



**PARKS AND COMMUNITY INFRASTRUCTURE
ASSESSMENT**

Urban Boundary Expansion Applications (East, Central and West)

Prepared for:
Upper West Side Landowners Group

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TABLE OF CONTENTS

1.0	INTRODUCTION	5
2.0	BACKGROUND	8
2.1	Subject Lands	8
3.0	PROPOSED DEVELOPMENT	10
4.0	PLANNING FRAMEWORK.....	13
4.1	Provincial Policy Statement (2020).....	13
4.2	Greater Golden Horseshoe Growth Plan (2019)	14
4.3	Urban Hamilton Official Plan	14
4.3.1	Park and Open Space Designation and Zones	15
4.3.2	Parkland Standards	16
4.3.3	Natural Heritage System	16
4.3.4	Community Facilities/Services.....	17
4.3.4.1	Library Services.....	17
4.3.4.2	Educational Facilities.....	17
4.3.4.3	Healthcare Facilities	18
4.3.4.4	Emergency Medical, Fire, and Police Services	18
4.3.4.5	Cultural Facilities	18
4.4	Airport Employment Growth District Secondary Plan	19
4.4.1	Principles and Policies for Parks	19
4.4.2	Principles and Policies for Natural Heritage Principles.....	19
4.4.3	Cultural Heritage Principles	20
4.5	Zoning By-law	20
5.0	DEVELOPMENT PROCESS, GUIDELINES AND STANDARDS	22
5.1	Development Options for Design and Development of Parks and Open Space Lands	22
5.2	Parks in New Subdivisions	22
5.3	Additional Applicable Standards	22
6.0	PARKS ASSESSMENT	23
6.1	Demographic Profile	23
6.2	Parks Hierarchy and Open Space Analysis.....	23
6.2.1	Parks Hierarchy Analysis.....	23
6.2.2	Natural Open Space Analysis.....	26
6.2.2.1	Headwater Drainage Feature and Aquatic Habitat.....	26
6.2.2.2	Linkage Assessment	26
6.3	Parkland Deficiency Analysis	29

7.0	COMMUNITY INFRASTRUCTURE ASSESSMENT	30
7.1.1	Library Services.....	30
7.1.2	Educational Facilities.....	30
7.1.3	Healthcare Facilities.....	30
7.1.4	Emergency Medical, Fire, and Police Services.....	33
7.1.5	Cultural/ Recreational Facilities.....	33
7.2	Active Transportation Routes and Barriers.....	35
8.0	RECOMMENDATIONS	37
8.1	<i>Parks Dedication</i>	37
8.2	Natural Open Space Strategy.....	37
8.3	Community Infrastructure Recommendations.....	38
9.0	CONCLUSION	39
	APPENDIX A: Current Population Counts in 2 km Study Area	40
	APPENDIX B: Future Population Counts in UWSLG Lands	42

LIST OF FIGURES

Figure 1: Context Plan.....	7
Figure 2: Location Map.....	7
Figure 3: Urban Boundary Expansion Community Plan.....	12
Figure 4: Parks Hierarchy Study.....	24
Figure 5: Park Amenity Ownership Study.....	25
Figure 6: Natural Heritage System.....	27
Figure 7: Headwater Conceptual Channelization (NRSI, Map 3).....	28
Figure 8: Linkages.....	28
Figure 9: Educational Institutions.....	31
Figure 10: Educational Facilities and Parks Amenities Ownership Study.....	32
Figure 11: Community Facilities/Services Study.....	34
Figure 12: Active Transportation Study.....	36

LIST OF TABLES

Table 1: Parks and Open Space Categories and Definitions.....	8
Table 2: Parkland Standards.....	9
Table 3: Parkland dedication for Development, Subdivision or Consent.....	15
Table 4: Permitted Uses for Parks and Open Space Categories.....	16
Table 5: Park Categories in the Study Area.....	18
Table 6: Parks Requirements and Supply Assessment.....	22
Table 7: Park Dedication.....	28

1.0 INTRODUCTION

Parks, open spaces and community facilities constitute an integral part of building complete communities. They play an important role in creating liveable and healthy neighborhoods that support a high quality of life for residents. As part of the requirement for urban growth boundary expansion applications, this report investigates the parks, open spaces and community infrastructure issues and needs around the subject lands proposed to be integrated within the Hamilton City urban boundary area.

The following report has been prepared in support of three (3) Urban Boundary Expansion applications to the City of Hamilton. The applications are requesting the expansion of the urban boundary for three areas which are each less than 40 ha. These lands are remnant parcels, which are currently designated as Rural in the Rural Hamilton Official Plan (RHOP). The proposed Urban Boundary Expansion (UBE) application proposes to expand the existing Urban Boundary for the purposes of residential uses on the subject lands. Please note, while the contents of this report provide a summary and catalogue of the existing public infrastructure surrounding the subject lands, the recommendations provided within are to be further refined through the completion of a Secondary Plan for these lands.

The Upper West Side Landowners Group (UWSLG) is proposing the creation of a complete community across the entirety of the Twenty Road West Development Block, located within Twenty Road West, Upper James Street, Dickenson Road and Glancaster Road block (See Figure 1). This community is proposed to include residential, employment, commercial and community infrastructure. The community will be anchored by the extension of Garth Street, from Twenty Road West to Dickenson Road and has been designed with a robust natural heritage system.

This Parks Issues and Community Infrastructure Assessment has been prepared in conjunction with numerous other technical reports, as required by the City for applications of this nature. The reports which have been relied upon here include the following:

- Environmental Impact Study;
- Planning Justification Report;
- Financial Impact Assessment;
- Land Needs Assessment; and,
- Transportation Impact Assessment.

The intent of this report is to identify existing community infrastructure relative to the proposed development, demonstrate parkland dedication requirements, identify active transportation routes and barriers, provide neighbourhood parkland deficiency comparators for existing and proposed deficiencies, and integrate the proposed natural heritage system. This report has been prepared with consideration of the requirements, identified through the City of Hamilton Parks Issues Assessments Terms of Reference document.

This report relies on a study area which has been developed within a 1 km and 2 km zone surrounding the subject lands. In general practice, study areas typically include 0.5 km and 1 km zones, which correspond to 5-minute and 10-minute walking distances from the site. However, as the subject lands are located on the periphery of the City and next to the Airport with a large development footprint, the study area has been extended to 1 km and 2 km zones to better assess parks and community needs around the subject lands. The needs investigation and the

recommendations consider current and future community needs in the study area including the projected growth within the subject lands.

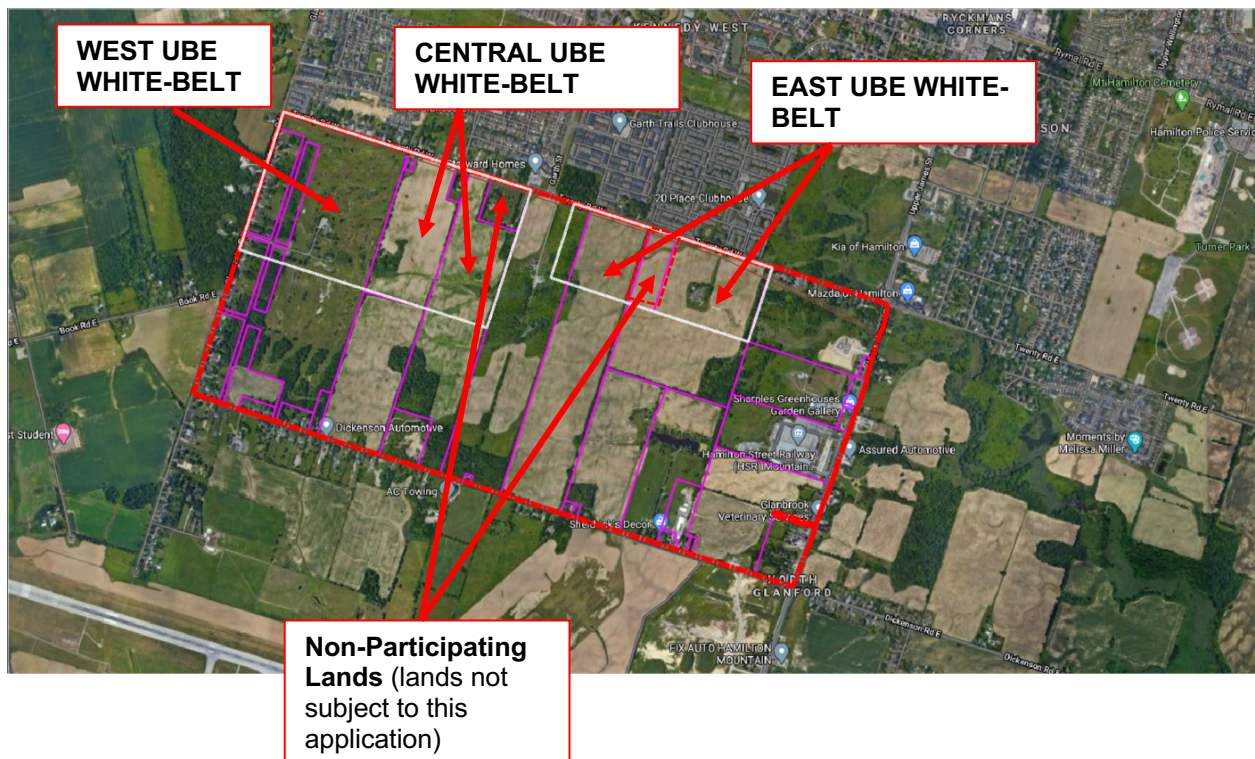
Based on the City policies as discussed in chapter 2, this study reviews public and private facilities and services in the following areas:

- Parks and Open Spaces – Parks and open spaces including the natural heritage systems
- Culture amenities – Cultural and community centers
- Religious amenities – Places of worship
- Health amenities – Emergency medical services
- Welfare amenities – Social service facilities, long term care facilities, day care facilities, seniors' centers
- Educational amenities – Schools, daycare, museums, universities and colleges, libraries
- Recreational amenities – community and recreation centers, arenas
- Emergency services – Emergency medical services, fire services, police services
- Active transportation and access - Walking, biking and public transit services

Figure 1: Context Plan



Figure 2: Location Map



2.0 BACKGROUND

2.1 Subject Lands

The subject lands, approximately 86.56 hectares (213.89 acres) in area are located within the lands bounded by Twenty Road to the north, Upper James to the east, Dickenson Road West to the south, and Glancaster Road to the west (Figures 1 & 2). The plan has been prepared comprehensively to address the holdings of non-participating landowners to ensure the development of a fully integrated and functional community. The imposition of contemporary cost sharing policies at the time of secondary plan approval will ensure that the development of the community will be delivered in an equitable financial manner to both the City and the landowners.

The Subject Lands for the East and Central UBE area are legally described as Part of Lots 2 and 3, 4 – Concession 2, geographic Township of Glanford. The West UBE area is legally described as Part of Lot 117 and all of Lots 118, 119, 120, 121, 122, 123 and 160 and all of lots A, B, C, D, E, F and G of Lot `60. The lands are all located in the southwest precinct of the City of Hamilton (formerly Glanbrook). Due to the Growth Plan allowing the consideration of Urban Boundary Expansion applications for lands no greater than 40 ha, three applications have been prepared to expand the urban boundary for the white-belt areas. The three areas are as follows:

East

The 'East' portion of the subject lands are municipally address as 9285, 9445 and 9511 Twenty Road West. These lands are located generally southeast of the Garth Street and Twenty Road West intersection. The subject lands are approximately 630 metres in width and approximately 330 metres of depth. The subject lands have an approximate area of 26.61 hectares (65.75 acres).

Central

The 'Central' portion of the subject lands are municipally addressed as 9625 and 9751 Twenty Road West. These subject lands are located generally southwest of the Garth Street and Twenty Road West intersection. The subject lands are approximately 580 metres in width and approximately 650 metres of depth. The subject lands have an approximate area of 32.57 hectares (80.5 acres).

West

The 'West' portion of the subject lands are municipally addressed as 555 Glancaster Road. These lands are located generally southeast of the Garth Street and Twenty Road West intersection. The subject lands are approximately 450 metres in width and approximately 650 metres of depth. The subject lands have an approximate area of 27.38 hectares (67.66 acres). The west portion of the subject lands contain an abandoned golf course

Surrounding land uses and features to the subject lands include lands which are largely characterized by actively farmed agricultural fields with 3 woodlots, 3 wetlands and 4 ponds of varying size.

Surrounding Land Uses

These and much of the surrounding lands have historically been used for the purposes of agriculture and farming. Today, much of the land is currently used for sod farming, landscaping and other cash crops. The subject lands are also located immediately south of an existing residential community. The surrounding land uses are as follows:

- North: To the immediate north of the subject lands is a Hydro Corridor and Twenty Road West. The lands beyond are residential uses which include primarily single detached and townhouse dwellings.
- East: To the east of the subject lands is Upper James Street. The lands to the east are largely used for residential, agricultural and some commercial purposes.
- South: To the immediate south of the subject lands is Dickenson Road West. The lands beyond that include the John C Munroe International Airport as well agricultural, employment and residential uses.
- West: To the west of the subject lands include Glancaster Road. Beyond that, the lands to the west are used for agricultural and residential purposes.

3.0 PROPOSED DEVELOPMENT

The UWSLG is proposing the expansion of the Urban Boundary to include portions of “white belt” parcels, as discussed in the section above. The portion proposed to be expanded within the Urban Boundary is proposed to include residential uses, an enhanced natural heritage system, stormwater management ponds, and a collector road network (See Figure 3). It is important to note that the proposed development is seeking the expansion of the urban boundary for lands identified as “Central UBE”, “Eastern UBE” and “West UBE”.

The proposed land areas are as follows:

Use:	Eastern		Central		Western	
	Area (ha)	Percent (%)	Area (ha)	Percent (%)	Area (ha)	Percent (%)
Residential	24.41	91.7	27.41	84.2	23.19	84.7
Roads	1.12	4.3	1.54	4.7	3.21	11.7
NHS	1.04	3.9	3.62	11.1	0.98	3.6
SWM	0.04	0.1	0.00	0	0.00	0
Total	26.61	100	32.57	100	27.38	100

In addition, following submission of the Urban Boundary Expansion applications for the 3 “white belt” areas, a Secondary Plan, supported by all of the necessary technical studies, will be submitted. This Secondary Plan will set out the defined local road network, all proposed land uses, a final natural heritage system and engineering requirements, not necessarily examined through this application.

In consideration of the proposed expansion lands, the unit type, mix, ppu as well as densities have been calculated. For the purposes of providing a more fulsome representation of the unit breakdown, “Central”, “Eastern” and “West” UBE areas have been incorporated. As much of the lands proposed to be expanded into the Urban Boundary is predominantly proposed for residential uses the mix of housing types is to include 196 singles/semis, 1,715 townhomes, and 539 apartment units, which will accommodate approximately 5,748 persons when completed. In addition, the non-residential component of the proposed development will accommodate approximately 7,781 jobs (in the non-white-belt lands).

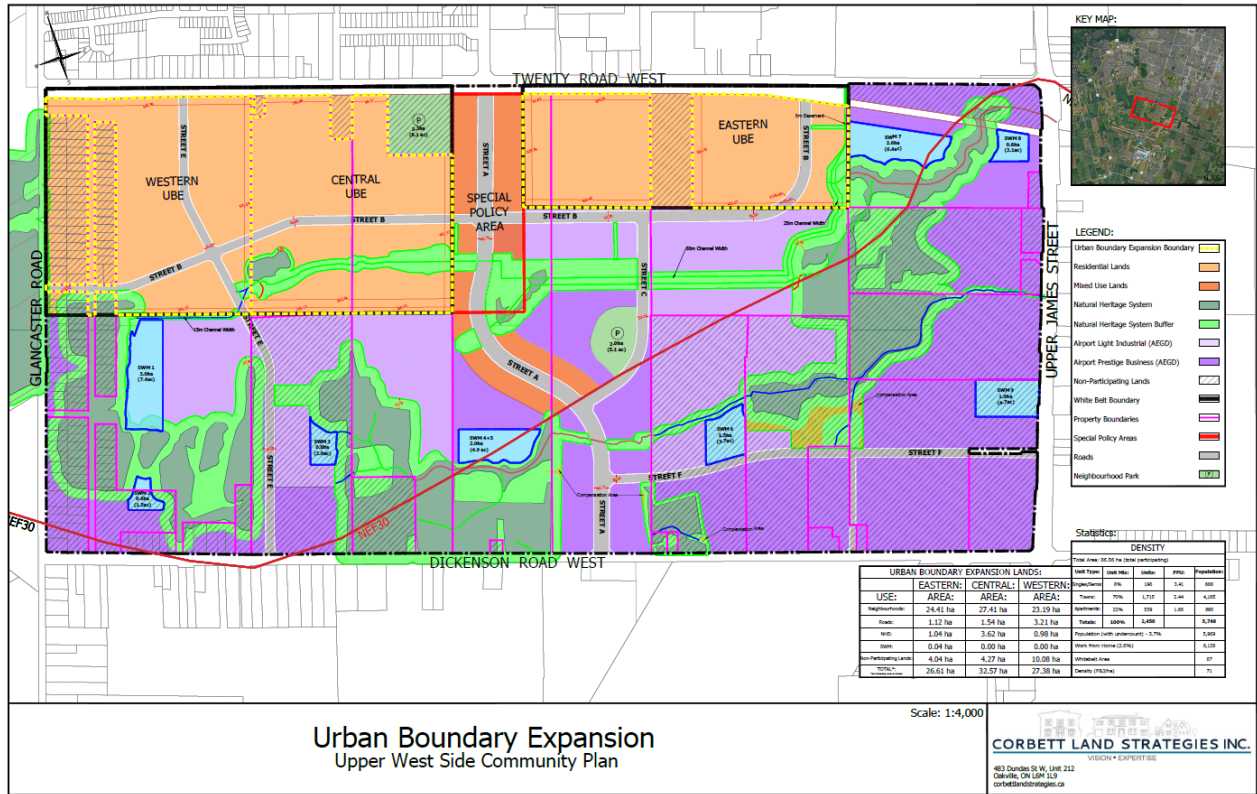
The projected residential unit mix and population is as follows:

Unit Type	Unit Mix	Unit	Persons Per Unit (PPU)	Population
Single/Semi	8%	196	3.41	668
Townhomes	70%	1,715	2.44	4,185
Apartments	22%	539	1.66	895
Total	100%	2,450	2.35	5,748
Population (with Undercount) – 3.7%				5,969
Work from Home (2.6%)				6,128
Whitebelt Area				87
Density (P&J/ha)				71

The proposed development has been designed to accommodate a density of 71 people and jobs per hectare.

Please note, the proposed land areas and unit breakdowns are subject to change. In addition, following the Urban Boundary Expansion applications, a Secondary Plan is proposed to be submitted which will provide further details on the proposed residential breakdown.

Figure 3: Urban Boundary Expansion Community Plan



4.0 PLANNING FRAMEWORK

4.1 *Provincial Policy Statement (2020)*

The Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act and provides a consolidated statement of the government's policies on land use planning. It is applied province-wide and provides provincial policy direction on key land use planning issues that affect communities.

Section 1.5 of the PPS provides the following guidance as it relates to *Public Spaces, Recreation, Parks, Trails and Open Space* as noted below:

1.5.1. Healthy, active communities should be promoted by:

- a. planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b. planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- c. providing opportunities for public access to shorelines; and*
- d. recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

Section 1.6 of the PPS provides guidance on planning of *Infrastructure and Public Service Facilities*.

1.6.1 Planning for infrastructure, [...] and public service facilities shall be coordinated and integrated with land use planning so that they are:

- a. financially viable over their life cycle, which may be demonstrated through asset management planning; and*
- b. available to meet current and projected needs.*

1.6.2 Planning authorities should promote green infrastructure to complement infrastructure.

1.6.3 Before consideration is given to developing new infrastructure and public service facilities:

- a. the use of existing infrastructure and public service facilities should be optimized; and*
- b. opportunities for adaptive re-use should be considered, wherever feasible.*

1.6.4 Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services.

- 1.6.5 Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.*

4.2 Greater Golden Horseshoe Growth Plan (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2019) is the initiative of the Province to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. Section 4.2.5 of the Growth Plan (2019) provides the following direction for the municipalities for the development of the Public Open Space:

4.2.5. Public Open Space

- 1. Municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly-accessible parkland, open space, and trails, including in shoreline areas, within the GGH that:
 - a) clearly demarcates where public access is and is not permitted;*
 - b) is based on a coordinated approach to trail planning and development; and*
 - c) is based on good land stewardship practices for public and private lands.**
- 2. Municipalities are encouraged to establish an open space system within settlement areas, which may include opportunities for urban agriculture, rooftop gardens, communal courtyards, and public parks.*

4.3 Urban Hamilton Official Plan

The Urban Hamilton Official Plan (UHOP) applies to the lands in the urban area of the City and was adopted by City Council in 2009. As the subject lands are proposed to be added to the urban boundary, only policies from the UHOP have been detailed in the following sections.

Community Facilities/Service policies including parks are nested under the UHOP Chapter B , Section 3.0 - *Quality of Life and Complete Communities*. Section 3.5 discusses policy goals for Community Facilities/Services:

3.5.1 Policy Goals

- a. Create a vibrant, active and supportive City by providing community facilities/services that support a high quality of life for all residents.*
- b. Achieve equitable and efficient access, distribution, and integration of community facilities/services which meet the needs of people of all ages, backgrounds, and capabilities throughout all stages of their lives and across the City.*
- c. Provide community facilities/services in an efficient sustainable manner that optimizes their use, minimizes their environmental impacts, and promotes their flexibility to adapt to changing needs.*

Planning and delivery of all new community facilities/services including parks will comply with Section 3.5.2 *General Policies* for all privately and publicly owned and operated community facilities/services. This includes urban design directions, separation criteria, are to include publicly accessible space as well as adhere to any further development standards required for community infrastructure.

4.3.1 Park and Open Space Designation and Zones

Parks and open spaces are required to be provided in accordance with Chapter B, Section 3.5.3 - Parkland Policies which establishes a Parks Hierarchy and Open Space Categories which is also expanded upon in Section C.3.3 - Open Space Designations and Section C.2 – Natural Heritage System.

The table below summarizes the park and open space categories and definitions by examining the various types in relation to the UHOP and Zoning By-law.

Table 1: Parks and Open Space Categories and Definitions

	Park Category as per UHOP	Zoning By-law 05-200 designation	Parks and Open Space Definition as per UHOP
Park	City Wide	City Wide Park (P3) Zone	City-Wide Parks are municipally, regionally, provincially or nationally significant destinations.
	Community	Community Park (P2) Zone	Community Parks serve more than one neighborhood. They serve a population of approximately 20,000 people and have a minimum size of approximately 7 hectares city wide.
	Neighborhood	Neighborhood Park (P1) Zone	Neighborhood Parks primarily cater to the recreational needs and interests of the residents living within its general vicinity. Residents can easily walk or bike to these parks. They serve a population of approximately 5,000 people and have a minimum size of approximately 2 hectares
	Parkette	Parkette (P1, P4 or other) Zone	Parkettes are small open spaces which have no or limited recreational facilities.
Open Space	General Open Space	Open Space (P4) Zone	These areas do not function as parks but are used for both active and passive recreational activities. Includes golf courses, community gardens, pedestrian and bicycle trails, walkways, picnic areas, beaches, remnant parcels of open space lands, and urban plazas, squares and core spaces
	Natural Open Space	Conservation/Hazard Land (P5) Zone	These areas perform important biological and ecological functions and provide passive recreational opportunities. Include lands with significant natural features and landscapes such as woodlots, hazard lands, forested slopes, creek/ravine corridors, the Niagara Escarpment, environmentally sensitive areas (of natural and scientific interest), and areas of wildlife habitat.

In Section 3.5.3.6, the City advises that smaller minimum sizes for Neighbourhood or Community Parks can be considered if there is a demonstrated deficiency of existing parkland in the surrounding area, or the subject lands are currently used for recreational or public uses, or that the subject lands are designated for park purposes in a secondary plan or neighbourhood plan, or the lands fulfill identified recreational needs or that the designation of lands do not adversely impact operational priorities.

4.3.2 Parkland Standards

UHOP section 3.5.3.11 establishes the parkland standards to be used in the determination of parkland needs.

Table 2: Parkland Standards

Park Classification	Per 1,000 Population (Ratios)	Minimum Service Radius/ Walking Distance
Neighborhood Parks	0.7 ha/1000	800 m
Community Parks	0.7 ha/1000	2 km
City-Wide Parks	0.7 ha/1000	N/A.

Note: The City may consider a lower parkland standard where a Neighbourhood and Community Park may be feasibly combined on the same site. Preference shall be given to locating Neighbourhood or Community Parks adjacent to school sites.

In Section 3.5.3.16, the Official plan advises that through the preparation of secondary plans or neighbourhood plans, the amount and type of parks will be determined by the City. The City will consider the following at such time:

- a) *the parkland standards in policy B.3.5.3.11;*
- b) *projected population;*
- c) *the location of other parks in adjacent areas;*
- d) *the feasibility of locating parks near schools and Natural Open Spaces; and,*
- e) *site characteristics (slope, natural features, frontage in a public road) as defined by Landscape Manual for Parks, adopted by Council.*

4.3.3 Natural Heritage System

The Official Plan identifies policies to protect City's Natural Heritage System (NHS) which consists of the Niagara Escarpment Plan area, Core Areas and Linkages identified by the City based on requirements of the Provincial Policy Statement (2020).

The systems approach, as promoted by the Official Plan, involves a Natural Heritage System which includes Core Areas, as well as supportive features (Linkages) that maintain the ecological functionality and connectivity of the natural system. These connections help maintain biodiversity, and the long-term health and viability of natural systems. Protection and restoration of impaired or degraded habitat and habitats in diminishing supply is vital for a fully functional Natural Heritage System. Linkages mapped as part of the City of Hamilton Urban Official Plan may include woodlands, other natural vegetation types, and streams and watercourses that connect to Core Areas (City of Hamilton 2012 & 2013). Hedgerows can also provide a linkage function.

The Official Plan Section 2.1 identifies policy goals for NHS as noted below:

- a. *Protect and enhance biodiversity and ecological functions.*
- b. *Achieve a healthy, functional ecosystem.*
- c. *Conserve the natural beauty and distinctive character of Hamilton's landscape.*
- d. *Maintain and enhance the contribution made by the Natural Heritage System*
- e. *to the quality of life of Hamilton's residents.*
- f. *Restore and enhance connections, quality and amount of natural habitat.*

- g. Provide opportunities for recreational and tourism uses where they do not impact natural heritage features.*
- h. Monitor and periodically assess the condition of Hamilton's natural environment.*

The identification of NHS features requires completion of an Environmental Impact Statement (EIS) which has been discussed in Section 3 and 4 of this report. If needed, the Official Plan allows minor refinements to the boundaries of the NHS based on rationale through the completion of the EIS.

4.3.4 Community Facilities/Services

Within the Official Plan, Section 3.5 identifies a range of community facilities/services that serve to enhance the quality of life of residents and make neighborhoods livable by providing space and amenities for a host of services, programs, and activities. As defined in the Official Plan, community facilities/services are lands, buildings, and structures that provide services for health, education, recreation, social or cultural activities, security, and safety. Parks and open spaces are already discussed in the chapter above. This section discusses policies as related to educational, library, healthcare, cultural and emergency medical, fire, and police services.

4.3.4.1. Library Services

Libraries serve as a repository of resources for information, knowledge, learning and entertainment as well as venues for community events and focal points for communities. Official Plan Section 3.5.4 identifies policies related to libraries. Key policies are noted below:

- a. New libraries shall be accessible and barrier free to all residents.*
- b. Where established library facilities are inadequate to serve area residents, the City shall encourage the Hamilton Public Library Board to provide alternative or additional branch libraries or services. To ensure the provision of suitable library sites, the City shall encourage the inclusion of the Library Board in secondary planning processes as well as the planning of other community facilities/services.*
- c. Every effort shall be made to co-locate new libraries with other community facilities/services and central to the area being served.*

4.3.4.2. Educational Facilities

Educational facilities including schools, colleges and universities serve as building blocks of the communities and provide not just education but also recreational opportunities and resources to the neighborhood. Official Plan Section 3.5.5 identifies policies related to educational facilities. Key policies below:

- a. The decision to operate a school is at the sole discretion of the school board or private agency and is guided by the requirements of the Province.*
- b. Schools shall provide landscaped open space for outdoor student activities and be designed and operated to limit noise, traffic, privacy impacts on neighbouring residents.*

- c. *New elementary schools may be located adjoining parks provided the School Board provides adequate outdoor space on their lands to meet their needs.*
- d. *New educational facilities shall comply with Sections B.3.5 – Community Facilities/Services Policies, and B.3.3 – Urban Design Policies.*

4.3.4.3. Healthcare Facilities

The province holds the primary responsibility to provide healthcare facilities such as hospitals. The City is responsible for collaborating with senior levels of government and their agencies to identify needs and ensure provision of high-quality healthcare facilities and related services to the community. Healthcare policy below:

- a. *Healthcare facilities shall be located in proximity to major roads and transit routes for ease of access by all forms of transportation, including walking and cycling.*

4.3.4.4. Emergency Medical, Fire, and Police Services

Emergency services include emergency medical, fire, and police services and their associated stations. The design of communities and siting of emergency service stations can impact response times and efficiency of emergency medical, fire, and police services delivery. Key policies are noted below:

- a. *The preferred location for emergency medical, fire, and police stations is fronting minor arterial, major arterial, or collector roads.*
- b. *Safe, direct, and unobstructed access to roads shall be required for emergency services including the use of controlled intersections, lighting, and signage.*

4.3.4.5. Cultural Facilities

Cultural facilities include publicly owned, or operated lands, buildings and structures used for the creation, production, and dissemination of culture and arts or cultural activities. Cultural services are also an integral part to City's cultural experiences and may be disseminated by public programming, conservation, and presentation of cultural resources. Examples of cultural facilities include museums, art galleries, exhibition facilities, and managed historical sites.

- a. *New cultural facilities that serve the City or larger region [...] shall be designed to reflect the character, identity, and image of Hamilton and the region served by the facility.*
- b. *The preferred location for new cultural facilities that serve the City or larger region is the Downtown Urban Growth Centre. The preferred locations for new cultural facilities that primarily serve a local community are Sub-Regional Service Nodes, Community Nodes, or Primary Corridors, or other locations deemed appropriate by the City.*
- c. *Adaptive reuse of a protected heritage property or cultural heritage landscape for new cultural facilities shall be exempt from all locational and design requirements of this Plan provided the following conditions are met to the satisfaction of the City:*
 - i. *The heritage attributes are conserved.*

- ii. *The heritage attributes are considered in the design of any new additions, features, related buildings or structures, or landscaping.*
- d. *New cultural facilities shall comply with Sections B.3.5 – Community Facilities/Services Policies, B.3.3 – Urban Design Policies and B.3.4 – Cultural Heritage Policies.*

4.4 Airport Employment Growth District Secondary Plan

The Subject Lands are abutting the boundary of the Airport Employment Growth District (AEGD) Secondary Plan. As such, the following identifies the related parks and community infrastructure policies for reference purposes.

The vision for the AEGD is to create a vibrant and visually appealing district where the natural and cultural heritage resources in the area have been preserved and establish a distinct character for the area. One of the key principles of the district is to balance high intensity land uses with green/park setting using sustainable design and appropriate development that protects and enhances the natural environment.

4.4.1 Principles and Policies for Parks

Section 8.2.3 of the secondary plan includes the guidance for parks development as part of the public realm principles specified below.

4.4.2 Principles and Policies for Natural Heritage Principles

The AEGD includes wetlands, streams, woodlands, meadows, successional areas and hedgerows which form part of the Natural Heritage System. The policies of Official Plan Section C.2.0 – Natural Heritage System apply, with the exception of Section C.2.4. Section 8.2.11 and Section 8.5 of the Secondary Plan delineates the Natural Heritage Principles and Open Space policies as applicable to the district.

8.2.11 Natural Heritage Principles:

Through sustainable design and appropriate development, the employment district protects and enhances the natural environment. The intent is to:

- a) *Develop in a manner that is sensitive to the natural environment;*
- b) *Use innovative, sustainable storm and wastewater infrastructure to protect water quality and source water;*
- c) *Protect and integrate provincially and municipally significant natural features, such as streams, valley lands, wetlands, mature trees and forests into the employment district's development, implement provincial policy and meet municipal policy;*
- d) *Use sustainable design to limit the emissions, water and energy consumption of buildings within the employment district; and,*
- e) *Connect the employment district's open space system to surrounding natural area.*

8.5 Natural Open Space Policies:

The Airport Employment Growth District Secondary Plan recognizes, preserves, and protects natural heritage features as a key element of the area's character and eco-industrial design.

8.5.1 Lands designated Natural Open Space on Map B.8-1 – Airport Employment Growth District Land Use Plan shall comply with Section B.3.5.3 – Parkland Policies, Section C.2 – Natural Heritage System and Section C.3.3 – Open Space Designations of Volume 1.

8.5.2 Minor refinements to boundaries of the Natural Open Space designation may be permitted without amendment to this Secondary Plan provided the change is justified by an Environmental Impact Statement to the satisfaction of the City.

4.4.3 Cultural Heritage Principles

The AEGD Secondary Plan espouses to preserve and celebrate important cultural sites and features through the following principles:

- a) Dialogue with First Nations to determine where important cultural features are located within the employment district;*
- b) Conducting archaeological assessments or other appropriate studies prior to commencing development;*
- c) Protecting, reflecting and displaying significant cultural sites; and,*
- d) Considering to use cultural and natural heritage landscape features such as the Greenbelt as a key component of the brand for the district.*

4.5 Zoning By-law

All new developments are required to provide parkland dedication to the City, as per the Ontario Planning Act and City By-law 18-126. The parkland dedication as specified in Section 4 of Zoning By-law 18-126 is noted in the table below. Cash-in-lieu of parkland dedication option is available to the developers and its requirements are noted in Section 5 of the By-law 18-126. As per Section 11, the parkland conveyance or cash-in-lieu requirements do not apply if the proposed development or redevelopment is for an Industrial Use.

Table 3: Parkland dedication for Development, Subdivision or Consent

Clause	Density (Units/Ha)	Parkland Dedication
(4a)	Sub-division - Residential	
i.	< 20	5% of the Net land area to be developed or redeveloped
ii.	20 - 75	dedication of land at a rate of 1.0 hectare of the Net Land Area for each 300 dwelling units proposed
iii	75 - 120	dedication of land at a rate of 0.6 hectare of the Net Land Area for each 300 dwelling units proposed;
iv	>120	dedication of land at a rate of 0.5 hectare of the Net Land Area for each 300 dwelling units proposed

v	Developments not part of registered subdivision	Notwithstanding Clause ii, (iii) and (iv), a maximum parkland dedication of 5% of the Net Land Area will apply to developments of single and semi-detached lots, duplexes, street townhouses fronting on a public street
(4b)	Subdivision - Commercial	Land in the amount of 2% of the Net Land Area to be developed or redeveloped.
(4c)	Subdivision - uses other than commercial and residential	Land in the amount of 5% of the Net Land Area to be developed or redeveloped.
(4d)	Sub-division – Lands at different uses and residential densities	A prorating of the dedication rates defined in clauses 4(1)(b), (c) and (d), applicable to the respective use and/or density.

The UHOP and Comprehensive Zoning By-law 05-200 establish an amalgamated strategy for parklands and open space. The Zoning By-law 05-200 defines the corresponding permitted uses and regulations for parks and open space categories defined in UHOP. The table below summarizes permitted uses for parks and open space categories.

Table 4: Permitted Uses for Parks and Open Space Categories

	Park Category as per UHOP	Zoning By-law 05-200 designation	Permitted and Prohibited Uses
Park	Neighborhood	Neighborhood Park (P1) Zone	Permitted Use: Community Garden, Recreation, Urban Farm Prohibited Use: Arena, Community Centre Stadium, Swimming Pool, Tennis Courts
	Community	Community Park (P2) Zone	Permitted Use: Community Garden, Recreation, Urban Farm, Urban Farmers Market
	City Wide	City Wide Park (P3) Zone	Commercial Entertainment, Commercial Parking Facility, Commercial Recreation, Community Garden, Marina, Recreation, Restaurant, Retail, Urban Farm, Urban Farmers Market Prohibited Use: Drive-through Facility
Open Space	General Open Space	Open Space (P4) Zone	Permitted Use: Botanical Gardens, Cemetery, Community Garden, Conservation, Golf Course (excluding mini-golf), Nature Centres, Marina, Recreation, Seasonal Campground, Urban Farm
	Natural Open Space	Conservation/Hazard Land (P5) Zone	Permitted Use: Conservation Flood and Erosion Control Facilities Passive Recreation

5.0 Development Process, Guidelines and Standards

City of Hamilton's Parks and Open Space Development Guide provides guidance related to the processes and approvals required in designing and constructing park and open space lands. It also serves to create options for developers to build parks or open spaces if both City and developer are in agreement with this option. The two development options outlined in the guide are discussed below:

5.1 Development Options for Design and Development of Parks and Open Space Lands

The Park and Open Space Development Guide outlines two options for the design and development of both park and open space lands.

Option 1 is based on processes that existed in the former City of Hamilton in which the Development Community was required to provide the first stage of development of a park or open space. The City of Hamilton would later complete the park with the addition of recreational amenities such as playground equipment, multi-purpose courts, sports fields, site furnishings and plantings for examples.

Option 2 provides the opportunity for a developer to design and build a completed park or open space in a new subdivision development. This option would then involve the City reimbursing the developer for the Development Charge related items for both park and open space development. Option 2 provides the benefit of having a completed park or open space available to the new residential community closer to their time of relocating into the community. There is also a potential for development cost of these resources to be reduced.

5.2 Parks in New Subdivisions

As per the Park and Open Space Development Guide, parks in new subdivisions are required to conform to specific size and configuration standards. A minimum of 120 metres of street frontage is required to ensure adequate access and visibility into the park. A square or rectangular configuration of the park parcel allows for the greatest flexibility for the construction of sports facilities; therefore, odd shapes will not be accepted for parkland dedication.

5.3 Additional Applicable Standards

Additional applicable guidelines and standards outlined in Park and Open Space Development Guide that will apply to design and development of parks and opens spaces include the following:

- Crime Prevention through Environmental Design (CPTED) Principles for Park and Open Space Design.
- Playground Equipment Standards
- Spray Pad Standards
- Product and Material Standards
- Approved Tree Species for Parks and Open Spaces
- Park and Open Space Standard Detail Drawings
- Park and Open Space Standard Specifications

6.0 PARKS ASSESSMENT

6.1 Demographic Profile

Based on data aggregated from the Canadian Census for the 2 km zone around the site, approximately 16,500 people live in the 2km zone surrounding the Subject Lands (See Figure 4 and Appendix A). Within the 1 km zone, most population is concentrated to the north and north-east of the site with approximately 4,300 people living just north of the site between Glancaster Road and Upper James Street. The development of the combined expansion lands will add another 5,748 residents and 7,781 employees to the area.

6.2 Parks Hierarchy and Open Space Analysis

6.2.1 Parks Hierarchy Analysis

As discussed in Section 2.2, the City of Hamilton parks are categorized into city parks, community parks and neighborhood parks and parkettes, each serving a different size of population except Parkettes which do not have a population range associated with them. An assessment of study area shows a range of park categories in the study area as noted in Table 5 and Figure 6. The ownership of amenities is identified in Figure 5.

Table 5: Parks Categories in the Study Area

	Name	Address	Size (ha)	UHOP Classification	Zone
1	William Connell Park	1086 West 5th St.	25.69	City Wide	P3
2	Turner Park	344 Rymal Rd. E.	31.25	City Wide	P3
3	William Schwenger Park	957 Upper Paradise Rd/ 86 Claudette Gate	10.73	Community	P2
4	Kopperfield Park	20 Idlewilde Lane	0.92	Neighborhood	P1
5	Carpenter Neighbourhood Park	145 Eagleleglen Way	1.07	Neighborhood	P1/A
6	Kennedy East Park	130 Malton Dr.	1.19	Neighborhood	P1
7	Homebrook Park	204 Stagecoach Dr.	1.11	Neighborhood	P1
8	Glanbrook Hills Park	225 Greti Dr	0.74	Neighborhood	OS2
9	**Falkirk West Park	**1030 Upper Paradise Rd	1.61	Parkette	AA
**This parkette is either a part of or nearby Falkirk West Park					

6.2.2 Natural Open Space Analysis

The subject lands include natural open space areas that perform important biological and ecological functions and provide passive recreational opportunities. A Headwater Drainage Feature Assessment, an Environmental Impact Study (EIS) and a Linkage Assessment (LA) study have all been conducted for the Subject Lands in support of the UBE application.

The natural heritage features identified within or immediately adjacent to the study sites (see Figure 6) include the following:

- Upper Twenty Mile Creek PSW Complex;
- Unevaluated wetlands;
- Significant Woodland;
- Other woodlots;
- Hedgerows and isolated trees;
- Naturalizing thicket (abandoned orchard); and
- Headwater Drainage Features.

6.2.2.1. Headwater Drainage Feature and Aquatic Habitat

The study area is in the headwaters of the Twenty Mile Creek Watershed. Several headwater tributaries of Twenty Mile Creek are located in the study area, flowing west to join the main stem of Twenty Mile Creek. All HDF reaches and aquatic habitats assessed in the study area are shown in Figure 7 below.

Please see the Fluvial Geomorphological Assessment, submitted alongside this report, for further details and study results concerning the Headwater Drainage Feature Assessment.

6.2.2.2. Linkage Assessment

Three Mapped Linkages (ML) and Seven Candidate Linkages (CL) overlap with the study area (Figure 8). The term “Mapped Linkage” applies to the features identified as linkages on Schedule B of the Urban and Rural Hamilton Official Plans (2012, 2013). The term “Candidate Linkage” refers to the features identified as part of the AEGD Subwatershed Study and any other features identified during field studies completed between 2017 and 2019. Mapped and Candidate Linkages that overlap with the study area are shown on Figure 10.

Please see the Linkage Assessment, submitted alongside this report, for further details and study results.

Figure 6: Natural Heritage System

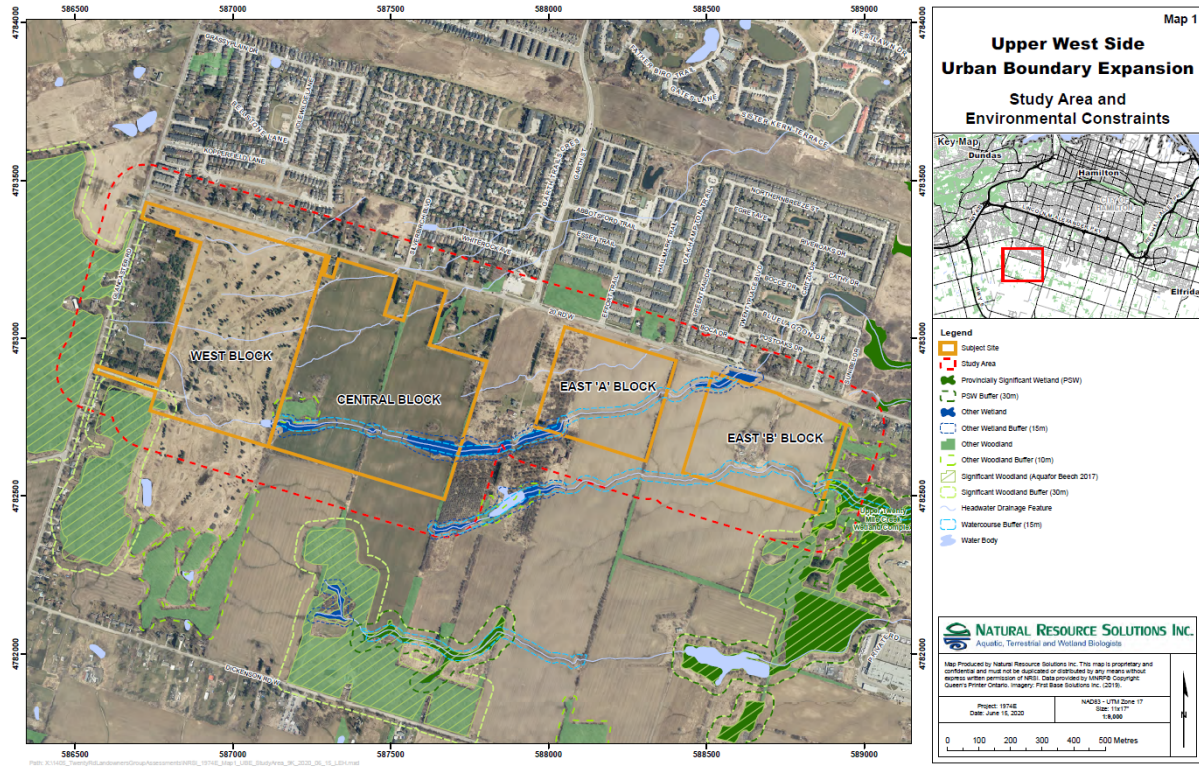


Figure 7: Headwater Conceptual Channelization (NRSI, Map 3)

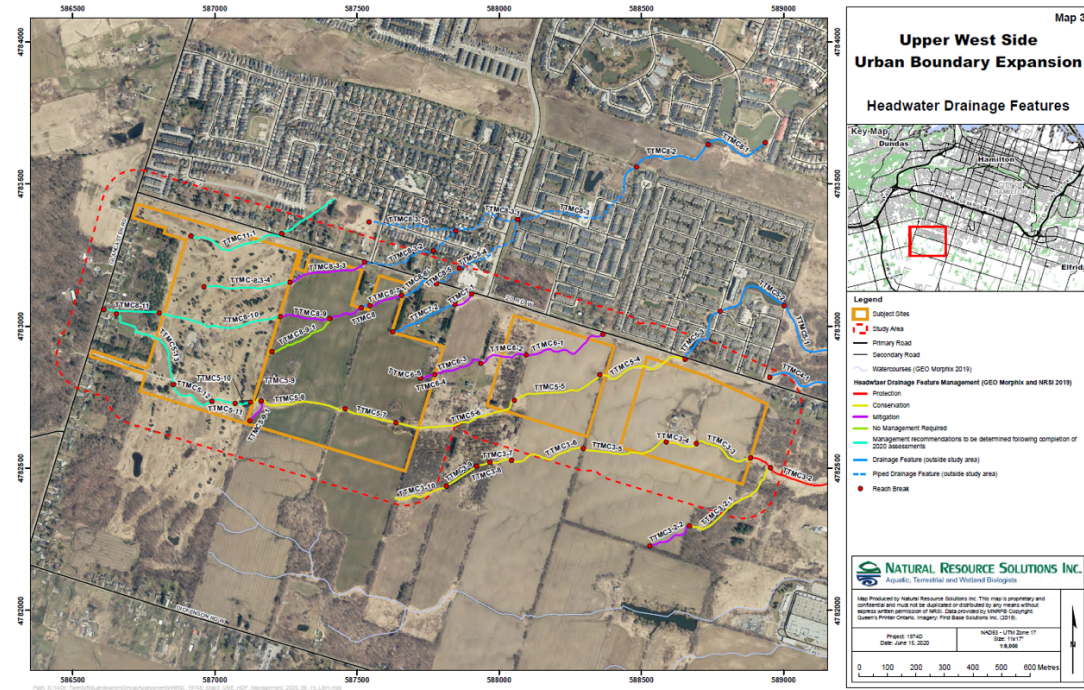
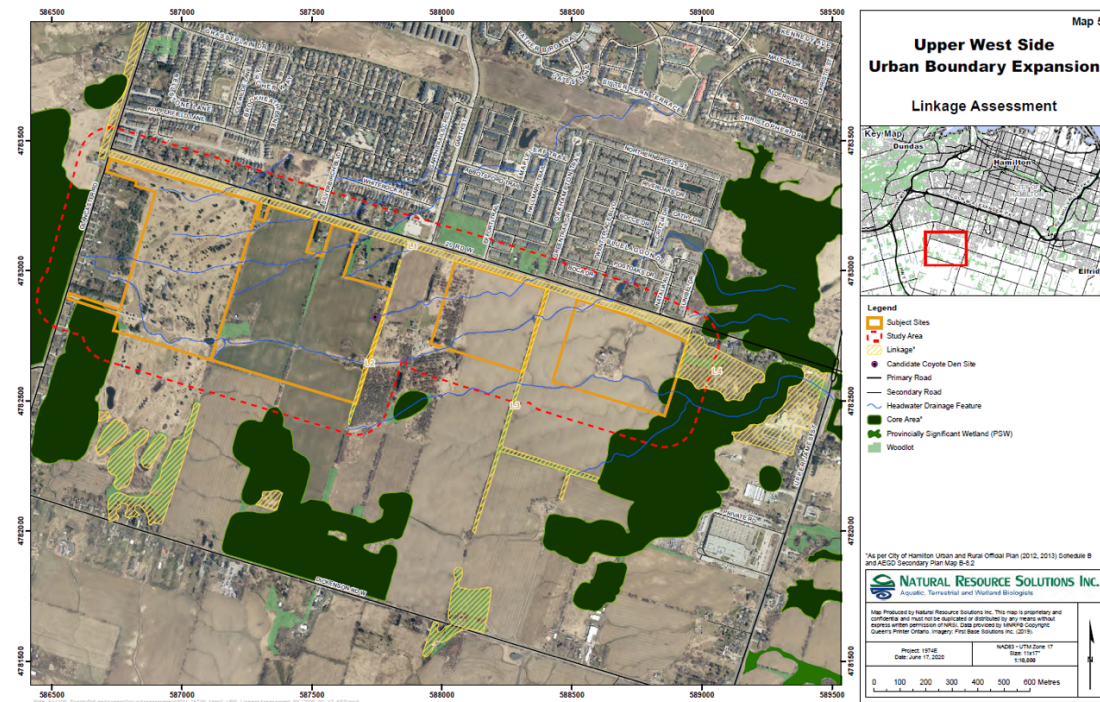


Figure 8: Linkages



6.3 Parkland Deficiency Analysis

Based on the above assessment, the study area has two (2) city parks, William Connell Park and Turner Park, and one (1) community park, William Schwenger Park, and one (1) parkette, Falkirk West Park, located within 2 km zone of the subject lands. The area also includes five (5) neighborhood parks which cater to their corresponding neighborhoods. As noted above, a Community Park is identified to serve approximately 20,000 people. Having the community park in the study area meets this requirement. Proximity to two (2) City parks also serves to enhance access to park space for the residents within the study area.

Hence, the development of the subject lands will only require the development of two neighborhood parks to meet the needs of a projected population of approximately 5,748 within the subject lands. As a single neighborhood park is designed to meet needs of 5,000 people, the development on the subject lands will require 2 neighborhood parks. Further, the presence of natural open space as part of the subject lands will provide opportunities for passive and active recreation as noted in Section 2.1.1. As discussed, Section 2.2.2, Section 3.5.3.11 of the UHOP establishes the parkland standards to be used in the determination of parkland needs.

Table 6: Parks Requirements and Supply Assessment

	Parkland requirements	Pop size in the study area	Parkland Required	Parkland Provided
Existing Pop	0.7 ha/1000	16,500	11.55 ha	72.7 ha
New Pop	0.7ha/1000	5,748	4.02 ha	5.3 ha

Through the analysis of this report, approximately 4.02 ha of parkland is required. This parkland can be in the form of two neighbourhood size parks. The locations and the final size is proposed to be determined at the Secondary Plan stage.

7.0 Community Infrastructure Assessment

As discussed in Section 2, the UHOP identifies that community facilities/services are lands, buildings, and structures that provide services for health, education, recreation, social or cultural activities, security, and safety. To ensure that the proposed development is cognizant of community facilities/services, the following section includes an assessment of existing community amenities as related to educational, library, healthcare, cultural and emergency medical, fire, and police services.

7.1.1 Library Services

An assessment of the study area identified the following Library services in the study area listed below:

- Hamilton Public Library - Mount Hope Branch located on Upper James St. across the John C. Munro Hamilton International Airport on the edge of the study area.

7.1.2 Educational Facilities

An assessment of the study area shows two elementary, one secondary and one high school located within the 2 km radius of the UWSLG lands (Figure 9). Figure 10 shows the relationship between educational facilities and parks amenities ownership.

The educational facilities identified in the study area include:

- Corpus Christi Elementary;
- St. Therese of Lisieux Elementary;
- St. Thomas More Catholic Secondary School;
- Hamilton District Christian High School; and,
- Christadelphian Heritage College.

Please note, the UWS lands include several properties owned by various school boards. As a result of the proposed residential population as well as the existing number of schools, it is anticipated that multiple schools at the elementary and secondary school levels will be required for the subject lands. It will be during the Secondary Plan stage that the preferred locations and sizes are determined, with direction from the various school boards.

7.1.3 Healthcare Facilities

An assessment of the study area identified that there are no public healthcare facilities in the study area. The assessment identified several private healthcare facilities mostly clustered around the intersection of Rymal Road and Miles Road. The facilities in the study area are as follows:

- Westmount Community Health Centre;
- West Mountain Eye Clinic;
- The Hamilton Foot Clinic;
- Dr. H Issa Dental Office; and,
- Aceti Dental.

Figure 9: Educational Institutions

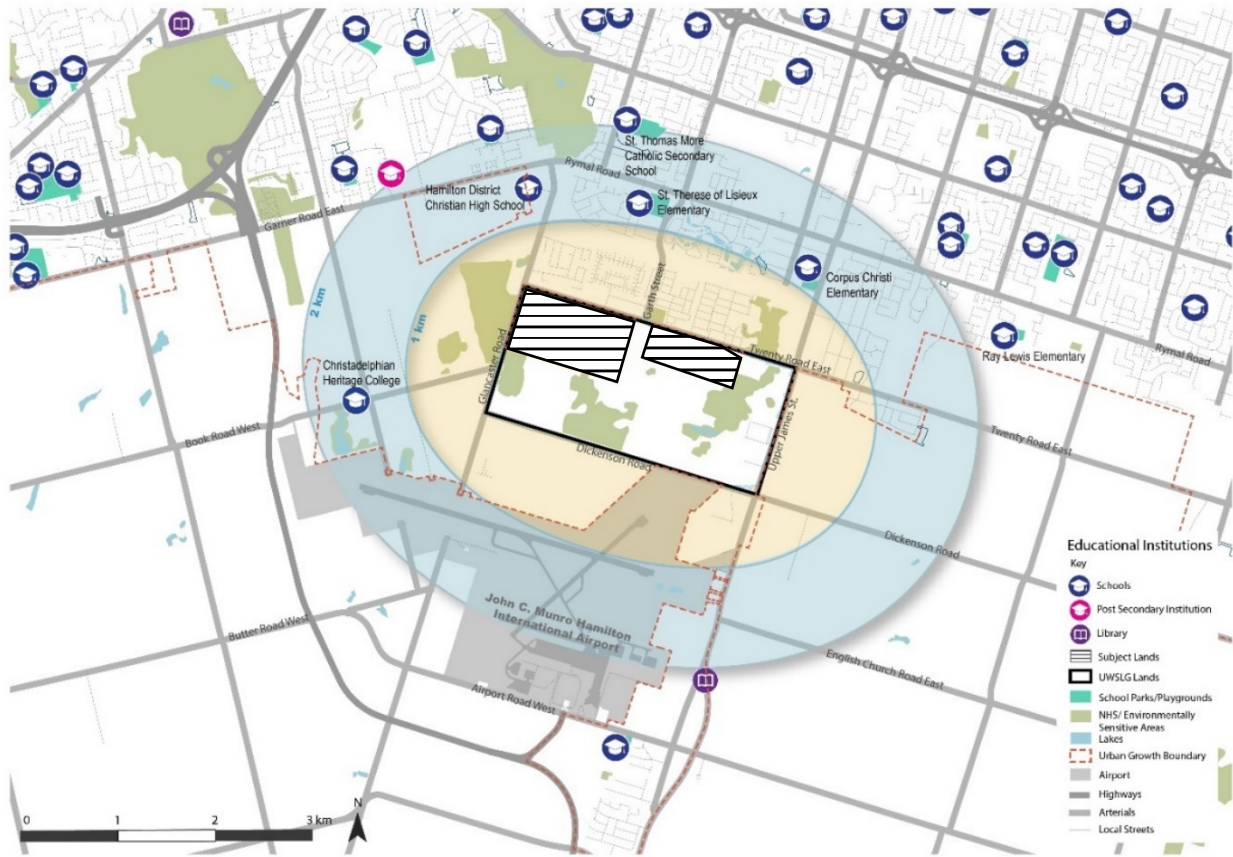
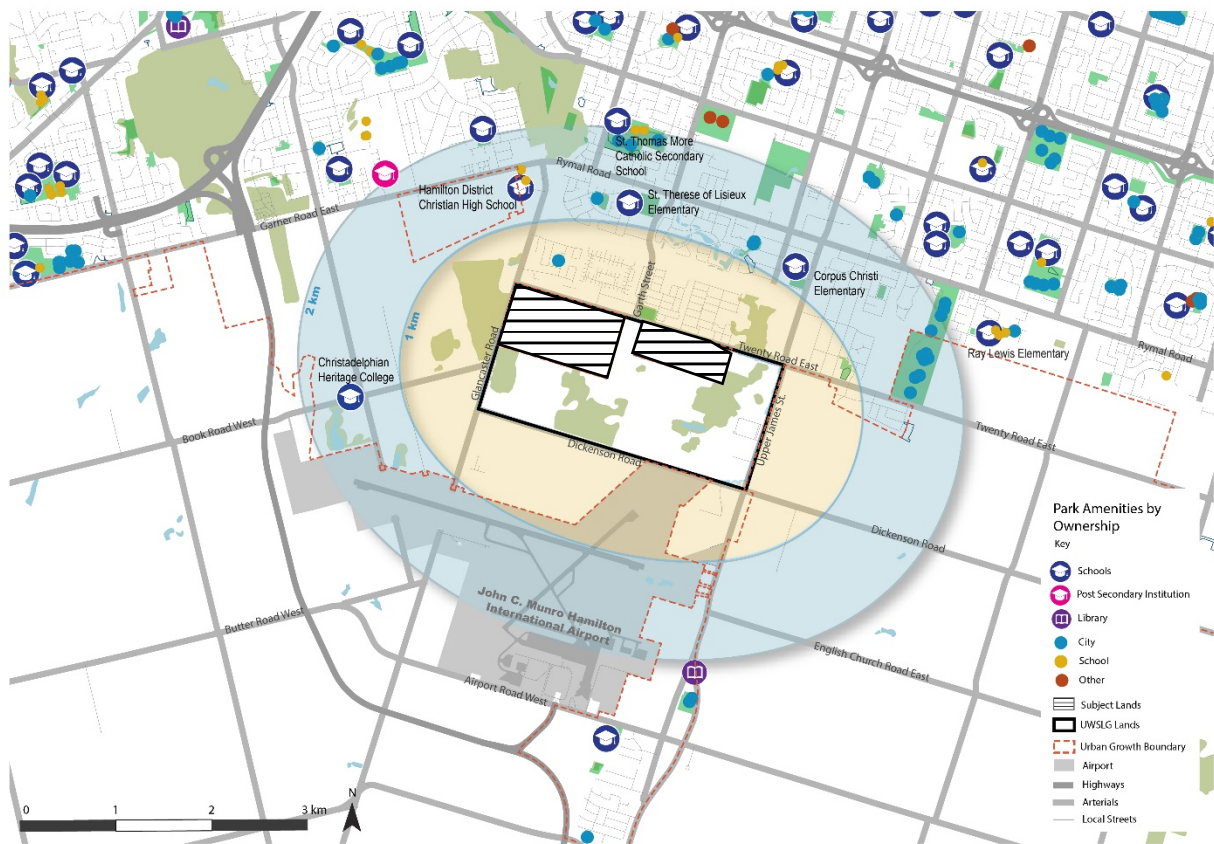


Figure 10: Educational Facilities and Parks Amenities Ownership Study



7.1.4 Emergency Medical, Fire, and Police Services

An assessment of the study area identified the following emergency services in close proximity of the study area (See Figure 11):

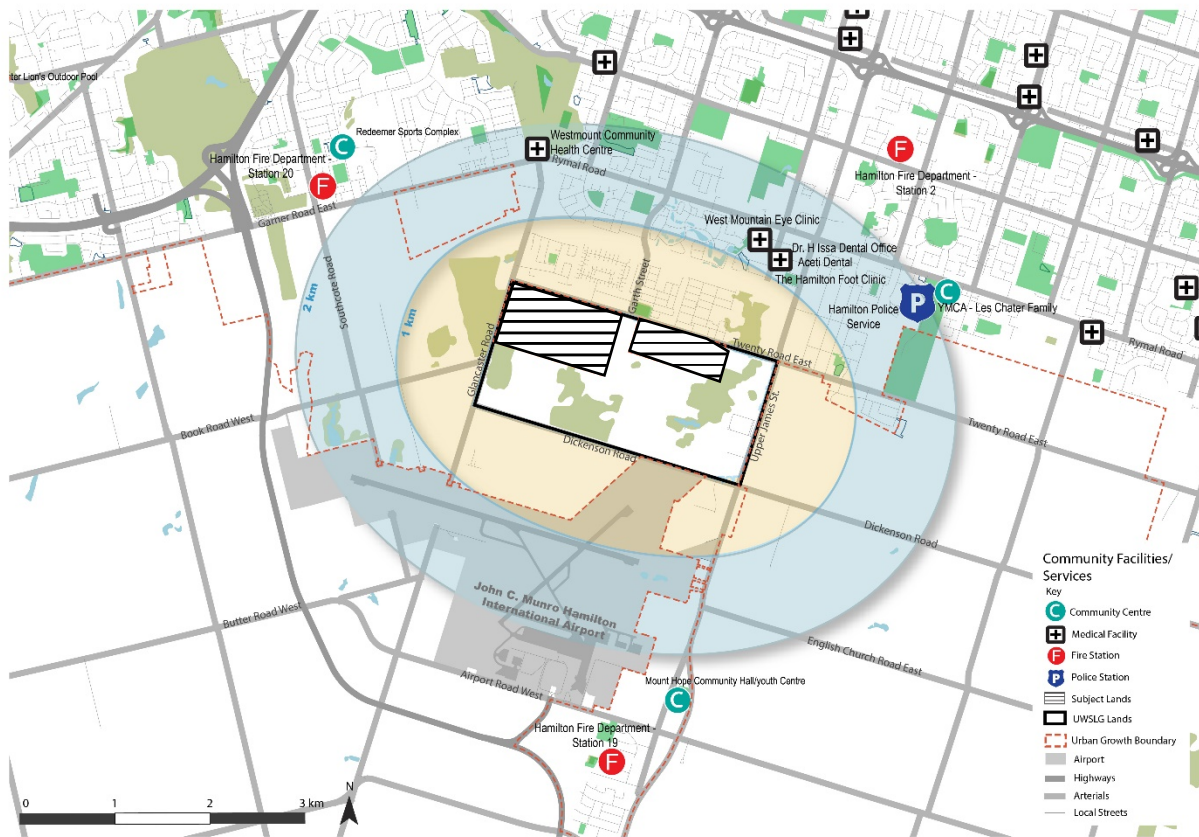
- Hamilton Police Service station located close to the intersection on Rymal Road E and Upper Wentworth.
- Fire Stations:
 - Hamilton Fire Department - Station 2 located close to the intersection of Stone Church Road East and Upper Wellington Street)
 - Hamilton Fire Department - Station 19 located close to the intersection of Upper James Street and Airport Road
 - Hamilton Fire Department - Station 20 located close to the intersection of Garner Road East and Southcote Road.
- Closest medical emergency center includes the Limeridge Health Centre located near the intersection of Garth St. and the Lincoln M. Alexander Pkwy.

7.1.5 Cultural/ Recreational Facilities

An assessment of the study area identified the following cultural/recreational facilities in the study area listed below:

- YMCA – Les Chater Family located close to the intersection on Rymal Road E and Upper Wentworth;
- Redeemer Sports Complex located close to the intersection of Garner Road East and Southcote Road; and,
- Mount Hope Community Center located close to the intersection of Upper James Street and Airport Road West.

Figure 11: Community Facilities/Services Study



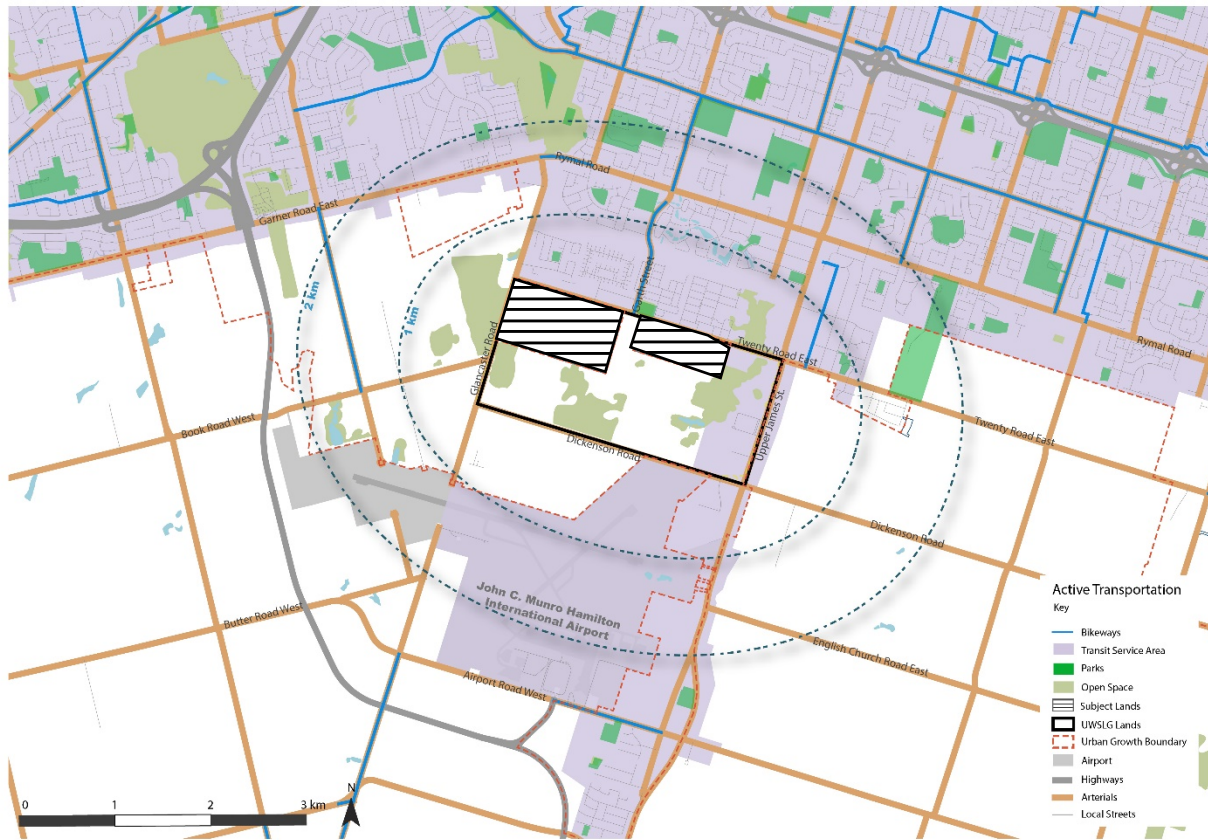
7.2 *Active Transportation Routes and Barriers*

The UWSLG lands are identified within proximity to a biking and walking connection along Garth Street that connects it to the City level park, William Connell Park, and community level park – William Schwenger Park (located within the 2 km study area of the UWSLG lands) (See Figure 12). Twenty Road West, Dickenson Road West and Glancaster Road, which surround the subject lands to the north, south and west, are all currently two-lane arterial streets and lack any sidewalks. Upper James Street, to the east is a four-lane arterial street and has sidewalks adjacent to some properties but is not continuous. While the Garth Street connection currently serves as the only connection to the nearby city park and community park, the proposed development of the lands would require sidewalks and bike lanes to be built along the surrounding arterials to provide access to future population in the area.

As per the Official Plan, the subject lands are bounded by major arterials on north and east and minor arterial to the south and west. The arterials are to be designed to accommodate bike lanes and sidewalks. A potential Rapid Transit Line is proposed along Upper James St. and Twenty Road West which will further reinforce the need for sidewalks and bike lanes to be accommodated on these arterials. The AEGD Secondary Plan proposes new collector and minor Collector streets through the Subject Lands which will incorporate active transportation facilities.

Please review the completed Transportation Study for further assessment and recommendations concerning the active transportation needs for the proposed development.

Figure 12: Active Transportation Study



8.0 RECOMMENDATIONS

8.1 Parks Dedication

As per the requirement determined above, the projected population of the subject lands will require a total of 4.02 ha of area divided over two (2) neighborhood parks. These parks are to be located to provide easy and safe access to residents and workers in the neighborhood and complete amenities that meet the needs of the community.

Further, with reference to the vision set under the Airport Employment Growth District Secondary Plan, the parks shall be designed to enhance public realm through use of innovative and creative design and employ sustainable storm water management techniques.

Table 7: Parkland Dedication

Park Classification	Per 1,000 Population (Ratios)	Minimum Service Radius/ Walking Distance	Proposed Park (Ha) (Approximately)
Neighborhood Park 1	0.7 ha/1000	800 m	3.3 ha
Neighborhood Park 2	0.7 ha/1000	800 m	2.0 ha

Please note, the final locations and sizes of the neighbourhood parks is to be determined at the Secondary Plan stage.

8.2 Natural Open Space Strategy

An Environmental Impact Study (EIS) and Linkage Assessment (LA) have been conducted for the site in support of the UBE application, as required by the City of Hamilton. Figure 3 below illustrates the proposed conceptual plan for the UBE areas. The NHS contains woodlands, HDFs, unevaluated wetlands, the centralized pond, and Vegetative Protective Zones (VPZs). Please note, the natural open space is to be dedicated to the City (further details concerning annual maintenance costs are to be determined at the Secondary Plan stage).

During field surveys, biologists documented several provincially and regionally rare species. Potential impacts to these species and habitats are anticipated to be mitigated by the creation and enhancement of habitats within a block-level NHS that has been designed in accordance with the submitted EIS. Likewise, the NHS will provide a linkage function allowing wildlife to continue foraging, dispersing, and carrying out life cycle requirements under a post-development condition.

The lands within the block-level NHS provide important opportunities for mitigating potential impacts to natural features and wildlife, as well as habitat creation and enhancement. The conceptual block-level NHS has been designed to include a mosaic of meadow, thicket, woodland, wetland, and aquatic habitat focused along a wide, linear east-west corridor. It includes existing natural features and their VPZs, including meadow marshes, ponds, successional thickets (i.e. parts of the naturalizing orchard), and small woodlots. Since these existing habitats are of generally poor quality, they will be enhanced through native tree, shrub, and herbaceous plantings, invasive species management, soil amendments, and debris removal where needed. Several habitats or features are also anticipated to be re-aligned or created within the NHS, including:

- Meadow marsh wetland features to replace any non-PSW wetlands proposed for removal under future development scenarios;
- Realigned HDFs that will form a generally parallel pair of intermittent watercourses;
- Riparian habitats associated with the realigned HDFs;
- Upland meadows;
- Small woodlots or hedgerows; and
- Habitat features supporting the needs of wildlife such as cover objects and brush piles for snakes and small mammals, snags, and bird nesting structures.

The block-level NHS has provided a naturalized avenue along which plants and wildlife can forage, disperse, and propagate. It will connect the small central Core Area with the Core Area (PSW and Significant Woodland) east of the East UBE area. In addition to providing this important ecological linkage function, the NHS corridor provides supporting habitat to the Core Areas and offers “stepping stone features for mobile wildlife”. Given the poor condition and lack of landscape-level functionality of the Mapped and Candidate Linkages discussed in the Linkage Assessment, opportunities to replicate, reconfigure, and restore the existing linkages within the block-level NHS are likely to result in a net ecological benefit.

8.3 Community Infrastructure Recommendations

Based on the review of UHOP policies, the City will determine if community services/facilities are adequate to meet the demands of the proposed population and if any new facilities are needed. However, in accordance with the existing catalogue of community facilities and buildings there appears to be a deficiency in available facilities. As the proposed development will achieve a population of approximately 5,748 at build-out, it is recommended that the City consider the implementation of new facilities, either in the shape of a recreational centre or library to service the proposed and existing neighbourhood.

In addition, the proposed development of the UWSLG lands is anticipated to include several schools particularly as several parcels of the lands are owned by public and separate school boards. As well, ongoing discussions are underway to introduce a Catholic French Secondary School into the subject lands. Discussions surrounding this school are ongoing and the anticipated location is planned for the southeast corner of the Garth Street and Twenty Road West intersection.

9.0 CONCLUSION

As per the above, it has been determined that the proposed development will result in 5,748 residents and 7,781 employees. In accordance with the City of Hamilton standards, there is approximately 4.02 ha of parkland required to support the proposed number of residents for the greater UWS area. Approximately 5.3 ha of parkland is proposed which will consist of two neighbourhood park types. In the examination of the existing community facilities, it has been determined that there is a present deficiency for the existing as well as the proposed community. Through the development process, the City will advise if community facilities are required to be provided on the subject lands. Please note, as future schools are anticipated, it is likely that the community facilities can be accommodated in close proximity to the future school locations.

Further, the proposed development of the UWS lands will be subject to a future Secondary Plan process. This process will involve the detailed examination and determination of the proposed community which will include the confirmation of the exact requirements for both parkland and community facilities. It will also be at this time where the conveyance of the required parkland will be detailed including the identification of timing, construction responsibility and specific features.

APPENDIX A: Current Population Counts in 2 km Study Area

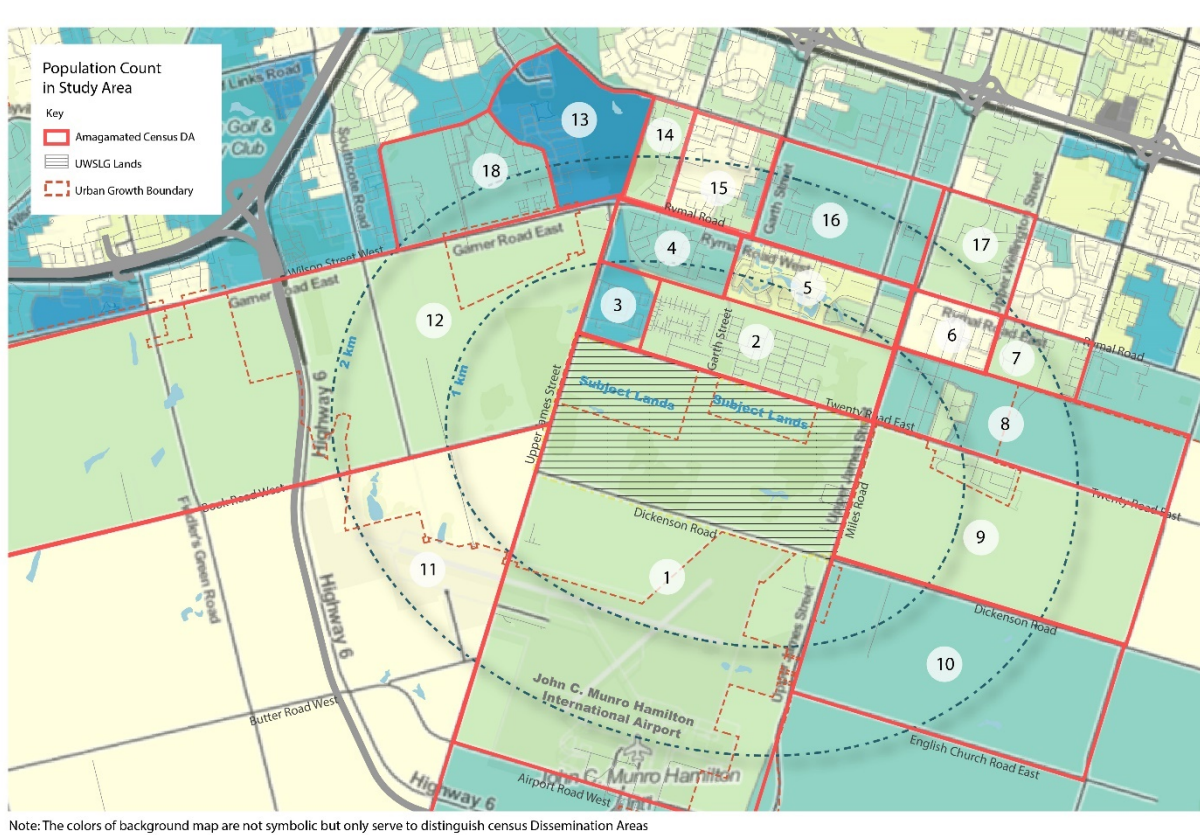
To estimate population count in the study area, the population numbers from amalgamated census Dissemination Areas (DA) have been applied to the percentage of study area that falls within the given census (See Figure A). The census DA's have been amalgamated to closest major streets for sake of this study. For DA's that only fall partially within the study area, the estimate of area percentage has been approximated on the higher end. Based on the study, a total of 16,467 people currently live in the study area (See Table A).

Table A

Area ID.	Pop. Count	Area % in study area	Pop. Count in study area (Area % of Pop. Count)
1	763	100%	763
2	3039	100%	3039
3	1256	100%	1256
4	2436	100%	2436
5	1829	100%	1829
6	1455	100%	1455
7	872	30%	261.6
8	684	70%	478.8
9	1326	80%	1060.8
10	721	30%	216.3
11	496	20%	99.2
12	550	25%	137.5
13	1617	10%	161.7
14	1581	25%	395.25
15	3608	30%	1082.4
16	1665	30%	499.5
17	1767	10%	176.7
18	2798	40%	1119.2
Total			16466.95

Data source: <https://censumapper.ca/maps/838?index=3#13/43.2209/-79.8927>

Figure A: Population Count in Study Area



Note: The colors of background map are not symbolic but only serve to distinguish census Dissemination Areas

APPENDIX B: Future Population Counts in UWSLG Lands

**Information derived from Financial Impact Analysis (MGP, Feb 2020)*

The projected population of the proposed development is anticipated to be 8,108 people (based on the Persons Per Unit assumptions in the City of Hamilton DC Background Study, 2019), as shown in the table below.

Table 9.1: Projected Residential Unit Mix and Population

Unit Type	Residential Units ¹	Persons Per Unit (PPU) ²	Population
Single/Semi	196	3.41	668
Townhomes	1,715	2.44	4,185
Apartments	539	1.66	895
TOTAL	2,450	2.35	5,748

Notes

1 - As per Twenty West Preliminary Conceptual Framework Plan dated September 9, 2019.

2 - As per City of Hamilton DC Background Study 2019.

It is important to note that the non-whitebelt lands are envisioned to include commercial, institutional, office and industrial uses, which is expected to generate approximately 7,781 jobs. As per Table 1.2 below, the majority of the employment is anticipated to be office jobs.

Table 9.2: Projected Non-Residential Mix and Employment Yield

Land Use	Development Type	Built Area (sq. ft) ¹	Employee Density (Employee/sq. Ft) ²	Employees
Retail	Commercial/ Institutional	210,000	450	467
Business Employment	Office	2,890,000	450	6,422
General Employment	Industrial/ Warehousing	1,070,000	1,200	892
TOTAL		4,170,000		7,781

Notes

1 - As per Twenty West Preliminary Conceptual Framework Plan dated September 9, 2019.

2 - As per City of Hamilton DC Background Study 2019.