

Conceptual Elevations- Precedents

Elfrida Lands
Hamilton ON

Prepared For
Elfrida Community
Builders Group Inc.

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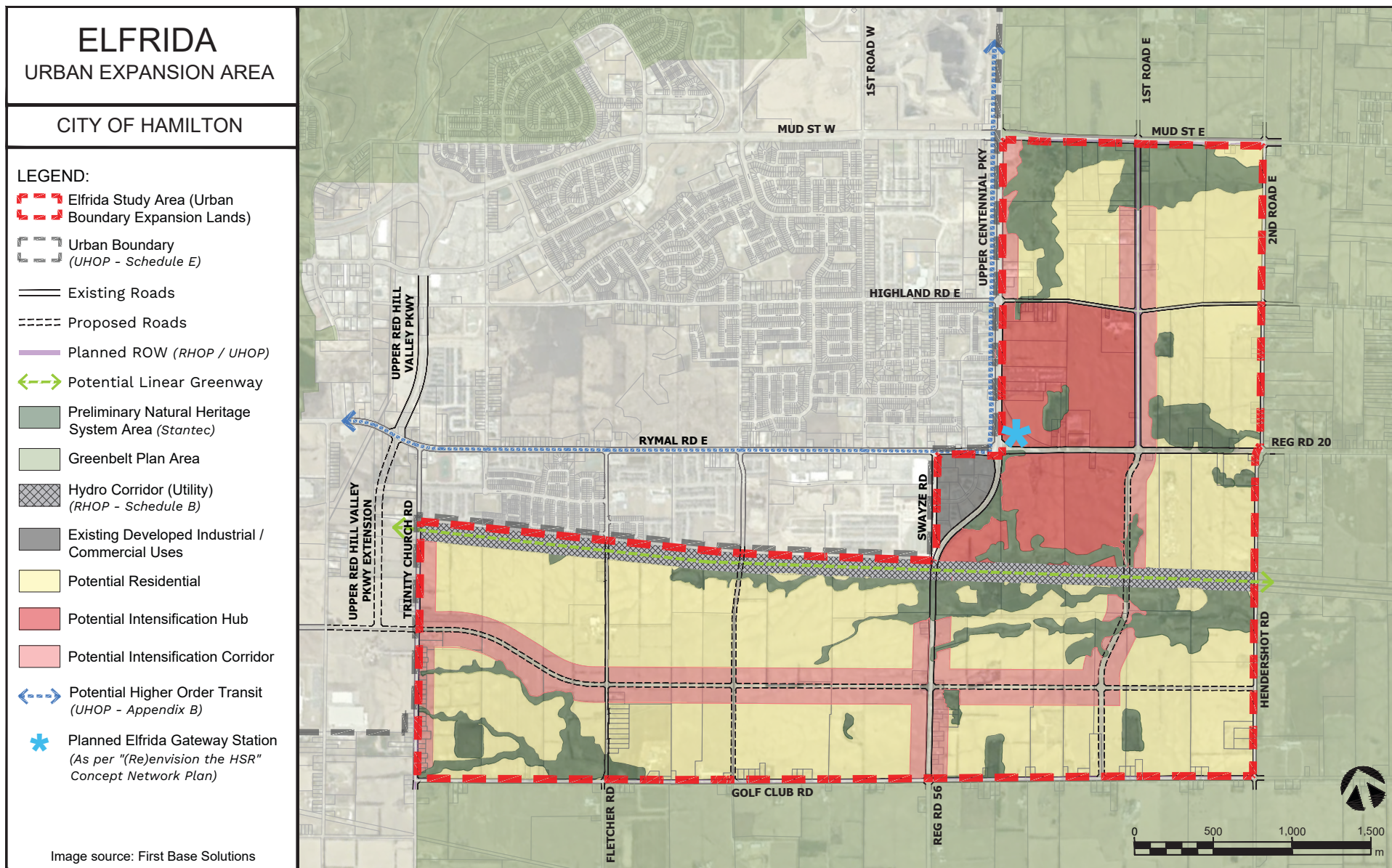


Figure 1 - Preliminary Structure Plan

1.0 Introduction

This Conceptual Elevation - Precedents package has been prepared in support of the Official Plan Amendment application (the "Application") to expand the Urban Boundary of the City of Hamilton to include the Elfrida Lands, in accordance with the requirements for an Urban Boundary Expansion application established by Official Plan Amendments No, 221 and 42. Further, the scope of this document was established through discussions with City of Hamilton staff.

The "Elfrida Lands" are approximately 1,209 hectares in area and are generally bound by Upper Centennial Parkway, Mud Street East, Second Road East and Hendershot Road, Golf Club Road, Trinity Church Road and a hydro corridor. They are made up of multiple individual properties that vary considerably in size, shape and land use.

The purpose of this document is to provide an understanding of the types of development that could be integrated into the Elfrida Lands. Given that the purpose of the Application is to update the Official Plan to include the Elfrida lands in the Urban Boundary, and does not provide the detailed planning that would come in subsequent stages of the planning approvals process (e.g. Secondary Plan, Zoning By-law Amendment, Plan of Subdivision and/or Site Plan), these Conceptual Elevation precedents are not specifically proposed but are intended to provide a visual representation of the types of development and generally where they could be located.

The Conceptual Elevation precedents described herein are categorized based on the three conceptual structural elements established by the Preliminary Structure Plan for the Elfrida Lands (refer to **Figure 1**). The Preliminary Structure Plan has been prepared to demonstrate a conceptual layout for their future development of the Elfrida Lands in the context of the applicable planning policy and regulatory framework which would allow for the City's Urban Boundary to be expanded.

The three structural elements of the Preliminary Structure Plan include:

- Potential Residential Areas;
- Potential Intensification Corridors; and
- a Potential Intensification Hub.

In response to the surrounding context and existing and planned transportation network, the Preliminary Structure Plan demonstrates a Potential Intensification Hub at the key intersection of Upper Centennial Parkway and the Linear Greenway (hydro corridor), and Potential Intensification Corridors extending along existing and proposed Collector and Arterial Roads - which gradually transitions to lower density Potential Residential Areas.

The Preliminary Structure Plan demonstrates that the area could accommodate new neighbourhoods that incorporate all components of a complete community including a range and mix of housing options and densities, retail and commercial opportunities, employment, parks and open space and public service facilities.

As noted, the location of each structural element is entirely conceptual at this stage and the ultimate land use designations as well as more specific policies for each, will be established through a subsequent Secondary Planning process for the lands.

2.0 Overall Community

Precedents

(Images Taken from Google Earth Pro)

Potential Intensification Corridor Transitioning to Potential Residential Area



North Oakville, ON

Potential Intensification Hub



Markham, ON

Potential Intensification Corridor



Burlington, ON

Potential Intensification Corridor



Markham, ON

Potential Residential Area



Mississauga, ON

As demonstrated by the Preliminary Structure Plan, the Elfrida Lands is intended to accommodate new neighbourhoods that incorporate all components of a complete community. This includes the provision for an appropriate range and mix of housing options, jobs, services, and convenient access to public transportation and options for active transportation, among other things.

The overall community will be structured based on a Potential Intensification Hub, a series of Potential Intensification Corridors that extend along the existing and planned road network, and Potential Residential Areas within the resulting development blocks. This planned node and corridor structure mirrors the Urban Structure defined in the Urban Hamilton Official Plan.

The Potential Intensification Hub will include the greatest densities of land use and built form. It is located at the intersection of Upper Centennial Road and the Linear Greenway (hydro corridor), and is conveniently located with respect to access to planned higher order transit. The Hub will include a range and mix of land uses including residential uses in primarily mid- and high-rise building forms, as well as retail and commercial uses in both mixed-use residential and standalone buildings, and a variety of other non-residential uses to meet the needs of existing and future residential.

The Potential Intensification Hub is connected to a series of Potential Intensification Corridors which extend along the existing and planned Collector and Arterial road network. Potential Intensification Corridors will serve as the main spines of the new communities and will include moderate densities of development, including both residential and mixed-use, multi-storey buildings and stacked townhouses forms, among others, that transition down to Potential Residential Areas. The Potential Intensification Hub will include land uses that provide day-to-day needs of future residents, including those within the Potential Residential Areas.

Potential Residential Areas will accommodate grade-oriented residential uses interspersed with limited local commercial uses and public service facilities at appropriate locations, as well as areas of parks and open spaces. Potential Residential Uses will be located within the interior of the development blocks formed by the existing and proposed road network, as well as the Potential Intensification Corridors.

3.0 Potential Residential Area

Building Typology Precedents



Rear Lane Townhouses (North Oakville, ON)



Single Detached Dwelling (North Oakville, ON)



Rear Lane Townhouses (North Oakville, ON)



Rear Lane Townhouses and Public Service Facilities (Parks) (North Oakville, ON)



Front Drive Townhouses (North Oakville, ON)



Semi-Detached Dwelling (North Oakville, ON)



Single Detached Dwelling (North Oakville, ON)



Single Detached Dwelling (North Oakville, ON)

As shown on **Figure 1**, the Potential Residential Areas are located primarily internal to the future development blocks that will be established by the existing and proposed road network.

These Potential Residential Areas are largely intended to accommodate low-rise, grade-oriented residential uses that include a variety of built form typologies, interspersed with public service facilities and other uses to create neighbourhoods that are walkable, and that allow future residents to have access to their daily needs. With respect to the residential built form types, this would include single detached dwellings, semi-detached dwellings and a variety of townhouse forms including street townhouses, rear lane townhouses and back to back townhouses, among potential others.

4.0 Potential Intensification Corridors

Building Typology Precedents

**Image from Google Earth Pro*



Live-Work Units (North Oakville, ON)



Mixed-use Apartment (Detroit, MI)



Live-Work Units (Burlington, ON)



Stacked Back-to-Back Townhouses (Toronto, ON)



Mixed-use Mid-rise Building (Burlington, ON)*



Residential Apartment (North Oakville, ON)



Residential Mid-rise Building (Burlington, ON)



Mixed-use Mid-rise Building (Oakville, ON)



Residential Mid-rise Building*

The Potential Intensification Corridors extend along existing and proposed Collector and Arterial Roads within the Elfrida Lands, as well as along potential future higher order transit routes, as shown on the Preliminary Structure Plan (**Figure 1**).

Potential Intensification Corridors are intended to accommodate a range of moderate densities such as multi-storey residential and mixed use buildings, as well as varying forms of townhouses that transitions to lower densities internal to the development blocks where the Potential Residential Area is located.

Potential Intensification Corridors will be planned to develop with a mix of uses that serve the day-to-day needs of future residents of the Elfrida Lands and support transit uses in a walkable and compact form.

5.0 Potential Intensification Hub

Building Typology Precedents

**Image from Google Earth Pro*



Residential Tall Building (Ambleside Neighbourhood, Edmonton, AB)



Mixed-use Mid-rise Building (East Village, London, UK)



Residential Mid-rise Building (Burlington, ON)*



Mixed-use Tall Building (Oakville, ON)*



Mixed-use Mid-rise Building (Markham, ON)*



Mixed-use Tall Building (Burlington, ON)*



Residential Tall Building (East Village, London, UK)*

An area of focus in this new community is the Potential Intensification Hub, proposed to be located east of Upper Centennial Parkway and north of the Linear Greenway (hydro corridor) (see **Figure 1**).

The Potential Intensification Hub is intended to accommodate most of the residential intensification within the Elfrida Lands, contained within buildings of greater heights and densities than in the Potential Residential Areas and Potential Intensification Corridors. Given its proposed separation from any Potential Residential Areas by existing and proposed Collector Roads, the Potential Intensification Hub can support greater building heights and densities in appropriate locations.

Further, the Potential Intensification Hub is intended to be the centre of community activity in the Elfrida lands, allowing residents to access employment, commercial and retail and institutional uses, among others, and will act as the interface with the existing commercial plaza at the north-west corner of Rymal Road and Upper Centennial Road.

With respect to built form types, it is expected that the Potential Intensification Hub would include mid-rise residential and mixed-use buildings, as well as tall buildings of an appropriate scale.

