

Topic	Sub-Topic (If Applicable)	Criteria	Proposed Development Response	Data Source	Assessment	
Site Area	Is the proposed Incremental Settlement Area Expansion larger than 40 gross ha?	East	The proposed development is 26.61 Hectares.	Planning Justification Report, CLS, July 2020 UBE Community Plan, CLS, July 2020	Satisfied	
		Central	The proposed development is 32.57 Hectares.	Planning Justification Report, CLS, July 2020 UBE Community Plan, CLS, July 2020	Satisfied	
		West	The proposed developments is 27.38 Hectares.	Planning Justification Report, CLS, July 2020 UBE Community Plan, CLS, July 2020	Satisfied	
Logical Expansion	Outside of the Greenbelt	Is the proposed Incremental Settlement Area Expansion located in the Greenbelt Area?	The proposed developments (East, Central & West) are not located in the Greenbelt Area.	Planning Justification Report, CLS, July 2020 Environmental Impact Study and Linkage Assessment, NRSI, June 2020	Satisfied	
	Affected Settlement Area	Is the affected settlement area a rural settlement?	The proposed developments (East, Central & West) are not located in a rural settlement.	Agricultural Impact Assessment, Orion Environmental, October 2018	Satisfied	
		Is the affected settlement area serviced by municipal water and wastewater systems?	The proposed development can be serviced by existing or planned municipal water and wastewater systems. The planned facilities are in the capital works program for roads which abut the subject lands. Sanitary sewage from the proposed development can be drained by gravity sewers without new pumping systems not already forecasted. Topographic conditions are suitable for water servicing. The subject lands possess suitable surface drainage outlets for gravity drainage of stormwater runoff.	Functional Servicing Report, Urbantech, July 2020	Satisfied	
	Contiguity	Is the proposed Incremental Settlement Area Expansion contiguous to the existing settlement Areas Boundary?	The subject lands proposed for urban boundary expansion are entirely surrounded by the existing Urban Boundary.	Planning Justification Report, CLS, July 2020 UBE Community Plan, CLS, July 2020	Satisfied	
Density Target	Residential Lands	If proposed for non-employment uses, does the proposed Incremental Settlement Area expansion achieve a minimum density target of 70 residents and jobs per hectare	The proposed development is proposed for residential uses and will achieve a minimum density target of 71 residents and jobs per hectare.	Planning Justification Report, CLS, July 2020	Satisfied	
Complete Communities	Standalone	Does the proposed Incremental Settlement Area Expansion function as a standalone complete community including an appropriate mix of jobs, stores, services, housing, transportation options, and public service facilities?	The proposed development will incorporate a range of uses including multiple residential types, mixed uses, parks and schools which will be able to accommodate people of all ages and abilities. The proposed mixed use corridor, to be located abutting the future Garth Street extension, will offer considerable commercial, retail and personal service uses in close proximity to the proposed expansion areas. The employment lands to the immediate south will offer jobs in close proximity to the proposed expansion areas. The proposed development is situated in close proximity to a future BLAST line (Upper James) and has been designed to be able to host a major transit station. The proposed transportation network will facilitate the movement of people and can incorporate safe and convenient access across the development block for automobiles, transit, bicycles and pedestrians. The proposed development will result in an complete community which acts harmoniously with surrounding uses including the enhance natural heritage system, the AEGD employment lands as well as the existing residential community to the north.	Planning Justification Report, CLS, July 2020 Parks and Community Issues Assessment, CLS, February 2020 Transportation Study, R.J.Burnside & Associates, July 2020 Urban Design Brief, NAK, July 2020	Satisfied	
	Complementary	Based on identified gaps in specific geographies, does the proposed incremental Settlement Area Expansion contribute to the surrounding community's completeness?	The proposed development will result in the expansion of lands which are already surrounded by the Urban Boundary and will provide uses which facilitate an improvement to the areas level of 'completeness'. As well, the delivery of crucial transportation and servicing infrastructure which is currently absent will enable the development area to succeed for both residential and employment uses.	Planning Justification Report, CLS, July 2020 Functional Servicing Report, Urbantech, July 2020 Financial Impact Assessment, MGP, July 2020 Parks and Community Issues Assessment, CLS, July 2020	Satisfied	
Complete Streets		Do the proposed streets meet the principles of complete streets and encourage travel by foot, bike, and transit?	The proposed development meets the principles of complete streets as they have been designed to support active transportation uses. The proposed NHS system will also be utilized to encourage active transportation. The proposed development has also been designed in conformance to the road requirements of the AEGD Transportation system. The final road transportation network will be refined through the completion of a Integrated Environmental Assessment as well as through completion of a future Secondary Plan.	Planning Justification Report, CLS, July 2020 Transportation Study, R.J.Burnside & Associates, June 2020 Urban Design Brief, NAK, June 2020	Satisfied	
Infrastructure Capacity	Water and Wastewater	Is there sufficient capacity in existing water and wastewater distribution systems? Will the use of this water and wastewater capacity impact planned development of areas inside the existing settlement area? Is there sufficient capacity in planned water and wastewater distribution systems? Would the water and wastewater infrastructure needed be financially viable over the full life cycle of the assets?	As demonstrated in the FSR, the proposed development has access to sufficient capacity in existing water and wastewater distribution systems. Drinking water and Fire Protection will be serviced from the existing network. In addition to planned capacity increases, the capacity available for the proposed expansion is sufficient to accommodate existing settlement areas. The required water capacity will not impede the planned development of the areas. The water and wastewater infrastructure needed will be financially viable over the full life cycle of the assets.	Functional Servicing Report, Urbantech, July 2020 Financial Impact Assessment, MGP, July 2020	Satisfied	
	Stormwater	Is there sufficient capacity in existing stormwater management systems? Will the use of this stormwater capacity impact the planned development of areas inside the existing settlement area? Is there sufficient capacity in planned stormwater management systems? Would the stormwater infrastructure needed be financially viable over the full life cycle of the assets? Does the proposed stormwater management plan achieve a water balance through green standard/LID techniques and minimize contaminant loads and minimize or increase vegetative/previous surfaces?	Considerable background analysis has occurred to confirm sub-watershed including completion of a headwater drainage feature impact assessment and refinements to existing drainage patterns. The proposed development will have access to sufficient capacity in existing stormwater management systems. The planned stormwater management systems is sufficient and will result in improvements for the existing settlement area. The stormwater infrastructure will be financially viable over the full life cycle of the assets. The proposed stormwater management plan achieves a water balance through green standard and LID techniques.	Functional Servicing Report, Urbantech, July 2020 Financial Impact Assessment, MGP, June 2020 Environmental Impact Study and Linkage Assessment, NRSI, June 2020 Fluvial Geomorphological Assessment, Geomorphix, June 2020	Satisfied	
	Waste Management	Is there sufficient capacity in existing waste management facilities? Will the use of this waste management capacity impact the planned development of the areas inside the existing settlement area? Is there sufficient capacity in planned waste management facilities? Would the waste management infrastructure be financially viable over the full life cycle of the assets?	For the expansion areas, wastewater is conveyed to the Woodward WWTP by a series of gravity trunk sewers and a series of Sanitary Pump Stations. Through the Servicing Strategy described in the FSR, there will be a logical and efficient extension of services within the Upper West Side lands. The ability to optimize existing infrastructure capacities is possible. Existing Sanitary infrastructure is available to service the Upper West side area. For example, The Twenty Rd SPS (HC018) located at the northwest corner of Twenty Rd W and Upper James St, was upgraded in 2015 to increase capacity in order to provide additional capacity for lands in the northeast corner of the AEGD Secondary Plan. Further, the existing 750mm diameter sanitary trunk sewer on Upper James St between Twenty Rd W and Dickenson Rd has available capacity to service tadeonal lands. The proposed servicing strategy will be financially viable over the full life cycle of the assets.	Functional Servicing Report, Urbantech, July 2020 Financial Impact Assessment, MGP, June 2020	Satisfied	
	Public Transit	Is the proposed Incremental Settlement Area Expansion served by an existing City transit corridor? Is the proposed Incremental Settlement Area Expansion served by and connected to an existing inter-regional transit corridor or a mobility hub? Will the proposed Incremental Settlement Area Expansion be served by and connected to planned City transit which has dedicated funding and will be developed within the horizon of the Growth Plan? Will the proposed Incremental Settlement Area Expansion be served by and connected to planner inter-regional transit corridor or a mobility hub which has dedicated funding and will be developing within the horizon of the Growth Plan?	The proposed development is served by existing City transit services along Upper James Street, Garth Street and Twenty Road West. The planned Upper James Street BRT line is to be located immediately east of the subject lands and is planned with dedicated funding with the intention of construction within the horizon of the Growth Plan. The subject lands would also be a logical and appropriate location for a future transit station on the Upper James Street BRT line and the proposed development has been designed to accommodate use by both residents and employees.	Transportation Study, R.J.Burnside & Associates, June 2020	Satisfied	
	Active Transportation	Is the proposed Incremental Settlement Area Expansion served by and connected to an existing pedestrian or cycling network? Will the proposed Incremental Settlement Area Expansion be served by and connected to a planned pedestrian or cycling network? Is the proposed Incremental Settlement Area Expansion accessible / barrier free?	The proposed development will be served by and connect to the existing pedestrian or cycling network. The proposed development will result in improvements to the pedestrian and cycling infrastructure found surrounding the Twenty Road West, Upper James Street, Dickenson Road East and Glanaster Road block, particularly as the existing conditions present none or few pedestrian or cycling opportunities. The proposed development will develop pedestrian and cycling infrastructure within the development block which allows connections across the entire area and will be designed to be accessible and barrier free.	Transportation Study, R.J.Burnside & Associates, June 2020 Urban Design Brief, NAK, June 2020 Planning Justification Report, CLS, July 2020	Satisfied	
	Street Network	Is there sufficient reserve capacity in the existing street network (with consideration to the proposed street network) to accommodate the proposed increase in population and/or employment	There is currently sufficient reserve capacity in the street network. While there is currently limited capacity on Upper James; the development of the internal road network will reduced and accommodate the demand.			
		Is there proposed street network within the Incremental Settlement Expansion area a logical extension of the existing street network? Does it connect the proposed expansion area to surrounding areas and key destinations.	The proposed network has been designed in consideration of the AEGD road network design and will be refined and evaluated through the ongoing Integrated EA process. The proposed road connections will connect to the surrounding area including existing urban areas as well as the provide direct access to the John C. Munroe Airport and future employment areas. .	Transportation Study, R.J.Burnside & Associates, June 2020	Satisfied	
Energy	Does the proponent's Energy and Environmental Assessment Report demonstrate environmental and sustainable design features and practices?	Under the three pillars of sustainability, Environment, Economic and Social, the expansion areas have been reviewed to ensure sustainable measures will be met. Further, the AEGD Eco-Industrial Design Guidelines (EIDG) have been included and categorized as means to ensure each principle is met. For example, Low Impact Design features will be included by our consultant team to improve Stormwater functionality etc. The Energy and Assessment Report concludes with the ways in which the community proposes to incorporate sustainable design features. Further analysis will be completed at the time of the Secondary Plan, through the implementation of a Sustainable Design Guidelines which is currently being prepared.	Energy and Environmental Assessment Report, CLS, July 2020	Satisfied		
Community Facilities/Services	Does the proposed Incremental Settlement Area Expansion have access to community facilities? Are there any gaps in the types of facilities currently available? Is there sufficient capacity within the existing community facilities to provide a high quality of life and amenities (including opportunities for recreation, health, education, day cares, parks etc.) to the population that will be added through the proposed expansion?	The proposed expansion area has access to community facilities. Facilities including parks, cultural and recreational centre and schools are anticipated to be located within the proposed expansion areas. Further facilities such as day cares and medical offices are planned for the mixed use corridor. The specific location of these uses will be determined following direction by public agencies and further analysis as the Secondary Plan. Currently, the Community Plan identifies the location of new establishments and infrastructure with Official Designations.	Parks and Community Issues Assessment, CLS, July 2020	Satisfied		

	Libraries, Community and Recreation Centres, Parks, Arenas.	Will and identified gap or strain on existing capacity be addressed by public service facilities that are planned for the future? Are the community facilities/services needed financially viable over the full cycle of the assets?	Identifies the location of two neighbourhood parks, in accordance with official plan policies.	UBE Community Plan, CLS, July 2020	
Water Resources	Water Resource System	Does the proposed Incremental Settlement Area Expansion demonstrate an avoidance and/or mitigation of potential negative impacts on watershed conditions and the water resource system including quality and quantity of water?	Our consultant team have conducted the required studies to learn the functionality of the overall watershed system within the expansion lands. The identified reaches/ channels have been classified as either conservation, mitigation or protection. In conjunction with the Environmental Impact Study, a channelized corridor will be designed to support the channel and species habitat system. Further studies and monitoring projects are on-going to reduce any negative impacts to the overall water systems.	Fluvial Geomorphological Assessment, Geomorphix, June 2020 Environmental Impact Study and Linkage Assessment, NRSI, June 2020 Hydrogeological Investigation, EXP, July 2018 Functional Servicing Report, Urbantech, July 2020	Satisfied
	Key Hydrologic Area	Does the proposed Incremental Settlement Area Expansion avoid key hydrologic areas including significant ground water recharge areas, vulnerable aquifers, surface water contribution area, and intake protection zones?	The proposed expansion areas have had the necessary review and testing completed such as water level monitoring, hydraulic conductivity testing, ground water quality assessments and construction dewatering assessments etc. The expansion areas do not lie within delineated Wellhead Protection Areas (WHPAs) and of the Groundwater Recharge Areas assessed, the expansion areas are not likely to contain any Significant Groundwater Recharge Areas.	Hydrogeological Investigation, EXP, July 2018 Fluvial Geomorphological Assessment, Geomorphix, June 2020	Satisfied
Natural Heritage	Natural Heritage	Does the proposed Incremental Settlement Expansion Area avoid and protect Natural Heritage Systems as identified by the City and the Growth Plan?	The proposed expansion areas have been assessed and our environmental consultant has determined that any potential impacts to any encountered species and habitats can be mitigated through the retention of specific natural features, and the creation and enhancement of habitats within a block-level NHS that will be designed a future development stage. This block plan would be in accordance with the already submitted Industrial Plan of Subdivision. Further, the NHS will provide a linkage function allowing wildlife to continue foraging, dispersing and carrying out life cycle requirements under post development conditions.	Environmental Impact Study and Linkage Assessment, NRSI, July 2020	Satisfied
	Impact on Natural Heritage	Does the proposed Incremental Settlement Expansion Area maintain, restore, or improve the functions and features of the area including diversity and connectivity of natural features, the long-term ecological function and biodiversity of natural heritage systems?			
Agriculture	Prime Agricultural Land	Does the proposed Incremental Settlement Expansion Area avoid and prime agricultural areas and consider alternative locations?	The proposed expansion lands avoid developing on lands identified as Prime Agricultural Area and are not identified with soil classes 1 & 2. Through the completion of the Agricultural Impact Assessment, an alternative site assessment was completed which examined the other growth areas. The assessment determined that the subject lands can be positioned ahead of other growth areas due to the soil classifications and the fact that they are entirely surrounded by urban boundary which will preclude agricultural operations.	Agricultural Impact Assessment, Orion Environmental, October 2018 Planning Justification Report, CLS, July 2020	Satisfied
	Agri-Food Network, Agricultural Operations, Agricultural Systems	Does the proposed Incremental Settlement Expansion Area mitigate or minimize impacts on the agri-food network, nearby agricultural operations and adjacent agricultural systems in accordance with the Province's Draft AIA Guidelines?	The proposed expansion area is entirely surrounded by urban boundary and as such, the expansion lands have lost the critical access to the agri-food network, nearby agricultural operations and adjacent agricultural systems through previous land use decisions. The loss of these lands for agricultural purposes will not impact the overall agricultural system particularly as the soil class is low and the lands are used for 'cash' crop farming.	Agricultural Impact Assessment, Orion Environmental, October 2018	Satisfied
	Minimum Distance Separation	Is the proposed Incremental Settlement Expansion Area in compliance with the minimum distance separation formulae?	The proposed expansion areas are compliant with the minimum distance separation formulae. There are not any minimum distance separation formulae issues as there are roads bordering the overall Upper West Side area and it is heavily populated with both urban residential to the north of Twenty Rd W and rural residential throughout the Upper West Side growth area. This limits the expansion of adjacent live stock operations.	Agricultural Impact Assessment, Orion Environmental, October 2018	Satisfied
Mineral Resources and Petroleum	Mineral Resources	Criteria not applicable	N/A		Satisfied
	Petroleum	If applicable, does the proposed Incremental Settlement Area expansion address City policies related to gas and petroleum resources?	N/A		Satisfied
Cultural Heritage and Archaeology	Built Resources and Cultural Heritage Landscapes	Does the proposed Incremental Settlement Area expansion impact, or have the potential to impact, cultural heritage resources including built heritage resources or cultural heritage landscapes?	Cultural heritage buildings have been identified. As per the Cultural Heritage Assessment, mitigation efforts will need to be made to ensure cultural heritage areas are not compromised. The complete analysis and associated mitigation recommendations will be submitted shortly.	Cultural Heritage Screening Study, Golder, December 2019	Satisfied
	Archaeology	Will the proposed Incremental Settlement Area expansion impact, or have the potential to impact significant archaeological resources or areas of archaeological potential?	A Stage 1 Archaeological Assessment has been completed and a Stage 2 is anticipated to be completed for the subject lands. If any significant archaeological resources or areas containing potential artifacts are found than the proper procedures will be implemented to avoid any negative impacts.	Archaeological Assessment, Stage 1, AMICK, Jul 2018	On-going
Natural Hazards	Hazardous Lands	Is the proposed Incremental Settlement Area Expansion within hazardous lands or hazardous sites, or an identified Regulated Area?	The subject lands are not located within hazardous lands or hazardous sites.		Satisfied
Human-Made Hazards	Noise Exposure Forecast	If occurring with the Airport Influence Area, does the proposed Incremental Settlement Expansion Area comply with all Airport Influence Area policies?	In accordance with the Official Plan, the proposed expansion areas are located within the NEF 30 contour line. In accordance with the PPS, some sensitive uses are permitted in this location subject to mitigation measures which have been outlined in the Noise Impact Study.	Noise Impact Study, HGC, July 2020	Satisfied
Climate Change	Complete Communities and Density	See Complete Communities. See Density.	The proposed expansion areas will support growth plan target densities but not at the expense of the City's Climate Change emergency policies. The expansion areas will support medium densities and housing options in harmony with the existing urban area and has been designed to accommodate community infrastructure and facilities. The proposed development will result in jobs in the specific expansion area as well as facilitate the creation of more jobs outside of the development area as the resulting transportation and servicing infrastructure will allow the lands to come 'on-line' earlier than anticipated.	Energy and Environmental Assessment Report, CLS, July 2020 Planning Justification Report, CLS, July 2020	Satisfied
	Energy	See Energy.	Energy efficient building design options and building orientation will be explored to take advantage of passive solar heating, natural lighting, ventilation and shading to improve on-site energy generation. Work is currently underway in preparing a Sustainable Development Guideline which will be implemented at the Secondary Plan and Draft Plan stages.	Energy and Environmental Assessment Report, CLS, July 2020 Functional Servicing Report, Urbantech, July 2020	Satisfied
	Transit and Active Transportation	See Public Transit. See Active Transportation	The proposed development is currently served by existing City transit services along Upper James Street, Garth Street and Twenty Road West. The proposed development will also be served by the planned Upper James Street BRT line which is to be located immediately east of the subject lands. It is envisioned that the proposed road network will result in several opportunities for transit stations to be located in close proximity to major employment locations. The anticipated residential and employment growth can be supported by the existing and future BRT lines. The overall community plan will include walkable amenity services which will reduce the need for car dependency.	Transportation Study, R.J.Burnside & Associates, July 2020	Satisfied
	Stormwater	See Stormwater	As per the Eco-Industrial Design Guidelines, Stormwater Management is identified as a key principle. The exploration and implementation of Low Impact Development source and conveyance controls in combination with end-of-pipe dry-ponds as a treatment approach is required under this principle. The proposed development will follow the prescribed guidelines to meet the water balance/flow management criteria related to flood control, erosion control, quality control, infiltration, and natural features protection.	Energy and Environmental Assessment Report, CLS, July 2020 Functional Servicing Report, Urbantech, July 2020	Satisfied
	Watershed Planning	See Water Resources	With the channelized corridor, the proposed expansion areas will incorporate habitat elements within the channel corridor, to improve riparian habitat and promote wildlife biodiversity. A connective corridor will allow for a continuous area to be protected and aid in the offset of GHG's.	Fluvial Geomorphological Assessment, Geomorphix, June 2020 Environmental Impact Study and Linkage Assessment, NRSI, June 2020 Hydrogeological Investigation, EXP, July 2018	Satisfied
	Natural Heritage	See Natural Heritage	The completed Linkage Assessment has indicated that several Linkages overlap with the subject sites and may require removal to accommodate the proposed development. However, given the poor condition and lack of landscape-level functionality, opportunities to replicate, reconfigure, and restore the linkages within the study area are likely to result in a net ecological benefit. The proposed east-west corridor enhanced with restoration plantings and other habitat features (e.g. brush piles, watercourses, wetland areas) can replicate the linkage function of the features considered in the LA. The proposed development will take the necessary precautions to improve and enhance the NHS and linkage functions, therefore mitigating any negative effects to the City's Climate Change approach.	Environmental Impact Study and Linkage Assessment, NRSI, June 2020	Satisfied
	Agriculture	See Agriculture	The proposed expansion areas are not designated as Prime Agricultural lands. As there is currently few or if any active farming operations there are no adverse impacts on the agricultural systems land base within the City of Hamilton. The development is not reducing the City's ability to contribute to the agri-food Network.	Agricultural Impact Assessment, Orion Environmental, October 2018	Satisfied
Finance	Infrastructure and Public Services Facilities/ Overall Financing Policy	See Water and Wastewater. See Stormwater. See Waste Management. See Community Facilities/Services.	The proposed development areas will generate revenue for the City. For the water and wastewater financial contribution, it is estimated the project will provide the City with \$17.7 million in water and wastewater/ storm revenues. For the school boards and Go Transit, approximately \$10.3 million will be generated.	Functional Servicing Report, Urbantech, July 2020	Satisfied
		Does the proposed Incremental Settlement Expansion Area have an unreasonable or unanticipated financial impact on the City?	The proposed expansion areas will generate revenue for the City. The overall UWS project is estimated to generate \$175.5 million in Development Charge rates and \$15.4 million in Building Permit fees. Further, the development will generate on-going revenues for the City; approximately \$33.5 million in property taxes and \$17.7 million in water and wastewater/ storm revenues.	Financial Impact Assessment, MGP, June 2020	Satisfied
Public Consultation	Consultation Strategy	Does the proposed public consultation strategy sufficiently address the City's Public Consultation Strategy Guidelines including consideration for archaeological potential?	The Upper West Side Landowners Group held an informal public meeting with neighbouring property owners to the proposed development areas in February 2018. Since then, the UWSLG have been working with Navigator to participate in focus groups and general polling surveys with the public. Currently, the UWSLG is involved in the Garth Street Integrated EA. The Public Consultation Strategy has been outlined in the Planning Justification Report and anticipates engaging with indigenous groups.	Planning Justification Report, CLS, July 2020	Satisfied
Infrastructure	Electricity, Communications, and Oil and Gas	Included here for City tracking and communicating with appropriate stakeholders on this topic.	The Upper West Side landowners Group have been in contact with Hydro One. Further communications will occur at the Secondary Plan stage and Draft Plan to ensure no conflicts with the adjacent hydro one facilities.		Satisfied
	Human-Made Hazards	If the proposed Incremental Settlement Area Expansion is contaminated, will the site be remediated as necessary prior to any development?	The proposed expansion lands are not contaminated and no remediation work is necessary.		Satisfied