

Draft Urban Hamilton Official Plan Amendment No. __

The following text, together with:

Appendix “A”	Elfrida Secondary Plan
Appendix “B”	Volume 2, Appendix A – Secondary Plans Index Map
Appendix “C”	Volume 2, Elfrida Secondary Plan – Land Use Plan – Map B.7.8-1
Appendix “D”	Volume 2, Elfrida Secondary Plan – Natural Heritage System and Floodplain – Map B.7.8-2
Appendix “E”	Volume 2, Elfrida Secondary Plan – Transportation Classification Plan – Map B.7.8-3

Attached hereto, constitutes Official Plan Amendment __ to the Urban Hamilton Official Plan.

1.0 Purpose and Effect

The purpose of this amendment is to:

- Incorporate the Elfrida Secondary Plan into the Urban Hamilton Official Plan, identifying land uses, densities, development forms, development standards and site specific policies; and,
- Amend various policies of the Urban Hamilton Official Plan to reflect the principles, policies, land use designations and land use features in the Elfrida Secondary Plan.

The effect of this amendment to the Urban Hamilton Official Plan is to establish a detailed policy framework to guide the development of lands within the Elfrida Secondary Plan area.

2.0 Location:

The lands affected by this amendment are generally bound by Mud Street/Hydro corridor to the north, Second Road East/Hendershot Road to the east, Golf Club Road to the south, and Trinity Church Road/Swayze Road/Upper Centennial Parkway to the west.

3.0 Basis

The basis for this Amendment is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement.
- The proposed Secondary Plan helps to achieve the overall vision, goals and objectives of the Provincial Planning Statement and the Urban Hamilton Official Plan.
- Changes to the Urban Hamilton Official Plan allow for consistency between the policies of the Urban Hamilton Official Plan and the policies proposed in the new Elfrida Secondary Plan.

4.0 Actual Text and Schedule/Map Changes:

4.1 Volume 2 – Secondary Plans

4.1.1 Chapter B, Secondary Plans

- a) That Chapter B, Secondary Plans be amended by adding a new Section 7.8 – Elfrida Secondary Plan, as shown on Appendix “A” to this amendment.

4.1.2 Secondary Plan Maps

- a) That Volume 2: Appendix A be amended by adding the Elfrida Secondary Plan, as shown on Appendix “B”, attached to this amendment.
- b) That Map B.8.7-1 Elfrida Secondary Plan – Land Use Plan be added, as shown on Appendix “C”, attached to this amendment.
- c) That Map B.8.7-2 Elfrida Secondary Plan – Natural Heritage and Floodplain be added, as shown on Appendix “D”, attached to this amendment.
- d) That Map B.8.7-3 Elfrida Secondary Plan – Transportation Classification Plan be added, as shown on Appendix “E”, attached to this amendment.

5.0 Implementation:

Implementing Zoning By-law Amendments and site plans will give effect to this Amendment.

This is Schedule "1" to By-law No. ____ passed on the ___th day of _____, 2026.

**The
City of Hamilton**

A. Horwath
MAYOR

J. Pilon
CITY CLERK

Appendix "A"

7.8 Elfrida Secondary Plan

The Elfrida Secondary Plan area is bounded by Mud Street and the Hydro corridor to the north, Second Road East and Hendershot Road to the east, Upper Centennial Parkway and Trinity Church Road to the west, and Golf Club Road to the south. The Secondary Plan area comprises approximately 1,226 hectares and its boundaries aligns with the historic concession road grid established by the original plans of surveys for the Geographic Townships of Binbrook and Saltfleet. The Elfrida Secondary Plan establishes land uses, a basic transportation network, community facilities, infrastructure requirements and development standards to guide the development and/or redevelopment of lands located in Elfrida and protects natural areas and environmental resources.

The policies in Section B.7.8 and Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan, Map B.7.8-2 – Elfrida Secondary Plan – Natural Heritage System and Floodplain, and Map B.7.8-3 – Elfrida Secondary Plan – Transportation Classification Plan constitute the Elfrida Secondary Plan.

7.8.1 Vision

The Elfrida Area shall be a healthy, safe, comfortable, accessible community that promotes a high quality of life. It will provide a variety of neighbourhoods each as a walkable community with access to parks, schools and local serving commercial uses. A community core will serve as a gateway to the community and destination for residents from the Elfrida area and beyond.

7.8.2 Principles

Development of the Elfrida Secondary Plan shall be based on the following principles:

7.8.2.1 Community Structure

- a) Establish a nodes and corridor structure for Elfrida, with nodes of varying intensities and uses established at key locations in the Plan area. An important element of this structure will be a community core focused at the intersection of Upper Centennial Parkway and Rymal Road to provide the *Community Node* of the urban structure. This framework of nodes and corridors will be surrounded by several neighbourhood areas, generally providing lower scale development than the nodes and corridors.
- b) Support movement in Elfrida through a well-balanced, sustainable and integrated transportation network that supports and implements the Elfrida community structure and offers a range of travel options for both people and goods. The integrated transportation network will include:

- i) A connected, efficient and accessible road network that relies on the City's road hierarchy with connection within and beyond Elfrida;
 - ii) Well-connected transit options that are safe, convenient, and accessible; and,
 - iii) A range of opportunities for active transportation methods, including cycling infrastructure, safe pedestrian connections and a wide-ranging trail system that enables persons of all ages and abilities to travel for work, school, exercise and social interaction.
- c) Provide a robust Natural Heritage System with a network of connected natural areas that support the ecological function, in accordance with the Sub-watershed Plan.
- d) Organize uses within the Secondary Plan area to consider appropriate compatibility and transition to existing and planned adjacent land uses.

7.8.2.2 Land Use and Density

- a) Develop Elfrida as a mixed-use complete community with varying levels of intensification including appropriate locations for a range and mix of residential, commercial, retail, parks and open space, institutional, community facilities/services and supporting uses, in stand-alone or mixed-use buildings. Community identity will be established through the planned mix of uses, public areas and design elements of the community.
- b) Provide community amenities (retail, commercial, community facilities/services, among others) in proximity to residential uses. Retail and commercial uses will be focused along arterial and collector roads, within the planned nodes and corridors, and coordinated with existing commercial areas.
- c) Provide access to community uses within 800 metres (approximately 10 minutes walking distance) of all residents of Elfrida and be easily accessible via multi-modal transportation opportunities, where feasible.
- d) Create a connected network of open spaces, including parks, school yards, natural areas and other linear infrastructure that supports opportunities for recreational uses while preserving the function of the use to connect various neighbourhoods. In this regard, the Secondary Plan aims to locate resident is located within walking distance (approximately 800 metres) of a public park and/or open space/recreation area.

- e) Plan local schools in conjunction with and located adjacent to public parks to establish shared facilities, where feasible.
- f) Ensure development will occur at a density that supports transit and meets the minimum greenfield density target of 70 persons and jobs per hectare.

7.8.2.3 Urban Design

- a) Create community identity by establishing a high-quality public realm, integrating place-making opportunities and providing a high standard of urban design.
- b) Provide interfaces of integrated and complementary land uses and built form along the Elfrida edges to promote land use compatibility and between adjacent differing land uses to provide appropriate transition.
- c) Develop pedestrian scaled neighbourhoods within the Secondary Plan area to promote social interaction, active streetscapes and walkable neighbourhoods.
- d) Create focal points and corridors to establish an identifiable community structure, including gateways to the Secondary Plan area.
- e) Design streetscapes with an enhanced and coordinated approach to landscaping, street tree planting, sidewalks, bike facilities, lighting, and utilities to encourage an active street life, where appropriate.

7.8.2.4 Housing

- a) Provide a full range, mix and tenure of housing options that provide opportunities for all stages of life, in complete, walkable neighbourhoods with appropriate community amenities
- b) Provide housing for people of all incomes and demographics in different housing types and tenures is critical to quality of life and permitted throughout Elfrida.
- c) Encourage an appropriate mix of rental and ownership housing stock throughout Elfrida.
- d) Integrate housing with supports, including residential care facilities and housing for seniors in all secondary plan designations.

7.8.2.5 Transportation and Connectivity

- a) Design a comprehensive transportation network system that emphasizes active transportation and transit as increasingly viable alternatives to the automobile, and

connects to community amenities including parks, schools, commercial and retail uses and employment opportunities.

- b) Maximize connectivity and accessibility both internally and externally to the existing urban boundary and into Greenbelt lands through:
 - i) A grid-like road network and active transportation system;
 - ii) A linked greenway and natural heritage and open space system that takes advantage of the utility corridors spanning Elfrida, where possible; and,
 - iii) Prioritizing existing and planned transit.
- c) Establish a hierarchy of streets including Arterial roads that connect externally from the Elfrida lands, Collector roads that connect to Arterial roads, and local roads to serve the community.
- d) Generally, the transportation network will provide a network that supports multimodal connectivity and will consist of:
 - i) Arterial roads;
 - ii) Major Collector roads;
 - iii) Minor Collector roads;
 - iv) Local roads; and,
 - v) Laneways.

7.8.2.6 Natural Heritage System

- a) Characterize and better define the Natural Heritage System to ensure protection and appropriate boundaries.
- b) Ensure contextually sensitive and efficient design of the road network, active transportation system and infrastructure network where it crosses and/or penetrates the Natural Heritage System.

7.8.2.7 Climate Change

- a) Encourage enhancement of the City's Urban Tree Canopy where opportunities are available.

- b) Provide an efficient land use arrangement and mix of uses in close relationship to one another to minimize travel time, traffic, greenhouse gases, servicing costs and energy costs.
- c) Promote best management practices and innovative approaches to community design to promote sustainable development practices.
- d) Identify best management practices to stormwater management systems and facilities, water and wastewater systems, and the transportation network to maximize efficiency and resilience of services within the Elfrida lands.

7.8.2.8 Implementation

- a) Design a Secondary Plan area that is developed in a manner that is fiscally responsible for the City of Hamilton.

7.8.3 General Policies

The Elfrida 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 Elfrida Secondary Plan area and each of the different land use designations:

- a) Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan, shows the land use designations for the entire Elfrida Secondary Plan area and the policies of this section are designed to establish a community structure which implements the principles established for this Elfrida Secondary Plan.
- b) Certain elements of Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan, including parks, infrastructure elements, and community services and facilities, are conceptual and will be refined and ultimately defined through future development applications as further described in the following policies and shall not require an Official Plan Amendment.
- c) For the purposes of this Secondary Plan, development shall also include redevelopment.
- d) Overall, the Secondary Plan is planned to accommodate an estimated population of approximately 64,000 people and 5,900 jobs and a density of 70 persons/jobs per hectare.
- e) Development within the Elfrida Secondary Plan area shall provide a mix of housing, given the land use designations and permitted uses. It also encourages

a variety and mix lot sizes, unit sizes, styles and tenure that are suitable for different age levels, income groups, lifestyles, and household structures.

- f) Notwithstanding the policies in Volume 1, the following land uses shall be permitted in all designations within the Elfrida Secondary Plan, with the exception of the Natural Heritage System designation:
 - i) Infrastructure, including stormwater management facilities, utilities, etc.
 - ii) Community Facilities/Services.
 - iii) Schools.
 - iv) Places of worship.
 - v) Housing with supports.
- g) Notwithstanding Policy B.7.8.3 f), all sensitive land uses, including residential uses, shall be subject to the land use compatibility policies of Volume 1 and this Secondary Plan.
- h) All development and/or redevelopment shall have regard to the Elfrida Urban Design Guidelines, which are supplemental to this Secondary Plan and informative but not determinative.

7.8.4 Residential Designations

The following policies apply to the lands designated Low Density Residential and Medium Density Residential on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan of the Elfrida Secondary Plan.

7.8.4.1 Low Density Residential

In addition to Section E.3.4 – Low Density Residential of Volume 1, the following policies shall apply to lands designated Low Density Residential on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan of the Elfrida Secondary Plan:

- a) Notwithstanding Policy E.3.4.1, low density residential uses are permitted as illustrated on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan.
- b) Notwithstanding Policy E.3.4.2 and in addition to Policy E.3.4.3, the following uses are permitted on lands designated Low Density Residential:

- i) Single detached, semi-detached, duplex, triplex, fourplex, and all forms of townhouse dwellings (street, block, back-to-back, stacked, stack back-to-back, etc.).
- c) The lands designated Low Density Residential on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan shall be planned to achieve a minimum density of 23 units per net residential hectare and no maximum.
- d) Notwithstanding Policy E.3.4.5, the maximum height shall be four (4) storeys for stacked townhouses and *multiple dwellings*, and three (3) storeys for all other residential uses.

7.8.4.2 Medium Density Residential

In addition to Section E.3.5 – Medium Density Residential of Volume 1, the following policies shall apply to lands designated Medium Density Residential on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan:

- a) Notwithstanding Policies E.3.5.1, E.3.5.5, and E.3.5.6, medium density residential uses are permitted as illustrated on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan.
- b) Notwithstanding Policies E.3.5.2, E.3.5.3 and E.3.5.4, the following uses are permitted on lands designated Medium Density Residential:
 - i) All forms of *multiple dwellings*.
 - ii) all forms of townhouse dwellings (street, block, back-to-back, stacked, stack back-to-back, etc.).
 - iii) Local commercial uses may be permitted on the ground floor of buildings containing multiple dwellings, subject to the provisions of Section E.3.8 – Local Commercial.
 - iv) Live-work units.
- c) The lands designated Medium Density Residential on Map B.7.8-1 shall be planned to achieve a minimum density of 40 units per net residential hectare and no maximum.
- d) Notwithstanding Policy E.3.4.8, the maximum height shall be eight (8) storeys for residential and mixed use buildings.

- e) Notwithstanding Policy B.7.8.4.2 d), any building taller than six (6) storeys in height shall demonstrate that it is *compatible* with the existing and planned surrounding land uses and will ensure that any built form impacts are adequately limited and shall not require an amendment to this plan
- f) Policy E.3.5.9 does not apply to the lands designated Medium Density Residential on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan.

7.8.5 Mixed Use Designations

The mixed use designations of the Elfrida Secondary Plan area are generally focused at the Planned Elfrida Gateway Station Node and at key intersections along new collector roads. The mixed use areas are intended to complement the existing Community Node and Secondary Corridor uses adjacent to the Secondary Plan area to provide day-to-day retail facilities and services to residents in the Secondary Plan area. The mixed use areas within the Elfrida Secondary Plan are designated Mixed Use – Medium Density and Mixed Use – High Density as identified on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan.

7.8.5.1 General Mixed Use Policies

- a) The Commercial Needs Assessment, prepared in support of the Secondary Plan, states that the trade area associated with the Secondary Plan area could support approximately 130,000 square metres of floor area of non-residential uses to support the planned residential uses.

7.8.5.2 Mixed Use – Medium Density Designation

In addition to Section E.4.6 – Mixed Use - Medium Density of Volume 1, the following policies shall apply to lands designated Mixed Use - Medium Density on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan:

- a) In addition to Policy E.4.6.5, all forms of townhouse dwellings (street, block, back-to-back, stacked, stack back-to-back, etc.) are permitted.
- b) Notwithstanding Policies E.4.6.5 and E.4.6.6, the following uses are only permitted on Mixed Use – Medium Density lands along Upper Centennial Parkway, Regional Road 56, and Trinity Church Road:
 - i) Home improvement supply stores;
 - ii) Gas bars;
 - iii) Drive-through facilities;

- iv) Car washes;
 - v) Vehicle dealerships; and,
 - vi) Garden centres as a primary use.
- c) The lands designated Mixed Use - Medium Density on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan shall be planned to achieve a minimum density of 60 units per hectare and no maximum.
- d) Notwithstanding Policies E.4.6.7 and E.4.6.8, the maximum height shall be 12 storeys.
- e) Notwithstanding Policy B.7.8.5.2 d), any building taller than six (6) storeys in height shall demonstrate that it is *compatible* with the existing and planned surrounding land uses and ensure that any built form impacts are adequately limited and shall not require an amendment to this plan.
- f) A minimum of 2,000 square metres of non-residential floor area shall be provided within each *Local Retail Node* overlay and as provided on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan.
- g) A minimum of 30,000 square metres of non-residential floor area shall be provided within the *Community Retail Node* overlay and as provided on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan.
- h) Notwithstanding B.7.8.4.2 f) and g), the minimum amount of non-residential floor area requirement may be reduced without the need for an amendment where it is demonstrated through a Commercial Needs Assessment to the satisfaction of the City.
- i) Policies E.4.6.11–E.4.6.13 (inclusive) shall not apply to the lands designated *Mixed Use – Medium Density* on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan.
- j) Policies E.3.6.16-E.4.6.30 do not apply to the lands designated Mixed Use - Medium Density on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan.

7.8.5.3 Mixed Use – High Density Designation

In addition to Section E.4.5 – Mixed Use - High Density of Volume 1, the following policies shall apply to lands designated Mixed Use - High Density on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan:

- a) In addition to Policy E.4.5.5, all forms of townhouses dwellings (street, block, back-to-back, stacked, stack back-to-back, etc.) are permitted.
- b) Policy E.4.5.6 does not apply to the lands designated Mixed Use - High Density on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan.
- c) The lands designated Mixed Use – High Density on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan shall be planned to achieve a minimum density of 100 units per hectare and no maximum.
- d) Notwithstanding Policies E.4.5, low rise, midrise, and tall buildings up to a maximum height of 20 storeys shall be permitted.
- e) Notwithstanding Policy B.7.8.5.3 d), any building taller than six (6) storeys in height shall demonstrate that it is *compatible* with the existing and planned surrounding land uses and ensure that any built form impacts are adequately limited and shall not require an amendment to this plan.
- f) A minimum of 10,000 square metres of non-residential floor area shall be provided within the lands designated *Mixed Use – High Density* on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan.
- g) Notwithstanding B.7.8.4.3 f), the minimum amount of non-residential floor area requirement may be reduced without the need for an amendment where it is demonstrated through a Commercial Needs Assessment to the satisfaction of the City.
- h) Policies E.4.5.12-E.4.5.21 do not apply to the lands designated Mixed Use – High Density on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan.

7.8.6 Parks and Open Space Designations

The Parks and Open Space areas of the Elfrida Secondary Plan contribute to the character of the community and are an essential component in the day to day life of residents, by providing green space opportunities to meet both active and passive recreational needs.

In addition to B.3.5.3 and C.3.3 of Volume 1, the following policies shall apply to lands designated Parks and Open Space on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan:

- a) The Parks and Open Space designations identified on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan include the following:

- i) Public Square;
 - ii) Neighbourhood Park;
 - iii) Community Park;
 - iv) General Open Space; and,
 - v) Privately Owned Publicly Accessible Open Spaces (POPS).
- b) The location of parks in Elfrida may be modified without amendment to the Secondary Plan through a development application to the satisfaction of the City.
- c) In addition to Policy B.3.5.3.4 of Volume 1, a Public Square shall be a Parkette and may also include additional urban park amenities including informal and formal play areas, sports facilities, etc. Public Squares should be planned to have an area of approximately 0.5 hectares.
- d) In accordance with Policy B.3.5.3.5, the General Open Space designation has been applied to remnant open space lands including buffers to the Natural Heritage System to provide opportunities for other General Open Space uses.
- e) Privately Owned Publicly Accessible Open Spaces provide opportunities for expanding the public realm by creating open spaces and connecting streets, parks and open spaces. POPS provided through development shall:
- i) Be publicly accessible;
 - ii) Be designed for uses of all ages and abilities;
 - iii) Avoid the use of design elements that discourage public access such as fencing, grade separation, or other barriers;
 - iv) Be sited in highly visible locations and designed to serve the local population;
 - v) Include new trees, seating, bicycle parking, and landscaping;
 - vi) Incorporate child-specific elements if not located within 500 metres of a public playground; and,
 - vii) In accordance with the *Planning Act*, POPS spaces approved as part of a development shall be deemed to count towards any require parkland dedication or cash in lieu requirements.

7.8.7 Natural Heritage System and Floodplains

The Natural Heritage System of the Elfrida Secondary Plan is identified on Map B.7.8-2 – Elfrida Secondary Plan – Natural Heritage System and Floodplain, and consists of Core Areas, Linkages, Vegetation Protection Zones, Local Natural Area Earth Science ANSI, and Restoration Areas. The following policies shall apply to the Elfrida Secondary Plan area:

- a) Notwithstanding Section C.2.0 of Volume 1 (including Policy C.2.2.2), the Natural Heritage System is identified on Map B.7.8-2 – Elfrida Secondary Plan – Natural Heritage System and Floodplain. Changes to the boundaries of the Natural Heritage System may occur through the preparation of Environmental Impact Statements, master drainage plans or other appropriate studies accepted by the City through a development application process (rezoning, draft plan of subdivision, site plan, consent to sever, or minor variance) and shall not require an amendment to this plan.
- b) Vegetation Protection Zones and buffers (setbacks) are illustrated on Map B.7.8-2 – Elfrida Secondary Plan – Natural Heritage System and Floodplain and subject to the recommendations of the Subwatershed Study. Where feasible as determined by an Environmental Impact Assessment, these areas shall permit community gardens, pedestrian and bicycle trails, walkways, and grading transitions.
- c) Notwithstanding Policy C.2.2.8 of Volume 1, Vegetation Protection Zones, enhancement areas, and restoration areas shall not require a conservation easement or to be deeded to a public authority. In addition, natural features shall only require a conservation easement or to be deeded to a public authority where it has been determined by an Environmental Impact Assessment, to the satisfaction of the City.
- d) Notwithstanding Policy C.2.3.3 of Volume 1, vegetation removal and encroachment into Core Areas may be permitted to allow for road crossings, subject to the preparation of an Environmental Impact Statements or other appropriate studies accepted by the City through a development application process. Road crossings shall consider relevant terrestrial ecology, aquatic ecology, fluvial geomorphology and hydraulic design criteria to inform the ultimate crossing geometry.
- e) Notwithstanding Policy C.2.5.5 of Volume 1, site alteration for road crossings may be permitted on adjacent lands to the natural heritage features and areas identified in Section C.2.5.2 to C.2.5.4 without demonstrating that there shall be no negative impacts on the natural features or on their ecological functions.

- f) Notwithstanding Policy C.2.5.12 of Volume 1, grading may be permitted within a Vegetation Protection Zone.
- g) Notwithstanding Section C.2.0 of Volume 1, the removal of isolated low quality ecologically functioning existing woodlots and/or wetlands as confirmed by a qualified professional may be permitted, through the preparation of Environmental Impact Statements or other appropriate studies accepted by the City through a development application process.
- h) Notwithstanding Policy C.2.7.3 of Volume 1, Linkages may be incorporated into a design of new development, where feasible, and where it is demonstrated to be required through the preparation of Environmental Impact Statements or other appropriate studies accepted by the City through a development application process.
- i) Notwithstanding Policy C.2.7.7 of Volume 1, Hedgerows may be protected only where protection is recommended by an Environmental Impact Statement, Subwatershed Study or other appropriate studies.
- j) Notwithstanding Policy C.2.8.4 of Volume 1, applications for development shall conform to the recommendations in a secondary plan as it pertains to sub-watershed plan requirements and/or through the preparation of an Environmental Impact Statement, Master Drainage Plan or Functional Servicing Report or other appropriate studies accepted by the City through a development application process.

7.8.7.1 Floodplains

- a) The floodplain line, as illustrated on Map B.7.8-2 – Elfrida Secondary Plan – Natural Heritage System and Floodplain, has been established in part by Conservation Authority regulated Drainage Features, which are subject to refinement through future study.
- b) The applicable Conservation Authority shall be consulted where a proposal for development within the floodplain line, as illustrated on Map B.7.8-2 – Elfrida Secondary Plan – Natural Heritage System and Floodplain, to confirm the required floodplain protection and mitigation measures.
- c) Development and site alteration may be permitted where:
 - i) It is demonstrated that the proposal will not create new hazards or increase existing flood risks on adjacent lands; and,

- ii) The floodway function is maintained or enhanced, including through engineered solutions where appropriate.
- d) Development shall generally:
 - i) Be prohibited within the floodway, except for minor works, infrastructure, or flood management works, including channelization, where permitted; and,
 - ii) Be directed to the flood fringe, subject to the criteria in Section 7.8.7.1.
- e) Channelization, realignment, or other modifications to the floodplain and associated watercourse may be permitted to facilitate development, provided that such works:
 - i) Maintain or improve the hydraulic capacity of the floodway;
 - ii) Do not increase flood risk on-site or on adjacent lands;
 - iii) Generally respect existing floodplain storage volumes through a floodplain cut/fill assessment;
 - iv) Are designed to safely convey the regulatory storm event or the 100-year storm event;
- f) Channelization proposals for the floodplains and associated watercourses shall demonstrate:
 - i) No adverse impact on upstream or downstream flood levels;
 - ii) Stability of the channel form and banks under design storm conditions;
 - iii) Integration with stormwater management systems;
 - iv) Consideration of erosion, sediment transport, and long-term maintenance; and,
 - v) Not adversely impact fish passage, where applicable.
- g) Where feasible, channelization proposals for floodplains and associated watercourses shall:
 - i) Incorporate natural channel design principles, including meanders, vegetation, and habitat features;
 - ii) Enhance or maintain ecological function; and,

- iii) Contribute to the overall public realm and open space system, where feasible.
- h) Floodplain and channel limits may be refined without amendment to this Plan when supported by engineering studies to the satisfaction of the City and the Conservation Authority, where required.

7.8.8 Transportation and Connections

The policies of this Elfrida Secondary Plan area are intended to implement the recommendations of the Transportation Assessment prepared in support of the Secondary Plan. The transportation system within the Secondary Plan area is intended to accommodate all users and modes of transportation, with a priority placed on developing complete streets through the promotion of transit, active transportation, the creation of new pedestrian and cycling connections, and balancing the needs of automobile and truck users with those of active transportation modes.

Transportation is one of the leading sources of greenhouse gas emissions in Hamilton. In addition to providing public health benefits, increasing opportunities for active transportation and transit use is an important way to reduce our contribution to emissions to mitigate our impacts on climate change.

7.8.8.1 General Transportation Policies

In addition to Section C.4.0 – Integrated Transportation Network of Volume 1, the following transportation policies shall also apply:

- a) The integrated transportation network for the Elfrida Secondary Plan area shall consist of public roads, public and private laneways, pedestrian sidewalks, multi-use pathways, public transit routes, the planned accommodation of rapid transit along Upper Centennial Parkway, interregional transit, and truck routes. The transportation system is detailed on Map B.7.8-3 – Elfrida Secondary Plan – Transportation Classification Plan.
- b) Notwithstanding Policy C.4.2.3 of Volume 1, Transportation infrastructure shall be designed and implemented to support the growth objectives and urban structure.

7.8.8.2 Transit

- a) For public transit to be adopted as a reasonable and desirable travel option in the Plan area, it is vital that transit service be available to as many of the residents in the Plan area as early as possible. The City will work with the applicable HSR and GO Transit to develop a system of public transit services that facilitates a phased implementation supporting the early delivery of transit.

- b) The Secondary Plan area includes the planned Elfrida Gateway Station and a Potential Higher Order Transit line as per Appendix B of Chapter 1.
- c) Public transit exists along Rymal Road East, Upper Centennial Parkway, and Twenty Road/Glover Road adjacent to the Secondary Plan area.
- d) Map B.7.8-3 – Elfrida Secondary Plan – Transportation Classification Plan includes ‘Potential Transit Routes’ along Upper Centennial Parkway, Trinity Church Road, and the Major Collector Road central spine throughout the Elfrida Secondary Plan area, all of which are subject to Policies C.4.4.6 and C.4.4.7 of Volume 1.
- e) Arterial and major and minor collector roads may accommodate transit routes and be designed to incorporate transit stops and bus bays, as applicable.
- f) Development plans will be designed with specific regard to the safe, convenient and efficient use of public transit.

7.8.8.3 Roads

- a) Notwithstanding Policy C.4.5.2, the road classification is illustrated on Map B.7.8-3 – Elfrida Secondary Plan – Transportation Classification Plan.
- b) Adjustment to the location of the conceptual road network, as shown on Map B.7.8-3 – Elfrida Secondary Plan – Transportation Classification Plan will be permitted without requiring an amendment to this Plan provided that the Objectives of the Plan area are maintained and provided municipal design standards are met.
- c) Notwithstanding Policy C.4.5.8.2, local roads with cul-de-sacs and/or private condominium roads may be permitted to connect to arterial roads subject the preparation of an access study, if needed.

7.8.8.4 Road Right-of-Way

- a) Notwithstanding Policy C.4.5.2 e) a Collector Road with a right-of-way width of 26 metres shall be classified as a ‘Major Collector Road’ and a Collector Road with a right-of-way width of 22 metres shall be classified as a ‘Minor Collector Road’ in the Elfrida Secondary Plan area as detailed on Map B.7.8-3 – Elfrida Secondary Plan – Transportation Classification Plan, unless specifically described otherwise in Schedule C2 – Future Right-of-Way Dedications.
- b) Notwithstanding Policy C.4.5.2 f) ii) of Volume 1, the basic right-of-way width for local roads shall be 18.5 metres in all areas.

- c) Development applications will demonstrate that sufficient lands are being provided to accommodate streetscape elements (e.g. street trees, street lighting, seating, signage), active transportation elements, low impact development, medians and on-street parking. The City may require additional lands at intersections to provide for exclusive turning lanes and daylight triangles. Such additional rights-of-way requirements may be determined during the development application stage and will become part of the required rights-of-way.
- d) The City may acquire and hold any lands required to implement any feature or facility in the Plan area. This may include the acquisition of lands required to implement roads, infrastructure and/or community facilities, where the lands required to implement the Plan are not available to the relevant development proponent. Acquisition may occur through purchase from affected landowners or expropriation, as may be required.

7.8.8.5 Daylighting Triangles

- a) Notwithstanding Policy C.4.5.7, daylighting triangles at intersections shall generally be as follows:
 - i) Arterial road to major collector road: 12.19 m x 12.9 m;
 - ii) Arterial road to minor collector road: 12.9 m x 12.9 m;
 - iii) Arterial road to local road: 12.9 m x 12.9 m;
 - iv) Major collector road to major collector road: 12.19 m x 12.19 m;
 - v) Major collector road to minor collector road: 9.14 m x 9.14 m;
 - vi) Major collector road to local road: 9.14 m x 9.14 m;
 - vii) Minor collector road to minor collector road: 7.5 m x 7.5 m;
 - viii) Minor collector road to local road: 5 m x 5 m; and,
 - ix) Local road to local road: 4.57 m x 4.57 m.

7.8.8.6 Active Transportation Network

- a) Map B.7.8-3 – Elfrida Secondary Plan – Transportation Classification Plan illustrates the active transportation network. Modifications and changes to the active transportation network shall not require amendment to this Plan so long as

the network continues to be comprehensive and connects people to prominent destinations as described in B.7.8.7.4 b).

- b) Trails, cycling facilities and pedestrian pathways shall be encouraged to connect people to prominent destinations, such as parks, open spaces, institutional uses, community facilities, and commercial areas.
- c) Where lands shown as locations for proposed trails and connections on Map B.7.8-3 – Elfrida Secondary Plan – Transportation Classification Plan are privately owned, the trails and connections shall be achieved through land dedications, easements, or any other measures deemed appropriate.
- d) An active transportation connection shall be encouraged along the hydro corridor, which traverses the Secondary Plan area, to provide a continuous east-west active transportation linkage for Elfrida.
- e) Additional pedestrian trails, bicycle lanes, and active transportation connections may be provided on public street rights-of-way, public open space lands, POPS, and large-scale private developments without amendment to this Plan and to the satisfaction of the City.
- f) Generally, the provision of sidewalks and all active transportation facilities in the Plan area will be as follows:
 - i) Arterial and Collector roads: Sidewalks, multi-use paths or a combination of sidewalk and multi-use trail will be provided on both sides of the road;
 - ii) Local Streets: Sidewalks will be provided on both sides of the street, unless otherwise directed by the City; and,
 - iii) Laneways: No sidewalks will be required.

7.8.8.7 Transportation Demand Management

- a) Businesses and organizations in the Elfrida Secondary Plan area are encouraged to establish with the City a Transportation Demand Management (TDM) plan and to become a member of Smart Commute.
- b) As an incentive to encourage TDM in the Plan area, the City may permit reduced parking standards for developments which demonstrate through a TDM plan and implementation strategy that a reduction in parking standards is appropriate. A reduction in parking standards will also be considered where mixed use development is permitted, where there is appropriate density of development and good accessibility to transit.

- c) The City may establish specific requirements in its Zoning By-law for maximum parking standards, shared parking, bicycle parking, carpool parking and end-of-trip facilities, such as bike racks, showers and bicycle storage, to further promote modes of transportation other than the single- occupant vehicle.
- d) A TDM plan referenced in paragraph a) and prepared in connection with any Draft Plan of Subdivision or Site Plan will plan to achieve an active transportation modal split to enhance the capacity of the transportation system and optimize road network efficiency within the Plan area.

7.8.8.8 Parking

- a) Alternatives to the parking standards contained in the City’s comprehensive zoning by-law shall be considered to promote the prioritization of active transportation in the Plan area.

7.8.9 Urban Design

7.8.9.1 Development shall have regard to established Urban Design Guidelines.

7.8.9.2 Locate the tallest buildings and highest densities of development closest to planned higher order transit and other public transit lines. Where feasible and appropriate, higher density uses should also be located adjacent to existing employment areas and fronting on or adjacent to arterial roads.

7.8.9.3 Locate lower heights and densities of development internal to and fronting on local streets. Single detached dwellings shall not be located along arterial roads.

7.8.9.4 Built form at the edges of Elfrida will provide:

- i) An appropriate transition to adjacent greenbelt lands. All land uses are permitted, but appropriate transition through a high degree of design is key;
- ii) A contextually appropriate transition to existing residential uses by ensuring appropriate height and densities, and mitigation of built form impacts;
- iii) A compatible transition to adjacent employment areas. Where feasible and appropriate, higher density residential uses are preferred adjacent to employment areas, since they can be designed to incorporate compatibility measures;
- iv) Provide integrated transitions to natural heritage and open spaces that incorporates opportunities for compatible recreation; and,

- v) A sensitive transition to adjacent agricultural and rural lands.

7.8.10 Cultural Heritage

- 7.8.10.1 As part of any development application within the Elfrida Secondary Plan area early engagement with indigenous communities to ensure their interests are considering when identifying, protecting and managing *archaeological resources, built heritage resources* and *cultural heritage landscapes*, as defined by the Provincial Planning Statement, shall be required.
- 7.8.10.2 The Elfrida Secondary Plan area does not have any *protected heritage properties, built heritage resources or cultural heritage landscapes* as defined by the Provincial Planning Statement, 2024.
- 7.8.10.3 All development applications must demonstrate consistency with Provincial Planning Statement, should a new *protected heritage property* be established on or adjacent to lands subject to a development application.

7.8.11 Infrastructure, Energy and Sustainability

Municipal services, such as sewers, water, stormwater systems and public/private utilities shall be provided, maintained and upgraded, as may be required, to accommodate the needs of existing and future development in the Elfrida Secondary Plan area.

- 7.8.11.1 In addition to Section C.5.0 – Infrastructure of Volume 1, the following policies shall also apply:
 - a) The City shall monitor the capacity and reassess the need to manage stormwater runoff, as may be required.
 - b) To increase energy efficiency and reduce the environmental impact of buildings, all commercial, institutional, mixed use and multiple dwelling buildings will be encouraged to:
 - i) Build to higher energy efficient standards as outlined in the Ontario Building Code (2016 Code base case);
 - ii) Have green roofs or cool roofing materials;
 - iii) Provide solar capture opportunities where feasible;
 - iv) Utilize water conservation technologies;

- v) Plant trees and other vegetation to provide shade and additional tree canopy; or,
 - vi) Any combination of the above.
- c) Commercial, institutional, mixed use and multiple dwelling buildings will be encouraged to implement low Impact Development (LID). This is a design technique which contributes to aquatic habitat protection, can help regulate water runoff, improve water quality and reduce the flooding risks associated with extreme weather events. Redevelopment, including the redevelopment or creation of parking lots, shall utilize Low Impact Development (LID) measures in site design where feasible to reduce water runoff and improve water quality.

7.8.12 Utility

Public and private utility services, such as electrical power, gas, and telecommunications shall be provided in a coordinated manner to serve the needs of Elfrida Secondary Plan area. The Utility designation is reserved for significant utility facilities such as pipelines and hydroelectric transmission facilities.

7.8.12.1 In addition to Section C.5.0 – Infrastructure of Volume 1, the following policies shall also apply:

- a) Notwithstanding Section C.3.4 of Volume 1, the Utility designation, as identified on Map B.7.8-1 shall permit:
 - i) Pipelines;
 - ii) Hydro transmission corridors and adjacent transformer facilities; and,
 - iii) Secondary uses that are complementary to the utility functions of those lands, such as recreational paths, walkways and municipal infrastructure, subject to the approval of the applicable utility agency and/or the City.
- b) New development proposed on lands adjacent to the Utility designation, as identified on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan should be compatible with, and supportive of, the long term Utility use.
- c) Until such time as the location of specific storm water management utilities has been determined, these facilities shall be represented by symbols on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan. Once the final locations of these facilities have been determined, the facilities shall be designated Utility on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan, without requiring an

Amendment to this Secondary Plan, provided the intent of the Plan is being maintained.

- d) No development may proceed in the Elfrida Secondary Plan area until adequate arrangements have been made for the provision of public and private utilities, to the satisfaction of the City.
- e) Public and private utilities shall be:
 - i) Installed within public road allowances, other City owned land or within appropriate easements;
 - ii) Encouraged, wherever possible, to coordinate and locate within a common trench to avoid unnecessary over-digging and disruption of municipal rights-of-way;
 - iii) Clustered or grouped where possible to minimize visual impact; and,
 - iv) Encouraged to consider innovative methods of containing utility services on or within streetscape features such as gateways, lamp posts, transit shelters, etc.
- f) Prior to final approval of development applications, all interested utilities and telecommunication providers shall confirm that service can be provided to support the proposed development and determine appropriate locations for large telecommunication equipment and utility cluster sites.
- g) Prior to development proceeding, proponents of development are to coordinate with the utility providers to ensure the provision of necessary utility services, in a manner that it is consistent with the policies of this Plan.

7.8.13 Implementation

In addition to Section F.1.0 – Implementation, the following policies shall apply to the implementation of the Elfrida Secondary Plan:

- 7.8.13.1 All development applications within the Elfrida Secondary Plan area should engage early with indigenous communities to facilitate knowledge-sharing, support consideration of indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights. This engagement should occur at the Formal Consultation stage prior to the submission of a development application.
- 7.8.13.2 Changes and/or deletion of symbols representing schools, parks, and stormwater management facilities, as illustrated on Map B.7.8-1 – Elfrida Secondary Plan – Land

Use Plan will be permitted without requiring an amendment to this Plan and the underlying land use designation shall apply.

- 7.8.13.3 A Block Plan is a tertiary level land use plan, which illustrates the road pattern (arterials, collectors, and local roads), schools, parks, stormwater management ponds, blocks (outside of roads) for required infrastructure,
- 7.8.13.4 As part of the submission of a development application, excluding severances and minor variances, for lands within the Elfrida Secondary Plan area, a Block Plan is to be prepared, in order to ensure coordination and orderly development. The required Block Plan must include the final alignment of all major roads (arterial and collector roads), stormwater management ponds and required infrastructure to support the proposed development application. Multiple Block Plans may be required for the Elfrida Secondary Plan area and their boundaries are to be confirmed by the City through the Formal Consultation process prior to the submission of a development application.

Phasing of Development

- 7.8.13.5 Development within the Elfrida Secondary Plan area shall proceed in a coordinated and comprehensive manner.
- 7.8.13.6 The phasing of development of lands within Elfrida will reflect the provision of necessary municipal services and the transportation network to the satisfaction of the City.
- 7.8.13.7 To ensure that transportation and infrastructure improvements required to facilitate development in the Elfrida Secondary Plan are constructed when needed the City may adopt specific transportation and infrastructure phasing strategies or arrange funding agreements for the delivery of road infrastructure project(s).
- 7.8.13.8 Planning controls such as a Holding By-law may be used to ensure that development does not occur until the necessary municipal services and transportation network are provided to the satisfaction of the City. The allocation of servicing capacity will be confirmed in conjunction with Council approval of individual development applications in accordance with the City's Staging of Development.
- 7.8.13.9 Nothing in this Plan shall prevent development from proceeding in advance of other lands within the Secondary Plan area, provided that the development can be appropriately serviced and does not compromise the planned long-term development of the broader community.

Cost Sharing

7.8.13.10 Any development in the Elfrida Secondary Plan areas shall only be permitted to proceed once the landowners have entered into an agreement or agreements to ensure the equitable distribution of the costs of shared infrastructure, including but not limited to streets and street improvements, water and wastewater services, parkland, trails, stormwater management facilities, and land for *schools* and other community services. In addition, costs associated with the preparation of the Secondary Plan and supporting studies are to be captured in such agreement(s) to equitably distribute costs. The City will require, as a condition of draft approval or site plan approval, that a clearance letter be provided to the City from the trustee named in the cost sharing agreement that landowners have met their obligations under the relevant cost sharing agreements prior to registration of a plan of subdivision or site plan approval.

7.8.14 Area and Site Specific Policies

Site Specific Policy – Area A

7.8.14.1 For lands shown as Site Specific Policy – Area A on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan, the following policy shall apply:

- a) Development proposals for residential or institutional uses may be required to submit studies demonstrating that there are no adverse effects on the development or that the effects can be mitigated. Said studies may include but not be limited to hydrogeology, traffic, air quality, noise, etc. subject to the requirements of the City.

Site Specific Policy – Areas B, C and D

7.8.14.2 For lands shown as Site Specific Policy – Areas B, C, and D on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan, the following policy shall apply:

- a) Development proposals are to demonstrate compliance with Minimum Distance Separation Formulae using provincial guidance.

Site Specific Policy – Area E

7.8.14.3 For lands shown as Site Specific Policy – Area E on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan, geotechnical and hydrogeological studies shall be completed, by the applicant prior to approval of any development application(s), to identify the location of Karst features which could affect the construction of buildings, roads, services and utilities and recommend appropriate construction techniques and other mitigative measures to protect public health and safety.

Site Specific Policy – Area F

7.8.14.4 For lands shown as Site Specific Policy – Area F on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan, the following policies shall apply:

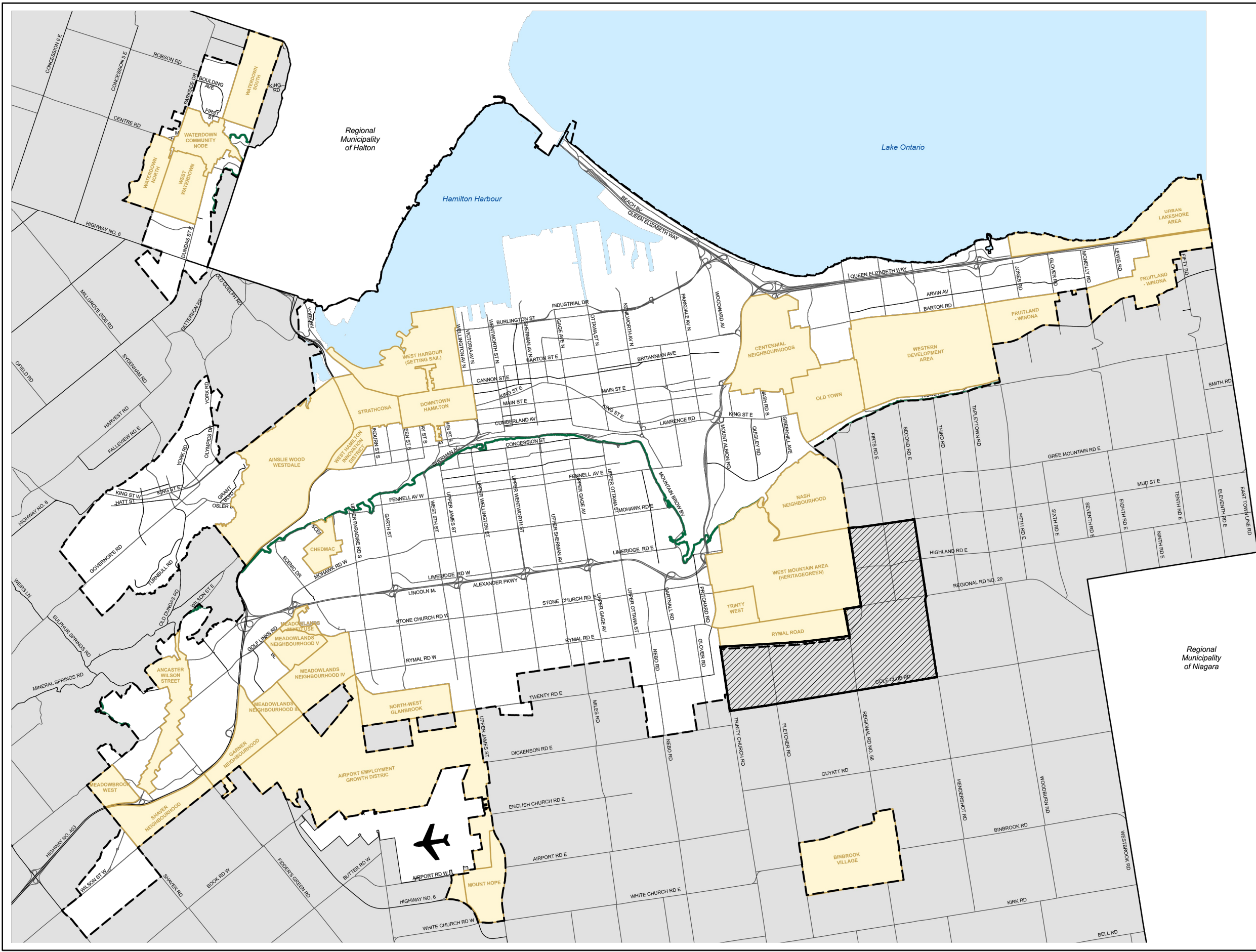
- a) Only existing uses permitted prior to the approval of the Elfrida Secondary Plan shall be permitted.
- b) Prior to any redevelopment, an amendment to the Elfrida Secondary Plan is required for the entirety of Site Specific Policy – Area F on Map B.7.8-1 – Elfrida Secondary Plan – Land Use Plan to determine the applicable land use designations and requirements based on the principles of the Secondary Plan.

7.8.15 Glossary

7.8.15.1 In addition to Chapter G – Glossary of Volume 1, the following definitions shall also apply:

Restoration Area: means vacant or degraded lands adjacent to Core Areas where natural habitat has been altered, degraded, or destroyed. These areas provide opportunities to enhance and extend habitat of core areas. With proper habitat restoration. Restoration Areas will contribute to the function of the Natural Heritage System.

Appendix "B"





- Legend**
- Secondary Plans
 - Lands Subject to Official Plan Amendment - Elfrida Secondary Plan
- Other Features**
- Rural Area
 - ✈

 John C. Munro Hamilton International Airport
 - Niagara Escarpment
 - Urban Boundary
 - Municipal Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

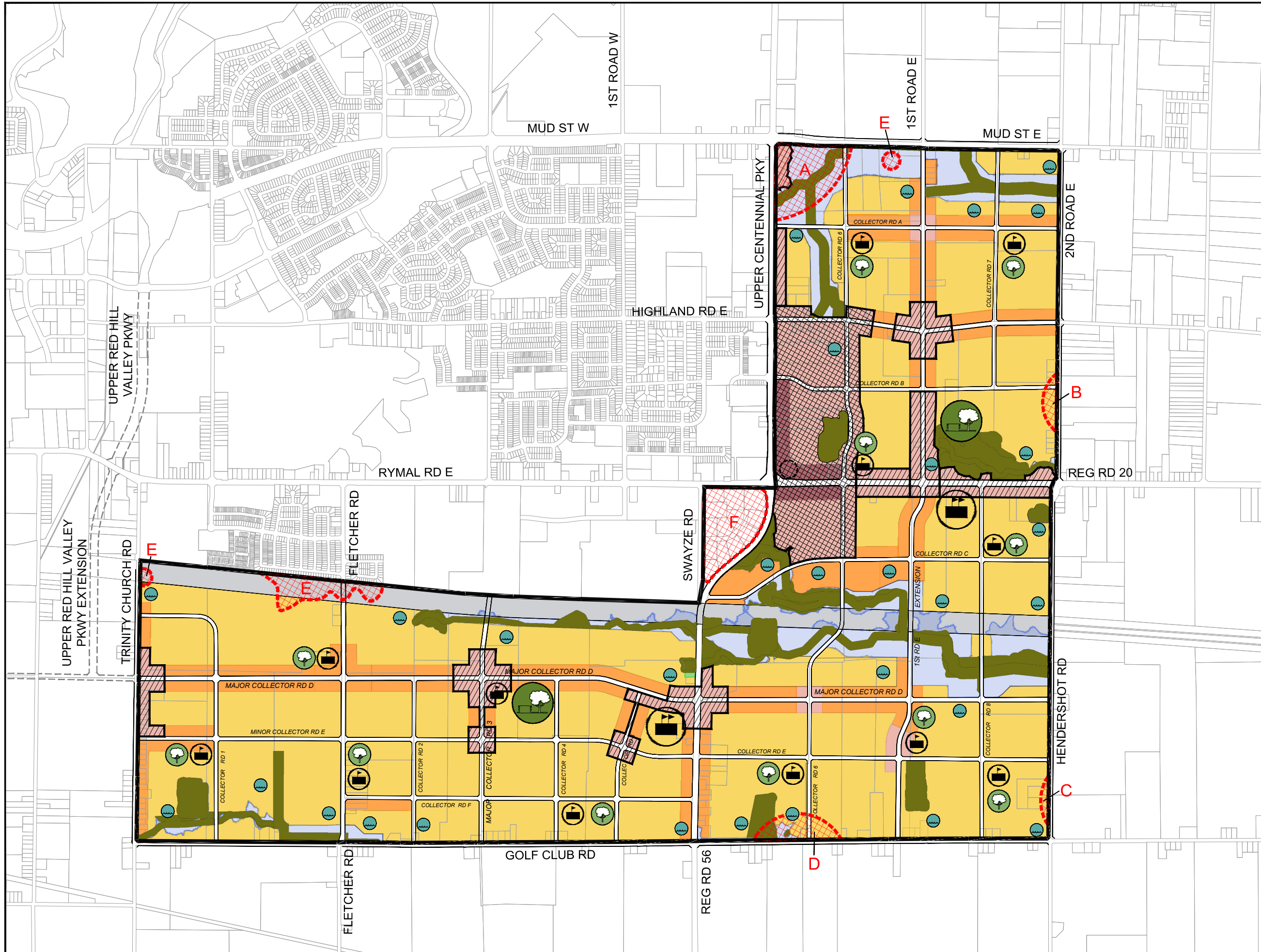
**Urban Hamilton Official
 Volume 2: Appendix A
 Secondary Plans Index Map**


 N.T.S.
Date: Jan. 17, 2025


Hamilton

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Appendix "C"



Legend

Residential Designations

- Low Density Residential
- Medium Density Residential

Commercial and Mixed Use Designations

- Mixed Use - Medium Density
- Mixed Use - High Density
- Local Retail Node Overlay
- Community Retail Node Overlay

Parks and Open Space Designations

- Community Park
- Neighbourhood Park
- General Open Space

Natural Heritage System & Floodplain

- Natural Heritage System (Including Buffers and VPZ)
- Proposed Floodplain (Including Buffers)

Other Designations

- Utility
- Elementary School
- Secondary School
- Storm Water Management

Other Features

- Area or Site Specific Policy
- Elfrida Gateway Station
- Secondary Plan Boundary

Council Adopted: _____
 Ministerial Approval: _____
 Effective Date: _____

**Urban Hamilton Official Plan
 Elfrida
 Secondary Plan
 Land Use Plan
 Map B.7.8-1**

Date: April 2026

Not To Scale

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Appendix "D"



Legend

- Greenbelt Area
- Utility
- Area Specific Policy 'E' (Eramosa Karst with 15m Buffer)
- Area or Site Specific Policy
- Watercourse
- Proposed Floodplain (including buffers)
- Eramosa Karst Provincial Earth Science ANSI
- Area Specific Policy 'E' (Karst Sinkhole with 50m Buffer)

Natural Heritage System

- Wetland - Locally Significant Unevaluated
- Wetland - Provincially Significant
- Woodland - Provincially Significant
- Woodland - Other
- Vegetation Protection Zone (VPZ) and Buffers

Secondary Plan Boundary

Council Adopted: _____
 Ministerial Approval: _____
 Effective Date: _____

Urban Hamilton Official Plan
Elfrida
Secondary Plan
 Natural Heritage System and Floodplain
 Map B.7.8-2

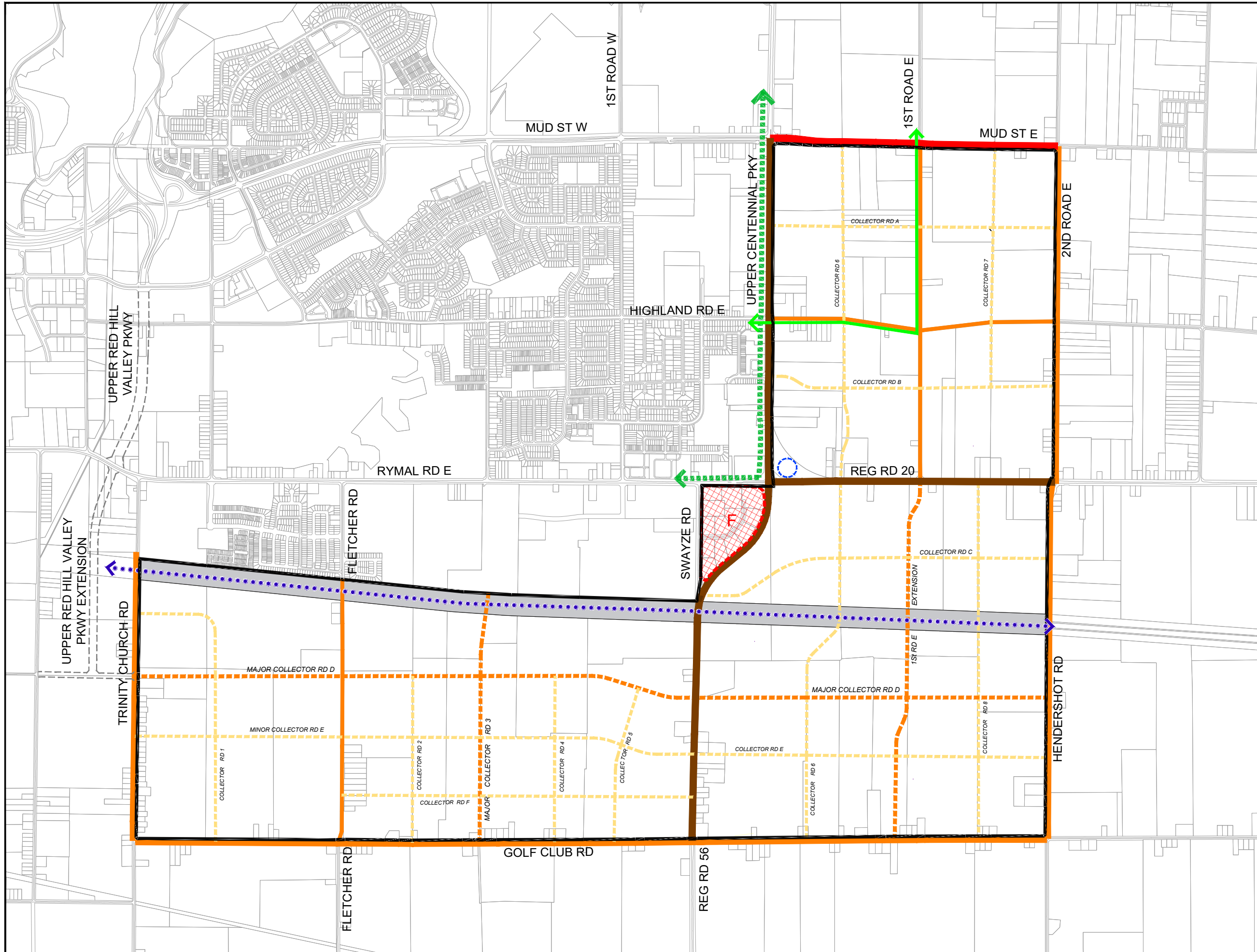
Date: April 2026

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Appendix "E"



Legend

Road Classification

Existing Roads

- Major Arterial (Max. 45.72m)**
- Major Arterial (Max. 36.576m)**
- Collector **

Proposed Roads

- Major Collector **
- Minor Collector ***

Other Features

- Potential Higher Order Transit
- Greenbelt Route*
- Multi-Use Recreational Trail*
- Elfrida Gateway Station
- Area or Site Specific Policy
- Utility
- Secondary Plan Boundary

* City of Hamilton Recreational Trails Master Plan (2022)
 **Proposed On-Road Bike Route
 ***Proposed Multi-Use Path

Council Adopted: _____
 Ministerial Approval: _____
 Effective Date: _____

**Urban Hamilton Official Plan
 Elfrida
 Secondary Plan
 Transportation Classification Plan
 Map B.7.8-3**

Date: April 2026



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