

PHASING PLAN

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.
Date: February 24, 2025
Location: Whitechurch Urban Expansion Area, Hamilton, Ontario
Owner: Whitechurch Landowners Group Inc.

RE: Urban Boundary Expansion Official Plan Amendment Application

In support of the subject planning application, a preliminary Phasing Plan is required as part of a complete Official Plan Amendment application. The proposed Urban Boundary Expansion represents the phased progression of development for Hamilton which is consistent with policy 2.3.2.g) of the Provincial Planning Statement. As illustrated in Appendix A, the Whitechurch Urban Expansion Area supports the phased progression of development for the following reasons:

- Proximity to existing Mount Hope community enables the subject area to act as a natural extension of existing development in the area;
- Proximity to existing John C. Munro International Airport and designated Airport Employment Growth District (AEGD) supports the ongoing investment in the AEGD. Further, it supports the long-term operation and economic role of the airport, and the ultimate development can be designed to ensure compatibility with the Airport and would not limit its long term operation;
- Proximity to Highway 6 supports the City of Hamilton's committed investment in the expansion of Highway 6 from two lanes to four lanes between Upper James Street and Highway 403. Further, the proximity to Highway 6 supports the City's initiative for extension of Highway 6 to connect with the Red Hill Valley Parkway (as outlined under Appendix A of City Staff Report PED23246);
- The Expansion Area is contiguous with the current Hamilton Urban Boundary and Built-Up Area to the west and there are no physical or natural barriers separating the two areas; and,
- It has been demonstrated that the proposal will not adversely affect the achievement of the City's intensification targets or the viability of the ongoing development of medium and high density housing in the Built Up Area. It also achieves the prescribed Greenfield density targets and contributes towards intensification in a manner which avoids impacts on the continued redevelopment of areas targeted for increased density in other areas of the City.

The detailed phasing of the proposed development will be generally based on servicing availability and will be contemplated through the future Official Plan Amendment application to establish a Secondary Plan, and other future Planning Act applications for the subject lands. These applications provide an opportunity to control sequencing which will be based in part on:

- Future market demands and landowner intent;
- Future cost sharing agreements and front-ending agreements related to infrastructure; and,
- The implementation of either interim servicing strategies or long-term servicing strategies.

Collectively, the supporting studies prepared as part of the Urban Boundary Expansion application appropriately address and satisfy the Evaluation Framework and Phasing Criteria prepared by the City of Hamilton and Dillon Consulting as part of the GRIDS 2 / Municipal Comprehensive Review process. If there are any questions or comments, do not hesitate to contact the undersigned.

Regards,

UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Scott Beedie, MCIP, RPP
Senior Planner

Appendix A

Context Map

CONTEXT MAP WHITE CHURCH BOUNDARY EXPANSION AREA

SCALE 1:20000
0 500 1000 1500

NOTES:
• Base information prepared by A.T. McLaren Limited
• Aerial Imagery: Google Earth 2023



- LEGEND**
- WHITE CHURCH BOUNDARY EXPANSION AREA
 - HIGHWAY 6
 - HIGHWAY 6 CONCEPTUAL EXTENSION (PED23246)
 - HIGHWAY 403
 - LINCOLN M. ALEXANDER PARKWAY
 - RED HILL VALLEY PARKWAY
 - EXISTING URBAN BOUNDARY
 - URBAN EXPANSION AREA NEIGHBOURHOODS
 - EMPLOYMENT AREAS

