

LAND NEEDS ASSESSMENT

PLANNING FOR POPULATION AND JOB GROWTH TO 2051

Virtual Public Information Meeting

Agenda for Today's Virtual Information Meeting

- Section 1: **GRIDS 2 / Municipal Comprehensive Review Background**
Introduction to Planning Terms
- Staff presentation
 - Q & A Period
- Section 2: **Community Area Land Need**
- Staff presentation
 - Q & A Period
- Section 3: **Employment Area Land Need & Climate Change Considerations**
- Staff presentation
 - Q & A Period

Section 1

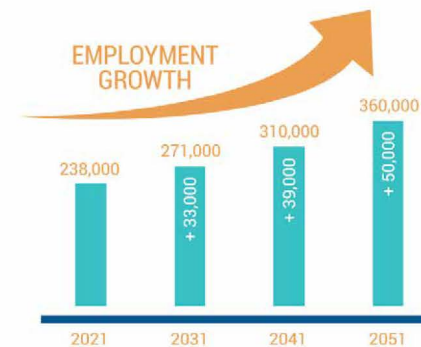
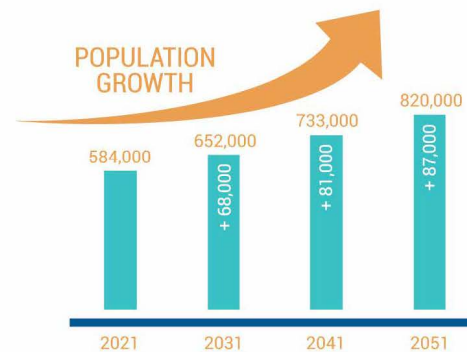
Background Information and Planning Terms

LANDS NEEDS ASSESSMENT PLANNING FOR POPULATION AND JOB GROWTH TO 2051

BEFORE WE BEGIN... GRIDS 2 AND THE MCR: **WHAT ARE THEY?**

Municipal Comprehensive Review (MCR) – Provincial requirement to update the City's Official Plans (Urban and Rural) to bring them into conformity with the most recent versions of provincial policy documents.

Growth Related Integrated Development Strategy (GRIDS) 2 – long-term planning exercise to 2051 that will guide where the forecasted growth of people and jobs will be located, and will inform future infrastructure planning.



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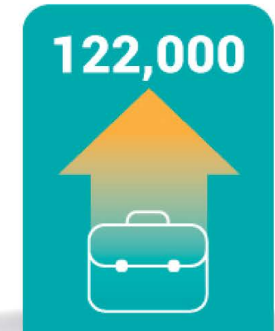
WHAT IS A LAND NEEDS ASSESSMENT?

- A **Land Needs Assessment** (LNA) considers how much land the city currently has for population and job growth, and whether more land is needed over the next 30 years (to 2051).
- Methodology is set by the Province.
- Uses a 'Market-Based' approach.
- "Community Area Land Need" – Land for Population-Related growth (housing, institutional, commercial, office).
- "Employment Area Land Need" – Land for Employment Area growth (industrial, manufacturing, logistics, research parks).

GROWTH FORECAST: 2051



An increase of **236,000 people**, for a total **population of 820,000 people**

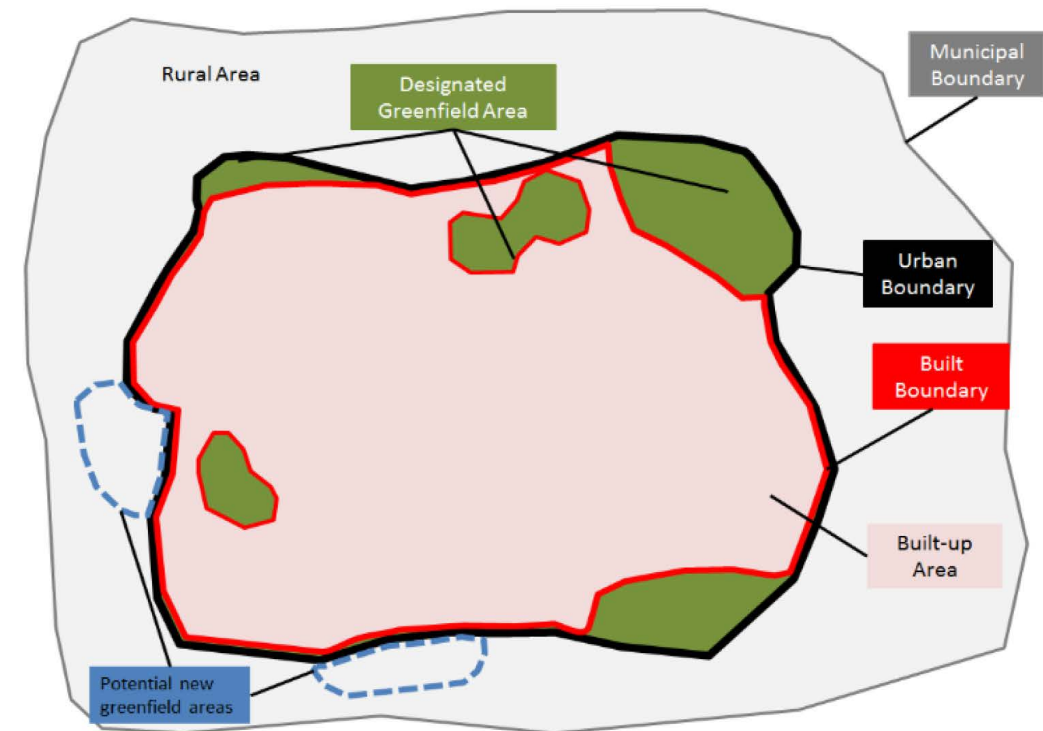


An increase of **122,000 jobs**, for a total **employment of 360,000 jobs**

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PLANNING AREAS AROUND THE CITY: WHERE CAN WE GROW?


- **Urban Boundary:** The divide between the urban and rural areas of the City.
- **Built-Up Area:** the developed urban area where new development is measured as “Intensification”. The ‘intensification target’ applies within this area. This area was defined by the 2006 Growth Plan.
- **Designated Greenfield Areas (DGA):** Areas within the urban boundary that were undeveloped at the time of the 2006 Growth Plan, but had potential to accommodate future development. Development is measured by “Density” – the number of people and jobs per hectare of land.
- **Potential New Designated Greenfield Areas (New DGA):** lands in the rural area that may be available to be brought into the urban boundary for future development. Sometimes called ‘Whitebelt Lands’, these are lands that are outside Ontario’s Greenbelt Plan area.




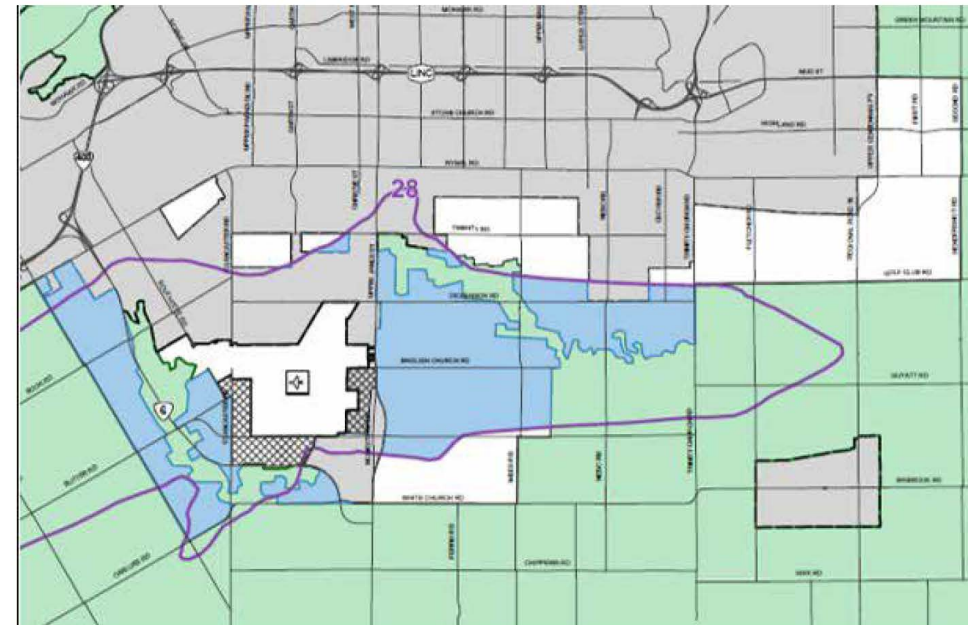
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WHAT ARE WHITEBELT AREAS?

Lands located within Rural Hamilton but are not included in the Greenbelt Plan area.

-  Potential expansion areas that are only available for **Employment Area Land Need** due to airport noise.

-  Potential expansion areas that may be available for **Community Area Land Need**. Certain features/areas are excluded (natural areas, infrastructure, etc.) and this limits the available land supply for Community Area Land Need.





Section 1

Q & A



Section 2

Community Area Land Need



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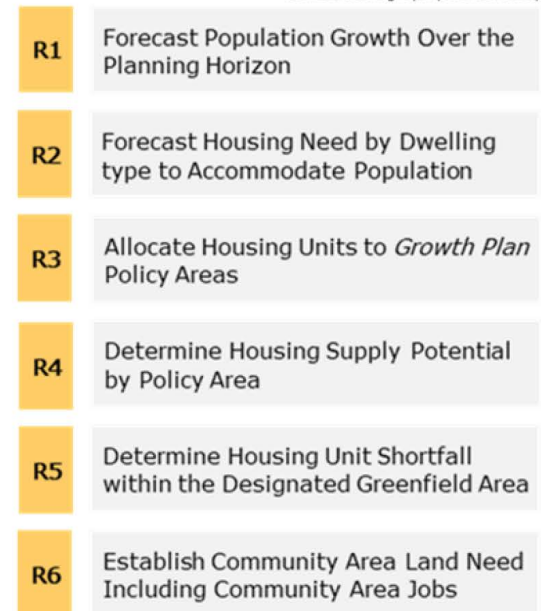
COMMUNITY AREA LAND NEED: INPUTS

- What is the total forecast of population and housing demand by type (single and semi-detached, rowhouses and apartments) based on the age structure of the population?
- How should the forecast housing demand, by type, be distributed to the Growth Plan policy areas: the “Built-up Area”, “Designated Greenfield Area” (DGA) and Rural Area?
- How many housing units, by type, can be developed within the City’s existing DGA (determined through the Vacant Residential Land Inventory)?
- What is the ‘shortfall’: i.e. the number of housing units that cannot ‘fit’ within the existing DGA and must be accommodated on new lands added through urban expansion?
- How much land is required for supporting community land uses? (parks, schools, open space, etc.) Typically about 50% of the land area in large, new residential communities in the DGA.

= COMMUNITY AREA LAND NEED

Steps to Determining Community Land Need

Source: Lorus and Associates, City of Hamilton Land Needs Assessment to 2051 - Technical Working Paper (December 2020)



Output is Community Area Land Need (in ha)

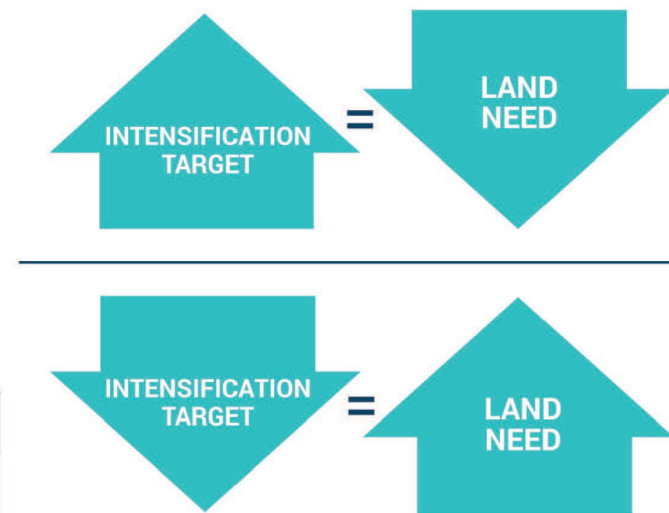
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COMMUNITY AREA LAND NEED: INTENSIFICATION

- Relationship between intensification target and land need
- 50% Intensification – Growth Plan Minimum

LNA Findings – 4 Intensification Scenarios to Consider:

Option	Intensification Rate (%)	Land Need (hectares)
Current Trends (Information only)	40%	3,440 ha
Growth Plan Minimum	50%	2,200 ha
Increased Targets (phased over 2031, 2041, and 2051)	50%, 55%, 60% (Avg. of 55%)	1,640 ha
Ambitious Density (phased over 2031, 2041, and 2051)	50%, 60%, 70% (Avg. of 60%)	1,340 ha



NO URBAN BOUNDARY EXPANSION OPTION?

To achieve a result of 0 ha of new Community Area land need, the City would need to plan for an intensification rate of 81%. This would be considered a 'no urban boundary expansion' scenario. The LNA did not model this scenario because an intensification rate this high far exceeds the City's forecasted demand for intensification and would result in the majority of new housing units being apartments.

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COMMUNITY AREA LAND NEED:

DESIGNATED GREENFIELD AREA (DGA) DENSITY

- Must meet a minimum density of 50 people and jobs per hectare (pjh) in DGA Areas (Growth Plan)
- Housing unit mix (single, semis, townhouse) and how densely they are built (lot widths, mix of townhouse forms) influences the overall DGA density
- Density can influence how much land is required to support a mix of housing forms



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COMMUNITY AREA LAND NEED: DESIGNATED GREENFIELD AREA DENSITY OPTIONS

CURRENT TRENDS

Singles and Semis (14-15m Lot Frontage)
Density = 25uph



GROWTH PLAN MINIMUM

Singles and Semis (12m Lot Frontage)
Density = 30uph



INCREASED TARGETS

Singles and Semis (11m Lot Frontage)
Density = 35uph



AMBITIOUS DENSITY

Singles and Semis (11m Lot Frontage)
Density = 35uph



100% Street Towns
Density = 46uph



100% Street Towns
Density = 60uph



80% Street Towns, 20% Stacked or Back-to-Back Towns
Density = 65uph



50% Street Towns, 50% Stacked or Back-to-Back Towns
Density = 70uph

Townhouse Examples

Street Townhouses



Back-to-back (Maisonette)



Stacked Townhouses

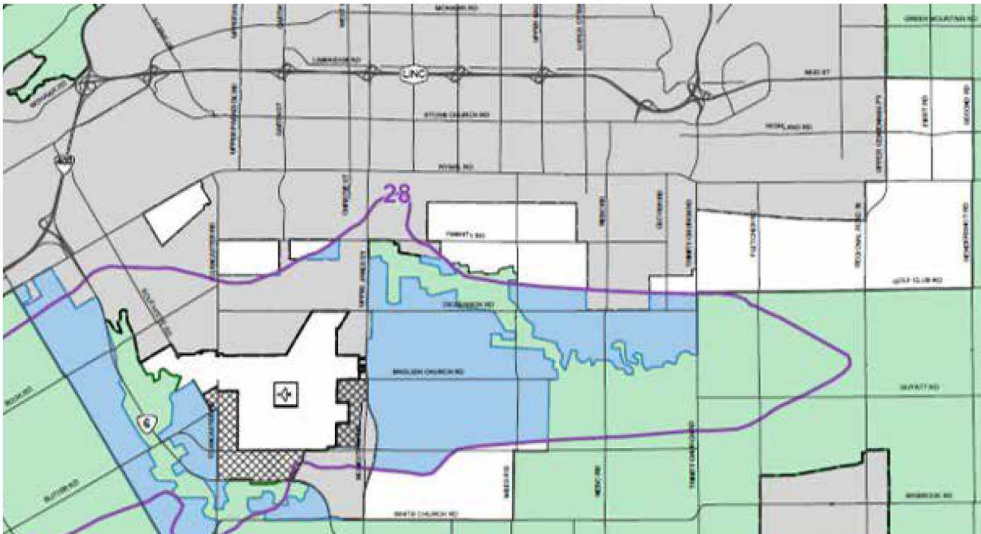


Block Townhouses



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AVAILABLE WHITEBELT LAND SUPPLY



The approximate size of the City's available whitebelt lands for Community Area growth is 1,600 net hectares

COMMUNITY AREA LAND NEED:



KEY FINDING The 'Increased Targets' and 'Ambitious Density' scenarios result in a land need that fits within the available 'Whitebelt' land supply

LANDS NEEDS ASSESSMENT PLANNING FOR POPULATION AND JOB GROWTH TO 2051

HAMILTON'S LAND NEED ASSESSMENT: COMMUNITY AREA RESULTS

- Hamilton's forecasted growth over the next 30 years requires urban boundary expansion.
- The Growth Plan minimum intensification target of 50% is not high enough to accommodate enough of the projected growth within the built-up area while still maintaining a balance of housing options.
- The City will be required to plan for an intensification rate that exceeds the minimum Growth Plan target. Two possible Intensification Scenarios will increase intensification over the planning horizon (from 2031, 2041, and 2051) – 'Increased Targets' or 'Ambitious Density'.
- All 4 of the DGA Density scenarios exceed the minimum Growth Plan target of 50pjh.

INCREASED TARGETS 2051



50% to 2031
55% 2031 to 2041
60% 2041 to 2051

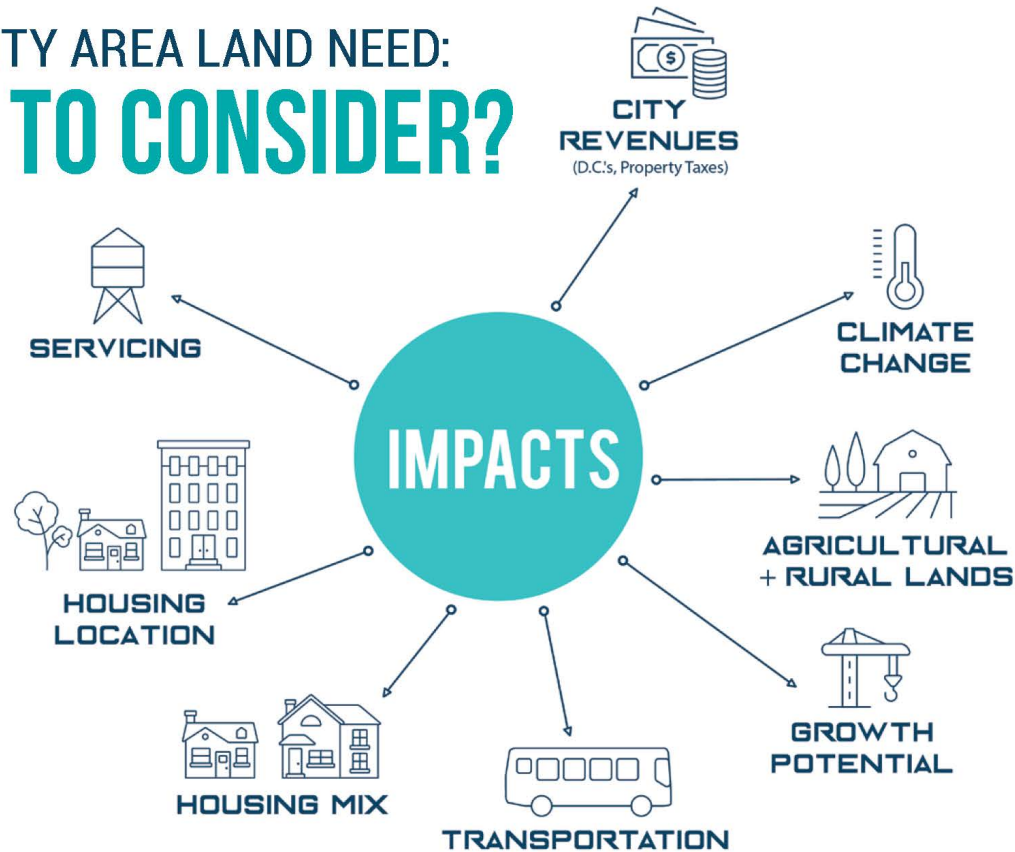
AMBITIOUS DENSITY 2051



50% to 2031
60% 2031 to 2041
70% 2041 to 2051

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COMMUNITY AREA LAND NEED: **WHAT TO CONSIDER?**



We want your input - which scenario is preferred?

- We are asking for your input on which Community Area land need scenario is preferred?
- Do we plan for the Increased Targets scenario, which averages 55% intensification over the next 30 years and increases the density of development in new community areas? This scenario results in a larger required expansion area.
- Or do we plan for the Ambitious Density scenario, which averages 60% intensification over the next 30 years and plans for even higher greenfield density? This scenario results in a reduced need for urban expansion.
- There are many impacts to consider when recommending a preferred scenario.



Section 2

Q & A



Section 3

Employment Area Land Need & Climate Change Considerations

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EMPLOYMENT LAND NEED

- 122,000 New Jobs in Hamilton by 2051
- Takes into account the different types of industrial areas in the City (new greenfield business parks, old industrial areas, and specialized areas like the AEGD)
- Considers how much of these existing areas will develop, or redevelop, and the number of jobs that can be located in these areas
- Determines if the supply of designated employment land is enough to meet the number of jobs needed by 2051



Steps to Determining Employment Land Need

Source: Lorus and Associates, City of Hamilton Land Needs Assessment to 2051 - Technical Working Paper (December 2020)

- E1** Calculate Total Employment Growth to *Growth Plan* Horizon
- E2** Categorize Employment Growth into the Major Land Use Planning Types
- E3** Allocate Growth to the *Growth Plan* Policy Area
- E4** Calculate Capacity of Employment Areas to Accommodate Growth
- E5** Establish Employment Area Land Need



Output is Employment Area Land Need (in ha)

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EMPLOYMENT AREA LAND NEED: KEY FINDINGS

Demand for 112,090 new Employment Area jobs.

Assumptions for future job densities include redevelopment of Bayfront Industrial Area, build out of Airport Employment Growth District with more warehousing and logistics facilities.



Existing Employment Areas throughout the City can accommodate 114,420 new jobs.

Small surplus of land that is within the margin of error for the calculations.

**APPROX. 60 HECTARE SURPLUS
NO NEW EMPLOYMENT AREA LAND IS NEEDED**

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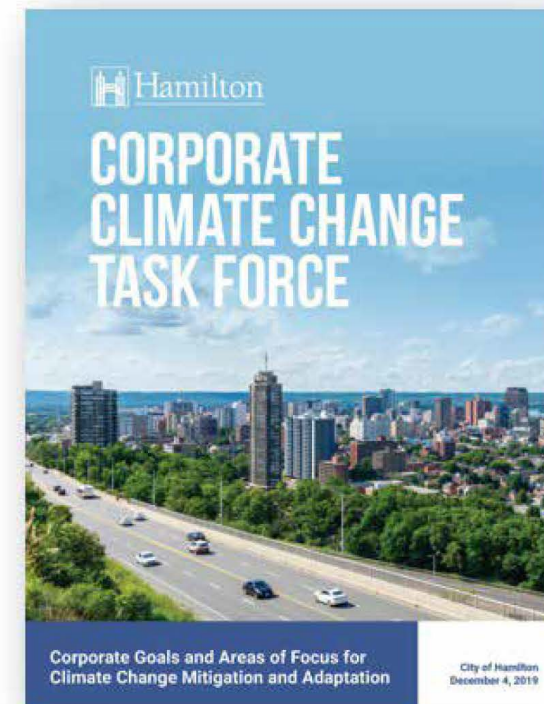
CLIMATE CHANGE IMPACTS

- Goal 4 of Hamilton's Corporate Goals and Areas of Focus for Climate Change Mitigation and Adaptation (Dec. 2019):

"To ensure a climate change lens is applied to all planning initiatives to encourage the use of best climate mitigation and adaptation practices"

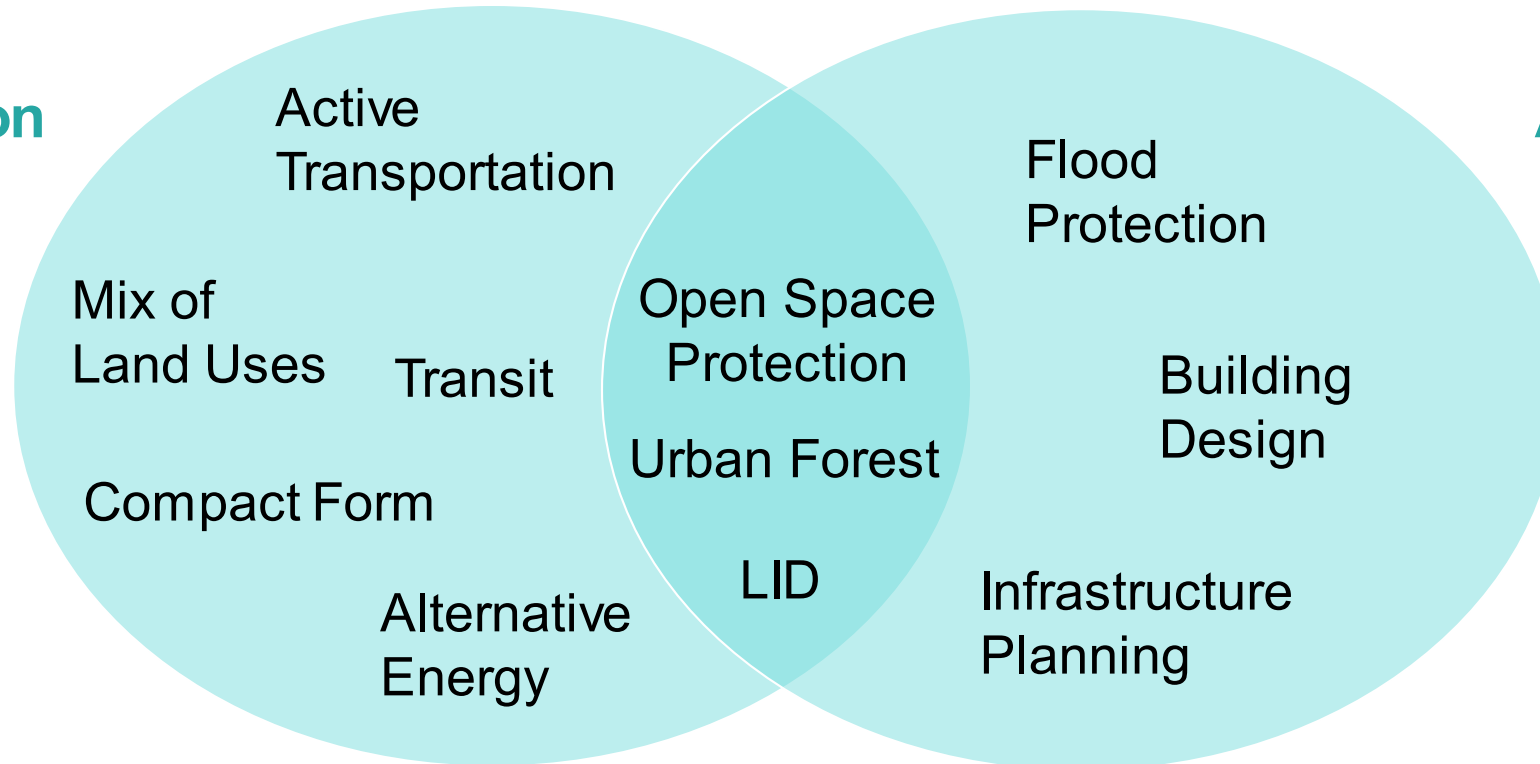
- LNA is a Technical Exercise based on Market-Based assumptions and trends in housing choice and employment
- Urban Boundary Expansion may result in climate change impacts, however contiguous expansion provides the most opportunity for connection with existing communities, transit and infrastructure

Applying a climate change lens at the LNA stage of the decision-making process would suggest pursuing intensification and density targets at the aggressive end of the spectrum, while still meeting the provincial requirement for a market-based assessment. This approach would be reflected in the Ambitious Density scenario



Climate Change and New Communities

Mitigation



Adaptation



Section 3

Q & A





Concluding Remarks & Next Steps



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WHAT'S NEXT?



- **Engage Hamilton (January 2021 – February 2021)**
 - Public Survey – Feedback on the intensification target, density of new communities, and more or less Community Area land need
 - Virtual Public Information Meetings
- **March 2021** - Phasing principles for potential growth options
- Presentation of final LNA recommendation and evaluation framework for phasing of the new growth areas to General Issues Committee in Q2 2021



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WANT TO LEARN MORE?

GRIDS2 – MCR Project Webpage

www.Hamilton.ca/GRIDS2-MCR

- General project information
- Past reports



Land Needs Assessment Webpage

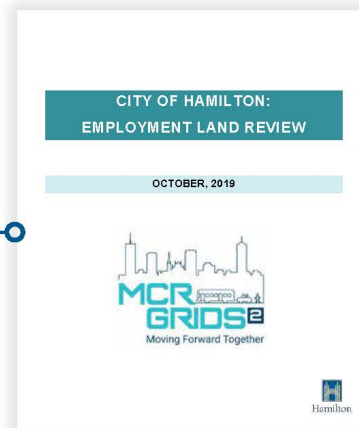
www.Hamilton.ca/LNA

- Land Needs Assessment and Related Reports
- Supplementary Material (bubble diagrams etc.)

Employment Land Review Webpage

www.Hamilton.ca/EmploymentLandReview

- Employment Land Conversion Criteria
- Draft Employment Land Review



INCREASED TARGETS 2051



50% to 2031
55% 2031 to 2041
60% 2041 to 2051

AMBITIOUS DENSITY 2051



50% to 2031
60% 2031 to 2041
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THANK YOU!

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