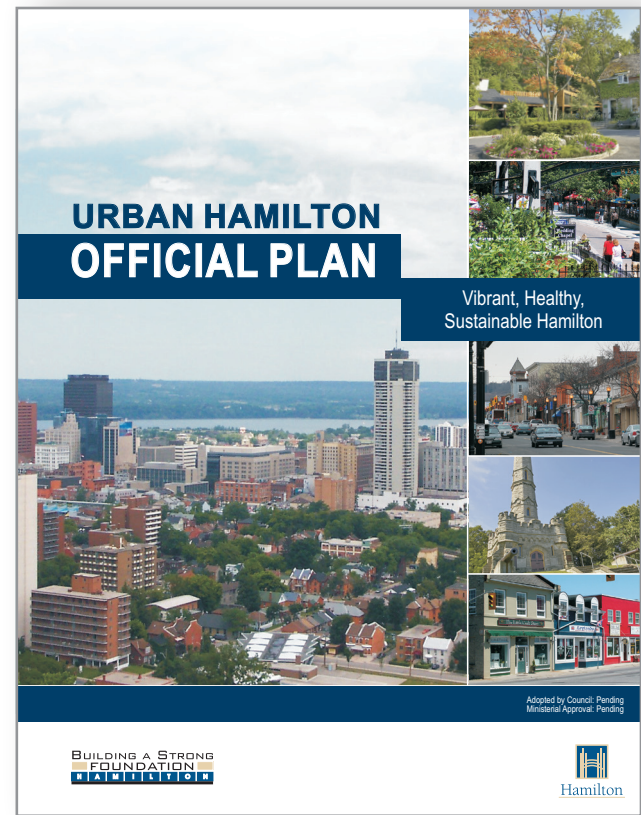


BACKGROUND ON THE DECISION TO EXPAND THE URBAN BOUNDARY

BACKGROUND ON THE DECISION TO EXPAND THE URBAN BOUNDARY



The City's Official Plan is a planning document that provides direction for managing long term growth and development to achieve the social, economic, and environmental objectives of the City.

The City reviews its Official Plan on a regular basis to ensure it remains up to date, reflects current provincial policy, and represents the long-term vision of the City. This review process is called a Municipal Comprehensive Review (MCR).



TIMELINE

JUNE 2022

Hamilton City Council approved an MCR that implemented a growth strategy to accommodate population and employment growth to the year 2051. The Growth Strategy proposed that future growth would be accommodated within the existing urban area, and that there would be no expansions to the urban boundary. This decision was forwarded to the Province for approval.

NOVEMBER 2022

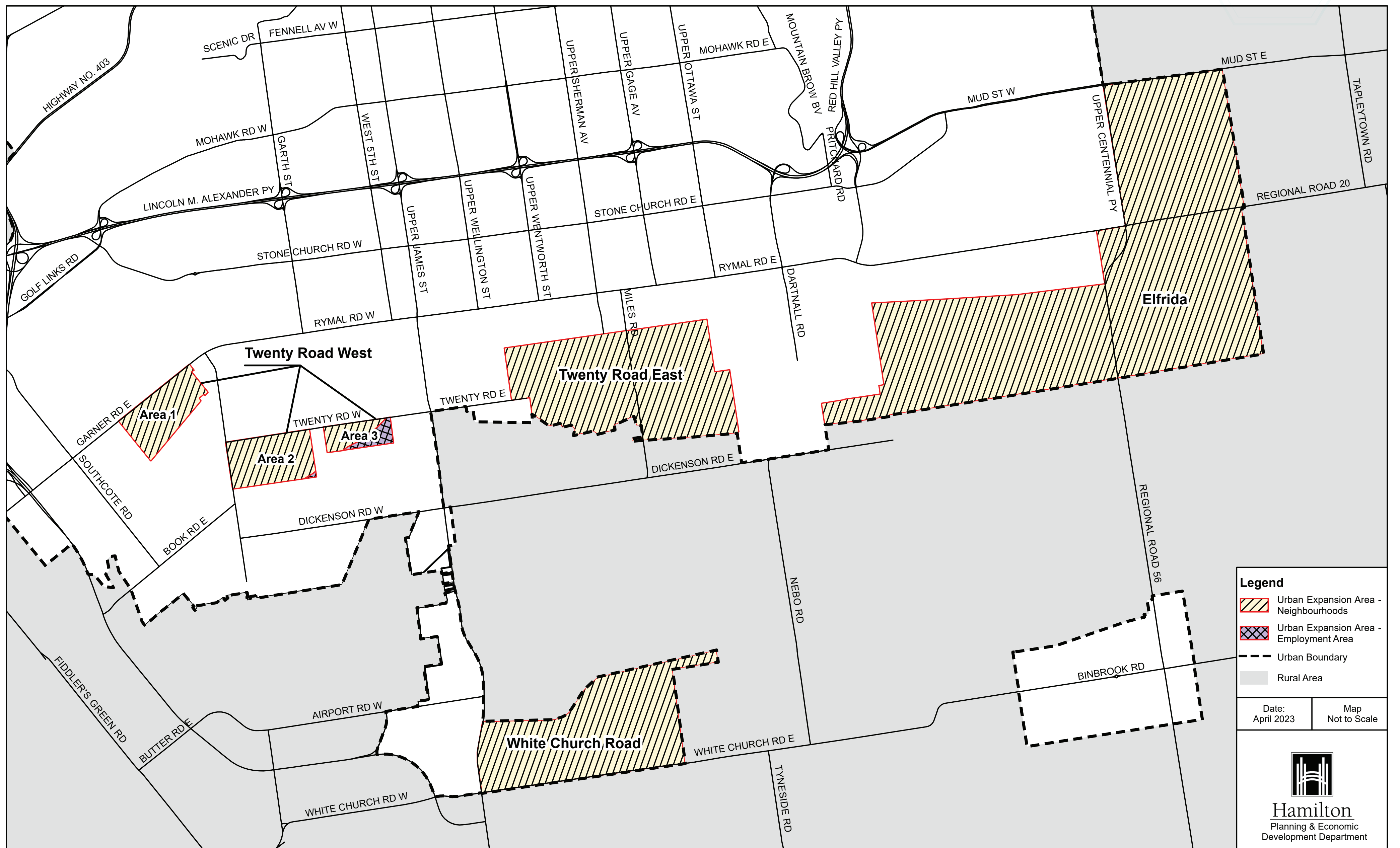
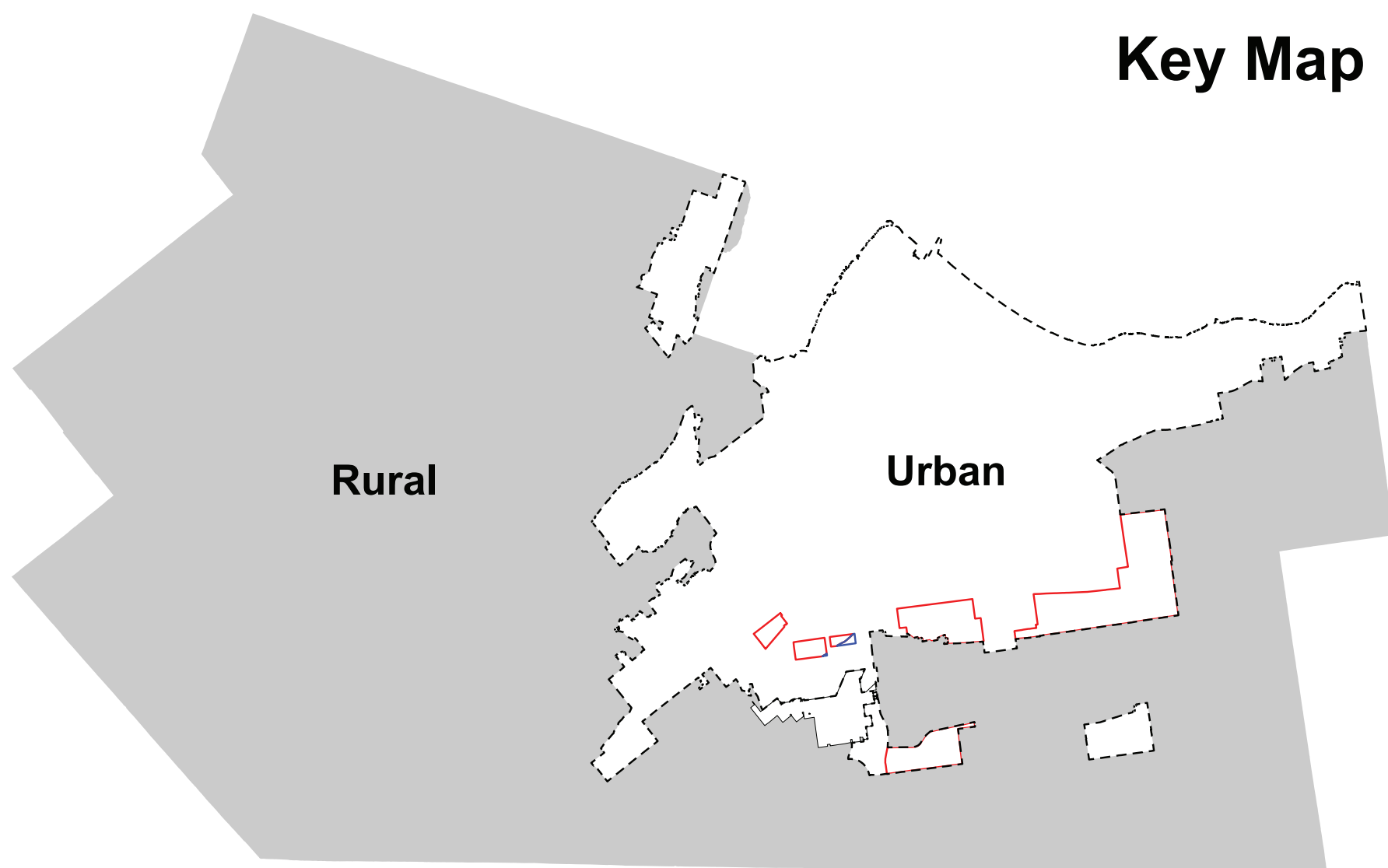
The Province issued a decision that included changes to the Official Plan, including:

- The expansion of the urban boundary by 2200 gross hectares across six new Urban Expansion Areas.
- Adding a requirement that new development is not permitted in Urban Expansion Areas until secondary planning for the Urban Expansion Areas has been completed.

WHERE ARE THE URBAN EXPANSION AREAS?



Key Map



WHY ARE WE HERE?

To implement the Urban Expansion Area policies introduced by the Province, Council has directed staff to:



Establish a **Policy Framework** for Secondary Plans in Urban Expansion Areas



Develop **Secondary Plan Guidelines** to guide future planning processes for all Urban Expansion Areas



Lead the development of Secondary Plans for all Urban Expansion Areas

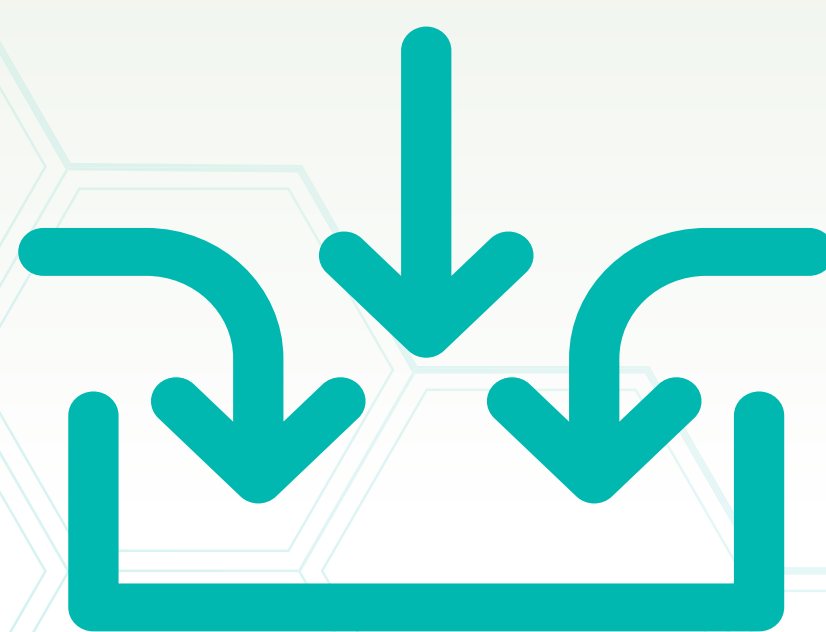
By leading the secondary planning for the Urban Expansion Areas, the City can pursue new and innovative ways to plan for communities that are more sustainable and inclusive than those built in the past.

The Policy Framework and Secondary Plan Guidelines will guide the preparation of Secondary Plans for the Urban Expansion Areas.

Although Council has directed that the City lead the development of Secondary Plans, privately initiated Secondary Plans submitted by land owners are also permitted under provincial planning legislation.

The Policy Framework and Secondary Plan Guidelines will guide any City initiated or privately initiated Secondary Plans.

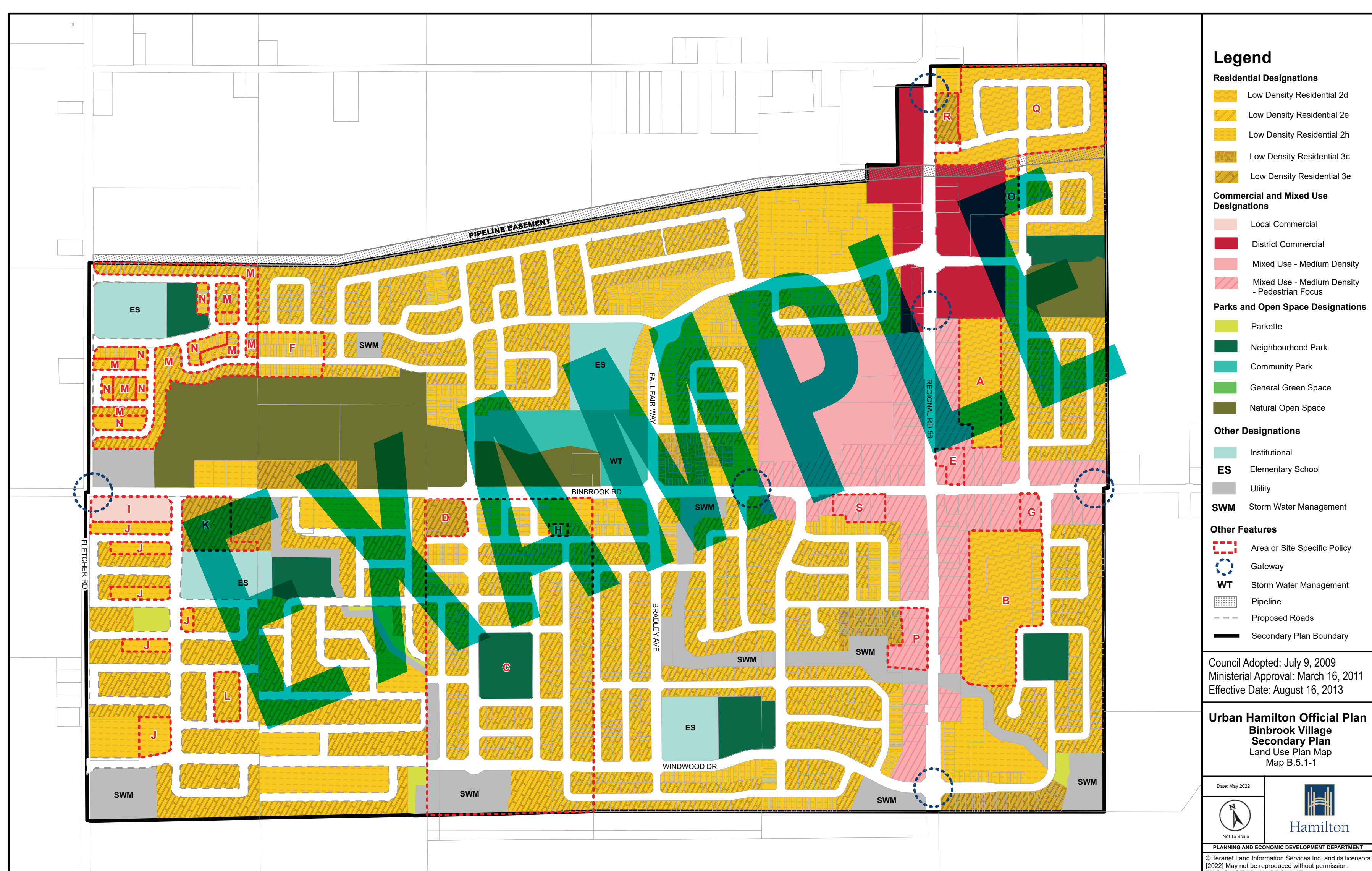
We are seeking your input and ideas to inform the Policy Framework, Secondary Plan Guidelines and planning priorities for the Urban Expansion Areas.



WHAT IS A SECONDARY PLAN?

A Secondary Plan:

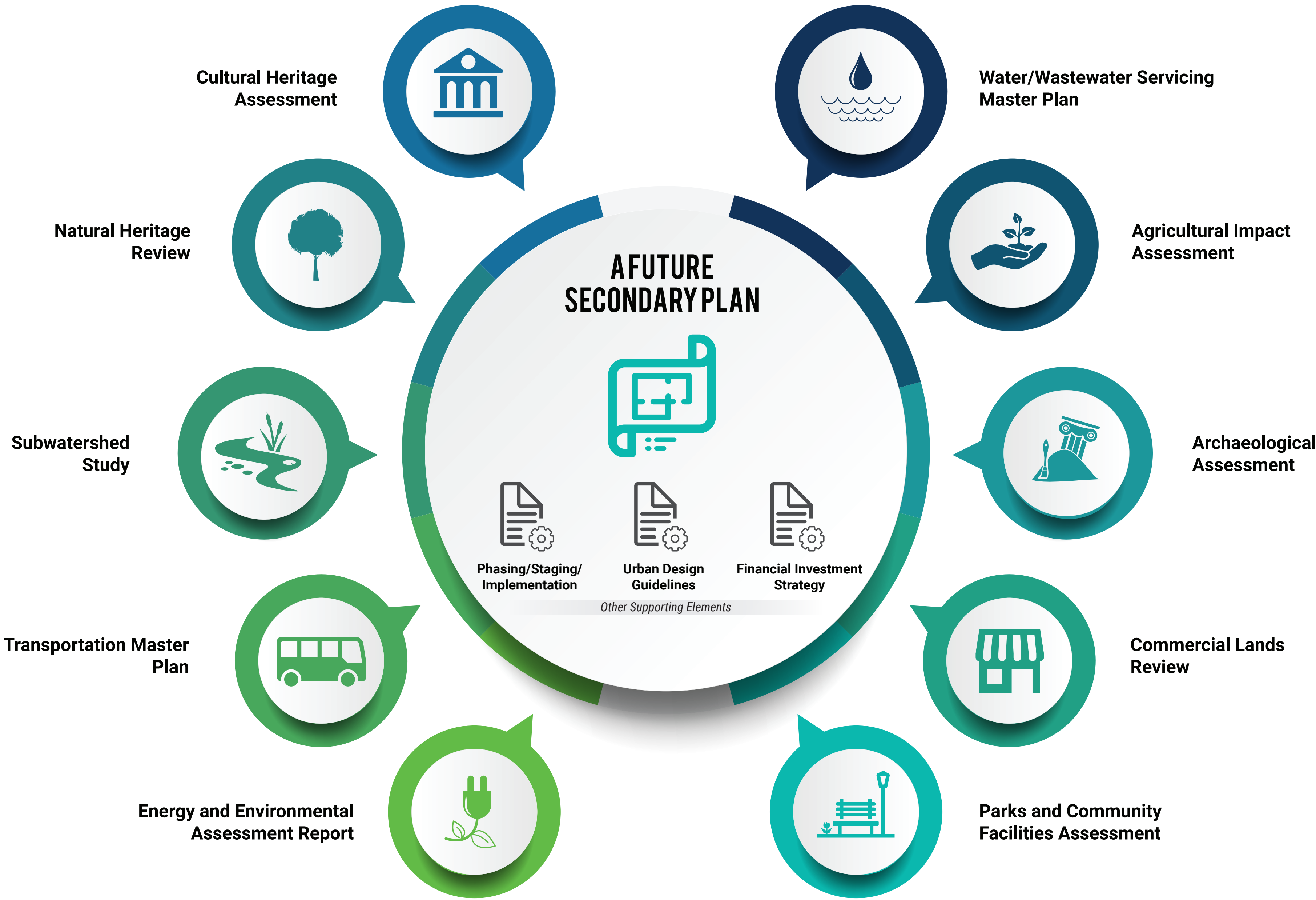
- Is a land use plan that guides land use at a neighbourhood level, taking into account local considerations and context.
- Contains detailed direction explaining how a community should develop.
- Is based on a vision of what the community should look like in the future and contains the steps to get there.
- Helps promote new development opportunities while making sure they fit in with what exists today.
- Implements the objectives and policies of the City's Official Plan (City-wide).
- Is a tool to guide public and private investment



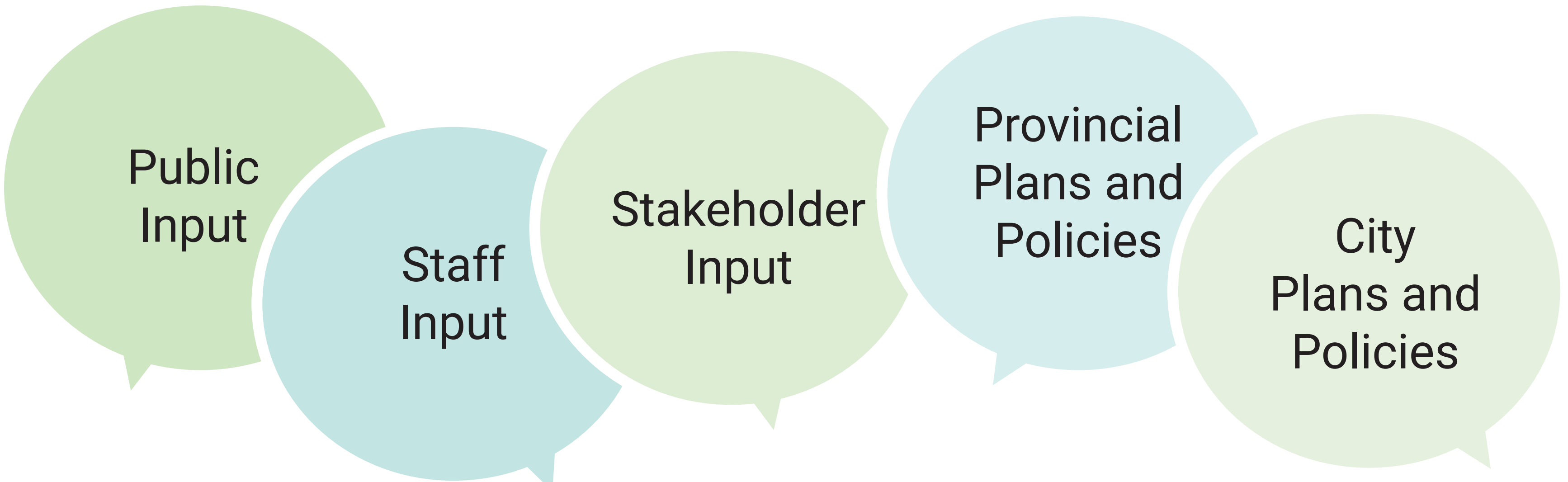
WHAT IS INCLUDED IN THE SECONDARY PLAN PROCESS?

A number of inputs will be used to inform and support secondary planning for the Urban Expansion Areas, including:

Technical Studies:



Other Inputs:



KEY ELEMENTS OF THE SECONDARY PLAN GUIDELINES

The Secondary Plan Guidelines for Urban Expansion Areas will establish a consistent process for the preparation of secondary plans for the Urban Expansion Areas. The Guidelines will cover:

- **Project Phasing**

- **Phase 1** – Visioning, data collection, and identification of existing conditions and land use needs.
- **Phase 2** – Analysis and creation of land use options for consideration.
- **Phase 3** – Identification of a preferred land use plan, policies, and implementation strategy.

- **Policy Topics/Secondary Plan Components**, including:

- Land Use
- Urban Design
- Cultural Heritage
- Natural Heritage
- Transportation
- Infrastructure, Energy and Sustainability
- Implementation

- **Consultation Methods**, including:

- A Technical Advisory Group consisting of City staff
- A Community Liaison Group/ Community Focus Group
- Consultation with Indigenous Nations
- In-person public meetings or workshops
- Virtual public meetings or workshops
- Website and online commenting opportunities

HAVE YOUR SAY SECONDARY PLAN GUIDELINES



What would be your preferred way to keep informed and give input on future planning processes?

Place your three dots beside your top 3 choices.

Email updates and notifications	
Updates and notifications by mail	
Online surveys	
Sending comments by email	
Virtual Meeting	
In-person Meeting/Open House	
Participation in Community Focus Group	
Information booths at other events (I.e. farmer's market, festival)	
Other?	

PRIORITIZING SECONDARY PLANNING FOR THE URBAN EXPANSION AREAS



The planning for the six Urban Expansion Areas may not occur all at the same time. Some areas may be planned before others and the City will need to prioritize the order in which the Secondary Plans are completed.

What should be the top priorities in deciding the order in which Secondary Plans are completed for the Urban Expansion Areas?

Place your three dots on the items you want to prioritize.

Availability of nearby existing water and sewer infrastructure	
Proximity to existing and planned transit networks and ability to integrate with existing transit networks	
Level of agricultural production in each area	
Ability of the expansion area to easily integrate into adjacent existing built up areas	
Potential for the expansion area to complement existing adjacent neighbourhoods (I.e. Providing a full range and mix of land uses and services to meet most daily needs.)	

Another Priority? Please write your thoughts on a sticky note below.

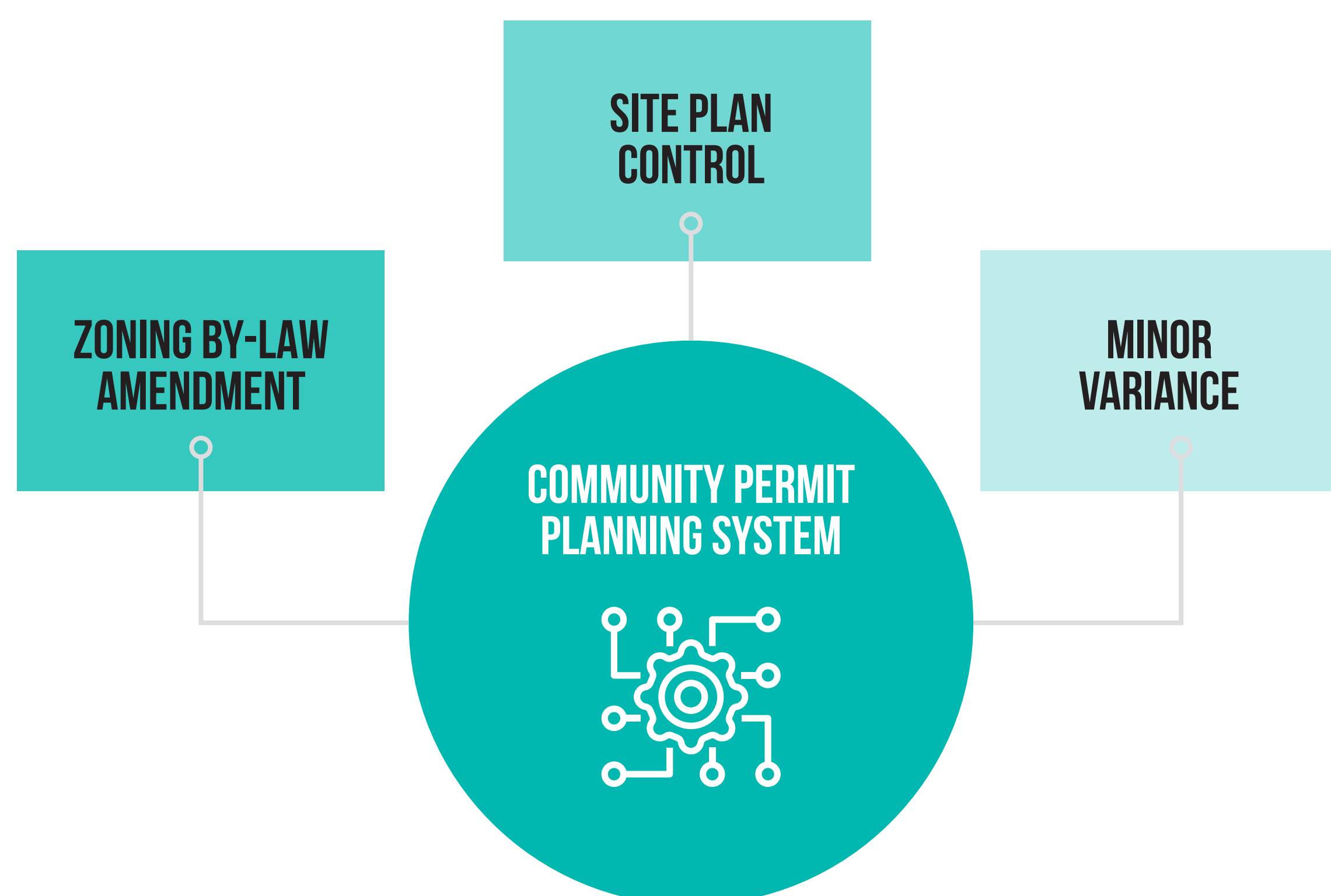
COMMUNITY PLANNING PERMIT SYSTEM

Staff are investigating the option of utilizing a Community Planning Permit System (CPPS) as a planning tool for the Urban Expansion Areas.

A CPPS may provide for a more streamlined and flexible approach to planning approvals that allows for housing to be brought to the market more quickly.

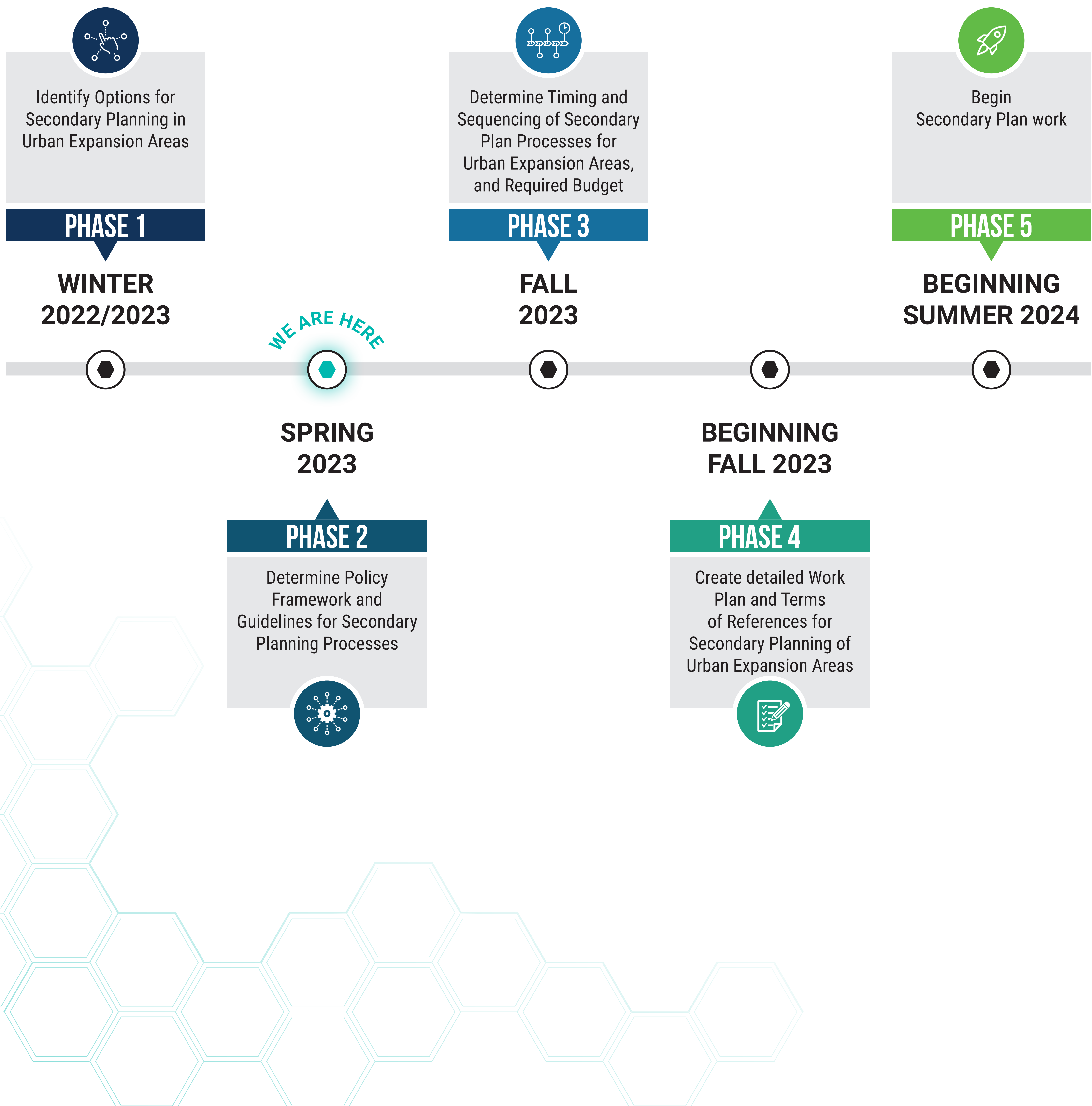
What is a Community Planning Permit System (CPPS)?

- A land use planning tool available to municipalities in Ontario through the Planning Act.
- Combines Zoning, Site Plan and Minor Variance processes into one, 45-day planning review process resulting in a single development permit approval.



Establishing a CPPS for one or more of the Urban Expansion Areas would require public consultation, studies and background work similar to the development of a Secondary Plan and Zoning By-law to guide what development should look like and establish development standards.

PROJECT TIMELINE



HOW TO GET INVOLVED

WE WANT TO HEAR FROM YOU!

Other ways to get involved:

Sign up for e-mail or mail updates

UEAplanning@hamilton.ca

Visit Engage Hamilton Page

engage.hamilton.ca/growinghamilton

Contact Staff

Mark Kehler

905-546-2424 Ext.4148

Mark.Kehler@hamilton.ca

Melanie Pham

905-546-2424 Ext.6685

Melanie.Pham@hamilton.ca

THANK YOU

**For attending this Open House.
Your participation is an important contribution to the
Secondary Planning Process.**

Use of Feedback:

All feedback will be collected and compiled into a feedback report for Council and will be used to inform decisions on the Policy Framework and Guidelines, as well as the next phases of work.