



# URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT



## SECONDARY PLAN REPORT

### White Church Secondary Plan

White Church Road, Miles Road, Airport Road East & Upper James Street, Hamilton  
Project No. 464-22

Prepared for: Whitechurch Landowners Group Inc.  
By: UrbanSolutions Planning & Land Development Consultants Inc.

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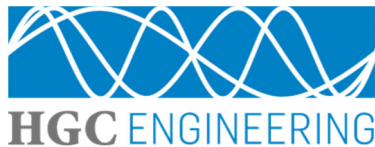
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## 1. Introduction

### 1.1 Background

In June 2022, Council approved a Municipal Comprehensive Review (MCR) for the City, along with an updated long term growth strategy (GRIDS2). This decision was then forwarded to the Ministry of Municipal Affairs and Housing (MMAH) for review and approval. In November 2022, the MMAH issued their decision on the MCR, which made multiple changes to the City's Official Plan. One of the notable changes made by the Province was the introduction of six Urban Expansion Areas to the City's Urban Boundary. We, UrbanSolutions Planning & Land Development Consultants Inc., represent the landowners group for the White Church Road Urban Expansion Area bounded by White Church Road East, Upper James Street, Airport Road East and Miles Road in the City of Hamilton.

As modified Section A.2.4 of the Urban Hamilton Official Plan states that the Urban Expansion Areas require Secondary Planning prior to development occurring on the lands. UrbanSolutions has been retained to assist in the coordination and preparation of planning applications necessary to facilitate the establishment of a Secondary Plan for the subject lands.

### 1.2 Landowner Group

Currently the Whitechurch Landowners Group consists of the landowners of approximately 40% of the Secondary Plan area. Each member of the Landowners Group has extensive experience developing in the City of Hamilton with numerous developments and communities around the municipality. The group was unofficially formed at the beginning of 2023 and is united in their intent to create a complete community which implements best practices in planning within the White Church Secondary Plan area.

The current Whitechurch Landowners Group members are as follows:

- Wilson St. Ancaster Inc.;
- Cedar City (Mount Hope) Inc.;
- Alinea Group Holdings Inc.; and,
- Greenhorizons Farm Holdings.

### 1.3 Guiding Official Plan Policies

Currently the Urban Hamilton Official Plan (UHOP) classifies the subject lands as a designated greenfield area. Section A.2.3.4.2 of the UHOP notes that the minimum density target for greenfield areas shall be established through a future amendment to the UHOP as part of the ongoing MCR process. Further, Policy A.2.3.4.3 states “notwithstanding Policy A.2.3.4.2, the lands within the greenfield area that are not subject to existing development approvals, including lands within the Fruitland-Winona Secondary Plan area, shall be planned to achieve a minimum density of 70 persons and jobs per hectare”. As the White Church Urban Expansion Area would be classified as a greenfield area, the minimum density is established as 70 persons and jobs per hectare.

Policy E.3.7.1 of the UHOP states that “new greenfield communities shall be designed with a unique and cohesive character. Buildings, streetscapes, street patterns, landscaping, open spaces, and infrastructure shall be designed to contribute to this character”. Policy E.3.7.2 provides further policy direction for residential greenfield design stating; “new greenfield communities shall be designed to include a focal point. All elements of the design of the community including the layout of streets, trails, pedestrian connections, and transit routes as well as the location of land uses and transit stops, shall contribute to creation of the community focal point”.

In addition to the greenfield area policies, the City of Hamilton advised that the development of a new urban neighbourhood in the White Church Road East area shall achieve the policy goals of the Neighbourhoods designation in the UHOP. As per Policy E.3.1, the Neighbourhoods designation is to develop compact, mixed use, transit-supportive, and active transportation friendly communities. Neighbourhoods should develop as complete communities that plan for a range of housing types and densities. Further, the Neighbourhoods designation is intended to promote and support design which enhances and respects the character of existing neighbourhoods while supporting residential intensification of appropriate scale and locations. To achieve complete communities, the Neighbourhoods designation permits residential dwellings, open space and parks, local community facilities and local commercial uses.

As part of report PED21067(d), draft guidelines for preparing secondary plans for the Urban Expansion Areas – including privately initiated Secondary Plan – were endorsed by Council in March 2023. These interim guidelines

were used in part to inform the contents of the White Church Secondary Plan.

#### 1.4 Vision

The White Church Secondary Plan provides a clear vision for the study area as well as policy direction on the appropriate scale and intensification of all development to occur within the boundaries of the Plan.

In addition to the City of Hamilton's 10 Directions to Guide Development discussed later in this document, the Secondary Plan sets out a vision to develop as an area that will strive to be a safe, sustainable and complete community with neighbourhoods linked by transportation corridors and well connected to community facilities, parks, commercial uses and transit options. The White Church community will accommodate people of all ages within a variety of housing choices that will be supported by excellent schools, parks and trail systems. This generally low-density community will support neighbourhood commercial and other higher density housing at appropriate locations. The White Church community will represent a vibrant suburban Hamilton community which is reinforced by strong urban design, connectivity, and a focus on sustainability.

The Secondary Plan, in conjunction with the Architectural Design Guidelines, will also provide recommendations on the design of streetscapes, built form, landscaping and the public realm in the White Church neighbourhood. Together, these documents will foster the creation of a safe and attractive community which supports connectivity, sustainability, and the existing character of the surrounding area.

#### 1.5 Study Area

The Secondary Plan study area is generally bounded by Upper James Street to the west, Airport Road East to the north, Miles Road to the east and White Church Road East to the south. Additionally, a portion of the Secondary Plan area extends north of Airport Road East. This portion is irregular in shape and is informally referred to as the 'panhandle' (see Figure 1). The study area comprises of approximately 326 hectares of land, with approximately 288 hectares being developable when taking into account study area constraints such as natural heritage features, stormwater management ponds, etc. Approximately 40% of the study area is owned by participating land owners, however the Secondary Plan will contemplate the entirety of the subject



lands inclusive of non-participating land owners to ensure a comprehensive planning approach is implemented.

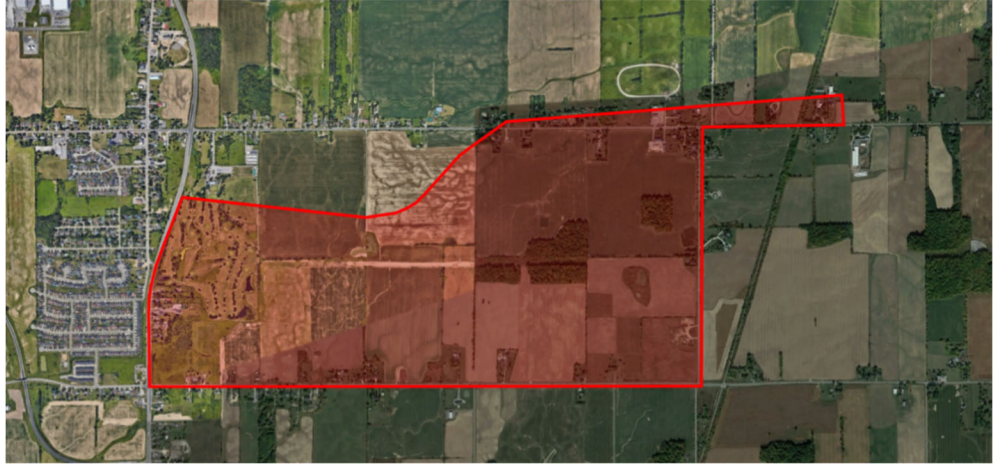


Figure 1 – White Church Secondary Plan Study Area

## 1.6 Goals

The goals of the proposed Secondary Plan are informed by the Ten Directions to Guide Development which were endorsed by Council on March 21, 2023 and are found in Section A.2.1 of the Urban Hamilton Official Plan. The ten directions are as follows:

1. Plan for climate change mitigation and adaptation, and reduce greenhouse gas emissions.
2. Encourage a compatible mix of uses in neighbourhoods, including a range of housing types and affordability, that provide opportunities to live, work, learn, shop and play, promoting a healthy, safe and complete community.
3. Concentrate new development and infrastructure within existing built up areas and within the urban boundary through intensification and adaptive re-use.
4. Protect rural areas for a viable rural economy, agricultural resources, environmentally sensitive recreation and the enjoyment of the rural landscape.
5. Design neighbourhoods to improve access to community life for all, regardless of age, ethnicity, race, gender, ability, income and spirituality.
6. Retain and intensify existing employment land, attract jobs in Hamilton's strength areas and targeted new sectors, and support access to education and training for all residents.

7. Expand transportation options through the development of complete streets that encourage travel by foot, bike and transit, and enhance efficient inter-regional transportation connections.
8. Maximize the use of existing buildings, infrastructure, and vacant or abandoned land.
9. Protect ecological systems and the natural environment, reduce waste, improve air, land and water quality, and encourage the use of green infrastructure.
10. Maintain and create attractive public and private spaces and respect the unique character of existing buildings, neighbourhoods and communities, protect cultural heritage resources, and support arts and culture as an important part of community identity.

## 2. Summary of Secondary Plan Process

On January 27, 2023 a version of the White Church Secondary Plan was first presented via Formal Consultation No. FC-23-040. Following the City's review of the material, a Development Review Team meeting took place on March 22, 2023. Further, a Formal Consultation Document was issued by the City of Hamilton dated April 18, 2023.

The Formal Consultation process confirmed the studies, plans and reports that are required to be completed and submitted for a "complete" application as per the *Planning Act*.

The Whitechurch Landowners Group proceeded to retain a project team of expert consultants to complete the studies and reports prescribed within the Formal Consultation Document. This project team consisted of Hydrogeological, Geotechnical, Ecological, Agricultural, Transportation, Planning, Cultural Heritage and Civil Engineering consultants who began to conduct site investigations and analysis to inform the future Secondary Plan design. During the months since the initial Formal Consultation application, the project team members have met with City staff on multiple occasions to ensure the methodologies being deployed for their respective studies are consistent with municipal guidelines and expectations.

As a result of Bill 150 which establishes the *Planning Statute Law Amendment Act, 2023*, the submission of this application has been expedited. Accordingly, the supporting studies requested through the Formal Consultation process have been prepared as preliminary reports and briefs. To ensure that appropriate considerations still take place prior to any development of the Secondary Plan area, regulating policies have been

added to the White Church Secondary Plan to maintain appropriate development within the Secondary Plan area. Specifically, the draft Official Plan Amendment contained in Appendix A includes policies which require the completion of the comprehensive supporting studies set out in the Formal Consultation Document as part of any future planning application to facilitate the development of a parcel within the boundary of the Secondary Plan.

### 3. Consultation

The Public Consultation Strategy developed for the Secondary Planning process will ensure all relevant stakeholders are engaged in the preparation of the Secondary Plan. Various engagement tools will be utilized to reach the broadest possible audience City-wide in a manner that is both accessible and convenient. These engagement tools will include:

- Secondary Plan microsite containing up-to-date information on project milestones, public information meetings and supporting materials;
- In-person and Virtual Public Information Meetings held following the Secondary Plan application being deemed complete;
- Newspaper advertisements;
- Engagement Feedback Report to be provided to City for review;
- Focused Indigenous consultation; and,
- Summary Report which outlines how input received from stakeholders was considered and incorporated into Plan and policies.

The public engagement meeting(s) will be timed to coincide with the Secondary Plan application being deemed complete by the City of Hamilton to obtain feedback on the land use plan and overall vision for the study area as it progresses. Any information meetings will be held in the evening time, at venues which are accessible and can be reached through multiple modes of transportation to maximize community participation. After any public engagement meeting, an Engagement Feedback Report will be prepared and provided to the City to record the input received from stakeholders and demonstrate how it has been considered and incorporated into the Secondary Plan policies and schedules.

The public engagement components of the City of Hamilton Secondary Plan Guidelines for Urban Expansion Areas will also be used to inform the Public Consultation Strategy for the project. Further details regarding the intended Public Consultation Strategy are outlined in the Public Consultation Strategy Guidelines included as Appendix C to this Report.

The public engagement meetings will be timed to coincide with each phase of the Secondary Plan's development to obtain feedback on the land use plan and overall vision for the study area as it progresses. These meetings will be held in the evening time, at venues which are accessible and can be reached through multiple modes of transportation to maximize community participation. After each public engagement meeting, an Engagement Feedback Report will be prepared and provided to the City to record the input received from stakeholders and demonstrate how it has been considered and incorporated into the Secondary Plan policies and schedules.

## 4. Supporting Studies

On January 27, 2023 a version of the White Church Secondary Plan was first presented via Formal Consultation No. FC-23-040. Following the City's review of the material, a Development Review Team meeting took place on March 22, 2023. Further, a Formal Consultation Document was issued by the City of Hamilton dated April 18, 2023.

Following the Formal Consultation process, the Secondary Plan has been refined to include the additional lands located south of White Church Road East to the study area.

The Formal Consultation process confirmed the studies, plans and reports that are required to be completed and submitted for a "complete" application as per the *Planning Act*. In addition to this Secondary Plan Terms of Reference, the following materials are required to support the Secondary Plan:

- Survey Plan
- Concept Plan
- Draft Official Plan Amendment and By-laws
- Commercial Needs and Impact Assessment
- Urban Design Report
- Architectural Urban Design Guidelines
- Stage 1 Archaeological Assessment
- Cultural Heritage Impact Assessment
- General Vegetation Inventory
- Sub-watershed Study inclusive of;
  - Environmental Impact Statement
  - Linkage Assessment

- Tree Protection Plan
- Hydrogeological Study
- Geotechnical Study
- Financial Impact Analysis
- Recreation Needs Assessment
- School Accommodation Issues Assessment
- School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment
- Agricultural Impact Assessment inclusive of;
  - Minimum Distance Separation Calculation
- Noise Impact Study
- Transportation Master Plan inclusive of;
  - Cycling Route Analysis
  - Pedestrian Route and Sidewalk Analysis
  - Transit Assessment
- Public Consultation Summary and Comment Response
- Secondary Plan Report inclusive of;
  - Housing Report
  - Planning Justification Report
- Wastewater and Water Servicing Master Plan
- Energy and Environmental Assessment Report

As a result of the condensed timelines imposed by the Province discussed in Section 2, the supporting studies requested through the Formal Consultation process were reduced to preliminary reports and briefs to provide an overview of the intended investigations to take place in the future to support development within the White Church Secondary Plan area. The draft Secondary Plan policies include requirements for the above noted supporting studies to be completed as part of the future planning applications which will be necessary to facilitate development on the subject properties. This ensures the Secondary Plan area is not prematurely developed in advance of the results of required studies being understood and utilized to inform the community's progression and design. The sequencing of the studies to be completed as part of future planning applications is outlined below:

## 4.1 Completed Supporting Studies

### 4.1.1 Topographic Survey Plan

As a first step in the preparation of necessary supporting studies, a Topographic Survey Plan was completed for most of the Secondary Plan study area. This Survey Plan identifies the existing grading of the subject lands, determines property boundaries, and confirms the limits of any existing natural heritage features within the Secondary Plan area. This information will then be used as a base layer for many of the future supporting studies and plans to be completed.

#### 4.1.2 Architectural Design Guidelines

In the City's Terms of Reference for Architectural Design Guidelines, they state that the purpose of Urban Design and Architectural Guidelines is to provide design guidance to establish a positive and memorable visual image for built form in new subdivisions and to promote attractive residential developments through attention to the exterior appearance of new housing. Urban Design and Architectural Guidelines are used to create a specific design vision and associated design criteria for a new subdivision which all residential buildings must conform with. These guidelines are typically implemented through a privately administered architectural control process where the design of buildings on individual blocks and lots within a subdivision are approved by a control architect prior to the issuance of building permits.

The Architectural Design Guidelines were prepared by Whitehouse Urban Design to establish the desired character of the Secondary Plan area. The design directions will be informed by all physical site constraints, transportation considerations, servicing requirements, and preferred land use distribution as determined through the previously completed supporting materials. Specifically, the Architectural Design Guidelines will provide design recommendations for streetscapes, various built forms, site structuring elements, landscaping, and additional design matters within the Secondary Plan area.

#### 4.1.3 Urban Design Brief

An Urban Design Brief was completed by Whitehouse Urban Design in conjunction with the Architectural Design Guidelines to provide a summary of the relevant urban design policies for each land use designation of the Secondary Plan based off the Architectural Design Guidelines and Urban Hamilton Official Plan. Together with the Design Guidelines, the Urban Design Brief will ensure future development within the Secondary Plan area

supports a high-quality public realm and built form which is compatible with the surrounding context.

#### 4.1.4 Financial Impact Analysis

A Financial Impact Analysis has been completed by UrbanSolutions which outlines the estimated revenue generated through the future build out of the Secondary Plan area, as well as the projected municipal costs relating to infrastructure upgrades necessary to accommodate the Secondary Plan area. Projected Development Charges, Building Permit Fees, and the anticipated tax revenues generated by future residents, along with the supplementary infrastructure costs will be summarized in the report. These will be reviewed by the City of Hamilton staff to ensure the municipal budget accounts for the financial implications associated with the proposed increase in population.

#### 4.1.5 Energy and Environmental Assessment Report

An Energy and Environmental Assessment Report has been completed by UrbanSolutions in support of the proposed Whitechurch Secondary Plan. This report details how the individual development proposals shall meet the sustainability policies contained in the Report. Low impact design and sustainability measures criteria for roads, buildings, and infrastructure are set out in the Energy and Environmental Assessment report which will be used to guide future development in the study area. Principles such as resource conservation, sustainable design, low impact development, climate change mitigation, vehicle trip reduction and pollution management will all be prioritized through the recommendations of the Energy and Environmental Assessment Reports.

#### 4.1.6 Stage 1 Archaeological Assessment

A Stage 1 Archaeological Assessment has also been undertaken by Archaeological Consultants Canada as part of the future planning applications to develop the subject lands. The objective of the Stage 1 Archaeological Assessment is to gather information about the Study Area's geography, history, land conditions, listed archaeological sites in the vicinity, and previous archaeological research. After all relevant information about the subject lands had been gathered and researched, a recommendation was made on whether there is enough archaeological potential within the study area to warrant a Stage 2 Archaeological Assessment involving test pit surveys. The Stage 1 Archaeological Assessment background research indicates that the subject property has general archaeological potential due



to the presence of 13 historic farmsteads within the property, the proximity to early historical transportation routes, the proximity of the subject property to historic Mount Hope, nearby water sources, and the presence of 187 registered sites located within 1 km of the subject property, including 13 registered sites located within the subject property. The Assessment provides recommendation on those areas of the Whitechurch Secondary Plan which require a Stage 2 Archaeological Assessment to be conducted and those areas where no further analysis is warranted given the conditions.

#### 4.1.7 Noise Feasibility Study

A Noise Feasibility Study was completed by HGC Engineering with the purpose of measuring all stationary and transportation noise sources in the surrounding area which included road traffic on Airport Road West, Upper James Street and White Church Road East as well as air traffic from the John C. Munro Hamilton International Airport. Road traffic information was obtained from the City of Hamilton. The latest air traffic noise contours for the John C. Munro Hamilton International Airport were obtained and reviewed. This data was then used to predict future traffic sound levels at the development and were compared to the guidelines of the Ministry of the Environment, Conservation and Parks (MECP). Appropriate mitigation measures and design considerations were recommended for the eventual development of various areas of the Secondary Plan study area to ensure sound levels meet the Ministry of Environment, Conservation and Parks guidelines. Once the detailed lotting plans and building locations are determined through future planning applications, the Study recommends a detailed Noise Impact Study be conducted as necessary to refine the noise control measures required based on the additional information on context and building details.

#### 4.1.8 School Accommodation Issues Assessment

A School Accommodation Issues Assessment was completed by UrbanSolutions in order to outline the required need for school sites within the Whitechurch Secondary Plan area. Through liaison with the HWDSB and the HWCDSB, it has been determined that a need of three new elementary school sites will arise as a result of the proposed Secondary Plan. The School Accommodation Issues Assessment presents current and projected enrolment rates to support the provision of three school sites, demonstrating that existing elementary institutions close to the site are already near or over capacity. Two school sites are to be allocated to the public school board, and one school site is to be allocated to the Catholic



school board. The school boards have noted that each school site requires 2.42 hectares of land with geographic separation between them, for a total institutional land dedication of 7.26 hectares across the Whitechurch Secondary Plan area.

#### 4.1.9 School Recreation Facility and Outdoor Parks Issues Brief

A School Recreation Facility and Outdoor Parks Issues Brief was completed by UrbanSolutions with the purpose of determining the total required parkland need for the subject lands in conjunction with the Recreation Needs Assessment prepared by urbanMetrics. The assessment examined various park typologies as defined within the UHOP along with typical recreational facilities and pedestrian accommodations that may be found within each type. Using the rates contained in the City of Hamilton By-law No. 22-218, it has been determined that a minimum of 16.57 hectares of parkland should be dedicated across the entirety of the subject lands. This minimum value accounts for net residential, commercial, and institutional land area within the Whitechurch Secondary Plan area. A total of 19.91 hectares of land has been dedicated to parkland in the Secondary Plan which exceeds this minimum by 3.34 hectares.

The parkland on site has been separated into two park typologies – one large (7.42 hectare) Community Park in the northwestern portion of the lands, and four, smaller (3.0 hectare) Neighbourhood Parks comprising the balance of the parkland. The majority of this parkland is connected via the central utility corridor/recreational trail to each other and to various other land uses proposed in the Whitechurch Secondary Plan.

#### 4.1.10 Planning Justification Report

A Planning Justification Report was completed by UrbanSolutions with the purpose of providing an overview of the subject lands and a detailed description of the proposal, a description of the supporting studies completed and a detailed review of the applicable planning policy framework. The Report also provides the planning justification in support of the proposed Secondary Plan through the evaluation of the planning merits of the Official Plan Amendment application.

#### 4.1.11 Housing Report

A Housing Report has also been completed by UrbanSolutions in support of the proposed Whitechurch Secondary Plan. This report details the housing

information related to the proposed Secondary Plan area including the types and densities of residential units proposed, as well as the corresponding tenures and land use designations. The housing considerations for affordable housing, rent-to-own models and other matters are also outlined for the Whitechurch Secondary Plan within the Brief. Ultimately, the Housing Report Brief serves to evaluate the proposed Secondary Plan and associated residential development against the applicable policy framework related to Housing in the Provincial Policy Statement, Growth Plan and Urban Hamilton Official Plan.

#### 4.1.12 Natural Heritage Assessment

A Natural Heritage Assessment was completed by Beacon Environmental to characterize the natural heritage and hydrological features associated with the Study Area, and to present the City's Natural Heritage System (NHS) in a manner consistent with current natural heritage planning policies, guidelines, and criteria. The City of Hamilton Official Plan applies a systems approach to natural heritage system planning, which involves delineating a Natural Heritage System to include Core Areas and supportive features, such as linkages and restoration areas that maintain the ecological functionality and connectivity of the natural system. The NHS for the Study Area was delineated based on the Schedules of the Rural Hamilton Official Plan. Future refinements will be developed based on field studies completed as part of an Environmental Impact Statement in collaboration with planning and engineering consultants.

#### 4.1.13 Water and Wastewater Servicing Master Plan

The Water and Wastewater Servicing Master Plan prepared by SCS Consulting provides an overview of existing and planned infrastructure surrounding the Study Area to evaluate the various infrastructure options available to service the eventual development of the Secondary Plan area. The Water and Wastewater Master Plan includes the following:

- Identification of water and wastewater design criteria;
- Estimated sanitary flow generation calculations;
- Preliminary sanitary sewer alignments and depths;
- Identification of logical connection points to the existing sanitary sewer system;
- Assessment of available sanitary capacity within the downstream system, utilizing the City's Mike Urban model, if required;

Assessment of potential interim sanitary servicing options to support an initial phase of development, if required;

- Development of conceptual fire and peak daily water demand associate with the proposed Secondary Plan;
- Identification of the preliminary alignment and design of the internal water supply system, and associated connection points to the external system;
- Preliminary hydraulic assessment of the internal water system;
- An update to the City's WaterCAD model to incorporate the White Church lands;
- Identification of any external water infrastructure improvements;
- Hydrant testing/pressure monitoring to be conducted as required to support findings of the study.

The Water and Wastewater Master Plan recommends an ultimate servicing strategy for the site which appropriately considers the site constraints, meets the technical requirements of the City of Hamilton and optimizes existing infrastructure.

## 4.2 Phase I Supporting Studies

The following supporting studies and plans will be completed during the first phase of research and analysis to inform the development of the Secondary Plan. The results of this material will begin to aid in identifying development constraints of the study area and identify key features to be protected through the future development of the lands. Further, some of the supporting studies completed during future phases will require the results of the Phase I studies in order to proceed.

### 4.2.2 Sub-watershed Study

The Sub-watershed Study will be inclusive of an Environmental Impact Study, Preliminary Grading Plan, Stormwater Management Strategy, Water Budget and Low Impact Development Strategy, and Geomorphic Assessment. The Environmental Impact Assessment will include the General Vegetation Inventory and Linkage Assessment.

As part of the Sub-watershed Study, a preliminary grading plan will be prepared based on the conceptual road alignments.

With respect to stormwater management, the following scope of work will be included within the Sub-watershed Study:

- Identification of existing storm drainage boundaries;
- Identification of the applicable watershed runoff control criteria for the Welland River and Twenty Mile Creek with the City and NPCA
- Evaluation and refinement of the use of alternative SWM practices including low impact development techniques, lot level, conveyance and end-of-pipe solutions to recommend practices to be incorporated into development plans;
- Identification of proposed overland flow drainage patterns and drainage boundaries;
- Hydrology modelling for existing and post-development conditions for the purpose of confirming stormwater management objectives;
- Hydrology modelling in support of erosion analysis;
- Preliminary designs of stormwater management facilities.

With respect to the water budget and conceptual low impact development strategy, the Sub-watershed Study will include:

- A summary of the water balance assessment provided within the Hydrogeological Study;
- A comprehensive analysis of low impact development measures, including the evaluation of various alternatives and selection of preliminary low impact development strategies and locations in accordance with the targets established;
- Preliminary design of water balance mitigation measures

A Linkage Assessment identifies and assesses vegetative, wildlife and landscape linkages for potential impacts of development/site alteration on the viability and integrity of the linkages. This information is then used to recommend how to protect, enhance or mitigate impacts on existing linkages and their functions. Similarly, an Environmental Impact Study evaluates the study area from a habitat perspective to determine potential impacts from proposed development and necessary mitigation measures to be implemented on site. The intent of the General Vegetation Inventory is to ensure that the applicant considers existing natural features and, where possible, incorporates them into site design at an early stage to maximize vegetation preservation. Collectively, these studies will identify natural heritage and hydrologic features and functions in the study area. These features, their functions and their relationship with the surrounding environment will influence the appropriate buffer zones and ultimate layout of the future development of the White Church Secondary Plan to ensure the natural heritage and hydrologic features are known, incorporated into

the development proposals and appropriately protected through setbacks and buffer zones.

#### 4.2.3 Hydrogeological & Geotechnical Study

The Hydrogeological and Geotechnical Study will analyze the sub-surface conditions of the properties which make up the White Church Secondary Plan study area to gain an understanding of the soil characteristics and hydrogeological conditions of the land. Once the findings of the studies are known, construction and design recommendations can be made with regards to building foundations, excavations, subgrade soils, lateral earth pressures, site servicing and pond liner considerations, bedding and backfill considerations and pavement design. Hydrogeological reporting will include water balance, groundwater contour mapping, dewatering considerations, and discussion of the characteristics of local aquifers or aquitards.

#### 4.2.4 Transportation Master Plan

The Transportation Master Plan provides critical evaluation of the existing and proposed traffic network in and around the Secondary Plan study area to provide recommendations on the optimal traffic network to be implemented. Existing and anticipated truck routes, right-of-way improvements, road widenings, and intersection upgrades will be considered and incorporated into the Transportation Master Plan. Using the traffic data and conditions obtained through the site assessment, the Transportation Master Plan will identify any necessary infrastructure improvements, traffic calming measures, and other mitigative measures to facilitate the traffic associated with the proposed Secondary Plan. Specifically, infrastructure upgrades such as road-widenings, signalization of intersections, right of way spacing and hierarchy recommendations will be contemplated within the Transportation Master Plan. In addition, analysis of parking demand, cycling routes, pedestrian routes, transit-oriented design and sidewalks will be conducted to ensure the Secondary Plan area is well connected and supportive of multi-modal transportation options.

#### 4.2.5 Water and Wastewater Servicing Master Plan

The Water and Wastewater Servicing Master Plan provides an overview of existing and planned infrastructure surrounding the Study Area to evaluate the various infrastructure options available to service the eventual development of the Secondary Plan area. The Water and Wastewater Master Plan will include the following:

- Identification of water and wastewater design criteria;
- Estimated sanitary flow generation calculations;
- Preliminary sanitary sewer alignments and depths;
- Identification of logical connection points to the existing sanitary sewer system;
- Assessment of available sanitary capacity within the downstream system, utilizing the City's Mike Urban model, if required;
- Assessment of potential interim sanitary servicing options to support an initial phase of development, if required;
- Development of conceptual fire and peak daily water demand associate with the proposed Secondary Plan;
- Identification of the preliminary alignment and design of the internal water supply system, and associated connection points to the external system;
- Preliminary hydraulic assessment of the internal water system;
- An update to the City's WaterCAD model to incorporate the White Church lands;
- Identification of any external water infrastructure improvements;
- Hydrant testing/pressure monitoring to be conducted as required to support findings of the study.

The Water and Wastewater Master Plan recommends an ultimate servicing strategy for the site which appropriately considers the site constraints, meets the technical requirements of the City of Hamilton and optimizes existing infrastructure. It is acknowledged that the Water and Wastewater Servicing Master Plan will need to be updated and finalized once the comprehensive supplementary studies are completed in the future to inform the recommendations of the Servicing Master Plan. These supplementary studies would include the Hydrogeological Investigation, Sub-watershed Study and other relevant supporting materials.

#### 4.2.6 Agricultural Impact Assessment

The purpose of an Agricultural Impact Assessment is to evaluate the potential impacts of non-agricultural development on existing agricultural operations as well as the agricultural system and recommend ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts. In this case, the Agricultural Impact Assessment will assess the existing agricultural operations in the surrounding community to ensure they are considered when locating sensitive land uses within the Secondary Plan area.

#### 4.2.7 Cultural Heritage Impact Assessment

A Cultural Heritage Impact Assessment (CHIA) is a report that documents a clear and traceable evaluation of the effects of a proposed new development or redevelopment on cultural heritage resources and/or their setting (built heritage resources and cultural heritage landscapes). If there are demonstrated adverse effects, the CHIA must describe how the adverse effects can be minimized, mitigated or avoided. Given the early stages of the Secondary Planning process, a Cultural Heritage Assessment Report (CHAR) has been requested by City Staff in advance of future CHIA's to be completed for individual properties. A CHAR would inform the land use plan and policy framework for the secondary plan. It would identify all potential heritage resources, both those that have been have already been flagged by the city, as well as other heritage resources not yet inventoried. The report also includes a brief overview of the potential impacts the proposed land use plan may have on the identified heritage resources, though it is acknowledged that the majority of impacts and mitigation measures would be explored in future CHIA's on specific properties as part of future development applications, as needed.

#### 4.3 Phase II Supporting Studies

The following supporting studies and plans will be completed during the second phase of research and analysis to inform the development of the Secondary Plan. With Phase I studies establishing the development constraints of the individual properties, these studies will aid in determining commercial and recreational land use needs through analysis of the existing community surrounding the subject area, while other existing site conditions such as noise exposure are taken into account in locating sensitive land uses.

##### 4.3.1 Commercial Needs and Impact Assessment

A Commercial Needs and Impact Assessment is one of the supporting studies to be undertaken during Phase II of the Secondary Plan development process. The Assessment will review relevant policies within the Provincial Policy Statement, Growth Plan and Urban Hamilton Official Plan related to prescribed employment distribution, growth and typologies. The report will also review the surrounding commercial land uses in the area to determine the existing demand for commercial and employment opportunities in the

community. The existing commercial demand, the anticipated commercial demand associated with the Secondary Plan area and the relevant policies of the policy framework will work together to generate recommended employment densities and commercial types to be established within the White Church Secondary Plan.

#### 4.3.2 Recreation Needs Assessment

A Recreation Needs Assessment will be completed to survey the existing recreation, amenity and community facilities in proximity to the Study Area and understand the anticipated facilities and parks to be included in the Secondary Plan Area. The needs and priorities of the Study Area and surrounding neighbourhoods are identified based on various facility and park typologies. The principal goal of the Assessment is to ensure that the Secondary Plan develops recreational land uses which are responsive to the current and future needs of the community in a responsible, equitable and cost-effective manner. Once known, these needs can inform the location, quantity and type of park space and community facilities to be established within the Secondary Plan to contribute towards achieving a complete community.

#### 4.3.3 Airport Zoning Regulation Study

The proposed built form for individual properties within the White Church Secondary Plan will be determined during the later stages of the Secondary Plan area's development. Through future applications for Draft Plans of Subdivision and Site Plan's, Airport Zoning Regulation Studies will be completed which analyze the flight paths of the nearby John C. Munro International Airport. These flight paths will be compared against the survey information and building heights associated with proposed developments to ensure the intended massing does not present conflicts with incoming or outgoing flights.

## 5. Applicable Policy Review

In addition to the applicable policies outlined above under Section 1.3, a detailed evaluation of applicable Provincial Policy Statement, Growth Plan and Urban Hamilton Official Plan policies will be outlined in the Planning Justification Brief included in the comprehensive Secondary Plan submission.



## 6. Secondary Plan Rationale

It is the opinion of the Whitechurch Landowners Group and UrbanSolutions, that despite the direction of the Minister of Municipal Affairs and Housing to reverse the creation of the Urban Expansion Areas, developing these areas would be in the best interest of the City from a planning perspective. Prior to the Ministry's revised Urban Hamilton Official Plan issued in November 2022, the City of Hamilton undertook a municipal comprehensive review via the Growth Related Integrated Development Strategy. The purpose of the Growth Related Integrated Development Strategy or GRIDS 2 was to evaluate how best to accommodate the growth and intensification targets set out by the Grow Plan for the Greater Golden Horseshoe through to 2051. Part of this evaluation was the consideration of an Urban Boundary Expansion and the feasibility of alternate growth options that could be pursued in the City. The City of Hamilton currently sets out an intensification target of 40% of all growth to be accommodated within the Urban Boundary.

As part of the GRIDS 2 process, the City hired Lorus and Associates to complete a Land Needs Assessment and Residential Intensification Market Demand Analysis to help inform the best option to accommodate Hamilton's future growth. The City also retained Watson & Associates Economists to peer review the Land Needs Assessment and Market Analysis prepared by Lorus. The Lorus Residential Intensification Analysis did not evaluate the merit of a 'No Urban Expansion' scenario and concluded that an intensification target of 50% for the current period would be considered a suitable and aspirational goal for the City based on the data. This recommendation was partly driven due to the City's historic rate of intensification averaging only 33% for the past decade and a belief that intensification alone will not be enough to accommodate growth given the demand for greenfield housing. The Lorus report goes on to caution that achieving even a 50% intensification target for new units in the built-up area will require a significant shift in the composition of housing demand in favour of apartment units compared to levels experienced historically. Further, the Watson & Associates Peer Review specifically stated that as a 'No Urban Expansion' Option was not modelled, the option "does not meet Provincial planning policy requirements and is not considered good planning". The Watson & Associates Peer Review expands on this sentiment to say that the No Urban Expansion Option would result in the City not meeting its Schedule 3 minimum forecasts in the Growth Plan and that even the 'Ambitious Density' scenario represents an extremely compact urban form.

In July of 2021, the City distributed a mail-out survey to households in Hamilton to obtain their responses to three potential options to accommodate growth through to 2051. The three options presented on the mail-out survey were; an ‘Ambitious Density’ scenario, a No Urban Expansion scenario, and other suggestions. The Ambitious Density scenario would see the City increase its intensification target to 50% through to 2031, 60% to 2041 and 70% to 2051, while the No Urban Boundary Expansion scenario would see all intensification occurring within the existing urban boundary. The results of the survey saw 90% of respondents favouring the No Urban Boundary Expansion scenario, although it is worth noting that there were only 18,387 responses received – representing approximately 2% of the City’s total population. Despite the conclusions of the Land Economists hired by the City and City staff’s recommendation to approve the Ambitious Density scenario as contained in Staff Report No. PED17010(i), during the November 19th, 2021 General Issues Committee, City Council voted 13-3 in support of a No Urban Boundary Expansion scenario. Specifically, this scenario directs 81% of residential intensification to be accommodated within the existing Urban Boundary and the balance to be distributed to Designated Greenfield Areas.

The March 2021 Land Needs Assessment Technical Working Paper prepared by Lorius & Associates presents various intensification targets and associated land requirements for a range of Community Area Land Need Scenarios. Of the four scenarios provided, three scenarios achieve the minimum 50% intensification rate required by the City to achieve the established Growth Plan density targets to 2051. While recognizing the need for intensification within the Urban Boundary, the Increased Targets scenario also has regard for market trends and preferred housing typologies by allocating more white belt land to Urban Expansion Areas. As per the following “Table 2: LNA Results – Community Land Area Need Scenarios” as summarized in Report PED17010(n) on November 9th, 2021, the Increased Targets scenario would see Hamilton increase its intensification target to 50% through to 2031, 55% to 2041 and 60% to 2051, for a total of 1,630 hectares of white belt land, translating to 290 hectares over the Ambitious Density scenario. The additional 290 hectares of land provided by the Increased Targets scenario from now until 2051 would be largely addressed by the inclusion of the White Church Road Urban Expansion Area.

**Table 2: LNA Results – Community Area Land Need Scenarios**

Scenario	Intensification Target (%)			Land Need (ha)
	2021 – 2031	2031 – 2041	2041 - 2051	
1. Current Trends	40			3,440
2. Growth Plan minimum	50			2,190
3. Increased Targets	50	55	60	1,630
	(55% average over the period)			
4. Ambitious Density	50	60	70	1,340
	(60% average over the period)			

*Source: Lorus & Associates, Land Needs Assessment Technical Working Paper, 2021*

The following characteristics of the White Church Urban Expansion Area demonstrate the area’s merit to be included within the urban boundary, and establishes its status as a capable, well-suited location to facilitate the projected land need demand determined through the comprehensive March 2021 Land Needs Assessment and December 2020 Residential Intensification Market Demand Analysis.

- Proximity to Airport Employment Growth District jobs and support services provides future residents with local employment opportunities.
- The proposed Highway 6 expansion is to provide enhanced access with a future connection to the Red Hill Parkway – A Class Environmental Assessment is currently underway and well situated with regards to its potential future connections to the Upper Red Hill Vally Parkway.
- From a functional servicing perspective, the lands can be fully serviced.
- Both public school boards have a documented need for new school sites in this area required to satisfy existing student populations.
- The limited natural heritage features can be readily protected without intrusion required to accommodate development.
- No loss of productive agricultural lands would occur as the lands are comprised primarily of sod.
- The White Church Urban Expansion Area acts as a natural extension of the Mount Hope community along Upper James Street and Airport Road.

## 7. Conclusion

The White Church Secondary Plan has been proposed for the subject lands to facilitate the development of the study area to achieve a complete

community. This document outlines the objectives, considerations, sequencing and desired implementation of the White Church Secondary Plan.

The White Church Secondary Plan Report in conjunction with the Planning Justification Report will provide the planning analysis and justification in support of the proposed policies and land use designations to be formed on site in a manner that it is consistent with and conforms to the applicable policy framework noted below:

- The proposed White Church Secondary Plan is consistent with the Provincial Policy Statement 2020;
- The proposed White Church Secondary Plan conforms to the Growth Plan and represents an appropriate form of development in a greenfield area;
- The proposed White Church Secondary Plan supports the intent, goals and objectives of the various land use designations found within the Secondary Plan area as informed by Urban Hamilton Official Plan policies; and
- The proposed White Church Secondary Plan includes appropriate regulations to implement the general intent of the Urban Hamilton Official Plan.

Based on the contents of this Report, the project team shall endeavour to complete the necessary supporting studies following the issuance of a Notice of Complete Application by the City of Hamilton in order to inform an appropriate form of development that represents good planning within the White Church Secondary Plan area.

Respectfully submitted this 13<sup>th</sup> day of December, 2023.

Regards,

**UrbanSolutions Planning & Land Development Consultants Inc.**

  
Matt Johnston, MCIP, RPP  
Principal



*I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.*

*This report has been prepared based on a review of the subject application and cannot be used for any other purpose.*

# Appendix A

## Draft Official Plan Amendment & Secondary Plan Schedules

## **DRAFT Urban Hamilton Official Plan Amendment No. \_\_**

The following text, together with Volume 2, Map B.5.5-1 – Land Use Plan, Volume 2, Map B.5.5-2 – Natural Heritage System and Volume 2, Map B.5.5-3 – Transportation Network, attached hereto, constitutes Official Plan Amendment No. \_\_ to the Urban Hamilton Official Plan.

### **1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to establish a policy framework for the White Church Secondary Plan area.

### **2.0 Location:**

The lands affected by this Amendment are currently shown as “Urban Expansion Area – Neighbourhoods” and “Urban Expansion Area – Employment Areas” on all Schedules of the Urban Hamilton Official Plan.

### **3.0 Basis:**

The basis for permitting this Amendment is:

- To implement the Ministry of Municipal Affairs and Housing approval of Official Plan Amendment No. 167 by establishing a secondary planning policy framework for the White Church Urban Expansion Area added to the urban boundary.

### **4.0 Actual Changes:**

#### **4.1 Volume 2, Chapter B-5**

#### ***Text***

##### **4.1.1 Chapter B-5 – White Church Secondary Plan**

- a) That Volume 2: Chapter B-5 – Glanbrook Secondary Plans be amended by adding the following as Section 5.5:

#### **5.5 White Church Secondary Plan**

The White Church Secondary Plan establishes land uses and development standards to guide the development and/or redevelopment of lands located in the White Church Secondary Plan area. Section B.5.5, Map B.5.5-1 – Land Use Plan, Map B.5.5-2 – Natural Heritage Plan and Map B.5.5-3 – Transportation Network constitute the White Church Secondary Plan.

##### **5.5.1 Goal**

White Church is envisioned as an area that will strive to be a safe, sustainable and complete community with neighbourhoods linked by transportation corridors and well connected to community facilities, parks, commercial uses and transit options. The White Church community will accommodate people of all ages within a variety of housing choices that will be supported by excellent schools, parks and trail systems. The White Church community will represent a vibrant

Hamilton community which is reinforced by strong urban design, connectivity, and a focus on sustainability.

## **5.5.2 Objectives**

5.5.2.1 The following objectives shall be considered for all future development and redevelopment of the White Church Secondary Plan area:

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

## **5.5.3 General Policies**

5.5.3.1 The Whitechurch Secondary Plan has been developed to guide development within the Secondary Plan area. The following policies address land uses and other matters common to all parts of the Whitechurch Secondary Plan area:

- a) Map B.5.5-1 Whitechurch Secondary Plan – Land Use Plan, identifies the land use designations applicable to the Whitechurch Secondary Plan area.



- b) For the purposes of this Secondary Plan, development shall also include redevelopment.
- c) Development within the Whitechurch Secondary Plan area shall provide a mix of housing opportunities in terms of built form, style and tenure that are suitable for residents of different age groups, income levels and household sizes.
- d) When reviewing an application for development within the Whitechurch Secondary Plan area, the following matters shall be evaluated:
  - i. Compatibility with adjacent land uses including matters such as shadowing, grading, overlook, noise, lighting, traffic and other nuisance effects;
  - ii. Transition in height and density to adjacent and existing residential development;
  - iii. The relationship of the proposed lot(s) with adjacent and existing lot pattern and configuration; and,
  - iv. The policies in Section 5.5.12 – Infrastructure and all other applicable policies of this Secondary Plan.

**5.5.4 Natural Heritage Policies**

5.5.4.1 In addition to Section 2.0 – Natural Heritage System of Volume 1, the following policies shall apply to the Whitechurch Secondary Plan area:

- a) Wherever possible, development within the Whitechurch Secondary Plan area shall promote a healthy Natural Heritage System by restoring, enhancing, and linking habitat/Core Areas, vegetation protection zones, linkages, and restoration areas;
- b) All development within the Whitechurch Secondary Plan area shall comply with the Endangered Species Act, 2007 or its successor legislation; and,

5.5.4.2 The boundaries of Core Areas and Linkages, shown on Map B.5.5-2 – Natural Heritage System, are general in nature. Minor refinements to such boundaries may occur through Environmental Impact Statements, watershed studies or other appropriate studies accepted by the City without an amendment to this Plan. Major changes to boundaries, the removal or addition of Core Areas and Linkages identified on Schedule B - Natural Heritage System and Schedules B-1-8 – Detailed Natural Heritage Features require an amendment to this Plan.

5.5.4.3 The multi-purpose trail shown on Map B.5.5-3 – Transportation Network shall be subject to the following:

- a) An Environmental Impact Statement shall be completed by the Applicant, which will determine the exact location, design, and construction material requirements for the multi-use trail; and,
- b) The Multi-purpose trail shall be designed in accordance with the Whitechurch Secondary Plan Urban Design Guidelines.

## **5.5.5 Residential Designations**

- 5.5.5.1 The policies found under Volume 1, Section E.2.7 – Neighbourhoods and E.3.0 – Neighbourhoods Designation shall apply to all lands identified as ‘Neighbourhoods’ on Map B.5.5-1 – Land Use Plan.
- 5.5.5.2 The policies found under Volume 1, Section E.3.7 – Residential Greenfield Design shall apply to all new development within the Whitechurch Secondary Plan area.
- 5.5.5.3 The Whitechurch Secondary Plan area shall be planned to achieve a minimum density of 70 persons and jobs per hectare.
- 5.5.5.4 Three categories of residential land use are described in Volume 1, Sections 3.4, 3.5 and 3.6 but are not designated on Map B.5.5-1 – Land Use Plan. The residential categories outlined in these sections provide general location, scale, and design directions which should be utilized when developing the Whitechurch Secondary Plan lands designated as ‘Neighbourhoods’ on Map B.5.5-1 – Land Use Plan. These categories may also be applied in the redevelopment of larger sites designated ‘Neighbourhoods’.
- 5.5.5.5 Lower density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery of neighbourhoods on or in close proximity to collector roads as well as major or minor arterial roads.
- 5.5.5.6 When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated using the criteria listed in Volume 1, Policy B.2.4.1.4.

## **5.5.6 Commercial Designations**

- 5.5.6.1 Sections E.4.2 – Commercial and Mixed Use Designations General Policies and E.4.6 – Mixed Use – Medium Density Designation of Volume 1 shall apply to the lands designated Commercial on Map B.5.5-1 – Whitechurch Secondary Plan – Land Use Plan.
- 5.5.6.2 The completion of a Commercial Land Needs Assessment for the Whitechurch Secondary Plan area must occur prior to the development of the lands designated as ‘Mixed Use – Medium Density’ on Map B.5.5-1 – Whitechurch Secondary Plan – Land Use Plan to establish:
- a) The minimum rate of commercial space required to accommodate the needs of the Whitechurch Secondary Plan area; and,
  - b) The type, location and phasing of commercial development to occur within the Whitechurch Secondary Plan area to meet anticipated demand of the community.

## **5.5.7 Institutional Designations**

- 5.5.7.1 In addition to Sections B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities/Services and E.6.0 – Institutional Designation of Volume 1, the following policies shall apply to the lands designated Institutional on Map B.5.5-1 – Whitechurch Secondary Plan – Land Use Plan, which are intended to be developed as elementary schools:

- a) The City shall encourage institutional and community facility/service uses in the White Church Secondary Plan area, of a size and scale to service the local community and surrounding rural area.
- b) All schools shall be located adjacent to Parks where feasible, to provide opportunities to share facilities.
- c) Should the relevant school board(s) not require all designated elementary school sites these surplus lands may be developed in accordance with the Residential designation policies outlined in Section 5.5.5 of the Whitechurch Secondary Plan, and/or other new institutional uses, without amendment to this Plan provided:
  - i. the proposed uses are compatible with the surrounding area;
  - ii. all elementary school board(s) have provided written confirmation to the City that the lands are not required for school purposes; and,
  - iii. the change is supported by a Council Resolution.

**5.5.8 Parks and Open Space Designations**

5.5.8.1 The policies found under Sections B.3.5.3 – Parkland Policies and C.3.3 – Open Space Designation of Volume 1 shall apply to all Parks and Open Space designations within the White Church Secondary Plan.

**5.5.9 Transportation Policies**

5.5.9.1 In addition to Section C.4.0 - Integrated Transportation Network of Volume 1, the following general policies shall apply to the transportation network in White Church Secondary Plan area to encourage the development of an efficient, practical and safe system of internal roads and other corridors to accommodate the movement of people in private vehicles, public transit, and by active transportation:

- a) All new roads within the White Church Secondary Plan area shall be designed and constructed in accordance with Section C.4.5 – Road Network of Volume 1. The City may consider alternative development standards where, in the opinion of the City, they are appropriate and do not compromise public safety or the efficiency of the transportation network.
- b) All lands required for new internal public roads, right-of-way dedications for existing public roads and/or day-lighting triangles, shall be dedicated free of charge and free of all encumbrances at the time of development or redevelopment to the satisfaction of the City in accordance with Policy C.4.5.2 – Functional Classification and C.4.5.6 – Right-of-Way Dedication of Volume 1.
- c) The costs related to the design and construction of all new public roads and the appropriate upgrading of the adjacent existing public roads required as result of development of Binbrook Village shall be at the expense of the developers. The details regarding these works and costs shall be established in the subdivision agreements and/or development, maintenance and use (site plan) agreements to be approved by the City and executed by the City and the developers.
- d) In some areas, and for some development, such as single detached dwellings fronting on collector or arterial roads and street townhouses, access to development serviced

by rear lanes may be appropriate and contribute to an improved streetscape and urban character.

**5.5.10 Cultural Heritage Policies**

5.5.10.1 The policies found under Sections B.3.4 – Cultural Heritage Resources Policies of Volume 1 shall apply to all cultural heritage resources within the Whitechurch Secondary Plan.

**5.5.11 Noise and Other Airport Impacts**

5.5.11.1 White Church Secondary Plan area is in the vicinity of John C. Munro International Airport, Highway 6, and the Airport Employment Growth District. In recognition that the Whitechurch Secondary Plan is comprised predominantly of sensitive land uses and to ensure the operations of John C. Munro International Airport, Highway 6, and the Airport Employment Growth District are not compromised:

- a) Sections B.3.6.3 – Noise, Vibration and Other Emissions and C.4.8 – Airport of Volume 1, shall apply to the Mount Hope Secondary Plan area;
- b) all new development and redevelopment shall conform to all relevant legislation, policies, standards and guidelines;
- c) future residents of residential development shall be advised of the potential for noise nuisance through appropriate warning clauses included in lease or rental agreements, agreements of purchase and sale, and within required development agreements; and,
- d) Notwithstanding Policy C.4.8.8, Table C.4.8.1, Subsection 2) of Volume 1, for lands at or above the 28 NEF Contour and at or below the 30 NEF Contour, and designated Institutional, Residential or Mixed Use – Medium Density on Map B.5.5-1 – White Church Secondary Plan – Land Use Plan, the provisions of Table C.4.8.1, Subsection 3) shall apply.
- e) Notwithstanding Policy C.4.8.8, Table C.4.8.1, Subsection 2) of Volume 1 and Policy 5.5.11.1.d) above, the Whitechurch Secondary Plan shall be developed in accordance with the current Noise policies established by the Provincial Policy Statement.

**5.5.12 Infrastructure**

5.5.12.1 Existing development on private services in the White Church Secondary Plan area is encouraged to connect to municipal services when they become available.

5.5.12.2 From time to time, consideration may be given to subsequent agreements between the City and the private sector with respect to the financing of the expansion of the municipal trunk sanitary sewerage and water facilities required to service the development of the White Church Secondary Plan area.

5.5.12.3 Wiring for electrical power distribution, telephones, cable television and other energy distribution systems shall be located underground.

5.5.12.4 The White Church Secondary Plan area is characterized by a varying topography which requires specific grading and detailed servicing provisions to adequately service the future development area so development proceeds in a coordinated and comprehensive

manner. Completion of a Master Servicing Strategy shall be required for the White Church Secondary Plan areas identified on Map B.5.5-1 – White Church Secondary Plan – Land Use Plan.

5.5.12.5

The following servicing policies shall apply to White Church Secondary Plan area:

- a) The City of Hamilton shall prepare a Terms of Reference for a Master Servicing Strategy in consultation with the Conservation Authority;
- b) All development within the lands within the Whitechurch Secondary Plan area shall conform to the Master Servicing Strategy;
- c) The Whitechurch Secondary Plan Sub-Watershed Studies shall form the basis of the Master Servicing Strategy;
- d) Where a Master Servicing Strategy is prepared by a developer(s), the Strategy shall demonstrate consultation and general landowner support for lands within the subject Whitechurch Secondary Plan area, and be completed to the satisfaction of the City in consultation with the Conservation Authority;
- e) A condition shall be inserted into any draft plan approval and subdivision agreement (or other development approval) with the Municipality precluding the release by the Municipality of its subdivision plan (or any phase thereof) for registration, or any other Development Event in respect of its lands, unless an acknowledgement is first given to the Municipality by the Whitechurch Landowners Group Inc. that the applicant is a party in good standing with respect to its participation in the Master Servicing Strategy and a future cost sharing agreement for the necessary infrastructure to accommodate development.

**5.5.13**

**Requirement for Supporting Materials**

5.5.13.1

Prior to the approval of any future development within the White Church Secondary Plan area, the following supporting studies must be completed, appropriately considered and applied in the design of any development proposal and approved by the City of Hamilton:

- a) Survey Plan;
- b) Concept Plan;
- c) Draft Official Plan Amendment and By-laws (as necessary);
- d) Commercial Needs and Impact Assessment;
- e) Urban Design Report;
- f) Architectural Urban Design Guidelines;
- g) Stage 1 Archaeological Assessment;
- h) Cultural Heritage Impact Assessment;
- i) Sub-watershed Study inclusive of;
  - i. Environmental Impact Statement
  - ii. Linkage Assessment
  - iii. General Vegetation Inventory
  - iv. Tree Protection Plan
- j) Hydrogeological Study;
- k) Geotechnical Study;

- l) Financial Impact Analysis;
- m) Recreation Needs Assessment;
- n) School Accommodation Issues Assessment;
- o) School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment;
- p) Agricultural Impact Assessment inclusive of;
  - i. Minimum Distance Separation Calculation
- q) Noise Impact Study;
- r) Transportation Master Plan inclusive of;
  - i. Cycling Route Analysis
  - ii. Pedestrian Route and Sidewalk Analysis
  - iii. Transit Assessment
- s) Public Consultation Summary and Comment Response;
- t) Housing Report;
- u) Planning Justification Report;
- v) Wastewater and Water Servicing Master Plan; and,
- w) Energy and Environmental Assessment Report.

**Maps**

**4.1.2 White Church Secondary Plan Schedules**

- a. That Volume 2: Map B.5.5-1 – Land Use Plan be added to the UHOP Secondary Plan Mapping by, as shown on Map B.5.5-1, attached to this Amendment.
- b. That Volume 2: Map B.5.5-2 – Natural Heritage System be added to the UHOP Secondary Plan Mapping by, as shown on Map B.5.5-2 attached to this Amendment.
- c. That Volume 2: Map B.5.5-3 – Transportation Network be added to the UHOP Secondary Plan Mapping by, as shown on Map B.5.5-3, attached to this Amendment.

**5.0 Implementation:**

The effect of the policy framework established by this amendment will be implemented through the Secondary Planning processes undertaken for the White Church Urban Expansion Area.

This Official Plan Amendment is Schedule “1” to By-Law No. \_\_\_\_\_, passed on the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
A. Horwath  
Mayor

\_\_\_\_\_  
A. Holland  
Clerk



**Legend**

- Residential Designations**
- Neighbourhoods
- Parks and Open Space Designations**
- Open Space
- Other Designations**
- Institutional
- Mixed Use - Medium Density
- NP** Neighbourhood Park
- CP** Community Park
- NOS** Natural Open Space
- ES** Elementary School
- SES** Separate Elementary School
- Utility
- Pipeline / Recreational Trail
- SWM** Storm Water Management
- Other Features**
- Secondary Plan Boundary

**Urban Hamilton Official Plan**  
**White Church**  
**Secondary Plan**  
 Map B.5.5-1 - Land Use Plan





**Legend**

- Core Areas
- Linkages
- Lands in the Rural Area
- Secondary Plan Boundary

**Urban Hamilton Official Plan**  
**White Church**  
**Secondary Plan**  
 Map B.5.5-2 - Natural Heritage System

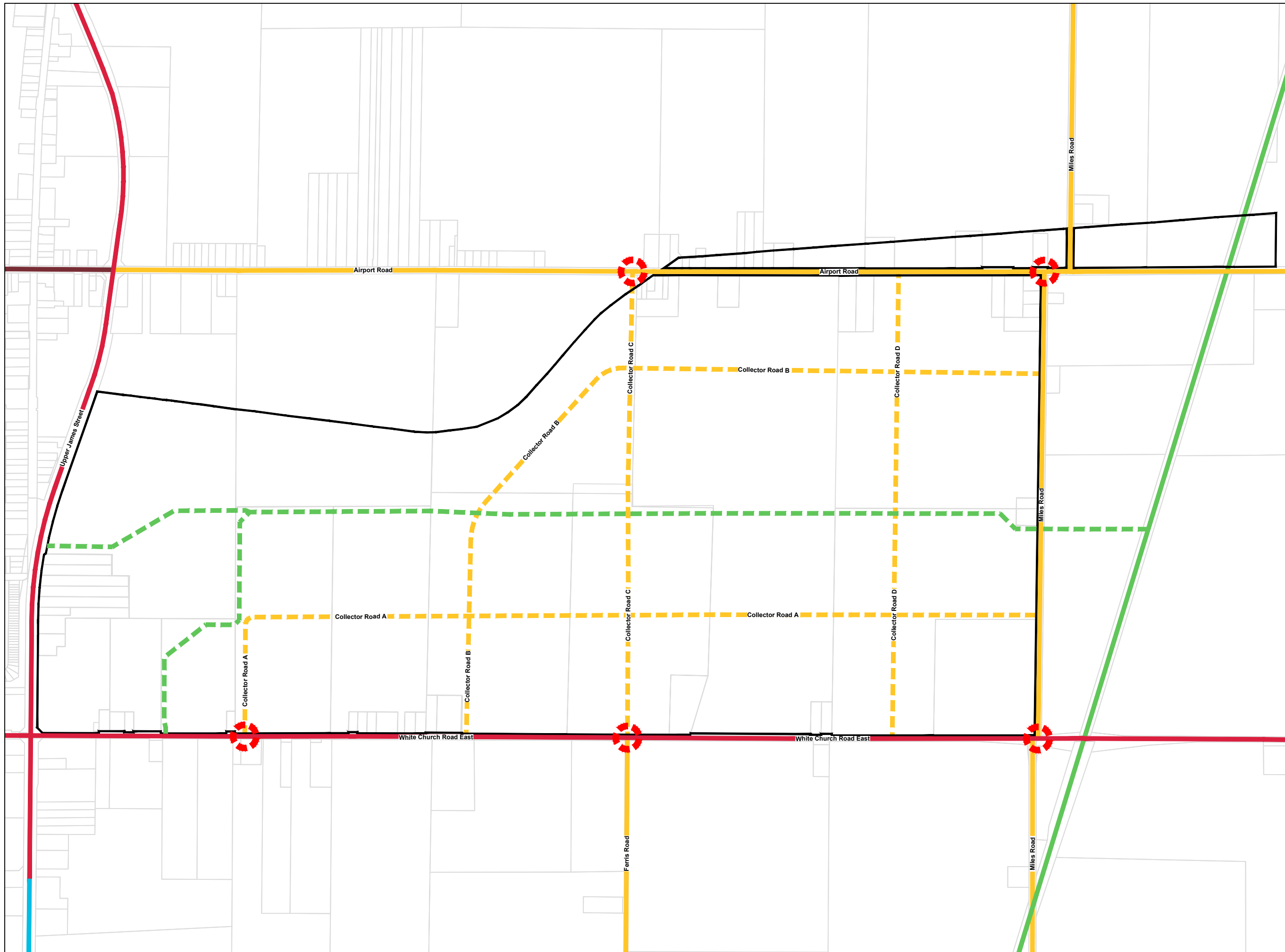


Not to Scale  
 Date: November 2023



Hamilton





**Legend**

- Major Arterial
- Minor Arterial
- Collector
- Provincial Highway

**Proposed Roads**

- Collector
- Potential Roundabout Location

**Other Features**

- Existing Multi-use Trail
- Proposed Multi-use Trail
- Secondary Plan Boundary

**Notes:**

- All proposed collector road will have bike lanes.
- Potential for turning lanes, modern roundabouts or traffic signal at Arterial/Collector Road intersection.

**Urban Hamilton Official Plan  
White Church  
Secondary Plan  
Map B.5.5-3 - Transportation Network**

# Appendix B

## Public Consultation Strategy Guidelines

**PUBLIC CONSULTATION STRATEGY GUIDELINES**

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.  
 Date: December 11, 2023  
 Location: White Church Urban Expansion Area  
 Owner: Whitechurch Landowners Group Inc.

RE: Secondary Plan Official Plan Amendment Application

The Public Consultation Strategy developed for the Secondary Planning process will ensure all relevant stakeholders are engaged in the preparation of the Secondary Plan. Various engagement tools will be utilized to reach the broadest possible audience City-wide in a manner that is both accessible and convenient. These engagement tools will include:

- Secondary Plan microsite containing up-to-date information on project milestones, public information meetings and supporting materials;
- In-person and Virtual Public Information Meetings held following the Secondary Plan application being deemed complete;
- Newspaper advertisements;
- Engagement Feedback Report to be provided to City for review;
- Focused Indigenous consultation; and,
- Summary Report which outlines how input received from stakeholders was considered and incorporated into Plan and policies.

The public engagement meeting(s) will be timed to coincide with the Secondary Plan application being deemed complete by the City of Hamilton to obtain feedback on the land use plan and overall vision for the study area as it progresses. Any information meetings will be held in the evening time, at venues which are accessible and can be reached through multiple modes of transportation to maximize community participation. After any public engagement meeting, an Engagement Feedback Report will be prepared and provided to the City to record the input received from stakeholders and demonstrate how it has been considered and incorporated into the Secondary Plan policies and schedules.

The public engagement components of the City of Hamilton Secondary Plan Guidelines for Urban Expansion Areas will also be used to inform the Public Consultation Strategy for the project. Further details regarding the intended Public Consultation Strategy are outlined below:

GUIDELINES	URBANSOLUTIONS STRATEGY
Target audience of the consultation	The target audience for this application is the general public, relevant indigenous communities and adjacent landowners of the subject land.

<p>If done, record of consultation efforts made before the application was submitted</p>	<p>No public consultation has been completed prior to the submission of the Official Plan Amendment application to establish a Secondary Plan.</p>
<p>List the stakeholders and how they are impacted</p>	<p>Primary stakeholders are those within the 500 metres of the circulation area. The community will be impacted by urbanizing a large greenfield site with additional residents and services to add to the surrounding community. All potential impacts will be contemplated by the expert consultant team with necessary mitigations noted in the supporting plans and reports.</p> <p>Collectively all documentation submitted in support of this complete application or through future submissions will confirm the proposal is compatible without causing adverse impacts. We look forward to reviewing any public stakeholder comments received.</p>
<p>Tools to be used to consult/engage the public</p>	<p>UrbanSolutions will post a notification sign, following guidelines provided by the City of Hamilton. This sign will provide relevant information related to the purpose and intent of the requested Official Plan Amendment to establish a Secondary Plan.</p> <p>In proximity to the public notification sign, UrbanSolutions will post a sign detailing contact information of our firm. This will allow members of the public to call or email and make enquiries regarding the proposal.</p> <p>UrbanSolutions will attend and be prepared to provide a presentation at the statutory public meeting and at Planning Committee.</p> <p>UrbanSolutions will prepare a microsite for this project. The link will be provided to the Planner on file and Ward Councillor, as well as being noted on the Public Notice Sign and newspaper advertisement. The microsite will provide a portal for members of the public to access the submitted reports, studies and supporting information that has been provided to the City. Updates on the project will also be posted on the site, as they occur.</p>

	<p>UrbanSolutions also intends on organizing a neighbourhood information meeting to present the Secondary Plan proposal and answer questions of the public.</p>
Timing of consultation	<p>Consultation with the public will begin once the application has been deemed complete by the City of Hamilton.</p> <p>The timing of the statutory public meeting will ultimately be determined by the City.</p>
Method to receive document comments	<p>Contact information for UrbanSolutions will be available on the posted notification sign. Comments received will be reviewed and provided to the City.</p>
Proposed participants in consultation and their role	<p>The proposal participants in consultation and their role include:</p> <p><u>Applicant/Agent:</u> The role of the applicant and agent is to facilitate all public Neighbourhood Information meetings and statutory Planning Committee meeting for the proposed applications.</p> <p><u>City of Hamilton Staff:</u> The City’s role in the application process is to review the proposal against applicable policy framework and further consult with the members of the public to answer questions. City staff members are invited to participate in the public Neighbourhood Information meetings.</p> <p><u>Councillor Tadeson:</u> The role of the City Councillor is to provide input and represents the residents of their ward including providing neighbour concerns to City Staff and the applicants attention. Councillor Tadeson is invited to participate in future public Neighbourhood Information meetings.</p> <p><u>Surrounding Neighbours &amp; General Public:</u> The members of the community have a valuable role in the development process to provide their input and through discussions have any questions or concerns addressed. If applicable any interested neighbourhood associations or groups are welcome to provide their input on the proposed development and participate in Neighbourhood Information meetings.</p>

	<u>Consultants:</u> The various members of the project team who have compiled materials in support of the proposed applications. The project team members are available to answer questions and provide further justification as per their area of expertise.
Requested City resources	No resources are requested from the City at this time.
Expected/Potential Issues	No issues are expected at this time.