



Hamilton

WELCOME

Privately-initiated Urban Boundary Expansion Applications
– Elfrida & White Church Lands

Land Acknowledgement

The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.

Presentation Agenda

1. Welcome and Introductions
2. Housekeeping
3. Background
4. Current Urban Boundary Expansion Applications
5. White Church Lands Application (7:10pm)
6. Next Steps
7. Q&A
8. Elfrida Lands Application (8:00pm)
9. Next Steps
10. Q&A
11. Closing Remarks

Housekeeping



Meeting Purpose

- Inform the public of the application materials provided by the applicants.
- Opportunity for the public to provide comments/questions before staff complete recommendation reports.



Meeting Information & Technical Support

- This meeting will be recorded.
- The presentation deck and recording will be available on the City's UBE application webpage (Hamilton.ca/UBE).
- Participants' cameras and microphones have been turned off, and screen names will not be displayed.
- If you are experiencing technical difficulties, please let us know in the chat.

Housekeeping

Providing Feedback



- Use the [Questions & Answers \(Q&A\) function](#) to ask questions or share comments. Questions will be answered at the end of the presentation for each application.
- Please ensure your questions are clear, polite, and precise.
- Questions will be reviewed by a moderator, combined when similar, and shared with the presenters as appropriate. Not all questions may be addressed. All questions, comments, and concerns will be incorporated into the recommendation report for June 25, 2025.
- If you would like to ask questions or provide comments at a later time, you can email urbanboundary@hamilton.ca. Please submit comments by **April 28, 2025**.

Welcome & Introductions

**Dave
Heyworth**

Director & Senior
Advisor, Strategic
Growth Initiatives

Thank you for participating in the Elfrida & White Church Urban Boundary Expansion Applications Virtual Open House



Elfrida Application



White Church
Application

<http://Hamilton.ca/UBE>

A Establishes Urban Boundary Expansion Submission Requirements

Part A outlines the specific plans and technical studies required for any urban boundary expansion application. These include existing requirements found in the City's Official Plans and new requirements specifically designed for urban boundary expansion applications, like a Housing Needs Assessment and an Emergency Services Assessment.

Required Submissions:



Growth Allocation -
Housing Assessment
Report



Fiscal Impact
Assessment



Energy and Climate
Change Assessment
Submission



Public
Engagement



Sub-watershed
Study



Concept
Plan

B Key Considerations

Part B outlines the factors the City will consider when evaluating urban boundary expansion applications to ensure a comprehensive and rigorous review process. The key considerations are informed by the Planning Act, the Provincial Planning Statement and the goals and objectives of the Urban Hamilton Official Plan and Rural Official Plan.

Considerations for Assessing Applications:



Growth Allocation

Does the expansion application contribute to sustainable urban growth?
Does it impact the City's planned intensification within the built up area?



Climate Change

How does the application address the City's climate change objectives?
What strategies are included to promote sustainable transportation, energy-efficient buildings, and climate resilience?



Natural Hazards

Are potential natural hazards such as flooding sufficiently addressed to ensure the safety of future residents?



Transportation Systems

Are there plans to connect the development to the city's existing and planned transportation infrastructure? Do these plans prioritize active transportation, public transit, and efficient road networks?



Natural Heritage and Water Resources

What measures are proposed to protect and enhance natural heritage features and water resources?



Cultural Heritage Resources

What is the plan to identify and protect cultural heritage resources in the area?

Land Use Compatibility

How will the proposed land uses in the application avoid and protect nearby sensitive land uses, such as prime agricultural land, significant wildlife habitat, or wetlands? Will the application create any land use conflict with existing or planned uses?

Infrastructure and Public Service Facilities

How will the proposal's infrastructure and public services requirements impact the city's current servicing capacity, transportation networks, and emergency services?

Municipal Finance

How does the application ensure financial sustainability for the City of Hamilton, taking into account the costs of infrastructure, public services, and the overall impact on the City's finances?

Complete Communities

What is the vision for creating a complete community within the proposed development area? What mix of land uses, housing options, community facilities, and public spaces are proposed to promote social equity, quality of life, and a sense of belonging?

Agricultural System

Does the expansion application prioritize development on non-prime agricultural lands, minimizing impacts on prime agricultural areas and specialty crop areas?

C Outlines a Clear Process for Submission, Review, and Public Engagement

Part C details the process for submitting an urban boundary expansion application for review. Importantly, it outlines the enhanced public and Indigenous community consultation requirements the City has added beyond the minimum legal requirements, including notification methods, and ways to review the applications. It sets out a process in which the City would consider urban boundary expansion applications within the 120 day time frame required by the Province.

Pre-Submission Meetings

Proponent can request preliminary meetings with City staff to discuss application requirements

Formal Consultation

Applicant is strongly encouraged to enter Formal Consultation, allowing City staff to advise on submission requirements in a coordinated manner

Expansion Application Submitted

The City has 30 days to determine if the application is complete

Circulation and Review

City departments and external agencies review the application

Statutory Public Meeting & Recommendation Report

City Planning staff prepare a report with their recommendation and Planning Committee holds a statutory public meeting

Ontario Land Tribunal Makes Final Decision on Application
Applicant can appeal if the City rejects application or doesn't decide within 120 days



Background to Privately-Initiated Urban Boundary Expansion Applications

Draft Framework Update

Council adopted on April 16, 2025

- Notice of the adoption of the Official Plan Amendments will be issued shortly
- 20-day window in which appeals to the Ontario Land Tribunal may be submitted before the Official Plan Amendments are final and binding.



Hamilton

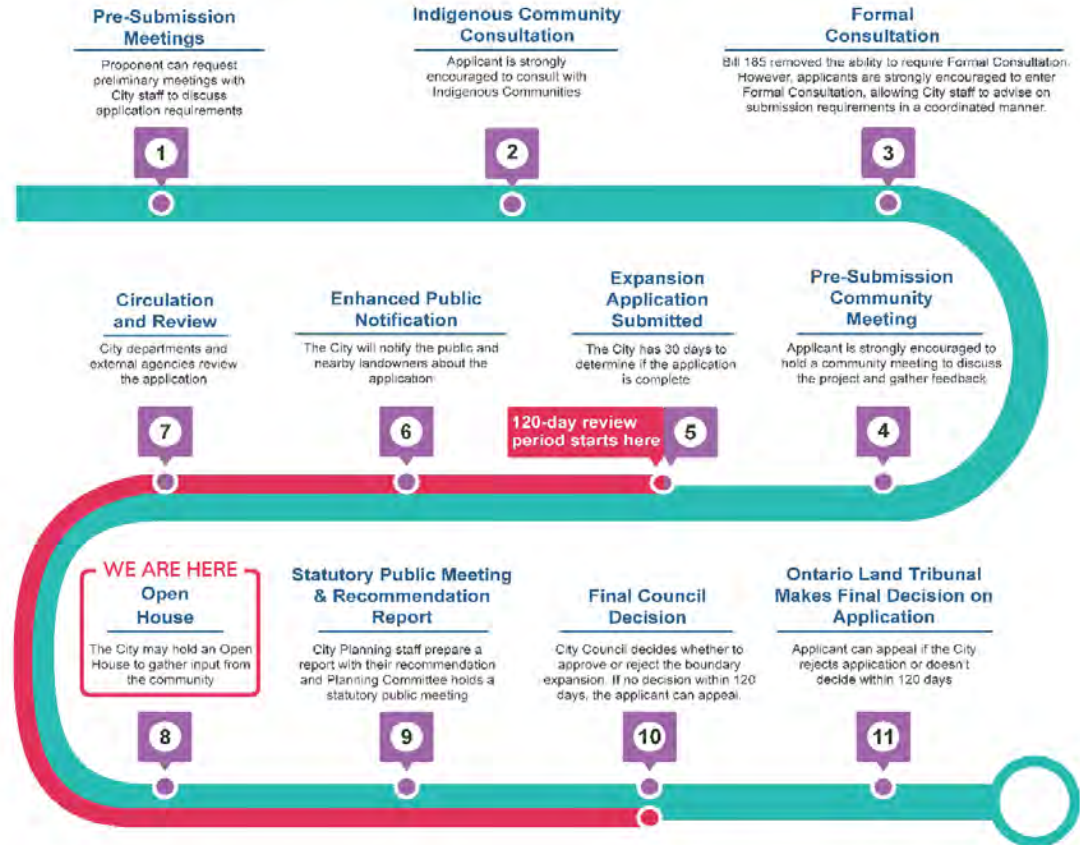
UBE Applications:

Elfrida and White Church Lands

Application Submission & Review Process

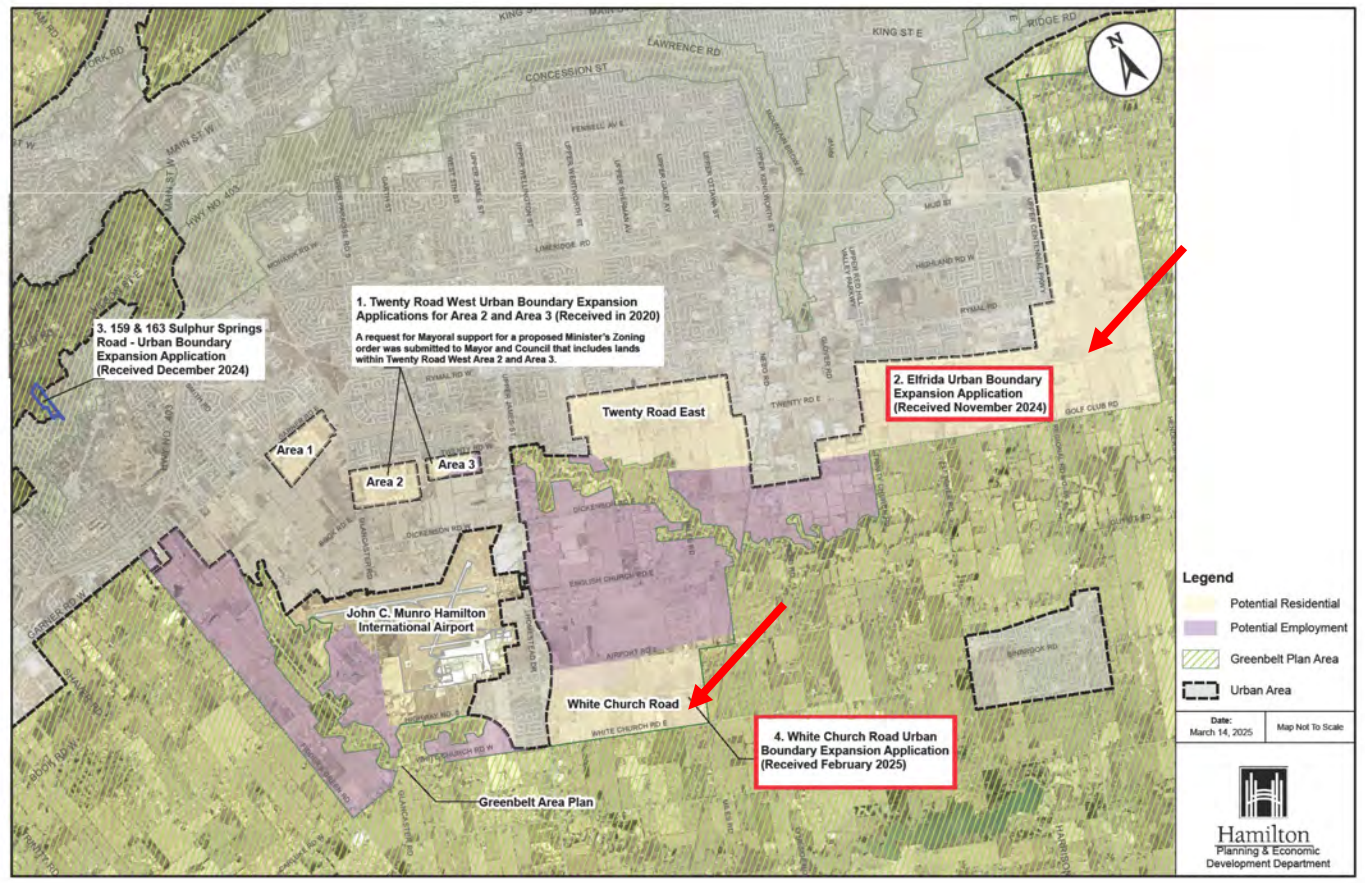
- The City has until early July (120 days) to make a decision on these applications.
- A non-decision or refusal can be appealed to the Ontario Land Tribunal if no decision is reached.

APPLICATION SUBMISSION & REVIEW PROCESS



Current Urban Boundary Expansion Applications

Map of All Current Application Locations



White Church Lands Application

Proposal Summary

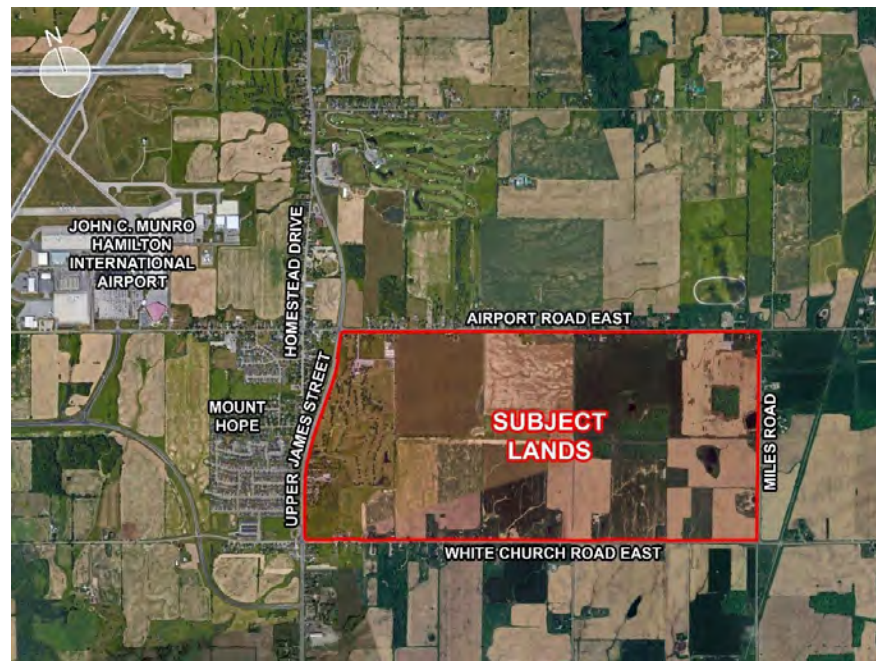
Applicant: The White Church Landowners Group Inc.

Location: Airport Road East (to north); Miles Road (to east); White Church Road East (to south); and Upper James Street (to west).

Purpose: To implement an expansion of the City of Hamilton's Urban Boundary and to establish site specific policy for the White Church Urban Expansion Area.

Size: ~ 364 hectares.

Proposed Use: 7,629 residential dwellings + commercial, institutional, and recreational uses.



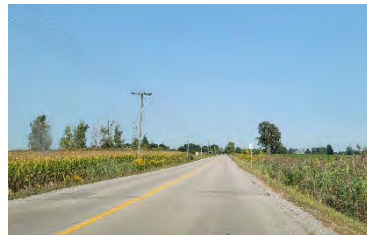
Key Site Features

Current uses:

- Southern Pines Golf & Country Club (fronts onto Upper James St.)
- Agricultural lands
- Scrub lands, ponds, and woodlands
- Single detached dwellings

Surrounding lands:

- **North:** Single detached dwellings, farm buildings, agricultural fields and the Willow Valley Golf Course further north
- **East:** Single detached dwellings and agricultural fields
- **South:** Single detached dwellings and agricultural fields
- **West:** Airport Employment Growth District (northwest) and Mount Hope community (comprised of a mix of small retail and service commercial uses with low and medium density residential subdivisions)



Northeast view along Miles Road



Northwest view towards intersection of Airport Road East and Upper James Street



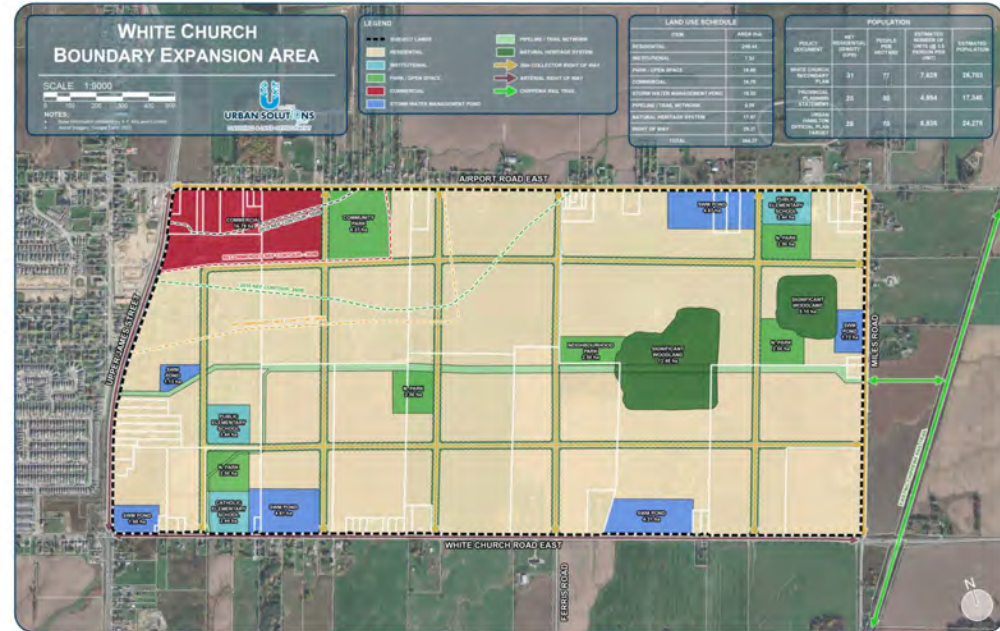
Southwest view along Upper James Street



Southern Pines Golf & Country Club

Preliminary Concept Plan

- Planned to connect to and support the adjacent Mount Hope community (e.g., support for commercial and public service facilities).
- Anticipates the following built-forms:
 - 7,600 residential units
 - 3 elementary schools
 - 1 community park
 - 5 neighbourhood parks
 - 17 hectares commercial land uses
 - 19 hectares natural open space
 - Recreation trail system
- Residential units to be primarily single-detached, semi-detached, street townhouse, stacked townhouse, and other low-rise ground related dwellings.

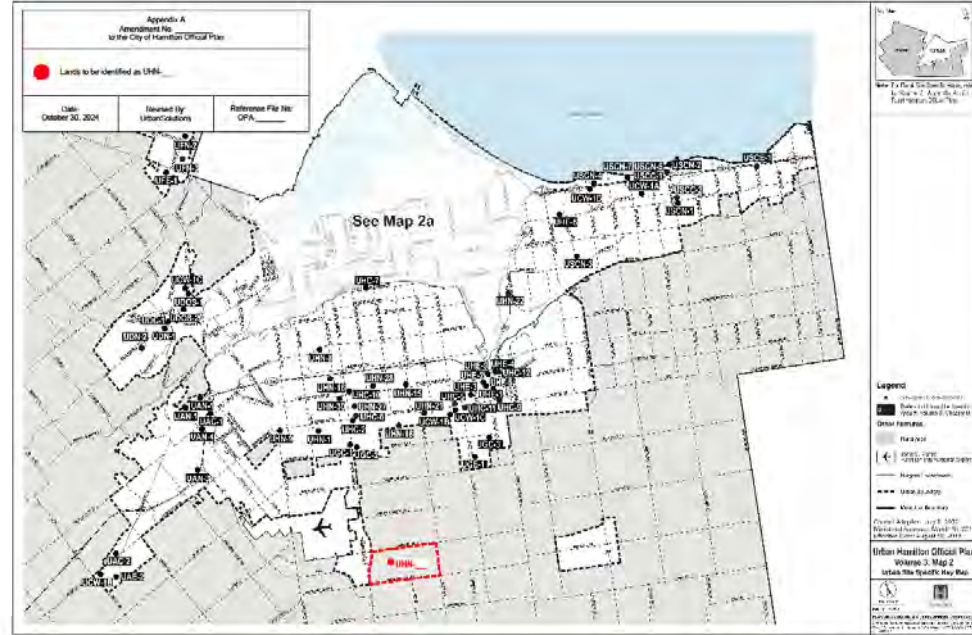


Application Details

- Amends the Rural Hamilton Official Plan (RHOP) and Urban Hamilton Official Plan (UHOP) to add lands to Urban Boundary.
- Redesignate site from “Agriculture”, “Rural”, and “Open Space” to a new Site-Specific Policy Area.
- Vision for site:

"White Church will be integrated with Mount Hope and the related Airport employment lands to create a complete community which protects a linked natural heritage system and is sustainable. The community will be designed to efficiently use land, resources and infrastructure and accommodate a range and mix of land use including a full range of housing options, related public service facilities, including parks and open space and provision for a multi-modal transportation system."

- Requires preparation of a Secondary Plan prior to development.



Policy & Regulatory Context

Provincial Planning Statement (PPS) 2024

Section 2.3.2 New Settlement Area and Settlement Area Boundary Expansions

1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:
 - a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
 - b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;
 - c) whether the applicable lands comprise specialty crop areas;
 - d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
 - e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
 - f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
 - g) the new or expanded settlement area provides for the phased progression of urban development.
2. Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.

Policy & Regulatory Context

Rural Hamilton Official Plan (RHOP)

- **Section B.2.1.a)** The urban boundary is delineated through the Urban Hamilton Official Plan. It is the intent of the City of Hamilton to maintain a firm urban boundary. Lands shall not be removed from the boundaries of Rural Hamilton and added to the Urban Area.

Urban Hamilton Official Plan (UHOP)

- **Section B.2.2.1.** The City's urban boundary is firm and expansion to accommodate growth to the year 2051 is not required. All planned growth to 2051 shall be accommodated through development of the City's existing designated greenfield area, and intensification throughout the Urban Area, and a limited amount of infill development within Rural Hamilton.

Policy & Regulatory Context

Urban Hamilton Official Plan (UHOP)

Section 2.4.2 of the UHOP directs applicants for Urban Expansion Areas to implement the following goals, objectives, and policies of the Plan in their development proposals and Secondary Plans should the lands come into the urban boundary.

- **Complete Communities:** Foster well-designed neighborhoods where residents can meet daily needs nearby.
- **Diverse Housing Options:** Ensure a mix of housing types, forms, and tenures, including affordable and supportive housing.
- **Integrated Transportation:** Develop a Complete Streets network prioritizing transit, active transportation, safety, accessibility, equity, and connectivity.
- **Sustainable Street Design:** Supportive of urban greening, active transportation, and transit while reducing dependence on single-occupant vehicles.
- **Natural Heritage Protection:** Preserve and enhance ecological functions, natural beauty, and landscape character through nature-based design.
- **Climate Adaptation:** Implement innovative approaches to stormwater management and community/infrastructure protection against risks associated with natural hazards.
- **Greenhouse Gas Emission Reduction Strategies:** Implement strategies to reduce greenhouse gas emissions through enhancement of tree canopies, electricity generation and approaches to design that reduce reliance on single occupant vehicles.
- **Financial Sustainability:** Develop financial strategies to recover long-term infrastructure and community facility costs.

Supporting Studies

- Agricultural Impact Assessment
- Land Needs Analysis
- Fiscal Impact Assessment
- Commercial Needs Analysis
- Recreation Needs Assessment
- Preliminary Tree Management Plan
- Transportation Master Plan Study
- Environmental Impact Study
- Functional Servicing Report
- Subwatershed Study
- Noise Feasibility Study
- Odour Feasibility Study
- Energy and Climate Change Assessment Report
- Stage 1 Archaeological Assessment
- Cultural Heritage Impact Study
- Karst Assessment/Karst Contingency Plan
- Geotechnical Investigation
- Preliminary Hydrogeological Investigation

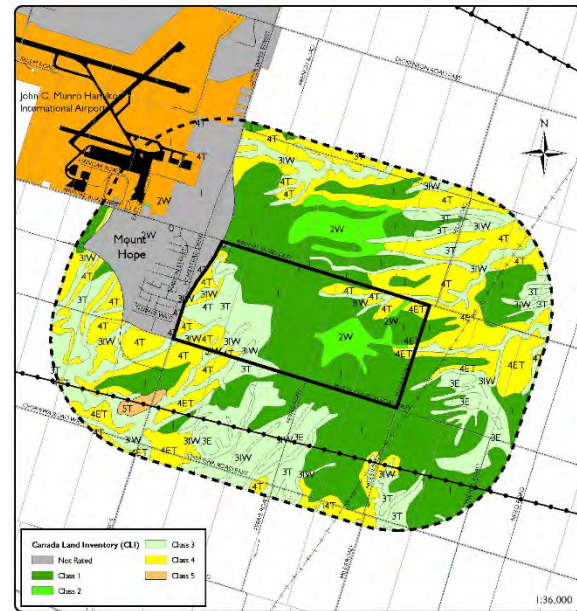
Agricultural Impact Assessment

Prepared by: DBH Soil Services Inc.

Purpose: To identify and assess the agricultural impacts of the proposed development and provide mitigation measures to offset or lessen identified impacts.

Key Considerations:

- Land are used for agricultural purposes, as well as recreational uses (golf course), rural residences, and commercial uses.
- The majority of the lands are designated Agriculture (Prime Agricultural Area) in the Rural Hamilton Official Plan. The western portion of the property is designated Rural and Open Space.
- Author is of the opinion that the proposed development is consistent with the Provincial Planning Statement (2024), would have minimal impacts on the surrounding agricultural activities, and would form a logical extension of an existing community.
- The future Secondary Planning process and subsequent planning process provide opportunities to ensure impacts on the agricultural community are minimized and mitigated.



White Church Lands Soil Classifications

Land Needs Analysis

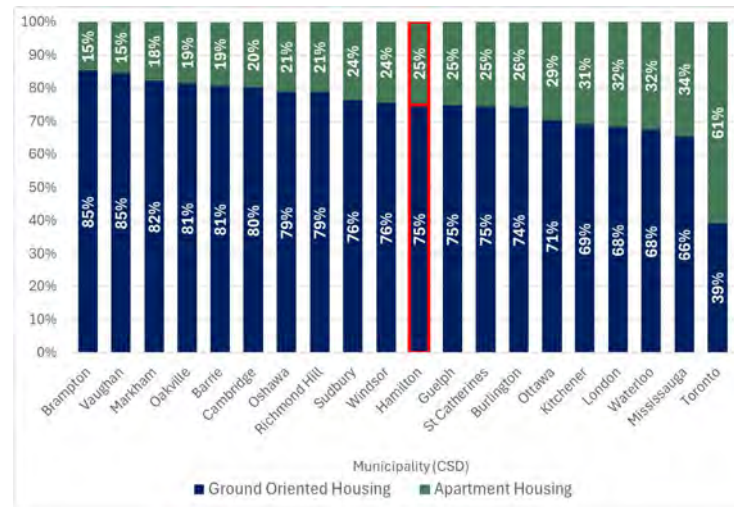
Prepared by: Urban Metrics

Purpose: To identify if there is a need for additional lands to meet the current and future need for ground-related housing.

Key Considerations:

According to the author:

- Hamilton's Designated Greenfield Areas and Built Boundary can currently accommodate about 39,700 new units.
- By 2031, an additional 29,400 units of ground-related housing will likely be needed, with 99,300 ground-related units required by 2051. This estimate is based on assumptions about housing preferences across different age groups.
- Current construction rates suggest that 14,600 Additional Dwelling Units (ADUs) will be built by 2051. However, the author argues this estimate is too high, and ADUs will not fully meet the demand for ground-related housing.
- Based on these assumptions and an expected 50% intensification rate, the author estimates that Hamilton will need to expand its urban boundary by about 309 hectares by 2031 or 2,386 hectares by 2051 to accommodate expected demand for ground-related housing.



City of Hamilton Housing Distribution by Type

Fiscal Impact Assessment

Prepared by: Urban Metrics

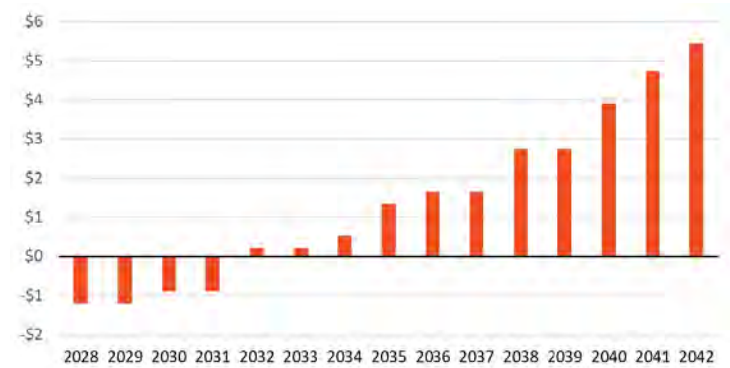
Purpose: To determine the growth-related impact of this development on the capital and operating budgets of the City of Hamilton.

Key Considerations:

According to the author:

- Approximately \$282 million in development charge revenue and \$33.8 million in building permit fees.
- Annual property tax and non-tax revenues of \$55.2 million.
- Annual costs of \$49.7 million (e.g., general per-capita municipal and regional operating costs, infrastructure operating costs, infrastructure lifecycle replacement costs).
- Once completed, it is estimated that the proposed subdivision would generate an annual surplus of \$5.4 million for the City of Hamilton, which is presumed to be sufficient to cover the replacement cost of the required capital infrastructure over the long term.
- Author is of the opinion that the proposed development would have a positive financial impact on the City of Hamilton.

City of Hamilton Projected Net Revenue (\$ Millions) from White Church Development (Urban Metrics)



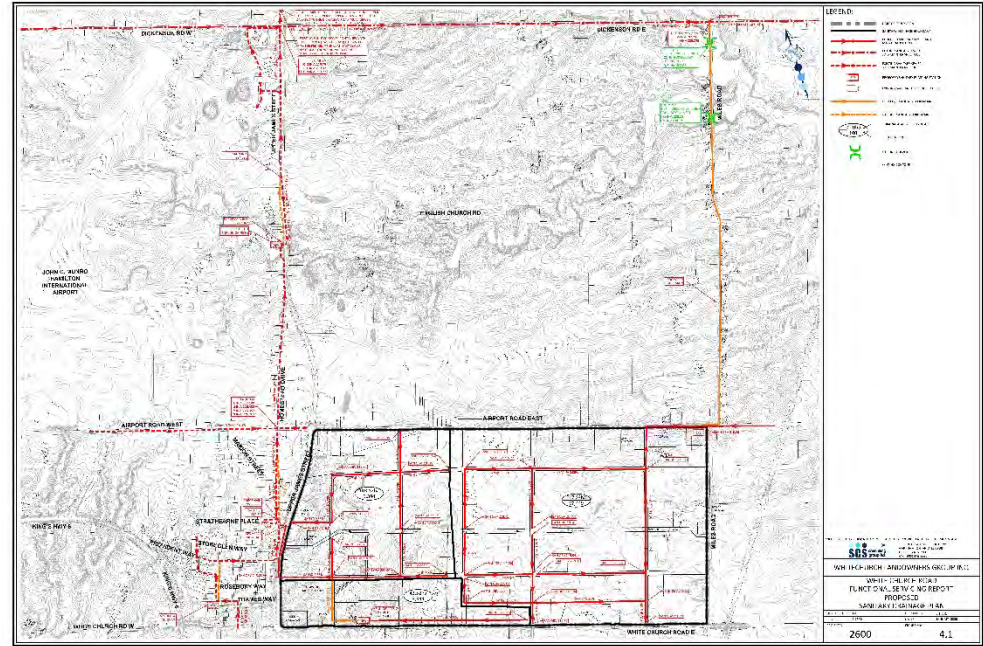
Functional Servicing Report

Prepared by: SCS Consulting Group Ltd.

Purpose: to demonstrate that the development can be graded and serviced in accordance with municipal and provincial design criteria, and to evaluate if there is sufficient capacity in existing and planned stormwater, water, and wastewater infrastructure.

Key Considerations:

- Proposed development is located in the Twenty Mile Creek and Upper Welland River watersheds.
- Grading has been developed to match the existing surrounding grades and provide conveyance of stormwater runoff.
- Author states sanitary servicing and water supply/distribution can be accommodated through upgrades to existing infrastructure or planning of new infrastructure as part of the City's typical Water and Wastewater Master Plan update and associated Development Charge By-Law update.
- Author indicates stormwater outlets surrounding the site will provide sufficient existing capacity to service the urban boundary expansion lands.
- Storm runoff to be conveyed by storm sewers designed for 5-year storm event.



Proposed Sanitary Drainage Plan

Transportation Master Plan Study

Prepared by: NexTrans Consulting Engineers

Purpose: to provide an assessment of the transportation road network, pedestrian route analysis, cycling route analysis, transit assessment, transportation demand management and design elements to accommodate the proposed boundary expansion.

Key Recommendations:

Category	Transportation Demand Management (TDM) Initiative
Cycling	<p>The following is applicable to the mid-rise and high-rise developments:</p> <ul style="list-style-type: none">• Visible, well-lit, short-term bicycle parking for visitors (above minimum provisions or recommendations)• Secure, indoor bicycle parking storage spaces for tenants/residents• Ensure development connects to bicycle network
Walking	<ul style="list-style-type: none">• Safe, attractive, and direct walkways for pedestrians linking building entrances with public sidewalks and key destinations such as schools• Enhanced pedestrian amenities on-site (benches, landscaping, lighting)
Transit	<ul style="list-style-type: none">• Enhance walking routes between main building entrance(s) and transit stops/stations• Bicycle parking located at or near transit stops• Implement transit priority measures (queue jump lanes, traffic signal priority, bus-only lanes)• Provide transit incentives (to be determined at the late stage)
Parking	<p>The following is applicable to the mid-rise and high-rise developments:</p> <ul style="list-style-type: none">• Reduced minimum parking requirements based on proximity to transit• Shared parking with nearby developments or on-street spaces• Unbundle parking costs from unit costs
Information Brochure	<ul style="list-style-type: none">• Provide an information brochure/letter for each residential unit that includes HSR Transit System schedules, GO Transit schedules, cycling maps, and community maps

Next Steps:

1. Public to **submit comments by April 28th, 2025** to urbanboundary@hamilton.ca
2. City staff review and analysis of all application materials and public comments
3. Finalization of staff report to Planning Committee of City Council
4. Statutory Public Meeting of Planning Committee & Council Decision on June 25, 2025



Urban Boundary
Notification List

<http://Hamilton.ca/UBE>

Q&A

Elfrida Lands Application

Proposal Summary

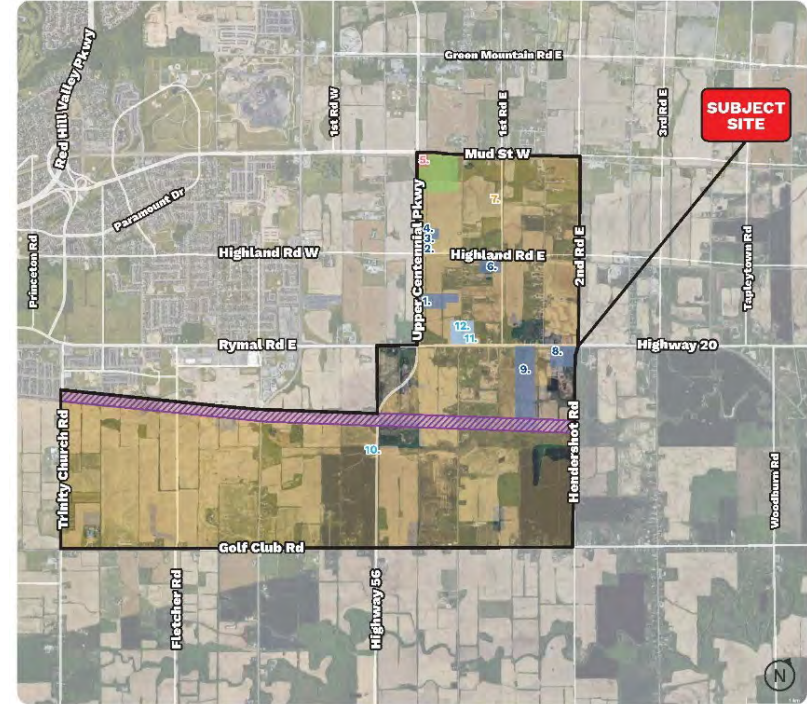
Applicant: Elfrida Community Builders Group Inc.

Location: Second Road and Henderson Road (to east); Golf Club Road (to south); Trinity Church Road (to southwest); an east-west hydro corridor (to northwest); Swayze Road and Upper Centennial Parkway (to northwest); and Mud Street (to north).

Purpose: To include the Subject Site in the City's Urban Boundary through an Urban Boundary Expansion (UBE) Official Plan Amendment (OPA).

Size: ~ 1,209 hectares.

Proposed Use: ~ 114,900 people/14,360 jobs at 135 persons and jobs per hectare.



Key Site Features

- **Hydro corridor** separating southern part of site from urban areas to north.
- **Natural Heritage Features**, including woodlands, wetlands, and streams.
- **Rural roads**, bisecting site in various locations.
- **Commercial, employment, industrial and institutional uses** (e.g., storage yards, commercial plaza, cemetery, church, inactive elementary school).
- **~ 148 residential dwellings** (primarily in southwest portion of site).
- **Agricultural Uses** (fields with various supporting structures, such as barns and silos).



Hydro Corridor, looking northwest from the Former Highway 56



Existing wetland on the east side of Hendershot Rd.



Intersection of Mud St. E/Second Rd. E at NE corner of site



Tim Hortons and Burger King (Upper Centennial Parkway/Mud St. E)



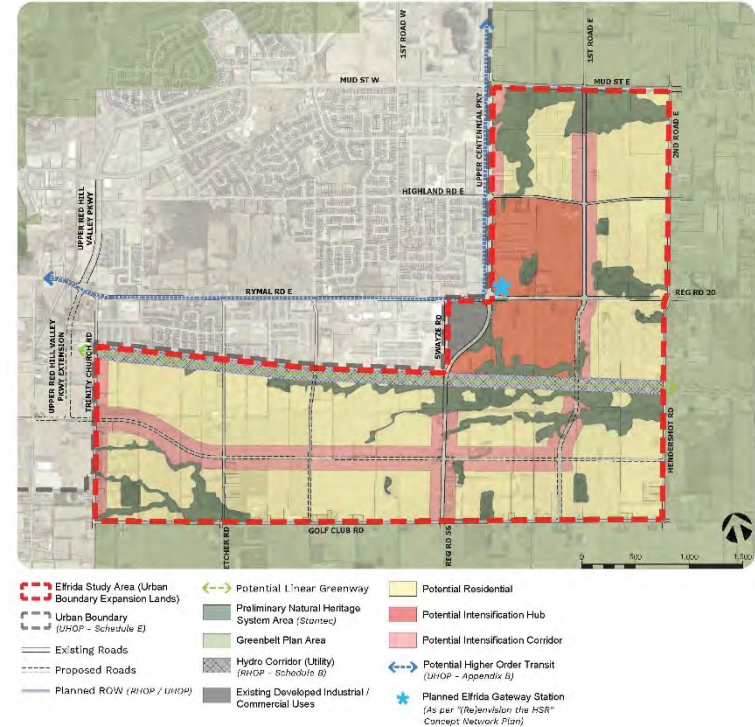
Dry industrial / commercial area on Swayze Road



Agricultural structure located on subject site

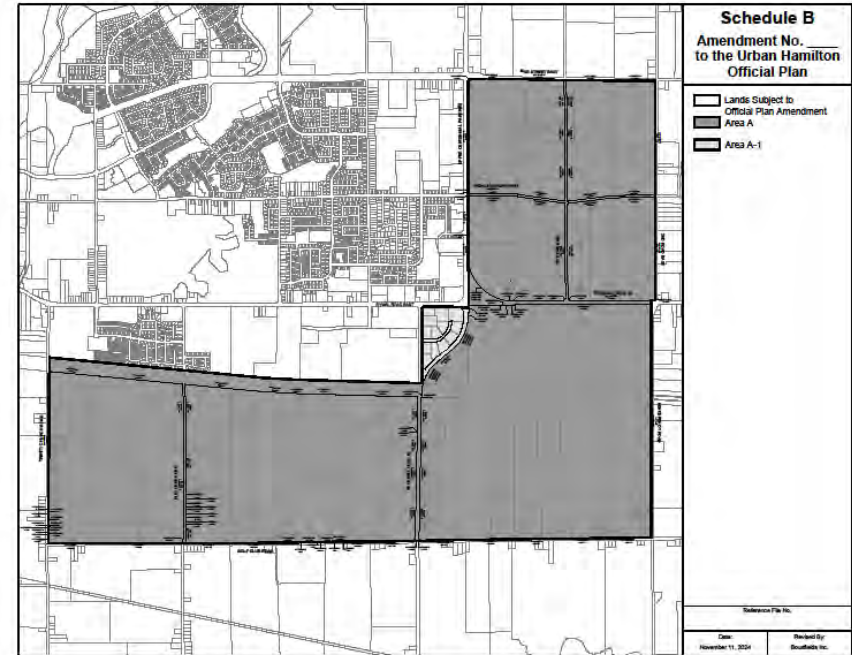
Preliminary Concept Plan

- Areas of Natural Heritage and associated Linkage Areas identified through environmental mapping (approximately 78 hectares).
- Development blocks established on the basis of existing and planned road network – creates rectangular blocks.
- Higher density development focused along existing and proposed Collector and Arterial roads, with lower density internal to development blocks.
- Intensification hub to accommodate majority of high-density residential buildings, alongside employment, commercial/retail, and institutional uses at the interface with existing commercial plaza.
- Existing hydro corridor is intended to form a linear greenway for recreational use (e.g., multi-use trail, rest areas).
- Arterial roads (every 2 km), Collector roads (every 1km), and local roads connecting to transit stations and hubs.



Application Details

- Amends the Rural Hamilton Official Plan (RHOP) and Urban Hamilton Official Plan (UHOP) to add lands to Urban Boundary.
- Designate site as “Urban Expansion Area – Neighbourhoods”
- Outlines vision for site and outlines content of Secondary Plan
- Includes policies for the lands bound by Rymal Road, Swayze Road, and the former Highway 56 that are presently occupied by dry industrial and commercial uses, by restricting the uses to those currently existing and permitted.



Application Details

UHOPA Site-Specific Amendment (Summarized):

- **Minimum Density Target** for Elfrida Lands will align with policies from the UHOP.
- Development on Elfrida Lands should:
 - Promote and protect **natural heritage features**
 - Minimize impacts on adjacent **agricultural lands**
 - Encourage long-term **sustainability**
 - Include a **diverse mix and range of land uses**
 - Provide an **interconnected system** of streets, active transportation routes and pedestrian supportive streetscapes with access to transit
 - Promotes the **fiscal responsibility** of the City

Required secondary plan will be informed by the following plans, reports, and studies:

- | | | |
|---|--|---|
| ○ Planning Justification Report | ○ Financial Impact Analysis and Financial Strategy | ○ Emergency Services Assessment |
| ○ Draft Official Plan Amendment | ○ Phasing Plan | ○ Pedestrian Route and Sidewalk Analysis |
| ○ Agricultural Impact Assessment | ○ Noise Impact Study | ○ Cultural Heritage Impact Assessment |
| ○ Subwatershed Study | ○ Geotechnical Study | ○ Archaeological Assessment |
| ○ Functional Servicing Feasibility Report | ○ Karst Assessment | ○ Odour Impact Assessment |
| ○ Concept Plan | ○ Community Facilities and Recreational Needs Assessment | ○ Housing Assessment |
| ○ Transportation Impact Study | ○ School Accommodation Issues Assessment | ○ Public Consultation Summary |
| ○ Transit Assessment | | ○ Energy and Climate Change Assessment Report |

Policy & Regulatory Context

Provincial Planning Statement (PPS) 2024

Section 2.3.2 New Settlement Area and Settlement Area Boundary Expansions

1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:
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 - c) whether the applicable lands comprise specialty crop areas;
 - d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
 - e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
 - f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
 - g) the new or expanded settlement area provides for the phased progression of urban development.
2. Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.

Policy & Regulatory Context

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Policy & Regulatory Context

Urban Hamilton Official Plan (UHOP)

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- **Complete Communities:** Foster well-designed neighborhoods where residents can meet daily needs nearby.
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- **Integrated Transportation:** Develop a Complete Streets network prioritizing transit, active transportation, safety, accessibility, equity, and connectivity.
- **Sustainable Street Design:** Supportive of urban greening, active transportation, and transit while reducing dependence on single-occupant vehicles.
- **Natural Heritage Protection:** Preserve and enhance ecological functions, natural beauty, and landscape character through nature-based design.
- **Climate Adaptation:** Implement innovative approaches to stormwater management and community/infrastructure protection against risks associated with natural hazards.
- **Greenhouse Gas Emission Reduction Strategies:** Implement strategies to reduce greenhouse gas emissions through enhancement of tree canopies, electricity generation and approaches to design that reduce reliance on single occupant vehicles.
- **Financial Sustainability:** Develop financial strategies to recover long-term infrastructure and community facility costs.

Supporting Studies

- Agricultural Impact Assessment
- Land Needs and Housing Assessment Report
- Fiscal Impact Assessment
- Transportation Assessment
- Functional Servicing Report
- Subwatershed Study
- Noise Impact Study
- Odour Impact Study
- Energy and Climate Change Assessment Report
- Stage 1 Archaeological Assessment
- Karst Assessment/Karst Contingency Plan

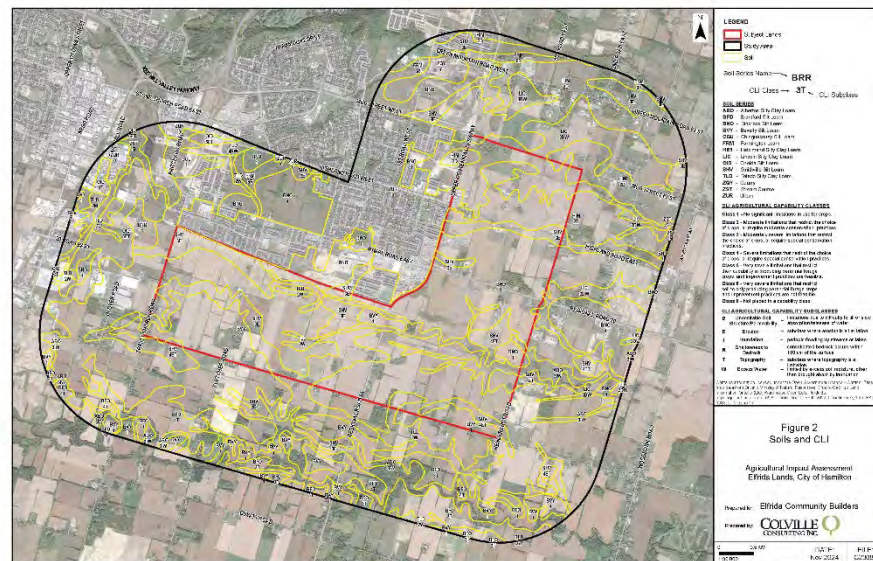
Agricultural Impact Assessment

Prepared by: Colville Consulting Inc.

Purpose: To evaluate the potential impacts of the proposed boundary expansion on agricultural operations, the farming community, and the broader Agricultural System.

Key Considerations:

- The majority the area is designated Agriculture (prime agricultural area) in the Rural Hamilton Official Plan.
- Author claims that avoiding prime agriculture areas is not feasible to meet City's identified land needs for projected population growth.
- Author claims can comply with Minimum Distance Separation (MDS) requirements, although 4 agricultural operations create setback requirements impacting approx. 10.35 hectares of lands.
- Author indicates primary impacts are limited to the loss of prime agricultural land, cultivable land, agricultural infrastructure, and land improvements, while indirect impacts are expected to be negligible with the implementation of the recommended mitigation measures.



Elfrida Lands Soil Classifications

Land Needs and Housing Assessment Report

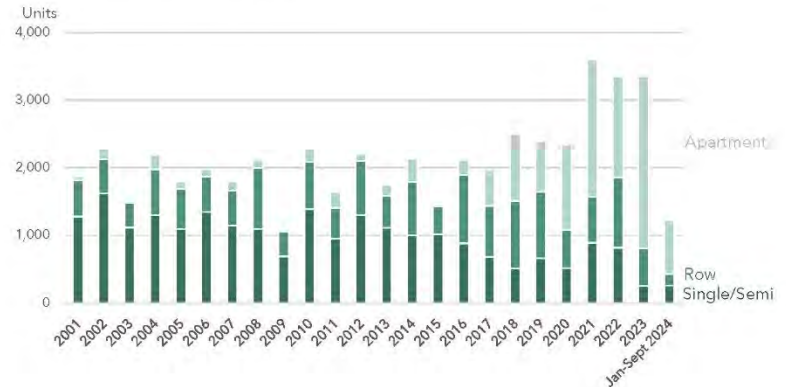
Prepared by: Parcel Economics Inc.

Purpose: To identify if there is a need to plan for additional land to accommodate an appropriate range and mix of housing to 2051 over and above what was identified in the *City of Hamilton Land Needs Assessment to 2051, Technical Working Paper (2021)*.

Key Considerations:

- Author estimates a need for 136,900 additional households in Hamilton by 2051, representing 26,580 more than 2021 Land Needs Assessment.
- Estimate based on Ontario Ministry of Finance population forecasts, rather than the Growth Plan projections used by the City.
- Based on Ambitious Density Scenario from 2021 Land Needs Assessment, the author estimates a shortfall of 23,830 single/semi-detached units and 14,780 row units by 2051.
- They project this will require 1,780 additional hectares of Community Area land to accommodate.
- Author is of the opinion that the proposed urban boundary expansion could, in part, help accommodate their projected population growth in the City of Hamilton to 2051.

City of Hamilton Housing Starts (Parcel Economics Inc.)



Fiscal Impact Assessment

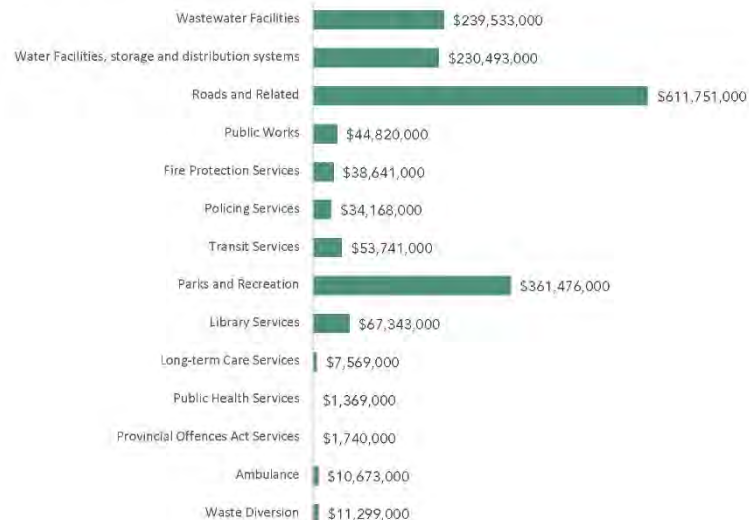
Prepared by: Parcel Economics Inc.

Purpose: To address key questions related to the costs of providing and maintaining infrastructure over time in the proposed expansion area, including long-term capital and operating costs to the City.

Key Considerations:

- Preliminary high-level estimate.
- Author estimates that development charges paid by the developer to the City will be approximately \$1.71 billion.
- Author projects that development charge revenue will exceed the capital infrastructure costs identified for Elfrida.
- Notes that stormwater, linear water, and wastewater infrastructure within the development will be a direct developer responsibility.
- Author argues that the Elfrida Community Area will have a positive fiscal impact on the City of Hamilton.

Estimated Development Charge Revenue, Elfrida Community Area (Parcel Economics Inc.)



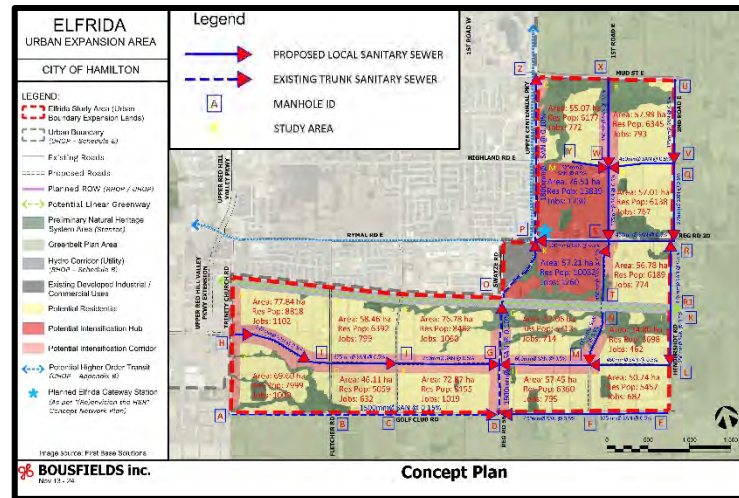
Functional Servicing Report

Prepared by: Stantec Consulting Ltd.

Purpose: To address the municipal servicing strategies for the proposed development, including grading and road works, sanitary wastewater collection and treatment, water supply and distribution, storm water servicing, phasing of development, geotechnical and hydrogeologic conditions, provision of utilities, and natural hazards components.

Key Considerations:

- Previous water system upgrades in relation to the Subject Lands were designed for a population of 41,558 residents and 3,525 jobs, but updated projections for the proposed development anticipate 114,903 residents and 14,363 jobs – representing a 70% increase to the Average Day Demand, Maximum Day Demand and Peak Hour Demand.
- Further discussions with City staff are required to better understand how the increase in the anticipated water demands of the Subject Lands may impact proposed water infrastructure projects in the City and the timing of such projects.
- Author states that site can be serviced through the extension of existing utilities, including hydro, gas, cable tv, and telephone – though applications to each service provider will be required to confirm capacity of existing services.
- Author recommends updated Functional Servicing Study and Stormwater Management Plan be prepared during Secondary Planning phase.



Potential Sanitary Sewer Locations

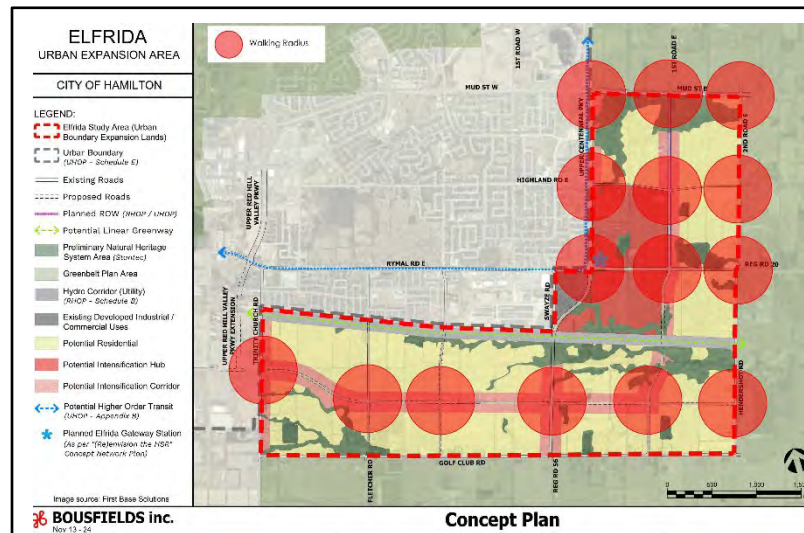
Transportation Assessment

Prepared by: C.F. Crozier & Associates Inc.

Purpose: To review the following main aspects of the proposed development from a transportation engineering perspective.

Key Considerations:

- Expected to generate a total of 27,762 morning vehicular trips and 32,644 evening trips.
- Analysis initially showed that traffic on Trinity Church Road and Mud Street would exceed capacity, but did not account for a continuous grid like collector system.
- Truck routes to continue operating along existing arterial roads and will be supplemented by planned arterial roads.
- Development area can support potential transit stops at arterial intersections that offer 400m transit coverage for a large proportion of the development lands (see image).
- Transportation Demand Management strategies are anticipated to help lower traffic by promoting the other modes of transportation. Further details to be explored during Secondary Plan stage.



Potential Transit Stop Location Coverage

Next Steps:

1. Public to **submit comments by April 28th, 2025** to urbanboundary@hamilton.ca
2. City staff review and analysis of all application materials and public comments
3. Finalization of staff report to Planning Committee of City Council
4. Statutory Public Meeting of Planning Committee & Council Decision on June 25, 2025



Urban Boundary
Notification List

<http://Hamilton.ca/UBE>

Q&A



Hamilton

Thank you for Participating!

Privately-initiated Urban Boundary Expansion Applications
– Elfrida & White Church Lands