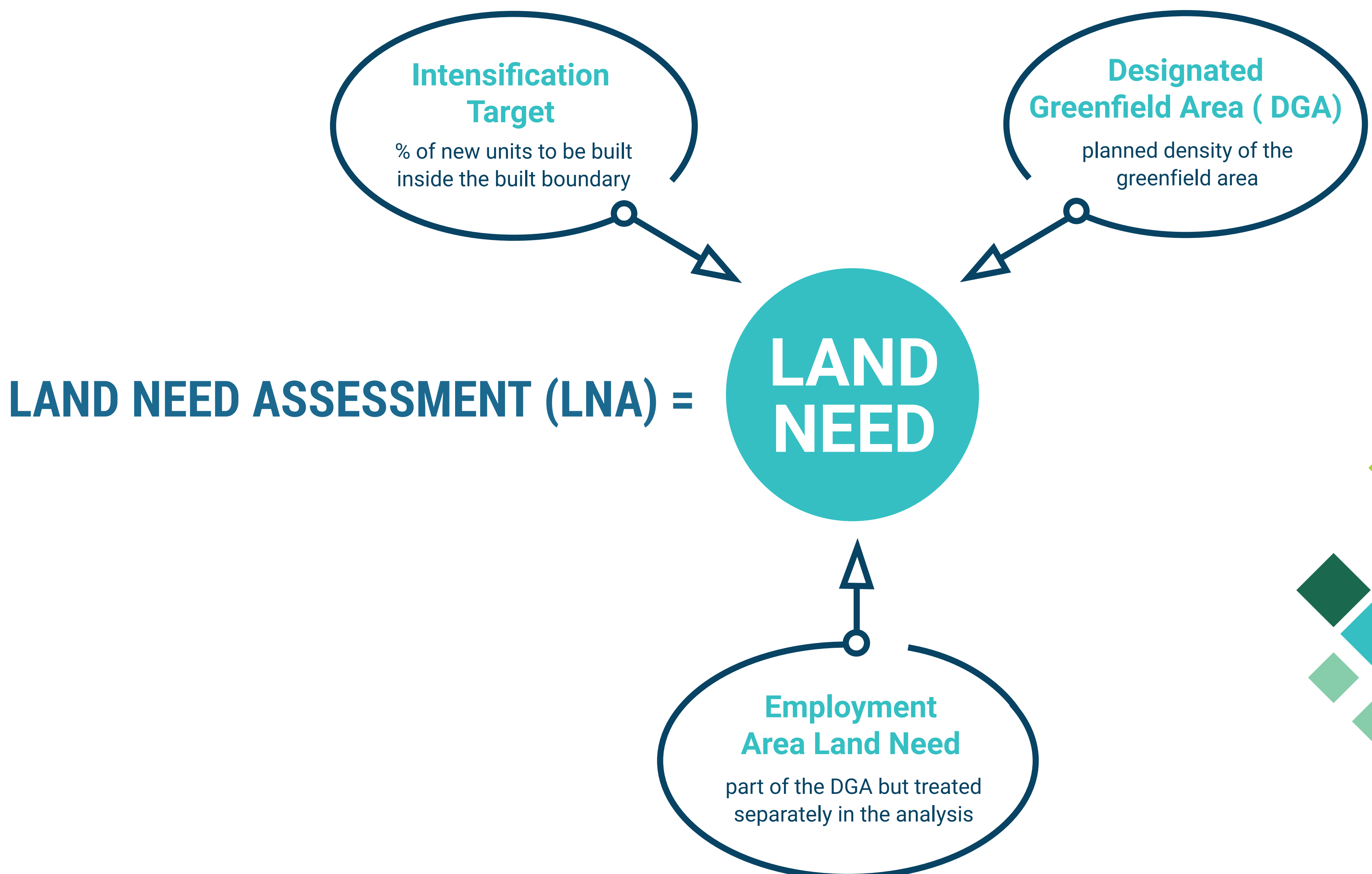
## WHAT ARE INTENSIFICATION AND DENSITY TARGETS, AND WHY ARE THEY IMPORTANT?

The Growth Plan, 2019 establishes a vision for growth in the Greater Golden Horseshoe. The Plan includes direction on how growth is to be accommodated, and includes intensification and density targets which municipalities must plan to achieve:

- Intensification target - a measure of how much of the City's future new housing units will be accommodated within the existing built-up area.
- Designated Greenfield Area density target - a measure of the planned density of new communities, based on the number of people and jobs in the area.

## HOW DO THE INTENSIFICATION AND DENSITY TARGETS IMPACT LAND NEED?

Together, the intensification and density targets help the City figure out how much of its future growth can be accommodated within the existing urban boundary, and how much may need to be accommodated in an urban expansion area. The required urban expansion area is the City's "land need". This calculation is called the Land Needs Assessment (LNA).



# LET'S TALK ABOUT INTENSIFICATION...

## WHAT IS RESIDENTIAL INTENSIFICATION?

Residential intensification is the development of a property, site or area at a higher residential density than currently exists, and includes:

- redevelopment of a site (including brownfields);
- development of vacant/underutilized lots within previously developed areas;
- infill development; and,
- expansion or conversion of existing buildings.

## WHAT ARE THE BENEFITS OF RESIDENTIAL INTENSIFICATION?



More growth accommodated within the built-up area = less new greenfield land required



Opportunity to efficiently use existing infrastructure, where possible



Creation of higher density communities, which support transit use

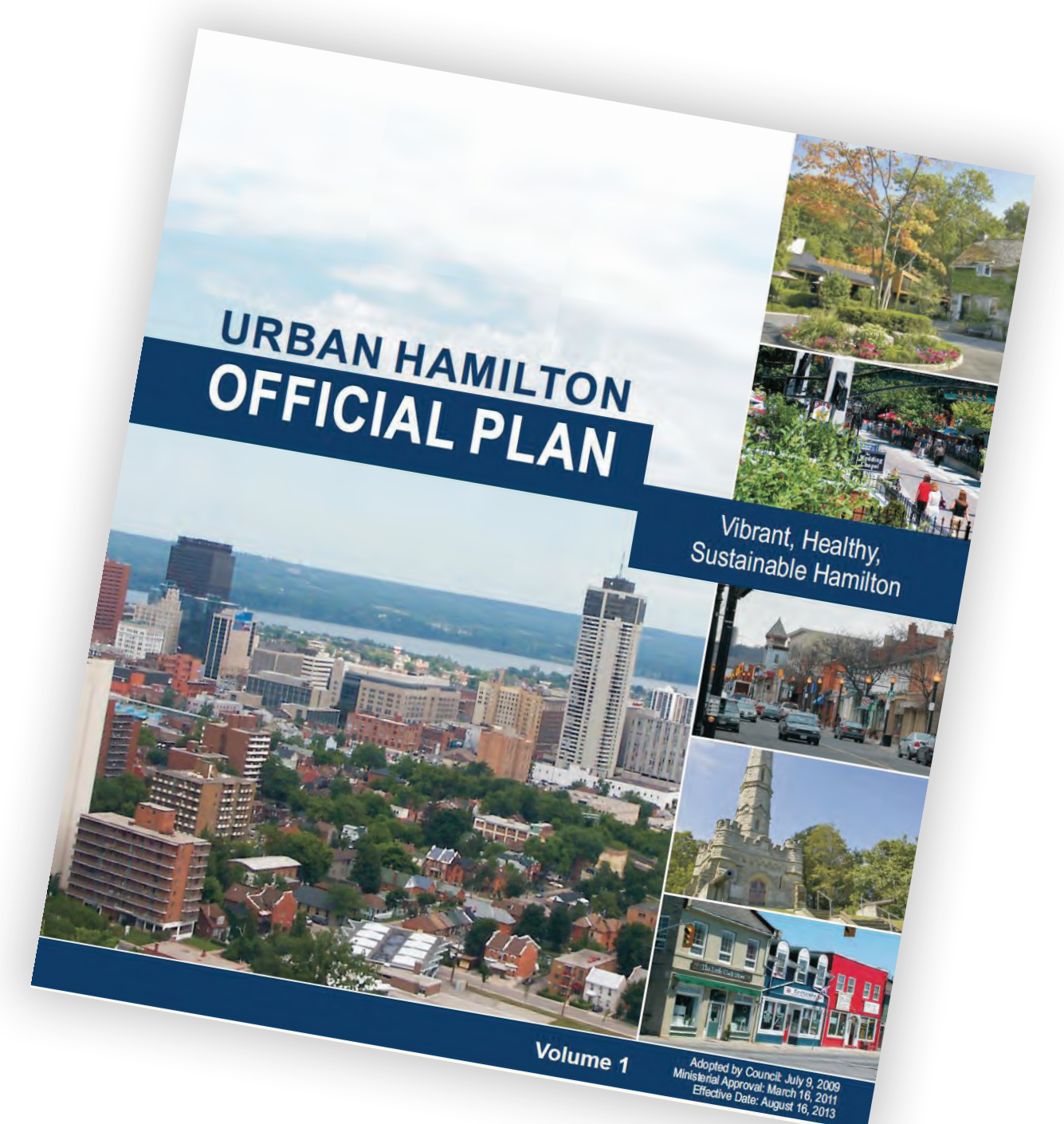


Infill opportunities in existing neighbourhoods contribute to complete communities with a mix of housing and land uses

## WHAT HAS THE CITY ALREADY DONE TO ENCOURAGE INTENSIFICATION?

The City has been working hard to implement policies, incentives and investments to support intensification efforts across the City, including:

- Updated policy and zoning:
  - Urban Hamilton Official Plan
  - Downtown Secondary Plan Review and Zoning By-law
  - Transit-Oriented Corridor (TOC) and Commercial-Mixed Use Zoning
  - New Residential Zoning By-law (in progress)
  - New Secondary Plans (eg. Centennial Neighbourhoods)
  - West Harbour planning
- Incentive programs (eg. ERASE brownfield redevelopment grants, parkland dedication incentives, downtown programs)
- Laneway housing pilot project
- Transit investments



## WHAT IS THE INTENSIFICATION TARGET?

50%  
INTENSIFICATION

The Growth Plan sets a minimum intensification target of 50% for Hamilton, meaning that 50% of new residential dwelling units must be constructed within the built-up area every year.

**The built-up area is shown on the map on the following panel.**

This target is a minimum, and the City may plan for a higher target, or may apply to the Province for approval of a lower target.

## WHAT DOES 50% INTENSIFICATION MEAN IN TERMS OF RESIDENTIAL UNIT GROWTH?

To achieve 50% intensification:

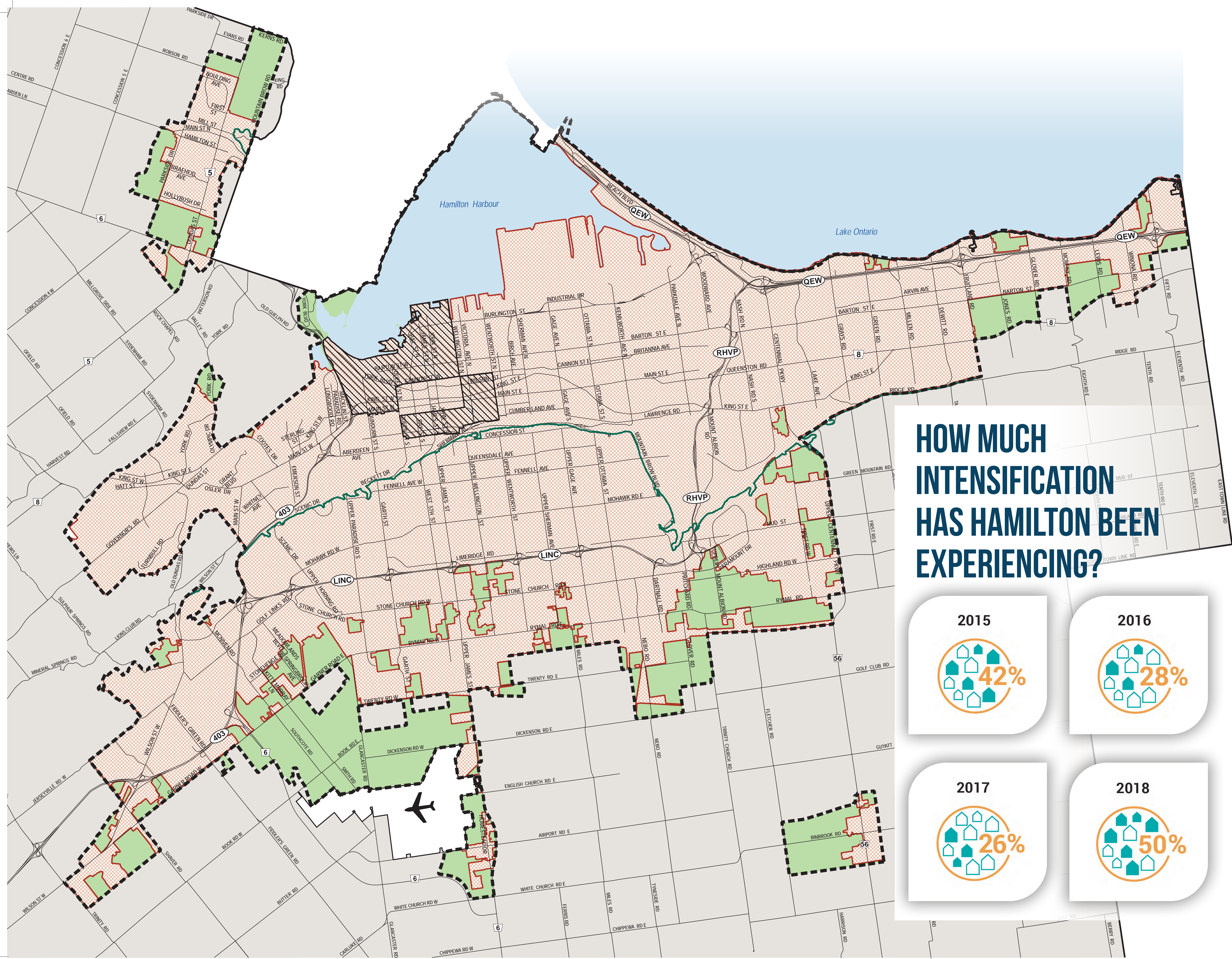
- Approximately 45,000 intensification units would be required by 2041, which equals approximately 2,000 intensification units per year.
- Approximately 35,000 high-rise apartment units would need to be constructed by 2041, which equals 4 to 10 new apartment buildings, each year, every year, until 2041.

## AND HOW DOES THIS REQUIREMENT COMPARE TO OUR CURRENT PATTERNS OF DEVELOPMENT?

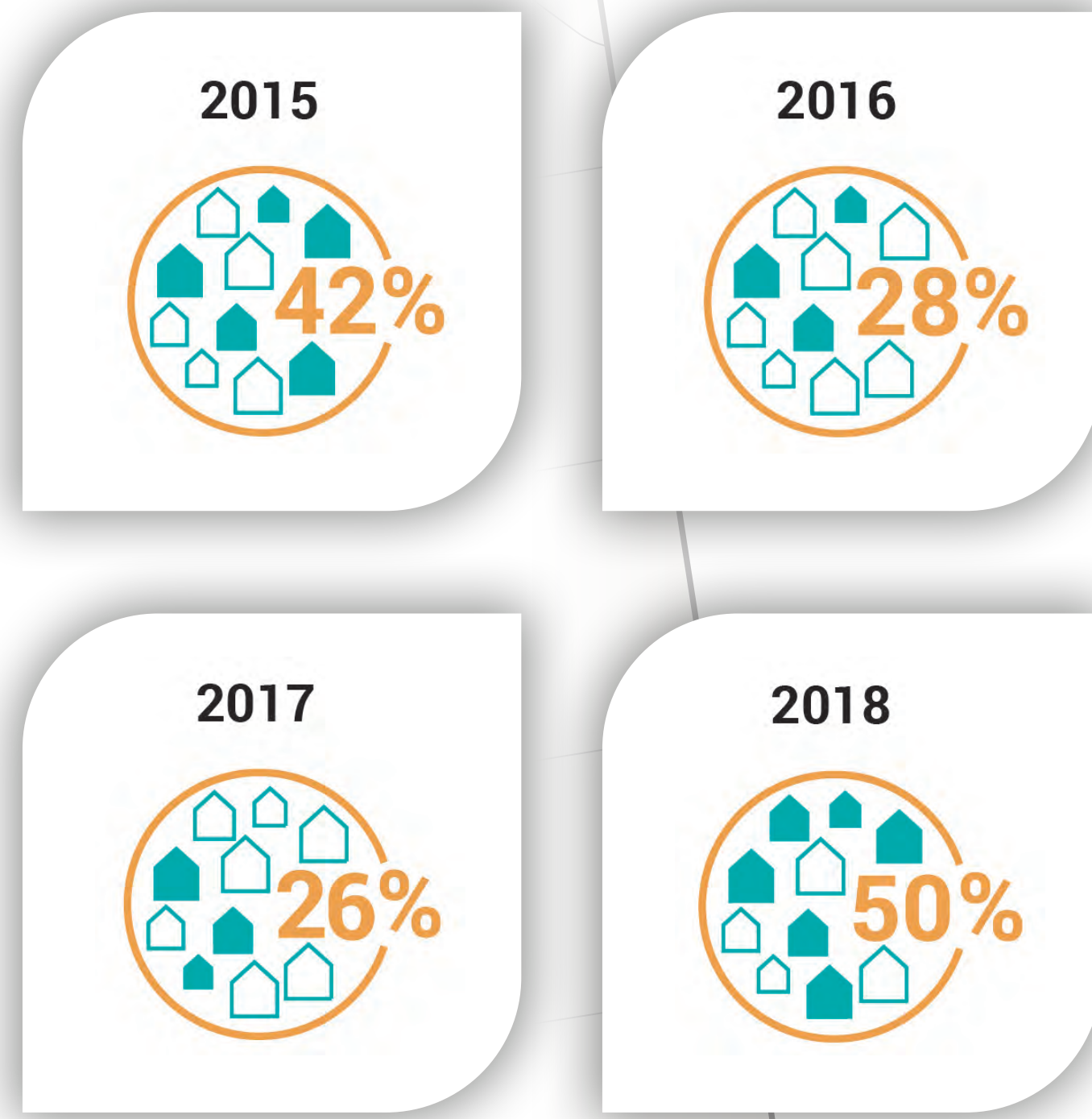
- Between 2007 and 2018, 10,000 intensification units have been constructed in the city, with an average of 800 intensification units constructed per year.
- Achieving 50% intensification will require yearly rates of intensification to more than double from past trends.

These numbers indicate that achieving the target will be a challenge...

# HAMILTON'S BUILT-UP AREA & RECENT RATES OF INTENSIFICATION



## HOW MUCH INTENSIFICATION HAS HAMILTON BEEN EXPERIENCING?



### Legend

- Built Boundary
- Built-up Areas
- Central Hamilton
- Rural Areas
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Greenfield Areas

### Definitions

- Built Boundary** - The limits of the developed urban areas as defines by the Province
- Built-up Areas** - All land within the built boundary
- Greenfield Areas** - Land within the urban area that is not a built-up area

**APPEAL**  
The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1 Volume 1.





# WHAT IS AN APPROPRIATE INTENSIFICATION TARGET FOR HAMILTON?

To determine an appropriate intensification target for Hamilton, we need to look at both the supply and demand for intensification units in the City.

## WHAT IS THE SUPPLY OF INTENSIFICATION UNITS IN HAMILTON?

It is the number of potential intensification units that could be built in the City. New units could be built in various forms in a number of locations:



Not all potential intensification opportunities will be developed by 2041. Demand for new intensification units is a key factor to consider.

**QUICK FACT:**  
An intensification unit is a residential dwelling unit constructed within the City's built-up area. Intensification units could be developed in any housing form, but the majority of intensification units are apartments or townhouses.

# WHAT IS THE DEMAND FOR INTENSIFICATION UNITS IN HAMILTON ?

## KEY QUESTION:

The majority of intensification units will be in the form of apartments or townhouses. A large portion will likely be located in Downtown Hamilton or other nodes and corridors. **Knowing this information, how many people will want to live in an intensification unit in the future? In other words, what will be the future demand for intensification in Hamilton?**



## RESIDENTIAL INTENSIFICATION MARKET DEMAND STUDY

A Residential Intensification Market Demand Study is being completed to understand the future demand for intensification in Hamilton.

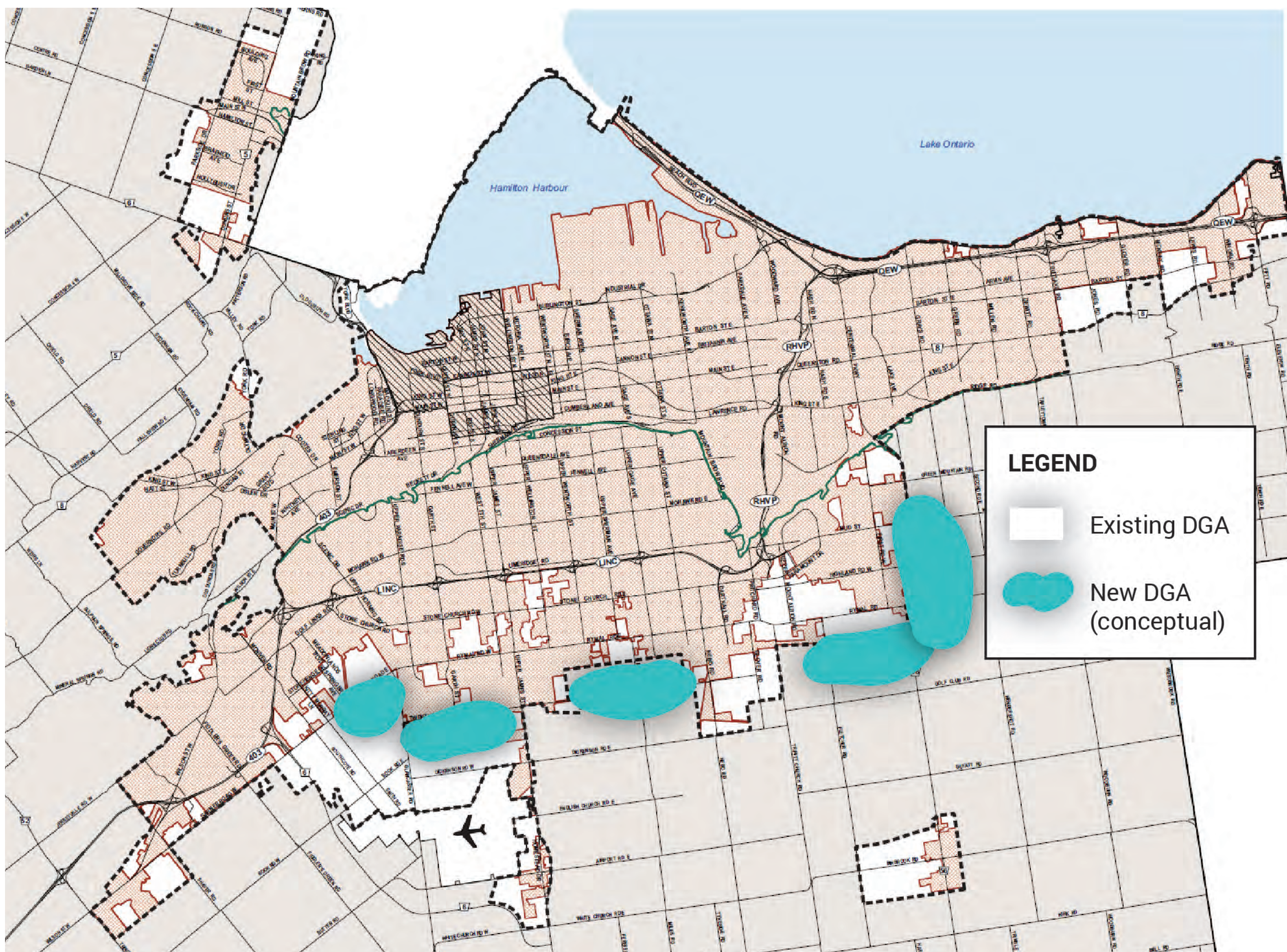
### EARLY FINDINGS OF THE STUDY INDICATE:

- The Growth Plan target of 50% is a suitable, but high, target.
- It represents a significant increase in intensification activity for the City.

# LET'S TALK ABOUT DENSITY...

## WHAT IS THE DESIGNATED GREENFIELD AREA (DGA)?

The DGA is part of the City's urban area that is outside of the built-up area. The DGA includes areas within the City's existing urban area ("existing DGA") and potential expansion areas added to the urban area in the future ("new DGA").

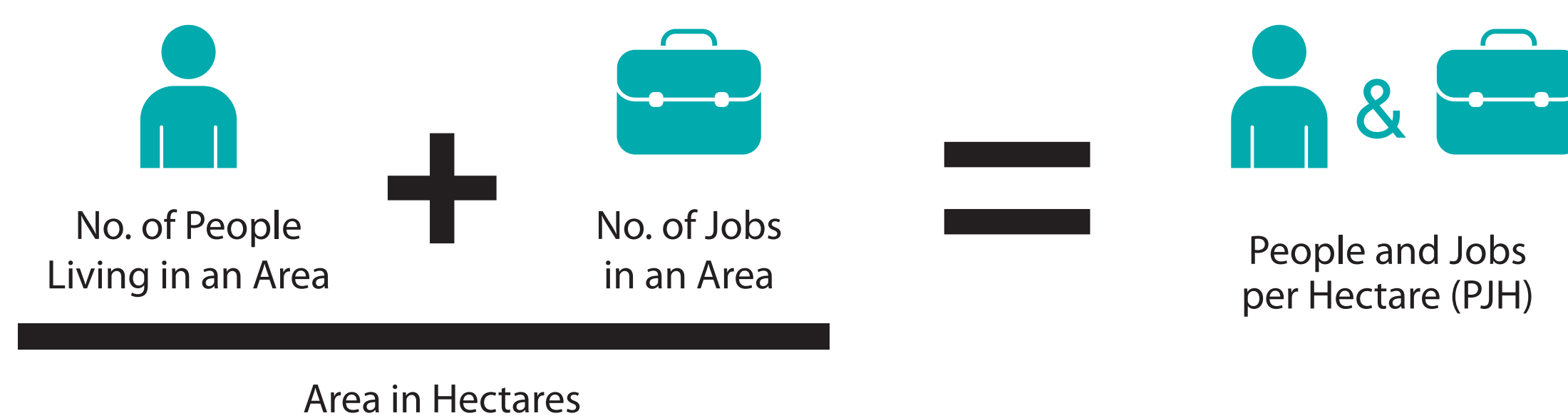


Generally, the DGA includes lands that are not fully developed.

These areas will accommodate new housing and communities in the future.

## WHAT IS THE DGA DENSITY TARGET?

The Growth Plan establishes a minimum planned density target in the DGA of **50 persons and jobs per hectare (pjh)**.



This target is measured across the entirety of the DGA (with certain exclusions including employment lands, natural heritage features, rights-of-way), and applies to the City's existing DGA lands (already in the urban boundary) as well as any new expansion lands added to the urban area.

Employment density is measured separately. The DGA density target does not apply to employment areas.

# WHAT IS THE CITY'S EXISTING DGA DENSITY?

The City's existing DGA is currently planned at a density of **56 pjh**. This density calculation is based on a number of factors:

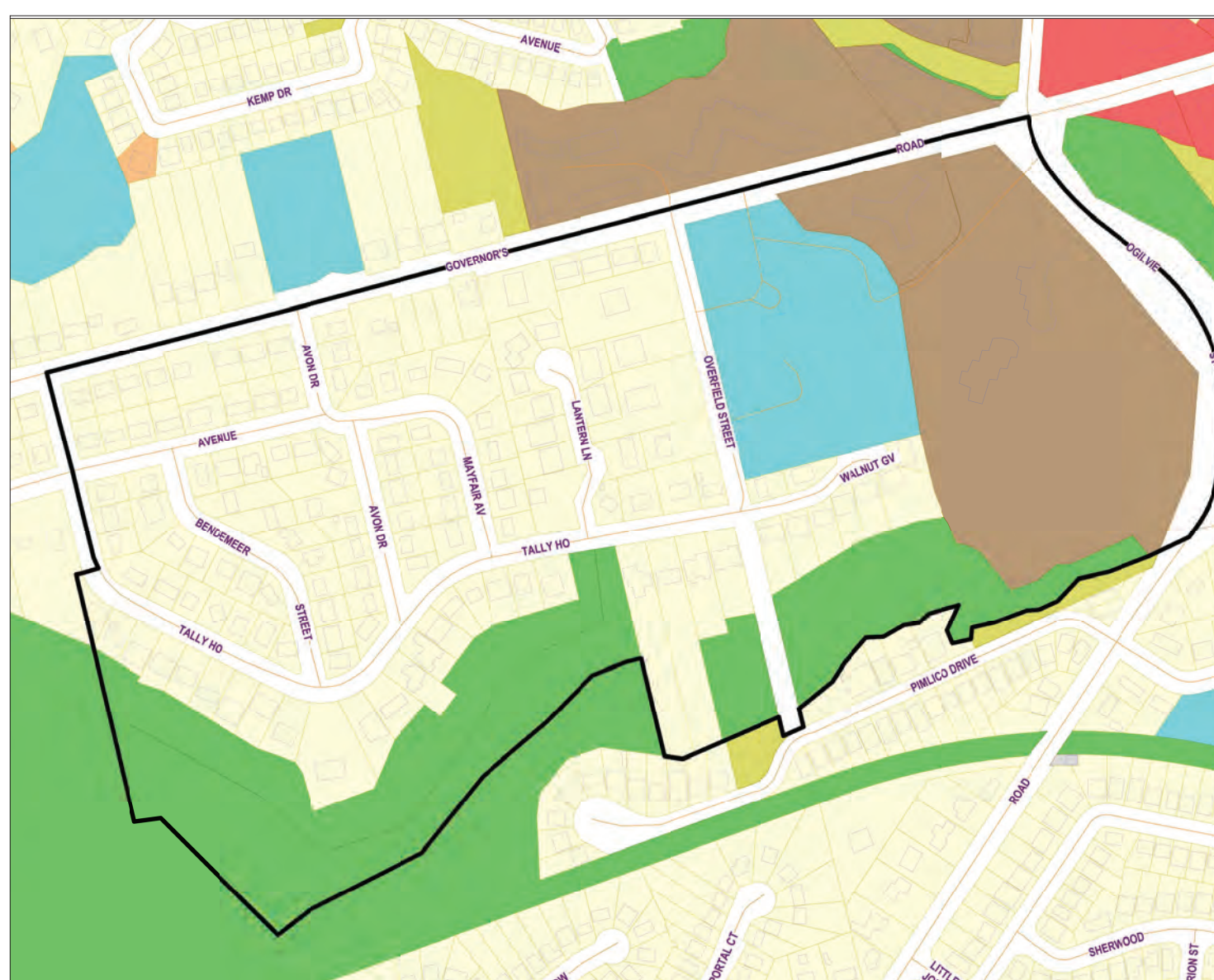
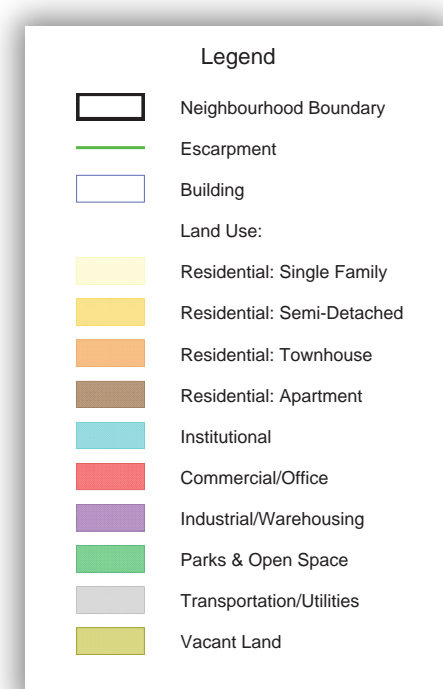
- Existing development (some greenfield areas have already been developed for residential or other uses)
- Approved or pending development (including Registered or Draft Approved Plans of Subdivision or Condominium, Site Plans)
- Assumptions about future development potential (based on Secondary Plans for example)

The City's newest greenfield community (Fruitland-Winona) is planned at a density of 70 pjh, the target density for new residential greenfield areas in the Urban Hamilton Official Plan.

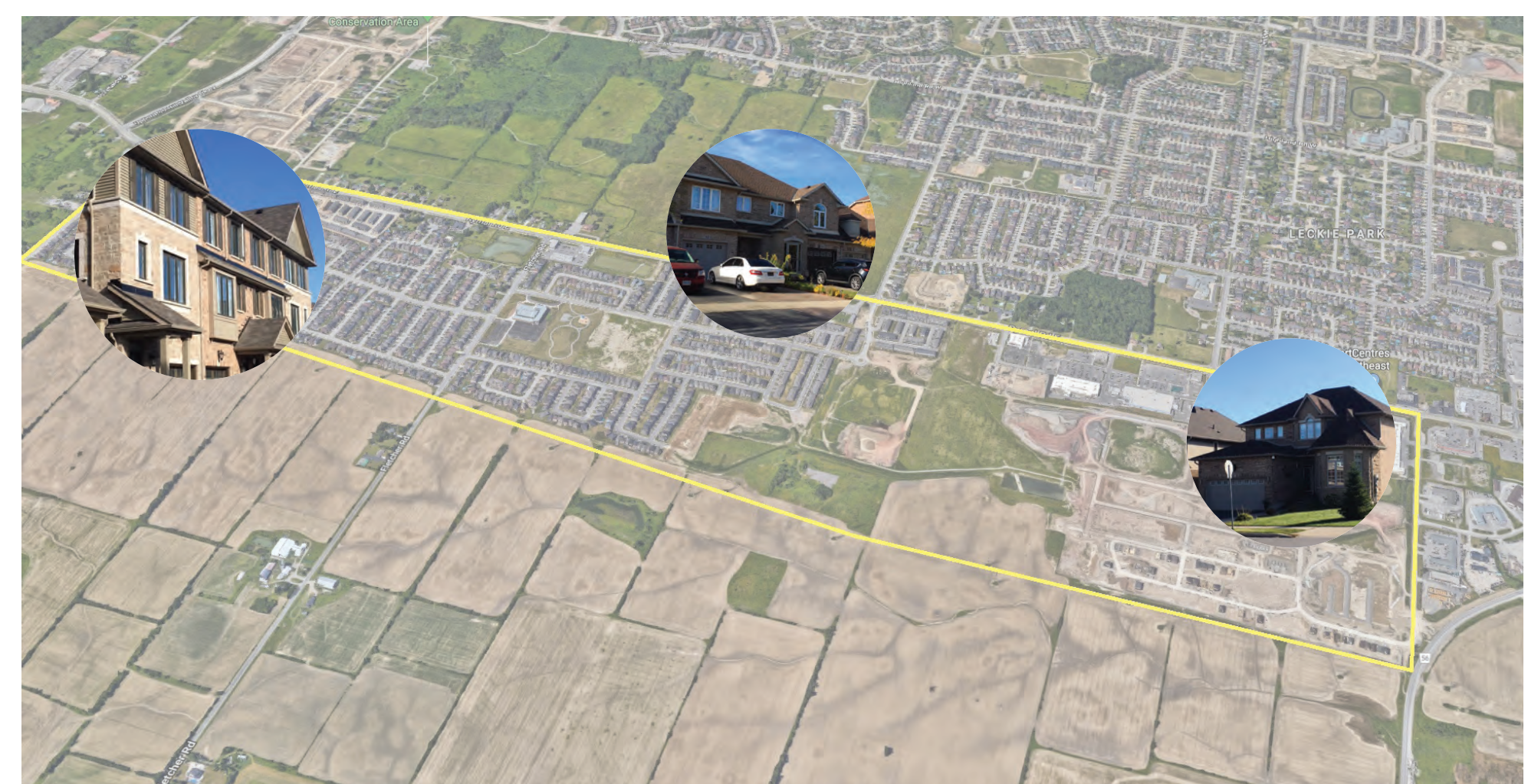
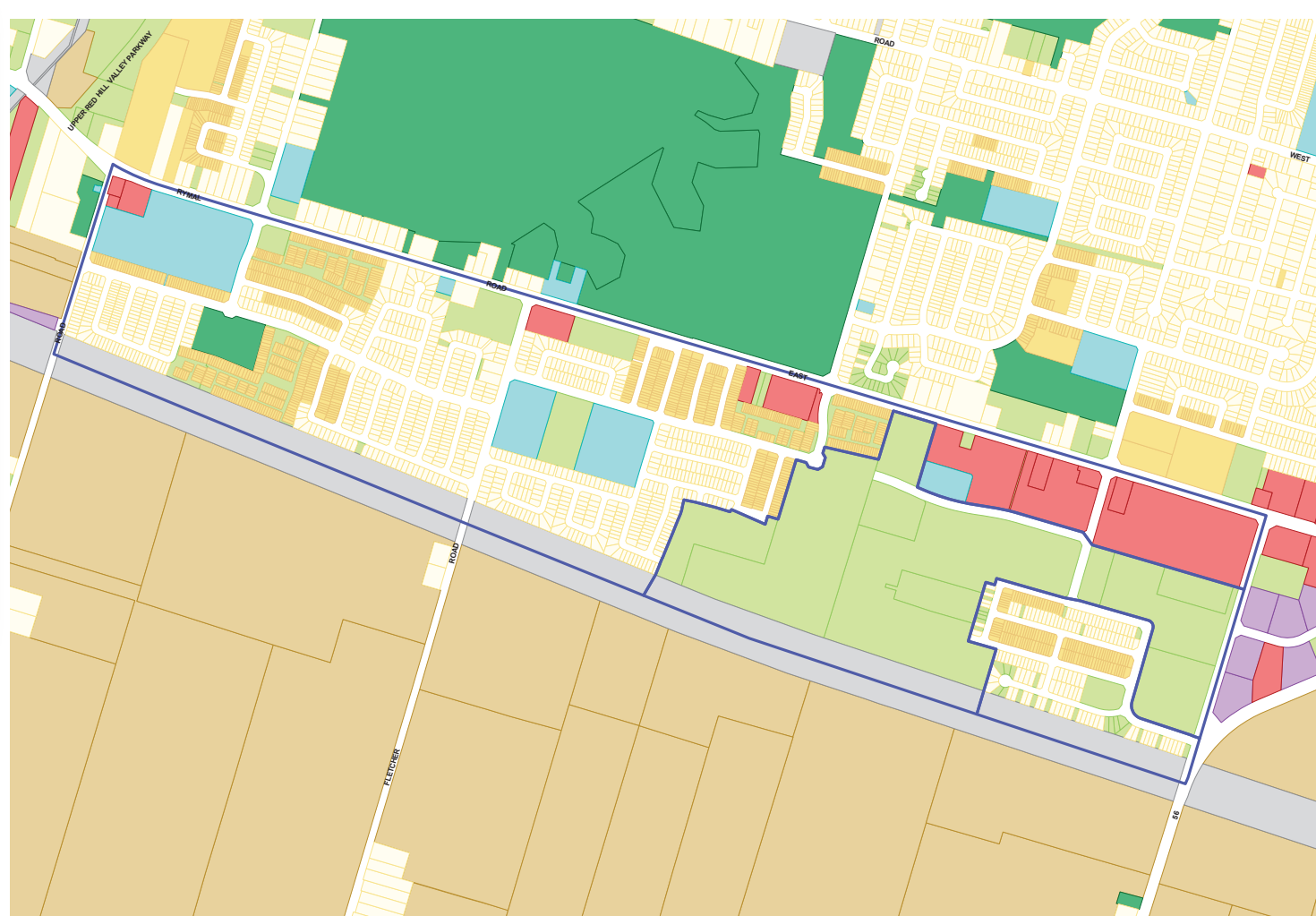
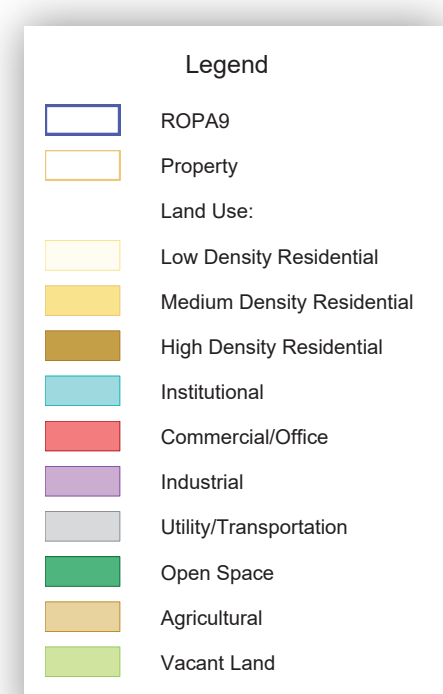
The Growth Plan density target is a minimum and the City may plan to achieve a higher density target that is appropriate for Hamilton.

## WHAT DOES DENSITY LOOK LIKE?

### HIGHLAND HILLS EAST - 62 PERSONS AND JOBS PER HECTARE



### UPPER STONEY CREEK - 46 PERSONS AND JOBS PER HECTARE





# PUTTING IT ALL TOGETHER...

## HOW DO THE INTENSIFICATION AND DENSITY TARGETS IMPACT LAND NEED?

Intensification and density targets are two important inputs into the City's Land Needs Assessment (LNA). The LNA is a study that will determine if additional land is needed to accommodate future growth. This land need is referred to as an urban boundary expansion.

If the intensification and density targets are increased, the City's overall required land need will be decreased.

Increasing the intensification target allows more of the City's growth to be accommodated within the built-up area through intensification.

Increasing the DGA density target allows new greenfield areas to be developed at a higher density, meaning more units can be accommodated on less land.



The reverse is also true. If the targets are decreased, the overall required land need will increase.





# MOVING THE TARGETS...

The targets are like **moving dials**. Both targets can be increased or decreased, together or separately. But increasing or decreasing the targets has implications.

## INTENSIFICATION



## GREENFIELD DENSITY



Different target combinations and scenarios could be considered, which have an impact on future land need.

**1** **GROWTH PLAN**  
**“LOW” TARGETS**  
 Intensification @ 50%  
 New DGA density @ 50pjh

Required urban expansion area could be maximized.

LAND NEED

**2** **“MID-RANGE” TARGETS**  
 Intensification @ 50%  
 New DGA density @ 60pjh

Urban expansion area, if required, could be moderate.

LAND NEED

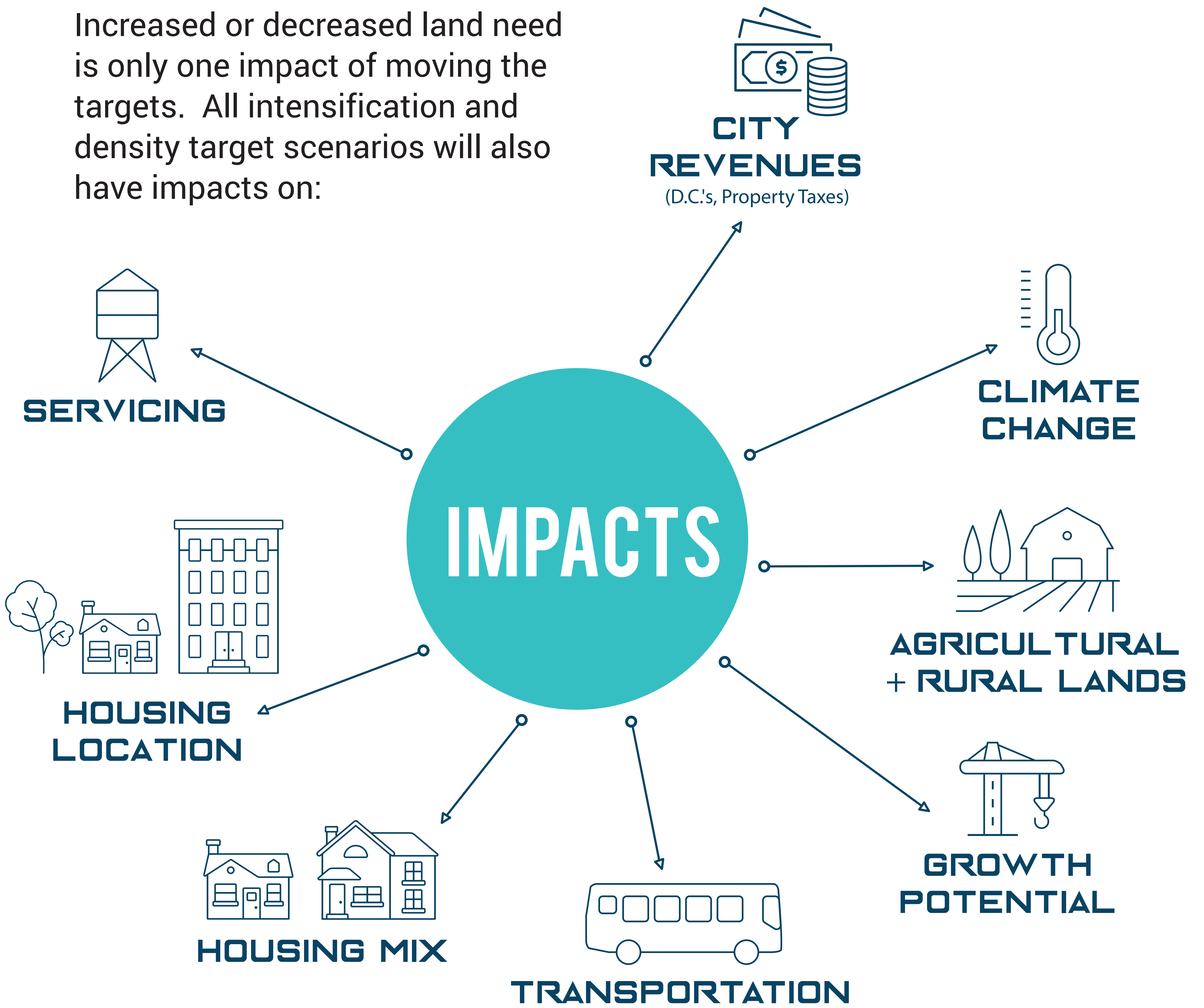
**3** **“HIGH” TARGETS**  
 Intensification @ 60%  
 New DGA density @ 70pjh

Urban expansion area, if required, could be minimal.

LAND NEED

# MOVING THE TARGETS...

Increased or decreased land need is only one impact of moving the targets. All intensification and density target scenarios will also have impacts on:



# WE WANT TO KNOW WHAT YOU THINK

## HOW SHOULD WE 'MOVE THE DIALS'?

The Growth Plan minimum intensification target is **50%**.

INTENSIFICATION



## SHOULD WE PLAN FOR AN INTENSIFICATION TARGET THAT IS...

LOWER THAN THE GROWTH PLAN TARGET? (LESS THAN 50%)

AT THE GROWTH PLAN TARGET? (50%)

HIGHER THAN THE GROWTH PLAN TARGET? (GREATER THAN 50%)

### OPTION 1

### OPTION 2

### OPTION 3

POINTS TO CONSIDER

- More development would be shifted to greenfield areas, which may result in a need for more land to be added to the urban boundary
- Benefits of intensification may not be fully realized including efficient use of infrastructure and community services and support of existing transit
- Provincial approval is required and may not be received

- Preliminary findings of the Residential Intensification Demand Report consider this to be a suitable aspirational target, but it will be challenging to achieve
- There will be an opportunity to realize some benefits of intensification, including efficient use of land and infrastructure
- If planned intensification does not occur, the City may not meet growth forecasts and financial impacts would result (eg. decreased revenues)

- Less development would be directed to greenfield areas, which may result in a need for less land to be added to the urban boundary
- There will be greater opportunity to realize benefits from increased intensification, including efficient use of infrastructure and transit services
- Will be challenging to achieve based on past trends and market outlook
- Housing types would be comprised of more medium to high density housing forms
- If planned intensification does not occur, the City may not meet growth forecasts and financial impacts would result (eg. decreased revenues)

**TELL US YOUR OPINION! PLEASE 'VOTE' BELOW.**



# WE WANT TO KNOW WHAT YOU THINK

## HOW SHOULD WE 'MOVE THE DIALS'?

The Growth Plan minimum DGA density target is **50 pjh**.

GREENFIELD DENSITY



## SHOULD WE PLAN FOR A DGA DENSITY TARGET THAT IS...

LOWER THAN THE GROWTH PLAN TARGET? (LESS THAN 50 pjh)

AT THE GROWTH PLAN TARGET? (50 pjh)

HIGHER THAN THE GROWTH PLAN TARGET? (GREATER THAN 50 pjh)

### OPTION 1

### OPTION 2

### OPTION 3

POINTS TO CONSIDER

- Greenfield areas would be developed at a lower density, which may result in a need for more land to be added to the urban boundary
- Benefits of planning for increased density may not be realized, including development of complete communities with a mix of uses and housing types
- It is lower than the City's current planned density (56 pjh), and the density target in the Urban Hamilton Official Plan (70 pjh)
- Provincial approval is required and may not be received

- Benefits of planning for increased density may not be realized, including development of complete communities with a mix of uses and housing types
- It is lower than the City's current planned density (56 pjh), and the density target in the Urban Hamilton Official Plan (70 pjh)

- Greenfield areas would be developed at a higher density, which may result in a need for less land to be added to the urban boundary
- There will be greater opportunity to realize benefits from planning for increased density, including development of complete communities with a mix of uses and housing types
- New communities will be comprised of more medium to high density housing forms

TELL US YOUR OPINION! PLEASE 'VOTE' BELOW.



# LET'S TALK ABOUT EMPLOYMENT...

## EMPLOYMENT AREAS

Employment areas are lands designated in the Official Plan to accommodate a wide range of economic activities that occupy mainly industrial-type buildings. The City's employment areas include both traditional industrial lands as well as newer business parks. Employment areas are shown in purple on the map:





# EMPLOYMENT LAND REVIEW

The MCR requires the City to review its employment areas to determine if any lands should be converted to a non-employment land use designation in the Official Plan.

## Points you need to know:

- Employment areas are given special protection by Provincial and local planning policy, and can only be converted to a non-employment designation if certain criteria are met.
- Employment areas that are identified as Provincially Significant Employment Zones (PSEZs) can only be converted to a non-employment designation through the MCR.
- In Hamilton, PSEZs are the Airport Employment Growth District (AEGD), Bayfront and Stoney Creek Industrial areas, and Red Hill North and South Business Parks.

The Growth Plan identifies criteria that must be met for employment land conversion to be considered. The City of Hamilton has identified additional criteria to assist in the review of employment areas:

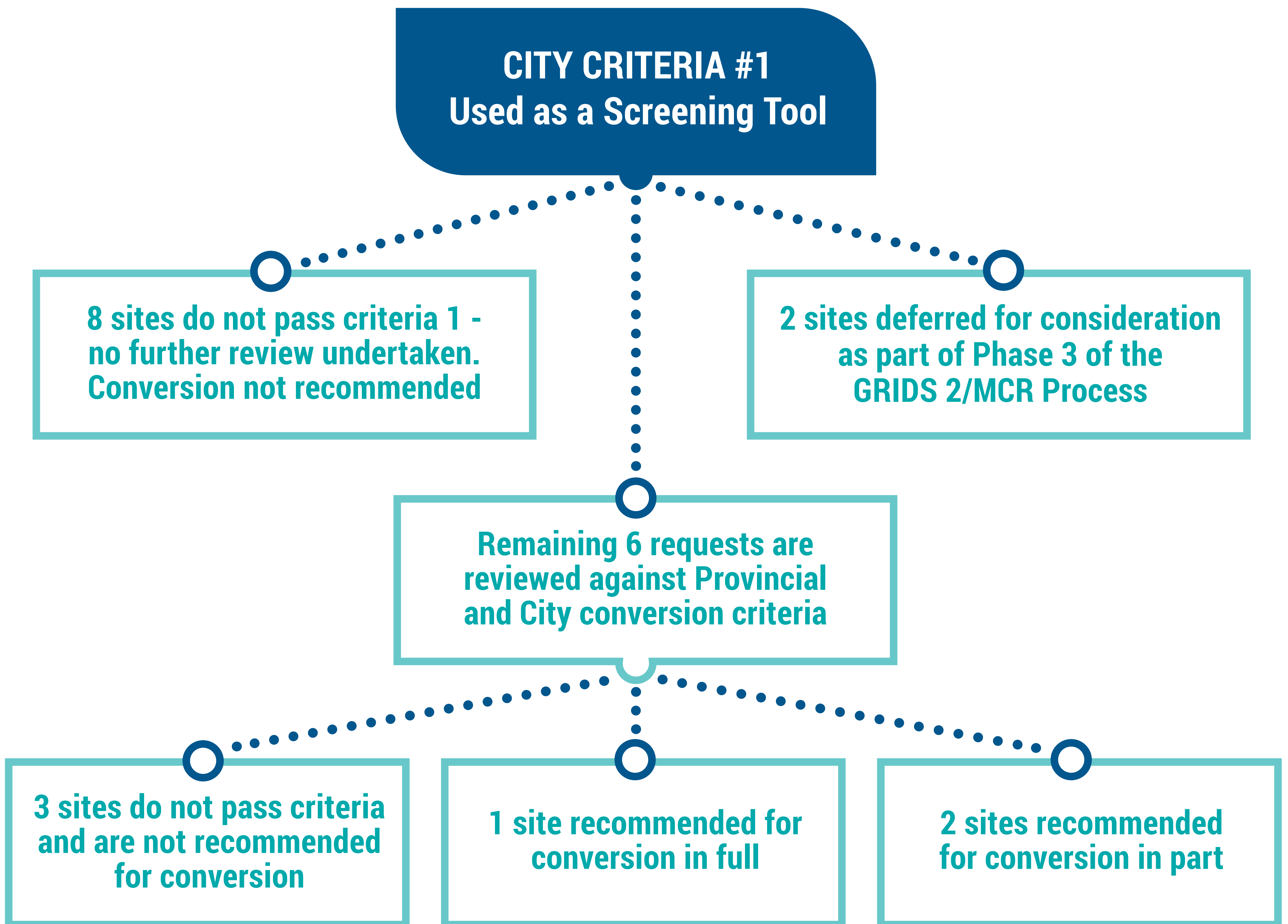
Growth Plan Conversion Criteria	City of Hamilton Conversion Criteria
<ol style="list-style-type: none"> <li>1. need for the conversion;</li> <li>2. lands are not required for the employment purposes for which they are designated;</li> <li>3. municipality will maintain sufficient employment lands to accommodate forecasted employment growth to 2041;</li> <li>4. proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in the Growth Plan; and,</li> <li>5. there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.</li> </ol>	<ol style="list-style-type: none"> <li>1. located in a mixed use block and along the edges of employment areas;</li> <li>2. will not adversely affect the long-term viability and function of the employment areas or existing employment uses;</li> <li>3. will not compromise any other planning policy objectives of the City, including planned commercial functions;</li> <li>4. will be beneficial to the community through its contribution to the overall intent and goals of the City's policies and demands on servicing and infrastructure;</li> <li>5. will not create incompatible land uses, and,</li> <li>7. will result in a more logical land use boundary for an employment area.</li> </ol>

# EMPLOYMENT LAND REVIEW

City staff reviewed all of the City's employment areas to determine if any lands warranted conversion to a non-employment designation. The focus of the review was on the edges of the City's employment areas, where lands had changed into mixed use development over time.

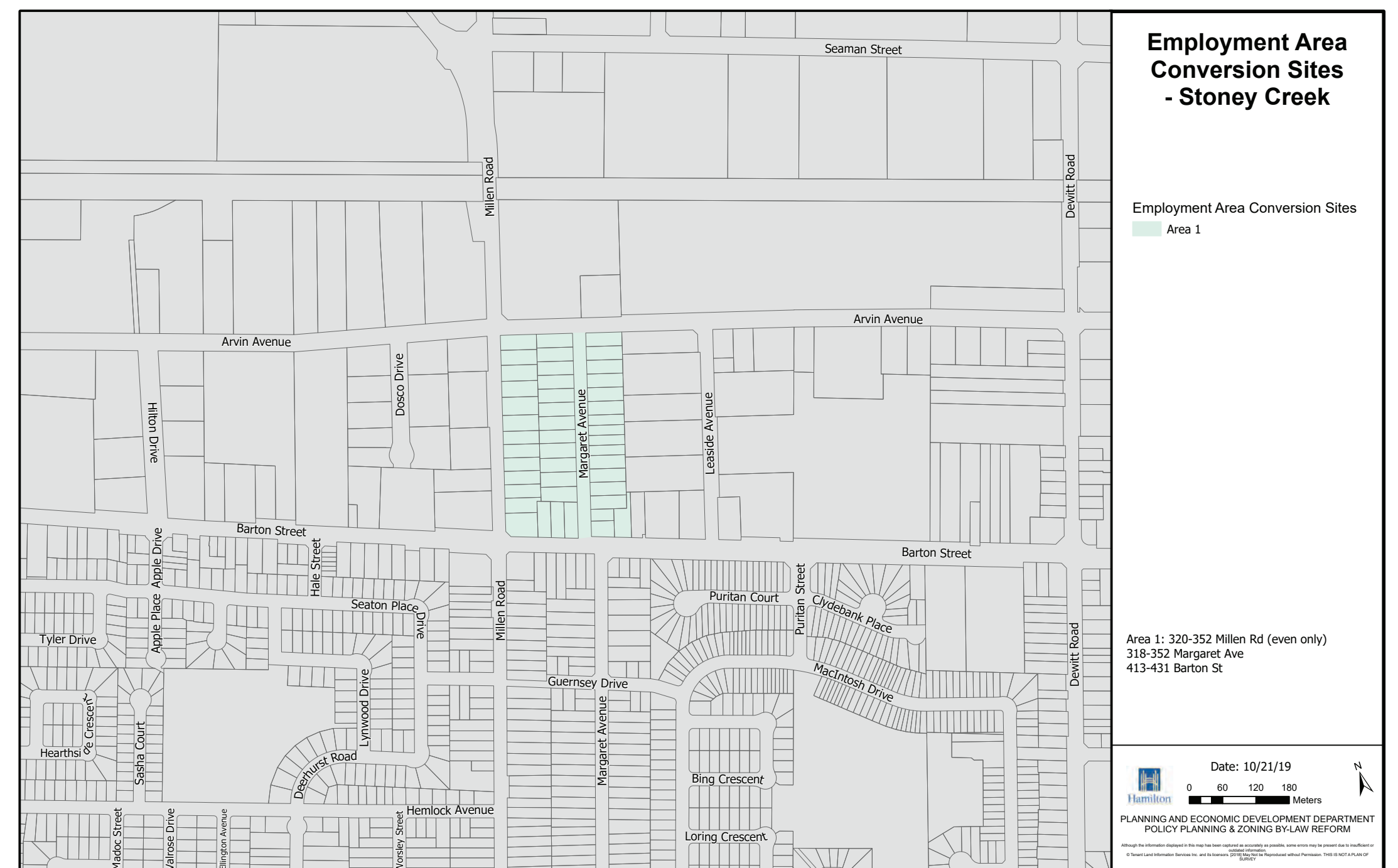
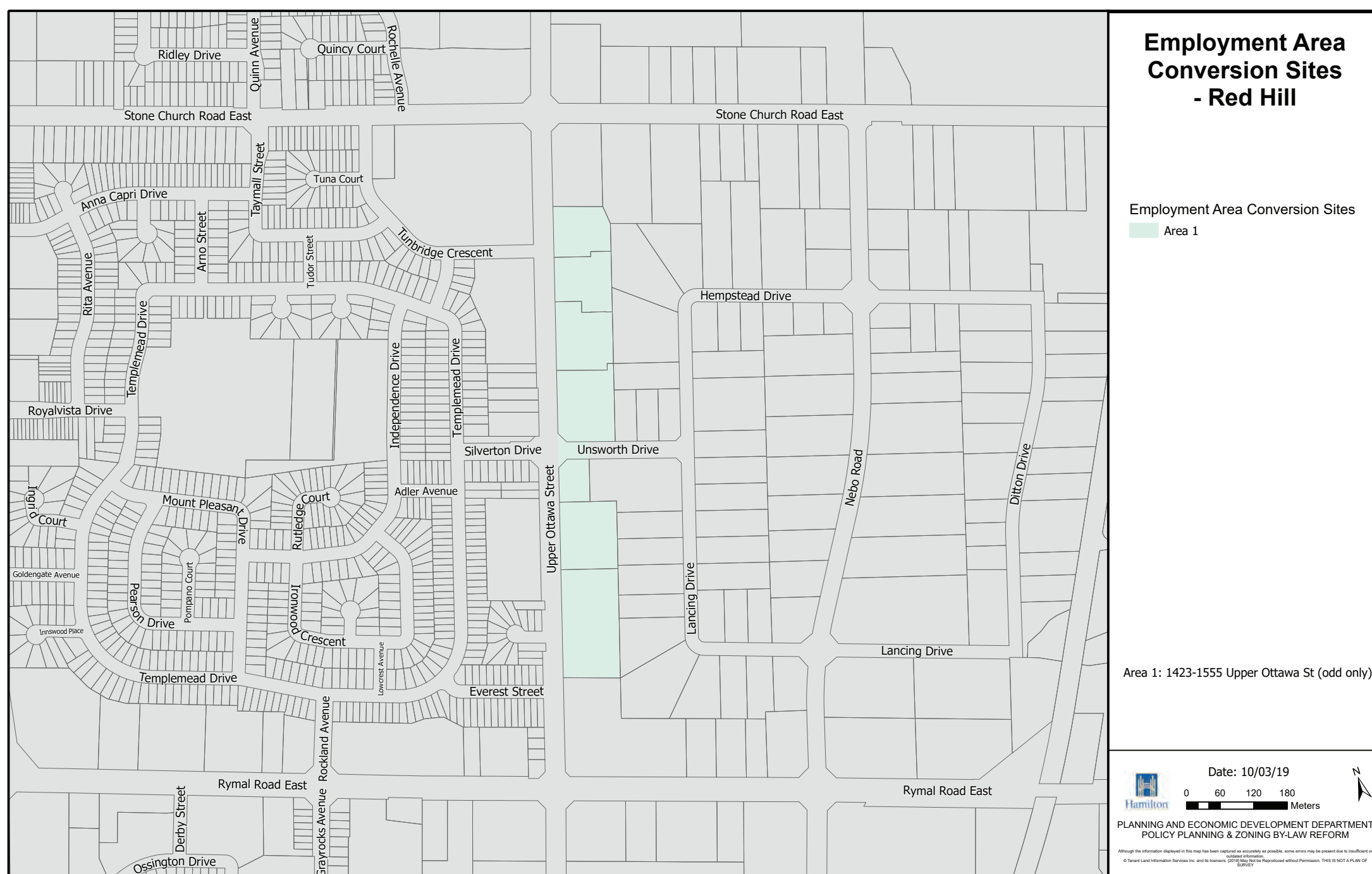
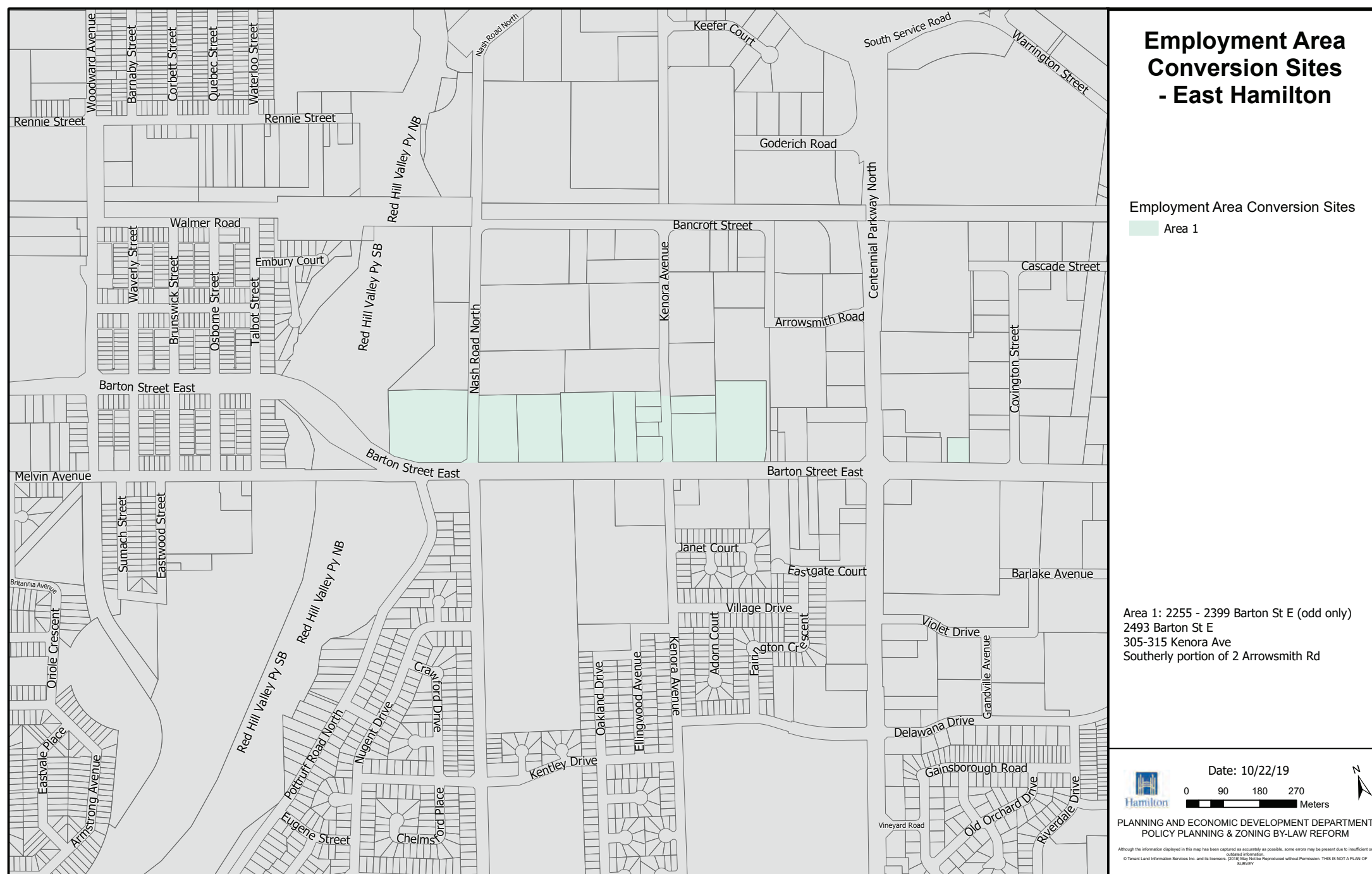
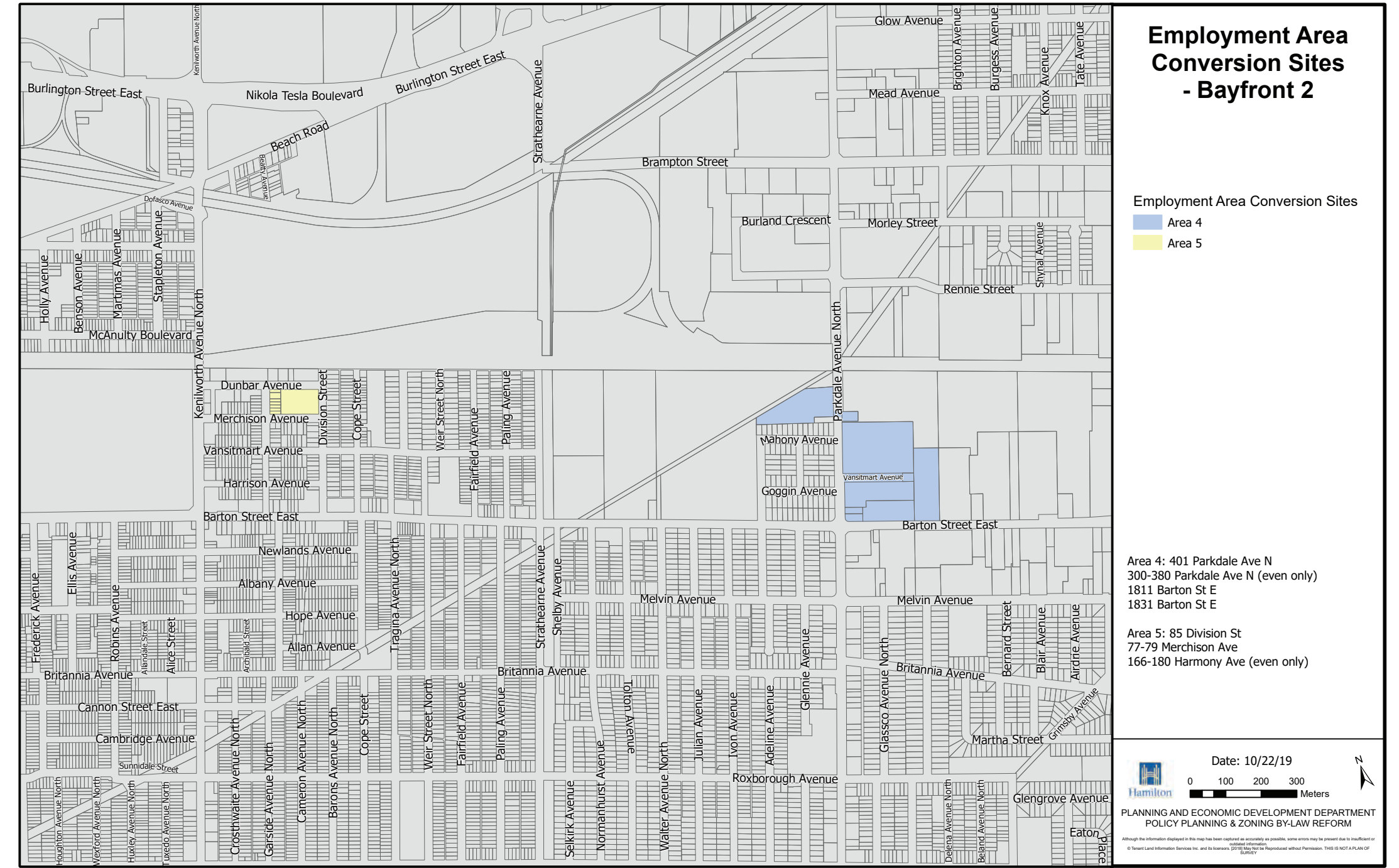
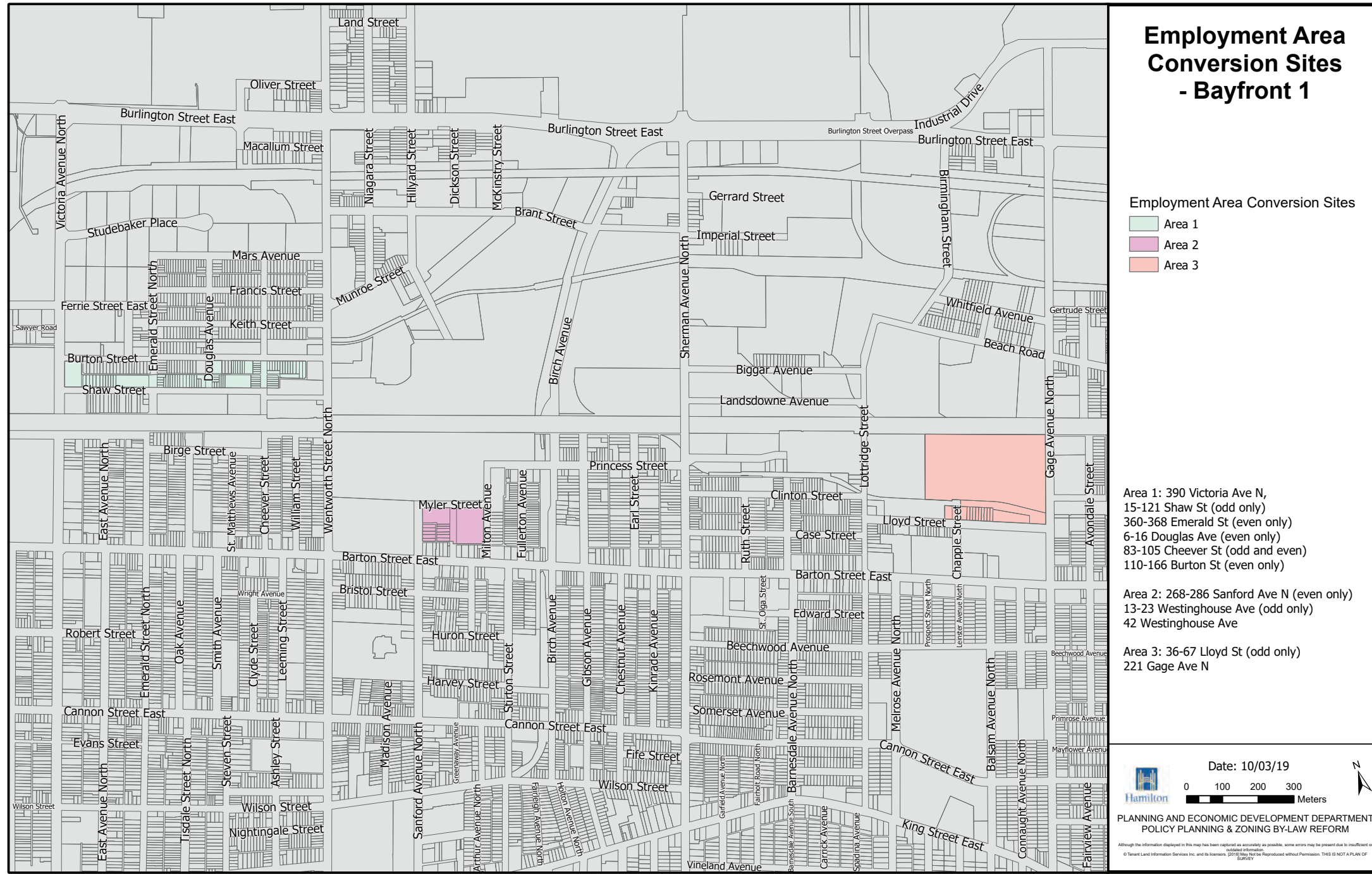
## CALL FOR REQUESTS FOR EMPLOYMENT LAND CONVERSION

In June 2017, the City put out a call for requests for property owners to submit sites for consideration of conversion to a non-employment designation. The following process was followed to evaluate these requests:



The following maps identify the lands that are being recommended for conversion by staff, as a result of the staff Employment Land Review and the Call for Requests. The draft staff report is available for review and comment online at [www.hamilton.ca/GRIDS2-MCR](http://www.hamilton.ca/GRIDS2-MCR)

# EMPLOYMENT AREA CONVERSION SITES



## LOOKING AHEAD TO PHASE 3 (IF NEEDED)...

### HOW DO WE EVALUATE FUTURE GROWTH AREAS?

If the Land Needs Assessment identifies a need to add lands to the City's urban boundary to accommodate residential and/or employment growth, the next phase of GRIDS 2 and the MCR will be the evaluation of future growth options and areas.

The Growth Plan identifies criteria that must be satisfied prior to an urban boundary expansion occurring. The criteria includes:

- A completed Land Needs Assessment identifying the need for additional lands
- Available existing or planned infrastructure (eg. sewers and water) and public service facilities (eg. parks, community centres, emergency services)
- Minimization / mitigation of impacts on the water resource system and natural heritage system (eg wetlands, woodlands, habitat of endangered species, etc.)
- Avoidance of prime agricultural areas where possible and evaluation of alternative locations

These criteria can form the basis for an evaluation tool to assist Council, staff and the public with evaluating where and how we will grow in the future.

**But there are more criteria that should be considered. Some ideas could include:**

CLIMATE  
CHANGE  
IMPACTS

SUPPORT  
FOR EXISTING  
& PLANNED  
TRANSIT  
SERVICES

ACCESSIBILITY

CREATION OF  
A "COMPLETE  
COMMUNITY"  
(eg. a mix of  
housing types and  
land uses)

PROTECTION  
OF HERITAGE  
RESOURCES

Tell us what  
you think on  
the next panel.



# YOUR FEEDBACK IS IMPORTANT

## WE WANT TO KNOW WHAT YOU THINK!

WHAT CRITERIA SHOULD BE CONSIDERED WHEN  
WE EVALUATE FUTURE GROWTH OPTIONS?  
WHAT DO YOU THINK IS IMPORTANT?

### WRITE YOUR IDEAS BELOW...



# THANK YOU FOR ATTENDING

For more information, visit our website:  
[www.hamilton.ca/grids2-mcr](http://www.hamilton.ca/grids2-mcr)  
or call or e-mail staff to discuss.



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