



# Planning Justification Report & Secondary Plan Report

**Elfrida Lands**  
City of Hamilton

**Prepared For**  
Elfrida Community  
Builders Group Inc.

April 2026



Job Number

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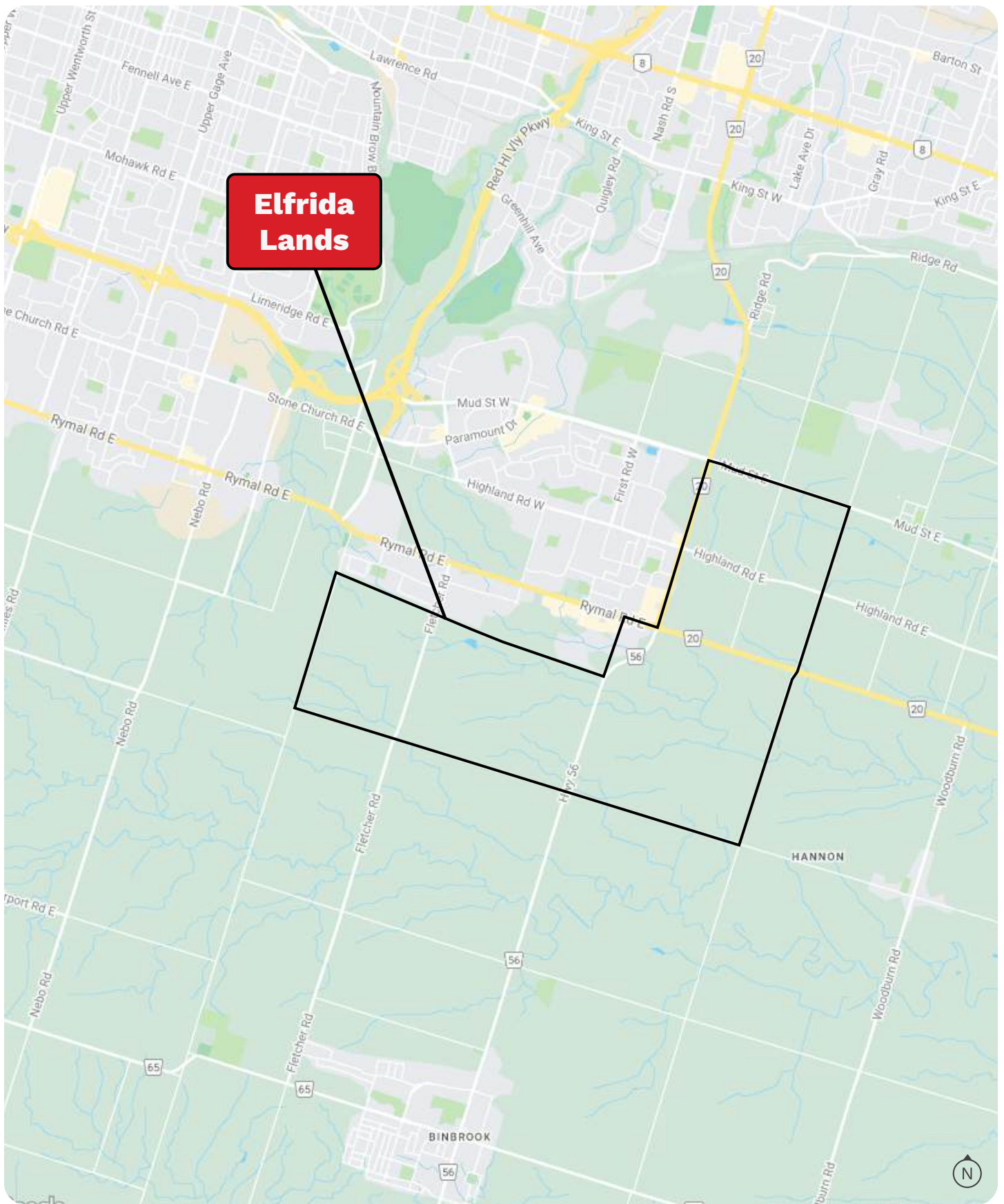


We are pleased to submit this Planning Justification Report and Secondary Plan Report in support of an application to amend Urban Hamilton Official Plan to implement a secondary plan for approximately 1,226 hectares of lands at the southeast corner of the City of Hamilton's existing urban area in Upper Stoney Creek. The Elfrida Secondary Plan seeks to establish a planning framework that will facilitate the eventual built out of a healthy, safe, comfortable, accessible community in Elfrida that promotes a high quality of life within a variety of interconnected, walkable neighbourhoods and a mixed-use community core.



1

Introduction



**Figure 1 - Location Map**

We are pleased to submit this Planning Justification Report and Secondary Plan Report (the "**Report**") in support of an application to amend Urban Hamilton Official Plan (the "**UHOP**") to implement a secondary plan for approximately 1,226 hectares of lands at the southeast corner of the City of Hamilton's existing urban area in Upper Stoney Creek ("**Elfrida**" or the "**Elfrida Lands**"). The Elfrida Secondary Plan (the "**Elfrida Secondary Plan**" or "**proposed Secondary Plan**"), seeks to establish a planning framework that will facilitate the eventual built out of a healthy, safe, comfortable, accessible community in Elfrida that promotes a high quality of life within a variety of interconnected, walkable neighbourhoods and a mixed-use community core.

The Elfrida Secondary Plan area is bounded by Mud Street and a 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 (see **Figure 1**, Location Map).

In accordance with the City of Hamilton's draft Secondary Plan Guidelines for Urban Expansion Areas, the purpose of this Report is to provide an overview of the secondary planning process undertaken to date and to present the Elfrida Secondary Plan for consideration by the City.

The Elfrida Secondary Plan builds on a history of land use planning efforts and initiatives related to the Elfrida Lands undertaken by both the City and separately by a group of over 25 landowners within Elfrida, known as the Elfrida Community Builders Group Inc. (the "**ECBG**"). As of the date of preparing this Report, the ECBG collectively represents over 75% of all landholdings within Elfrida.

The Elfrida Secondary Plan is intended to support the creation of a new, complete community that provides a range and mix of housing options to meet the needs of current and future residents and is built upon an integrated transportation network, while also protecting the existing natural heritage system. The Elfrida Secondary Plan will establish a land use planning structure and associated policy framework to create a nodes and corridors structure, contributing to the creation of compact urban form that promotes active transportation and reduced vehicular travel, ultimately contributing to the principles of a sustainable community.

This Report concludes that the proposed Secondary Plan is consistent with the Provincial Planning Statement (2024) (the "**PPS**") and conforms to the UHOP, except where modifications are proposed and rationalized. In addition, the Elfrida Secondary Plan addresses the required matters identified in the City of Hamilton's draft Secondary Plan Guidelines for Urban Expansion Areas.

A photograph of a road sign for 'ELFRIDA' in a rural setting. The sign is a dark rectangular board with the word 'ELFRIDA' in large, light-colored, sans-serif capital letters. It is supported by two dark posts. The background shows a road, utility poles, and tall grass under a cloudy sky.

ELFRIDA

2

Background  
Context

## 2.1 Elfrida Secondary Plan Area

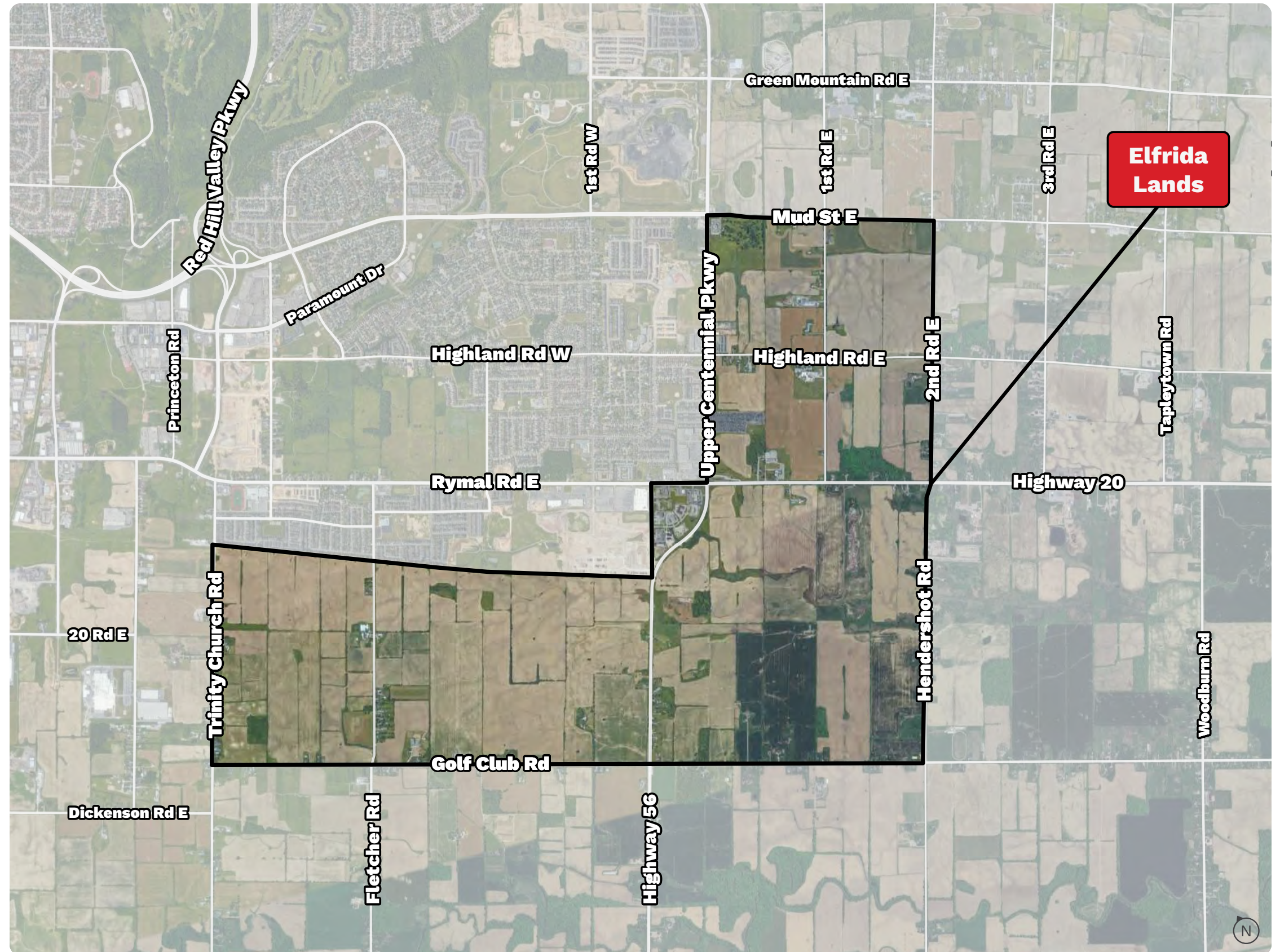
The Elfrida Lands, which constitute the Elfrida Secondary Plan area, are generally "L" shaped, wrapping around the southeast corner of the City of Hamilton's existing urban area in upper Stoney Creek. Elfrida consists of a total gross land area of approximately 1,226 hectares, inclusive of existing public roads that cross through the lands. It is approximately 5.3 kilometres wide in an east-west direction and 4 kilometres long in a north-south direction, at its deepest.

The Elfrida Secondary Plan area is bounded by Mud Street and a 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, forming the generally inverse "L" shaped configuration of these lands (see **Figure 2**). The east-west hydro corridor (approximately 120 metres wide) divides the Elfrida Lands into two parts: a northern portion that extends north from the hydro corridor to Mud Street East, from Upper Centennial Parkway and Swayze Road to Second Road East/Hendershot Road; and a southern portion that extends south from the hydro corridor to Golf Club Road, from Trinity Church Road to Hendershot Road.

Elfrida is generally flat across its extent, with small variations in topography and a generally gentle slope northwards towards Lake Ontario. This topography is punctuated by natural heritage features including various small streams, woodlots and wetlands that are regulated by the Niagara Peninsula Conservation Authority (NPCA) and Hamilton Conservation Authority (HCA).

In addition, the floodplain associated with the wetlands and streams have been illustrated on the secondary plan schedules, which will evolve through the development and transition from rural lands to a complete urban community.

There are several existing public roads that currently traverse the Elfrida Lands. These include Fletcher Road and Highway 56 which run north-south through the southern portion of the lands, First Road East which runs north-south through the northern portion of the lands, and Highway 20 and Highland Road East which run east-west through the northern portion of the lands.



**Figure 2 - Aerial Photo - Site Context**

## 2.2 Area Context

While the majority of the approximately 1,226 hectares of the Elfrida Lands are utilized for agricultural purposes, the lands also contain a variety of other existing uses as follows:

- **Existing Commercial & Employment Uses:** A variety of commercial and employment uses currently exist within Elfrida in a variety of locations; however, there is a distinct cluster of such uses located between Swayze Road and Highway 56, south of Rymal Road East. These uses include self-storage operations, equipment rentals, restaurants, a meat packing plant, automotive repair, and storage.
- **Existing Institutional Uses:** A limited number of institutional uses are scattered throughout the Elfrida Lands. These include the Swayze Cemetery, Our Lady of Assumption Parish place of worship and a former Catholic elementary school located behind Our Lady of Assumption Parish, which is currently vacant.
- **Existing Dry Industrial Lands:** At the intersection of Rymal Road East and Swayze Road, north of Highway 56, is a generally triangular area of dry industrial and commercial lands. These lands are developed for urban purposes, however they are “dry” and not fully connected to municipal servicing infrastructure, although some lands are partially connected.
- **Existing Residential Uses:** There are approximately 148 residential dwellings located along the various existing roads within Elfrida. A single small residential street, Harbringer Drive, is accessed from Highway 20, east of Upper Centennial Parkway and west of Our Lady of Assumption Parish. These 148 dwellings range significantly in size and character, from modest one-storey dwellings to large estate homes and are generally located on lots that are larger than those in the adjacent urban area.

The Elfrida Lands are located within the former City of Stoney Creek and former Township of Glanbrook, now part of the City of Hamilton. The lands are generally located adjacent to the southeast corner of the City’s urban area, in the location of the historic settlement of “Elfrida” which was focused around what is now the corner of Rymal Road East and Swayze Road. The village was an important centre of transportation, located as the meeting points of three former provincial highways, Highways 20, 53, and 56.

Today, little of the original Elfrida settlement remains beyond a handful of residential properties along Harbringer Drive and a church on the north side of Rymal Road East, which has been converted to a restaurant use. The surrounding area has evolved from a rural village to a highly urbanized area to the north and west. While much of the Elfrida Lands and the areas to the south and east continue to be used for rural purposes, there are now a number of more intensive uses scattered throughout the agricultural lands including an automotive wrecking yard (now a RV Self Storage facility), golf courses, restaurants, a tool and machine rental facility, self-storage, a landscaping nursery, and dry industrial uses.

The lands to the west and northwest of Elfrida are existing urban areas which are subject to the Rymal Road and Heritage Green Secondary Plans. The Rymal Road Secondary Plan area is generally located east of Trinity Church Road, south of Rymal Road East, north of the hydro corridor, and west of Swayze Road. This area has evolved since the mid- to late 1990’s when it was added to the urban area and has generally developed from the west to east.

This is a mixed-use suburban area with low-rise residential and supporting public service facilities to the south and commercial and higher density residential uses along Rymal Road. As development has progressed, more intensive buildings forms have emerged, deviating from single detached dwellings to townhouses. The last phases of development in the Rymal Road Secondary Plan are under construction, generally located west of Elfrida.

The Heritage Green Secondary Plan area is larger and generally located north of Rymal Road, west of Upper Centennial Road, south of Mud Street, and east of the Upper Redhill Parkway. Similar to the Rymal Road Secondary Plan area, stable low-rise residential areas are located in the interior of the neighbourhood with higher intensity building forms such as street townhouses at the periphery. In addition, there are two commercial nodes located at Mud Street/Upper Redhill Parkway and Upper Centennial/Rymal Road. The lands to the west of the Heritage Green Secondary Plan Area are included in the Trinity West Secondary Plan.

Collectively, the aforementioned areas have strong vehicular connections to the City through Centennial Road, Rymal Road, and Mud Street, which connect to the City's Redhill and Lincoln Alexander Parkways, as well as the Queen Elizabeth Way (the "**QEW**") to the north. Key features within these neighbourhoods include the Eramosa Karst Conservation Area, Heritage Green Sports Park and community centre, Heritage Greene Shopping Area, and the Red Hill Valley Business Park.

These areas have been a focus of new greenfield urban development for the City for the past 30 years and have experienced rapid growth with the spread of new commercial amenities, residential areas, and employment uses across the area. The area is now maturing, with the last greenfield areas in the final stages of development, which has shifted to higher density forms. Specifically, mid-rise apartment buildings are being constructed in multiple locations within these neighbourhoods.

To the south and east of the Elfrida Lands are primarily agricultural areas punctuated by small clusters of rural residential uses and interspersed with limited commercial and industrial operations. Approximately six (6) kilometres to the south of Elfrida is the community of Binbrook, a primarily low-rise residential area of approximately 11,000 residents which is located within the City's urban area has experienced significant growth in recent decades. The rural settlement areas of Tapleystown and Woodburn are located approximately one (1) and two (2) kilometres to the east respectively.

To the west of Elfrida, on the west side of Trinity Church Road south of Rymal Road East, are lands that form part of the Red Hill Valley Business Park, a large employment area that extends from Dickenson Road in the south to Rymal Road in the north and Trinity Church Road in the east to Upper Ottawa Street in the west. This business park has seen a significant increase in development activity in recent years, with a wide variety of large-scale employers now located within the area.

## 2.3 Transportation Network

The Elfrida Lands are located in proximity to a range of existing and planned transportation options. In terms of vehicular access, the lands are currently bordered on all sides and transected by existing Arterial, Collector and local roads of varying sizes as follows:

- **Trinity Church Road** is classified as a Collector Road in the Rural Hamilton Official Plan (the "RHOP") and UHOP and has a 2-lane urban cross section north of the hydro corridor (including bike lanes and an east-side sidewalk) and a 2-lane rural cross section south of the hydro corridor. It extends from Rymal Road East south towards Binbrook and ends at Lake Niapenco in the Binbrook Conservation Area.
- **Fletcher Road** is classified as a Collector Road in the RHOP and UHOP and has a 2-lane urban cross section north of the hydro corridor (including sidewalks on both sides) and a 2-lane rural cross section south of the hydro corridor. It extends from Rymal Road East south towards Binbrook and ends at Kirk Road.
- **Upper Centennial Parkway/Highway 56** is classified as a Major Arterial Road in the UHOP and an Arterial Road in the RHOP and extends north-south through the City. North of Rymal Road East, Upper Centennial Parkway has a 4-lane cross section with a center turning land and sidewalks along the west side. South of Rymal Road East, Highway 56 continues with a 4-lane cross section, transitioning down to 2-lanes before intersecting with Golf Club Road. Future urbanization of Highway 56, including cycling facilities, is anticipated to improve connections with Binbrook.
- **First Road East** is classified as a Collector Road in the RHOP and has a 2-lane rural cross section. It extends from the Niagara Escarpment south to Highway 20.
- **Second Road East and Hendershot Road** are classified as a Collector Roads in the RHOP. They have 2-lane rural cross sections, with Second Road East extending from the Niagara Escarpment south to Highway 20 and Hendershot Road continuing south to Kirk Road.
- **Mud Street** is classified as an Arterial Road in the RHOP and as a Major Arterial Road in the UHOP. West of Centennial Parkway, Mud Street West has a 4-lane limited-access cross section facilitating vehicular access between Upper Centennial Parkway and the Lincoln Alexander/Redhill Valley Parkway interchange. To the east of Upper Centennial Parkway, Mud Street East has a 2-lane rural cross section.
- **Rymal Road East/Highway 20** is classified as an Arterial Road in the RHOP and as a Major Arterial Road and Secondary Urban Corridor in the UHOP and extends east-west across the City. It has a four-lane urban cross section to the west of Upper Centennial Parkway, and a two-lane rural cross section to the east. Rymal Road East provides access to a variety of commercial and community amenities to the west of Elfrida and continues as Highway 20 traveling eastward towards Niagara Region.
- **Golf Club Road** is classified as a Collector Road in the RHOP and has a 2-lane rural cross section. It extends from Trinity Church Road to Westbrook Road.

In addition, the Elfrida Lands are located approximately two kilometres southeast of the interchange of the Lincoln Alexander Parkway and the Red Hill Valley Parkway. These municipal parkways provide connections to the provincial highway network, including Highway 403 to the west and QEW to the north. Widenings of these parkways is currently under evaluation and planning by City of Hamilton. In addition, the Upper Redhill Valley Parkway exists to Rymal and its extension south of Rymal is approved with a plan to extend it to Twenty Road East and ultimately connect to Trinity Church Road, located at the western edge of the Elfrida Lands.

With respect to public transit, the Elfrida lands are located directly adjacent to routes identified as “Potential Higher Order Transit Corridor” along Upper Centennial Parkway and Rymal Road East, as identified in the UHOP (see **Figure 3**). This Potential Higher Order Transit Corridor is currently serviced by the Hamilton Street Railway (“**HSR**”) bus Route 44, Rymal, which operates from Confederation GO Station to the north, south along Centennial Parkway and west along Rymal Road to the Ancaster Meadowlands shopping area. This transit corridor is a part of the “BLAST” Rapid Transit Network which the City has identified as a part of its long-term higher order public transit system (see **Figure 4**).

The City of Hamilton recently reviewed its public transit network through the “(Re)Envision HSR” initiative, the purpose of which was to redesign the City’s transit network to ensure that it meets the changing needs to the City and is structured around the planned Hamilton Light Rail Transit (“**LRT**”) corridor.

A preliminary revised system map has been released for public review, which outlines potential transit service changes across the City (see **Figure 5**). The draft service plan specifically identifies a potential transit terminal within Elfrida at the intersection of Upper Centennial Parkway and Rymal Road East, serviced by bus rapid transit (“**BRT**”) Route 40, E Line, and local bus Route 36, Rymal, which are described below:

- **BRT Route 40** is proposed to provide connections between a proposed Heritage Green transit terminal (Upper Mount Albion and Paramount Drive) to the planned Hamilton LRT and bus terminal Eastgate Square (Centennial Parkway and Queenston Road) and the Confederation GO Station further north. As a rapid route, Route 40 is planned to operate at high frequencies, a minimum of 10 minutes or better during peak periods, with high capacities and stop spacing of over 500 metres to allow for higher travel speeds, and which may be outfitted with dedicated transit lanes and/or transit signal priority.

- **Local Bus Route 36** is proposed to serve the Rymal Road corridor and beyond with service between the proposed Meadowlands terminal in Ancaster and the Elfrida Gateway Terminal, including stops at Redeemer University and the proposed Heritage Green terminal.

While additional transit service within the Elfrida Lands is anticipated upon full build-out, detailed transit service planning has not been undertaken as part of the Secondary Planning process. Future collaboration with City staff will be required to determine how best to integrate the future neighbourhoods of Elfrida with the proposed Elfrida terminal identified in (Re)Envision HSR process and the City’s broader transit network. See Section 4.9 and 6.7 of this Report for further details on the anticipated transit service within Elfrida.

With respect to active transportation, the Elfrida Lands are also located in proximity to a variety of planned and existing bicycle routes, as identified in the City’s 2018 Cycling Master Plan (“**Cycling Master Plan**”).

The Cycling Master Plan specifically identifies a new multi-use trail along the adjacent hydro corridor, which will continue south along Highway 56 towards Binbrook. Additional cycling connections are also planned along Highland Road and First Road, providing connections into the existing cycling infrastructure within the nearby urban areas.

As part of the Elfrida Secondary Plan, a comprehensive active transportation network is contemplated, with connections to the City’s broader planned and existing network. See Section 4.9 and 6.7 for further details on the planned active transportation network in the Elfrida Secondary Plan area.

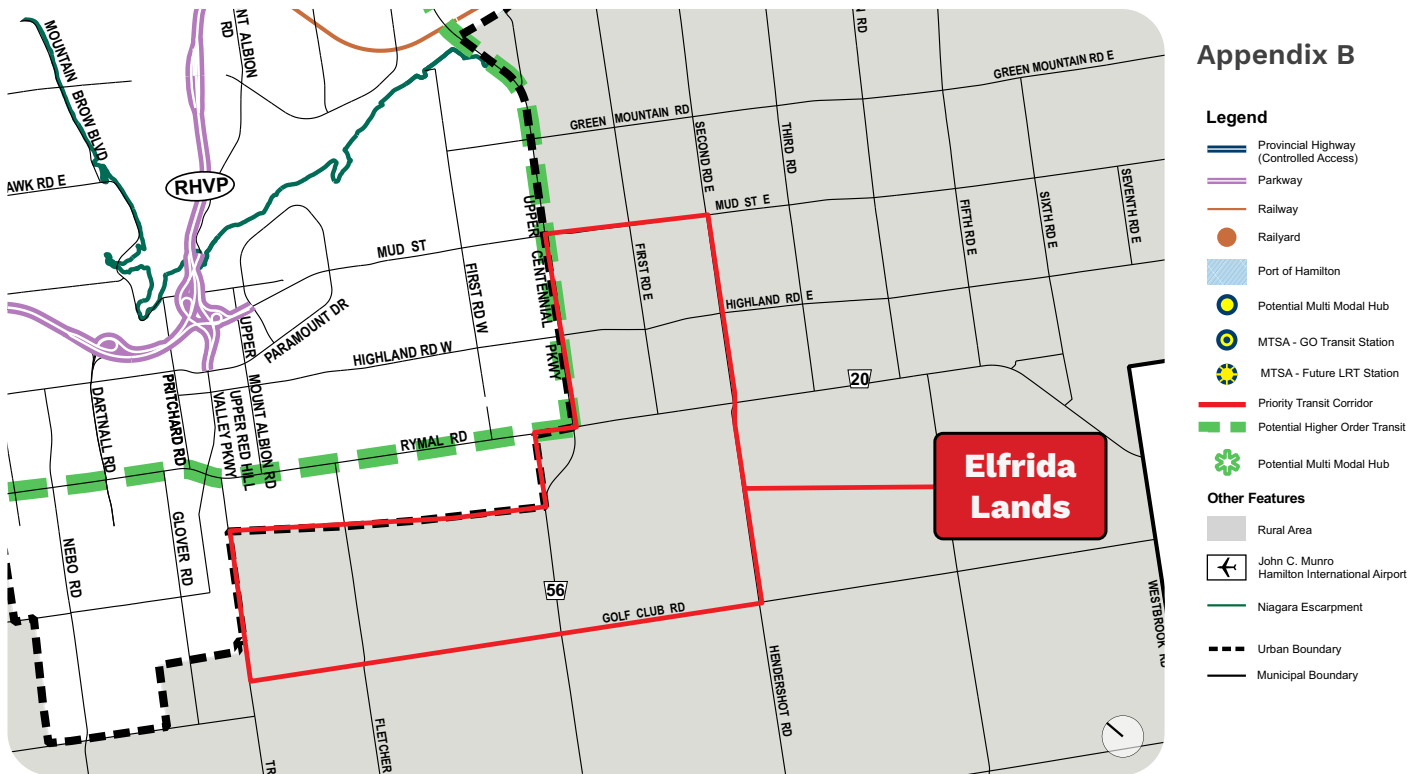


Figure 3 - UHOPA Appendix B Major Transportation Facilities and Routes

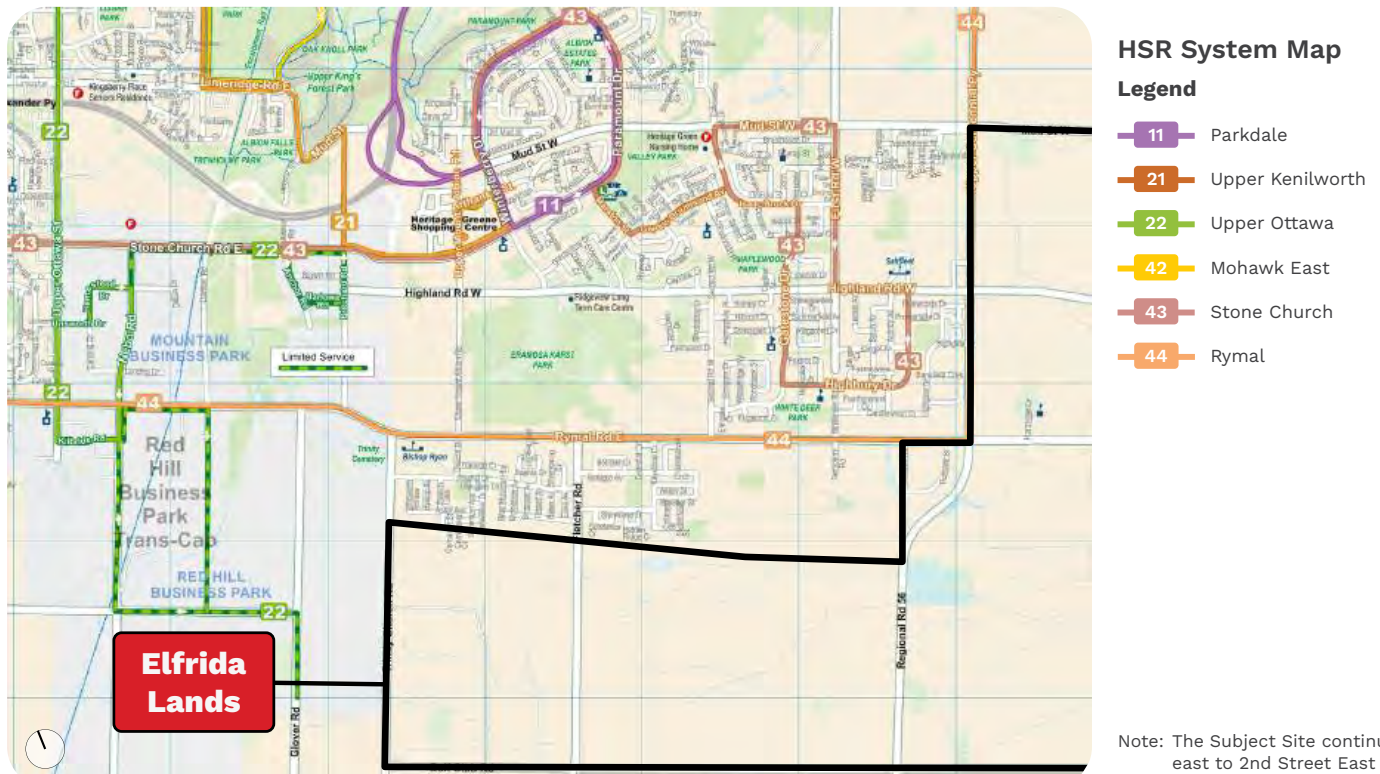
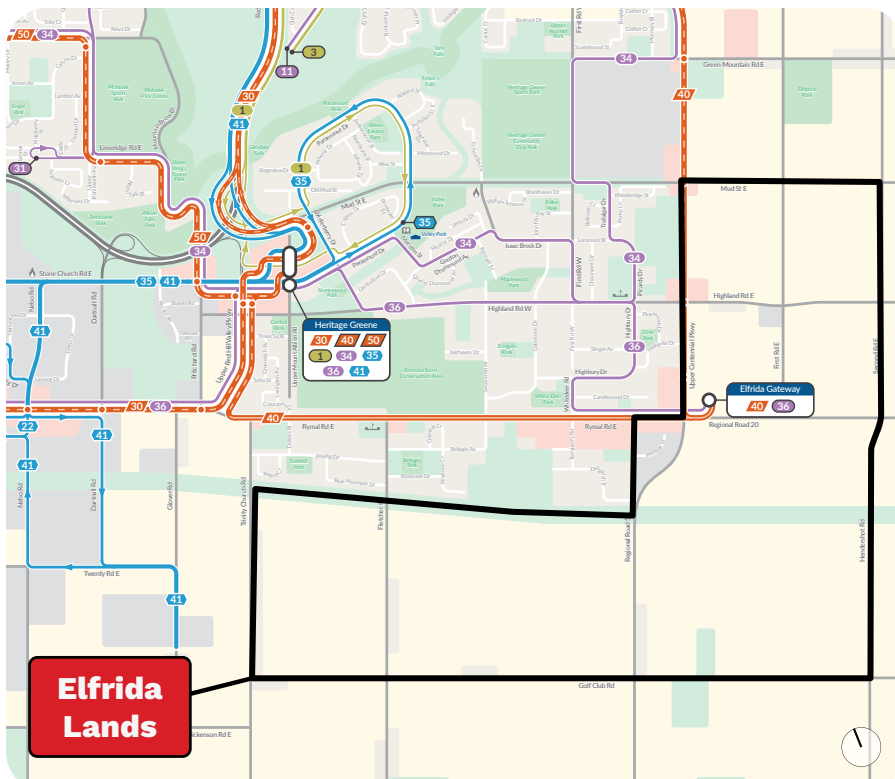


Figure 4 - Existing Hamilton Street Railway Map



### Concept (Re)envision Transit Network

#### Legend

- 1 Bayfront
- 3 Wilson
- 11 Nash
- 22 Upper Ottawa
- 30 S Line
- 31 Concession
- 34 Mohawk
- 35 Stone Church
- 36 Rymal
- 40 E Line
- 41 Red Hill
- 50 T Line

Route Type	Goes Downtown	Does Not Go Downtown
Rapid (Limited Stop)		
Rapid (All Stop)		
Core		
Feeder		
Local		
Hamilton LRT		

Figure 5 - (Re)Envision HSR Draft Network Map

## 2.4 History of Related Planning Initiatives

The Elfrida Lands have been contemplated as an area for future urban growth since shortly after the amalgamation that established the current City of Hamilton in 2001 and the creation of the first Official Plan for the amalgamated City. In 2003, the City initiated their Growth Related Integrated Development Strategy (“GRIDS 1”), a planning process to identify a broad land use structure, associated infrastructure, economic development strategy and financial implications for growth options to serve the City to 2031. The preferred growth option coming out of the GRIDS 1 process formed the basis of the City’s urban structure in the drafting of the RHOP and UHOP and identified two future urban boundary expansion areas, with the Elfrida Lands as the preferred non-employment expansion area.

In September 2006, City Council adopted the RHOP, which identified Elfrida as the City’s preferred option to accommodate residential growth through an urban boundary expansion, identifying it as “Special Policy Area B – Future Urban Growth”. However, when the RHOP was approved by the Ministry of Municipal Affairs and Housing (“MMAH”) in December 2008, all references to this special policy area and future urban growth district were removed. Notwithstanding this change by the MMAH, when City Council adopted the UHOP in July 2009, it once again identified the Elfrida Lands as a “Future Urban Expansion Area”. The MMAH again removed reference to this expansion area. The removal of the future urban growth identifier for Elfrida Lands in the RHOP and UHOP remains under appeal at the Ontario Land Tribunal (the “OLT”) by both the City of Hamilton and impacted landowners.

In 2013 and 2014, the City approved funding for a subwatershed study and secondary plan for Elfrida. In 2016, the City initiated the Elfrida Growth Area Study (the "**EGAS**") to address the requirements for an urban boundary expansion set out in the UHOP, which included the preparation of the secondary plan and subwatershed study, among other technical studies. The EGAS and associated subwatershed study were partially completed, including a 2018 EGAS Interim Summary Report, 2018 EGAS Consultation Summary Report and a 2018 Final Phase 1 Report on the Elfrida Subwatershed Study.

As part of the UHOP's requirements for an urban boundary expansion, a Land Needs Assessment ("**LNA**") was required to be completed. This work was undertaken as part of the City's broader review of the RHOP and UHOP which was initiated in 2017 and included both a municipal comprehensive review ("**MCR**") and Growth Related Infrastructure Development Strategy 2 ("**GRIDS 2**"). Due to the timing of the MCR and GRIDS 2 processes and delays related to changes in the Provincial planning framework, completion of third and final phase of the EGAS, which would have seen the development of a preferred land use plan and implementing policies for the secondary plan, was paused pending the results of the LNA, MCR and GRIDS 2.

While the outcomes of the LNA and staff recommendations regarding the MCR and GRIDS 2 processes supported strategic expansion of the City's urban boundary for residential purposes, City Council ultimately adopted Official Plan Amendment ("**OPA**") 167 to the UHOP and OPA 34 to the RHOP, which do not accommodate for an expanded urban boundary, opting instead for a higher rate of intensification in the City's existing built-up area. As such, work on the EGAS and subwatershed study were not resumed by the City.

In November 2022, the MMAH approved OPA 167 and OPA 34 with modifications, including urban boundary expansions, bringing Elfrida and other areas into the City's urban boundary. OPA 167 also established a new policy requiring a detailed secondary plan process by way of an amendment prior to the development of these areas. Accordingly, as set out in Section 3 of this Report, the ECBG then initiated the preparation of a secondary plan for the Elfrida Lands, building on the City's EGAS and subwatershed study. However, in December 2023 through Bill 150, the Province reversed most of their earlier changes to OPA 167 and OPA 34, including the urban boundary expansion that included the Elfrida Lands.

## 2.5 Urban Boundary Expansion Application

In response to the removal of the Elfrida Lands from the City's urban boundary through Bill 150, and consistent with the policies of the PPS that allow for privately initiated urban boundary expansions, on November 20, 2024 Bousfields Inc. filed applications to amend the UHOP and RHOP to remove the Elfrida Lands from the RHOP and add them to the UHOP and the City's urban boundary (the "**UBE application**").

The UBE application also proposes to establish a policy framework outlining subsequent steps, including supporting plans and studies, for a future secondary plan to establish detailed land uses, road networks, and intensification areas within Elfrida, among other matters.

The City deemed the UBE application complete in March 2025. However, at its meeting on June 25, 2025, City Council denied the requested urban boundary expansion. The UBE application has since been appealed to the OLT. The application remains under appeal as of the date of this Report.

Despite the Elfrida Lands being outside of the City's urban boundary and the ongoing appeal of the UBE application, the ECBG is committed to continuing to advance the planning policy framework for the Elfrida Lands through the secondary planning process that was initiated prior to Bill 150 receiving Royal Assent. As detailed in Section 6 of this Report, the Elfrida Secondary Plan contemplates the development of the Elfrida Lands with a mix of residential, mixed-use, public service facilities, open space and natural heritage system lands as well as floodplain and infrastructure elements. A road structure is contemplated that builds on the existing and planned road network on abutting lands.

An aerial photograph of a university campus, overlaid with a semi-transparent red filter. In the foreground, there is a large white circle containing the number '3'. The background shows various campus buildings, walkways, and trees.

3

# Secondary Planning Process

The Elfrida Secondary Plan has been developed through a detailed secondary planning process in accordance with the relevant policy and guideline direction set out by the City of Hamilton.

### 3.1 Secondary Plan Guidelines for Urban Expansion Areas

On July 14, 2023, the City of Hamilton Council passed By-law No. 23-134 adopting Amendment No. 185 to the UHOP ("**UHOPA 185**") to establish a secondary planning policy framework for Urban Expansion Areas. At this meeting, City Council also approved "Secondary Planning Guidelines for Urban Expansion Areas". UHOPA 185 came into effect on August 16, 2023.

UHOPA 185 introduced a series of policies to the UHOP to guide how urban expansion areas would fit within the City's Growth Management framework (Policy A.2.4.1) and guide the preparation of Secondary Plans to implement the goals, objectives, and policies of the UHOP (Policy A.2.4.2) including the Foundational Directions of Policy A.2.1.

Among other things, UHOPA 185 also introduced implementation policies that established where these Secondary Plans must be prepared (Policy F.1.2.8), that any privately-initiated secondary plans be preceded by an approved terms of reference (Policy F.1.2.3), that set out the supporting studies that must be submitted with the Secondary Plan (Policy F.1.2.9), and that the overall secondary plan process must follow the Council-adopted Secondary Plan Guidelines for Urban Expansion Areas (the "**Secondary Plan Guidelines**") (Policy F.1.2.9(o)). These policies are discussed in more detail in Section 5.4 below.

The Secondary Plan Guidelines provide more specific detail for the process and components of a secondary plan and the public engagement that goes along with it.

The Elfrida Secondary Plan has been prepared in accordance with the policies of UHOPA 185, and in compliance with the Secondary Plan Guidelines, as laid out below. The Secondary Plan Guidelines define three general phases, including:

- **Phase 1:** Background work to collect data and identify existing conditions, opportunities and constraints. Identification of land use needs, completion of visioning exercises to establish high level principles, goals and / or objectives for the Secondary Plan.
- **Phase 2:** Analysis of information and creation of land use options for consideration by stakeholders and the public, with input from aligning studies.
- **Phase 3:** Identification of a preferred land use plan and policy direction for the Secondary Plan area, and an implementation strategy.

## 3.2 Secondary Plan Process

In 2023, the ECBG initiated the preparation of a secondary plan for the Elfrida Lands as one of the City's planned Urban Expansion Areas, building on the City's historic EGAS and the initial stages of a subwatershed study previously prepared by the City of Hamilton, as well as the policies of UHOPA 185, Secondary Plan Guidelines and Foundational Directions as approved by City Council.

As part of the ECBG's preparation for a Secondary Plan, a Terms of Reference (the "**TOR**") was prepared for the preparation of the supporting documentation that will form the basis of the Elfrida Secondary Plan mapping and policies. The TOR was submitted to the City for their review on October 6, 2023. Shortly thereafter in December 2023, the MMAH reversed these amendments through Bill 150. Accordingly, feedback on the TOR was never received and the secondary plan process was halted.

As noted in Section 2.5 above, the ECBG is committed to continuing to advance the planning policy framework for the Elfrida Lands through the secondary planning process as guided by the Secondary Plan Guidelines.

### Phase 1: Background & Existing Conditions

- The ECBG engaged a team of technical consultants to prepare detailed background studies, described in detail in Section 4 of this Report. The preliminary results of these studies informed the preparation of the Elfrida Secondary Plan, including preliminary guiding principles and a concept plan which was filed with the City as part of a Formal Consultation request on October 27, 2025. A Formal Consultation Document was received from City of Hamilton Staff on December 5, 2025 (City FC File No. FC-25-071).

- The Formal Consultation process confirmed the studies, plans and reports required to be submitted for a complete application under the *Planning Act*. Following receipt of the Formal Consultation Document, many meetings with City staff have taken place to confirm the scope of the studies, which have been generally summarized in Section 4 of this Report, and their conclusions have been incorporated into both the development limits on site and the Elfrida Secondary Plan policies. A summary response to the comments received in the Formal Consultation Document is included in **Appendix A** of this Report.

### Phase 2: Analysis & Land Use Options

- Following the Formal Consultation process, a series of consultation and engagement events took place. Workshops were held on January 12, 2026, with the consultant team and ECBG, and an Online Community meeting (described in more detail in Section 3.3 below) was held on February 18, 2026, to review and receive feedback on the preliminary guiding principles and concept plan options.
- The consultant team continued to undertake technical analysis to inform the ongoing development of the Elfrida Secondary Plan including inputs on the development limits on site, density constraints associated with servicing and transportation infrastructure, implications of potential odour and noise sources, and other matters.

### Phase 3: Identification of a Preferred Land Use Plan & Policy Directions for the Secondary Plan area

- The feedback received from stakeholder and public consultation and the ongoing technical input from the consultant team assisted in the refinement of the preferred Elfrida Secondary Plan land use plan and policies. The Elfrida Secondary Plan will be implemented through an amendment to the UHOP.

## 3.3 Public Consultation Summary

### Online Community Meeting

The City of Hamilton requires that applicants hold a public consultation event prior to the submission of a complete application for an Official Plan Amendment, per the *Public Consultation Summary and Comment Response Guidelines* (last updated October 2022, revised July 2025). To meet this requirement, the ECBG held an online community meeting for the Elfrida Lands on February 18, 2026, from 6:30 PM to 8:00 PM on Zoom Webinar. The meeting was attended by 60 participants, which included members of the consultant team, ECBG, City of Hamilton Staff, Councillor Brad Clark, Councillor Mark Tadeson and approximately 37 members of the public. Feedback focused on the following matters:

- Prime Agricultural Land
- Traffic and road network
- Tree protection and green space buffer zones
- Heritage buildings
- Existing uses in the Elfrida Lands
- Future schools and hospitals
- Future multi-use trails and park space
- Construction timing and phasing
- Details regarding the presentation materials and meeting recording
- Composition of the ECBG

Further details regarding the distribution of the meeting notice and the comprehensive feedback and responses provided can be found in the Public Consultation Summary and Comment Response Report under **Appendix B**. This Report was prepared in accordance with the City's *Public Consultation Summary and Comment Response Guidelines*.

### Project Website

Originally launched as part of the UBE application, ECBG's project website ([www.elfridalands.ca](http://www.elfridalands.ca)) was updated to include details of the online community meeting, including a registration link. Additionally, information regarding the secondary plan application was added to the website, and all studies and reports that are submitted as part of the Elfrida Secondary Plan application will be made available on the website. A contact form at the end of the website provides opportunity for stakeholders and community members to get in contact with the project team, on an ongoing basis.

### Indigenous Engagement

Engagement with Indigenous communities began in November 2024 in relation to the UBE application and has continued through 2026 as part of the secondary planning process. Outreach was undertaken with the Mississaugas of the Credit First Nation, Six Nations of the Grand River, the Haudenosaunee Development Institute, the Huron-Wendat Nation, the Métis Nation of Ontario, and the Hamilton Regional Indian Centre. Engagement activities included the distribution of project information, invitations to meetings, follow-up correspondence, and the sharing of planning and technical materials where available. Through engagement to date, Indigenous communities have expressed interest in environmental stewardship, cultural heritage protection, and continued dialogue throughout the planning process.

A summary of all Indigenous engagement activities undertaken in support of the Elfrida Secondary Plan application can be found in the Indigenous Engagement Framework Report. The Indigenous Engagement Framework demonstrates that engagement with Indigenous Rights Holders and Indigenous organizations has been undertaken in a manner consistent with the PPS, the UHOP, and broader commitments to reconciliation and respectful relationship-building with Indigenous communities.



4

# Secondary Plan Supporting Studies

Several background studies were completed in support of the Elfrida Secondary Plan and have informed the preparation of the proposed Secondary Plan. The following provides a summary of these studies.

## 4.1 Subwatershed Study

A Subwatershed Study ("**SWS**") was completed by Stantec Consulting Ltd., GeoProcess Research Associates, Landtek Limited, and SLR Consulting to characterize existing subwatershed conditions, identify opportunities and constraints for development, evaluate potential impacts of development on the health of the subwatersheds, and outline protective measures, mitigative methods and restoration opportunities, to help ensure features are protected and enhanced, where possible. A Phase 1 SWS characterized the existing natural environmental conditions, including terrestrial ecology, aquatic ecology, fluvial geomorphology, surface water and hydrogeology.

A terrestrial natural heritage assessment was completed to characterize existing terrestrial conditions, evaluated the significance of existing natural heritage features, and identified species, communities, and habitats of conservation concern. Terrestrial natural heritage features were mapped and delineated, giving context to what features would provide constraints to any future development.

A fluvial geomorphic assessment was completed to characterize existing conditions, delineate erosion hazard limits, identify active erosion areas, and identify sensitive reaches that required further assessment to determine erosion thresholds to inform the future stormwater management erosion control criteria / strategy. Field observations were completed to characterize watercourses and identified those within the Elfrida Lands as low-gradient, low-energy systems that have been heavily modified by agricultural practices, with several functioning as channelized roadside ditches.

A Surface Water Assessment was completed to delineate flood hazard limits and identify drainage conveyance capacity and watercourse and surface drainage area crossings. A Hydrogeological Assessment was also completed and included the collection of field data and existing information, including the review and analysis of Karst and karstic features. Water balance calculations were completed to calculate the annual volume of water infiltrating within the five primary watersheds.

In summary, the Subwatershed Study resulted in the evaluation of existing conditions and the associated minimum vegetation protection zones applied to natural heritage features (terrestrial and aquatic features) and hazard land features informed the creation of the following constraint features being mapped for the Elfrida Lands and which formed the creation of elements of the Elfrida Secondary Plan:

- Coldwater / Warmwater watercourses;
- Fish Habitat;
- Locally and Provincially Significant Wetlands
- Woodlands;
- Areas of Natural and Scientific Interest;
- Habitat of Threatened & Endangered Species;
- Meander Belt Limits;
- Floodplain; and,
- Sinkholes.

## 4.2 Master Servicing Study

A Master Servicing Study ("**MSS**") overview was completed by Stantec Consulting Ltd. and builds upon the water and wastewater servicing strategies outlined in the Functional Servicing Report ("**FSR**") prepared by Stantec (dated November 15th, 2024) that was submitted with the UBE application. The MSS provides detail regarding the proposed servicing strategies, site grading, and Stormwater Management ("**SWM**") strategy in support of the Elfrida Secondary Plan.

### Conceptual Grading & Road Access

The MSS provided an overview of the existing topography and soil conditions in Elfrida. Notably, the Elfrida Lands are generally flat with and are comprised of a low permeability glaciolacustrine clay and silt deposits overlying a dolostone bedrock aquifer.

A preliminary grading design was prepared based on the grading design constraints based on the road network for the Elfrida Lands, which illustrates collector and arterial roads only. The MSS identifies that within development parcels, earthwork slopes are to be designed to the requirements of the City. The MSS further identified that grading plans for each development parcel will be detailed during subsequent planning applications (e.g., Draft Plan of Subdivision) and that each individual development block will be required to match existing grades at the perimeter of the property, with consideration for potential future grading where new development abuts lands planned for future development.

The MSS also acknowledged that the existing roads within the Elfrida Lands are currently constructed to a rural standard and upgrading of the existing roadways to the City's urban standard will be undertaken during development.

The MSS notes that earthwork and cut/fill calculations, to determine if the Elfrida Lands are in a net deficit (import) or excess (export) of topsoil and earth materials, have not been completed at this time due to the preliminary nature of the grading design. Based on the existing topography and preliminary proposed grades, it is assumed that the Elfrida Lands will be in a net deficit, and the import of fill will be required.

Final earthworks quantities and earth movement volumes will not be established until development applications for individual developments are prepared.

## Water Supply & Distribution

The Elfrida Lands have been included in the City's municipal servicing strategies for urban growth since 2006 and, as such, a number of upgrades to the existing water network system and new water works projects have been identified and included within the City's Development Charge Background Reports since 2006.

Despite the above, the Elfrida Lands are currently not provided with water infrastructure servicing with the exception of a 200mm diameter watermain on Mud Street East between Upper Centennial Parkway and First Road East. The MSS notes that servicing of the Elfrida Lands will require extension of the adjacent existing local water distribution system to and throughout Elfrida as anticipated in the 2006 City of Hamilton Water and Wastewater Master Plan, Class Environmental Assessment Report.

A conceptual potable water distribution network has been developed to service the Elfrida Lands and is identified in the Figure 3.3 of the MSS. The water distribution network represents a conceptual layout developed based on the assumed population, growth scenarios, and available information at the time of preparation of the MSS Overview document.

## Wastewater System

The MSS included an analysis of existing sewer capacity and identifies that between the existing and Upper Centennial Trunk Sewer and the to be completed Dickenson Road Trunk Sanitary Sewer, the Elfrida Lands will generally be serviced through a system of local gravity sewers. Connections to these sewers will be dependent and confirmed based on the final development plans for the Elfrida Lands, as well as if all the lands can drain by gravity to the trunks. Sewer pumping stations may be required for specific areas where gravity drainage cannot occur.

The MSS further identifies that, to alleviate existing capacity restrictions, a new Lower Centennial trunk sewer is required to alleviate the capacity restrictions within the existing King Street sewer, which extends from approximately King Street north to the Woodward Avenue Wastewater Treatment Plant. Further, upgrades to the existing Battlefield Trunk Sewer are required to alleviate current capacity constraints. The MSS notes that wastewater servicing for the Elfrida Lands will require construction of a system of local and sub-trunk sanitary sewers to convey flows to the Dickenson Road and Upper Centennial Parkway Trunk Sewers.

The MSS includes a proposed sanitary sewer network that represents a conceptual layout developed based on the assumed population and growth scenarios for the Elfrida Lands. The MSS notes that the proposed Elfrida Lands wastewater system analysis are to be reviewed and refined as may be required in consideration of the further analysis of the capacities in the City's existing and planned wastewater collection and treatment systems, as well as subsequent refinements to road alignments, land use plans, population projections, and servicing strategies (phasing).

## Stormwater Management & Drainage Design

A conceptual storm drainage area plan along with conceptual grading plans were prepared to identify the potential location and rough sizing of stormwater management facilities within the Elfrida Lands and have been incorporated into the Elfrida Secondary Plan. These potential locations are based on the refinement, delineation and characterization of the existing natural environmental conditions, including terrestrial ecology, aquatic ecology, fluvial geomorphology, surface water and hydrogeology. Approximate SWM pond block sizes, locations and top of pond elevations are provided in the MSS.

## Utilities

The MSS notes that the Elfrida Lands can be serviced through the extension of existing utilities including hydro, gas, cable TV and telephone. Applications to each service provider are required to confirm capacity of existing services.

## Cost Sharing

The proposed infrastructure required to service the Elfrida Lands benefits multiple landowners. This infrastructure, generally referred to as 'Community Services', includes, but is not limited to, trunk storm sewers, trunk sanitary sewers, sanitary pumping stations, watermains, collector roads, SWM ponds, and Natural Heritage Systems. It is understood that the ECBG have formed a cost sharing group and have appointed a cost sharing engineer and Trustee to develop a cost sharing agreement ("**CSA**") with supporting cost schedules to outline equitable allocation of costs to benefitting landowners for Community Services.

## Phasing

The MSS has been prepared to provide the City with a proposed plan for the water and wastewater servicing of the Elfrida Secondary Plan. The primary objective of the analysis is the provision of servicing across the entire secondary plan area that aligns with the respective Elfrida Secondary Plan planning horizon to 2051. As such, the MSS assumes one (1) development phase for the Elfrida lands, however phasing will be refined as the planning process advances. Subsequent updates to the MSS, which will include detailed hydraulic model analysis, will consider interim servicing solutions to allow for planned development to proceed ahead of commissioning of planned external City trunk infrastructure, and outline triggers (timing), based on population growth, for when external infrastructure is required, all of which will inform any future phasing plans.

### 4.3 Land Use Compatibility and Air Quality & Odour Impact Study

A Land Use Compatibility and Air Quality and Odour Impact Study (the "**Odour Study**") has been completed by SLR Consulting (Canada) Ltd., with a primary focus on conducting an air quality study of fugitive odour emissions related to the Green for Life ("**GFL**") Stoney Creek Regional Facility landfill site. The Odour Study was completed as an update to the preliminary Air Quality and Odour Impact study submitted as part of the UBE application and to respond EXP peer review comments and to update conclusions and recommendations related to land use compatibility between the GFL landfill site and the Elfrida Lands.

The Odour Study identifies that the GFL landfill site and its operations have the potential to generate detectable mixed odours beyond the limits of the GFL landfill site. However, based on the Odour Study completed, residential uses are feasible on the Elfrida Lands, however sensitive land uses should not be placed within 500 metres of the GFL landfill site boundary and that the uses in this area be limited to local and neighbourhood servicing retail and service commercial uses.

The Odour Study concludes that, with the recommendation to not place sensitive uses within 500 metres of the GFL landfill facility boundary, that the requirements of Ministry of Environmental Conservation and Parks ("**MECP**") Guideline D-4 are met. Since the policies and guidelines are met, the Elfrida Lands, and the contemplated development of these lands are:

- Unlikely to result in increased risk of complaint and nuisance claims;
- Unlikely to result in operational constraints for the Facility; and,
- Unlikely to result in constraints on the Facility to reasonably expand, intensify or introduce changes to their operations.

To implement the findings of the Odour Study, the Elfrida Secondary Plan includes a Site Specific Policy (Area "A"), which restricts sensitive land uses subject to the completion of required studies demonstrating that there are no adverse effects on the development, subject to the requirements of the City. This is similar policies to those applied to the Nash Neighbourhood Secondary Plan, which directly interfaces with the landfill.

## 4.4 Commercial Needs Assessment

A Commercial Needs Assessment was completed by Parcel Economics Inc., to determine the amount, type, location and function of commercial uses needed to support the planned growth in the Elfrida Secondary Plan area. The Commercial Needs Assessment identifies that the Elfrida Lands benefit from being near several established commercial nodes, including regional serving large-format commercial uses, such as malls and big box retail, and that these existing nodes are anticipated to continue fulfilling regional retail/service commercial needs, particularly as they are planned to intensify overtime. As a result, it is expected that future retail/service commercial uses accommodated within the Elfrida Lands will support the daily and weekly needs of local residents, visitors and employees, of the surrounding community.

The Commercial Needs Assessment further identifies that based on the anticipated population growth of the Elfrida Lands and the surrounding area, it is estimated that there will be a market demand for between approximately 147,500 to 176,500 square metres of new retail/service commercial space needed to service the Elfrida Lands and the surrounding area (the "Trade Area"). Of this total anticipated demand, the Elfrida Lands are forecasted to expect between 1.37 million and 1.63 million square feet (127,277 to 151,400 square metres) of commercial space based on the forecasted commercial demand associated with the planned population.

The Commercial Needs Assessment further identifies that future retail/service commercial space in the Elfrida Lands is anticipated to be in a mixed use format and that while it is likely that the majority of retail/service commercial uses can be accommodated in a mixed use format in the fullness of time, there may be some need to accommodate some commercial uses in stand-alone buildings.

In this regard, the Commercial Needs Assessment recommends including policies that permit stand-alone commercial buildings in the early stages of development. Lastly, the Commercial Needs Assessment states that New commercial space in the Elfrida Lands should be directed to locations that have the highest visibility.

To implement the findings of the Commercial Needs Assessment, the Elfrida Secondary Plan includes two mixed use designations (Mixed Use – Medium Density and Mixed Use – High Density), which are planned to provide the required commercial space. In this regard, the proposed secondary plan includes approximately 70 hectares of Mixed Use – Medium Density lands and 8.24 hectares of Mixed use – High Density lands, which permit both stand-alone commercial and mixed use buildings.

The Commercial Needs Assessment also concludes that based on a 45% lot coverage, the proposed mixed use areas have the ability to accommodate approximately 352,000 square metres of commercial area, which is almost three times the forecasted commercial demand. In addition, the proposed secondary plan includes a "Local Retail Node" and "Community Retail Node" overlays, which require a minimum amount of non-residential gross floor area. There are eight (8) Local Retail Node overlays, which require a minimum of 2,000 square metres of non-residential gross floor area within each area for a total of a minimum of 16,000 square metres. In addition, there is one large Community Retail Node overlay within the lands designated Mixed Use – Medium Density, which requires a minimum of 30,000 square metres of non-residential gross floor area and an additional 10,000 square metres within the lands designated Mixed Use – High Density for a total of 40,000 square metres.

## 4.5 Energy & Climate Change Report

A 'Phase 2' Energy and Climate Change Assessment Report (the "**ECCA Report**") has been prepared by buildABILITY Corp., dated March 2026. The ECCA Report has been prepared to demonstrate the impact of the potential Secondary Plan on the City's ability to achieve carbon neutrality and demonstrate the opportunities to reduce climate change impacts and avoid climate change risks. The ECCA Report is intended to provide a roadmap for creating an energy-efficient, low-carbon community that is mindful of affordability for homebuyers, and aims to demonstrate that growth can be achieved affordable without placing an unreasonable burden on the environment at a price that homebuyers can continue to afford. The AIA also provides guidance on the implementation of edge planning techniques for lands that interface with agricultural and urban areas, and recommends that these occur at later stages of the development process through a multidisciplinary review.

The ECCA Report highlights climate change adaptation and mitigation strategies, identifying the latest approaches to green building practices that are feasible and appropriate within the built environment of Elfrida. The ECCA Report provides and overview of five area areas of impact: (1) Energy and Carbon, (2) Low-Carbon Energy Solutions, (3) Sustainable Mobility and Active Transportation, (4) Natural Environment and Water, and (5) Climate Resilience, and provides specific objectives and recommendations in each area to reduce energy use, support low-carbon energy generation, encourage active transportation, protect areas of natural heritage, and support a climate resilient community in support of the City's net zero emissions target by 2050.

The ECCA Report concludes that, through an iterative process, involving many stakeholders, including developers, builders, planner, and City staff, the ECCA Report will guide the development of the Elfrida community into a complete, transit-supportive, mixed-use area. The ECCA is intended to ensure the development is compact, well-connected and both environmentally and economically sustainable, all while promoting and protecting existing natural heritage features, minimize impacts and consumption of agricultural lands, and be compatible with adjacent planned and existing land uses.

## 4.6 Agricultural Impact Assessment

An Agricultural Impact Assessment (“**AIA**”) has been prepared by Colville Consulting Inc., dated March 2026, in accordance with Ontario Ministry of Agriculture, Food and Agribusiness (“OMAFRA”) Agricultural Impact Assessment Guidance Document (2026). The AIA assesses and evaluates the potential impacts of the proposed Urban Boundary Expansion on agricultural operations, the farming community, and the broader Agricultural System. In cases where impacts cannot be avoided, the AIA recommends ways to minimize and mitigate adverse impacts and assesses whether the proposed Elfrida Secondary Plan complies with provincial and municipal agricultural policies.

The AIA concludes the following:

- The Elfrida Lands do not form part of a specialty crop area, and limited specialty crops were observed within the Elfrida Lands;
- The Elfrida Lands’ inclusion in the City of Hamilton’s urban boundary resulted in the Elfrida Lands’ removal from the City of Hamilton’s prime agricultural area and rural lands. The long-term use of these lands is for urban-related use;
- Potential impacts associated with the Elfrida Secondary Plan are primarily limited to the loss of prime agricultural land, cultivated land, agricultural infrastructure and agricultural land improvements. Recommendations have been provided that will ensure potential impacts will be avoided or mitigated to the extent possible.
- The Elfrida Secondary Plan will comply with the Minimum Distance Separation I setback requirements.
- The Elfrida Secondary Plan is consistent with all relevant provincial agricultural policies and will comply with all relevant municipal agricultural policies.

To implement the findings of the AIA, the Elfrida Secondary Plan identifies three (3) Site Specific Policy Areas (B, C and D), which require development proposals to demonstrate compliance with the Minimum Distance Separation Formulae, using provincial guidance. This policy framework is consistent with other secondary plans in the UHOP, which directly interface with the rural area.

## 4.7 Community Infrastructure Assessment Report

A Community Infrastructure Assessment Report ("CIAR") was prepared in support of the Elfrida Secondary Plan. The CIAR evaluates the current and planned community infrastructure and identifies where new recreational facilities, parks, public services, schools and emergency services may be needed to support the existing surrounding area and anticipated population growth in Elfrida to the year 2051. The review of existing and planned community infrastructure and the identification of potential gaps in services have informed the creation of the Elfrida Secondary Plan.

This CIAR is intended to satisfy the following Elfrida Secondary Plan application submission requirements:

- Recreation Needs Assessment
- School Accommodation Issues Assessment
- Emergency Services Assessment

### Recreation Needs Assessment

Regarding the anticipated recreation needs, the CIAR identifies that there are there 13 proposed parks in the Elfrida Secondary Plan area, including two (2) Community Parks and 11 Neighbourhood Parks. These parks are intended to accommodate the anticipated facilities needed to service the Elfrida Secondary Plan area based on a population of approximately 64,392 people.

They are anticipated to include up to:

- Two (2) Community Recreation Centres;
- Two (2) Indoor Pools;
- One (1) Outdoor Pools;
- Two (2) Gymnasiums;
- Two (2) Arenas;
- Six (6) Soccer and Multi-Use Fields;
- Seven (7) Baseball Diamonds;
- One (1) Outdoor Fitness Stations;
- Eight (8) Tennis Courts;
- Nine (9) Basketball and Multi-Use courts;
- One (1) skatepark;
- 14 Playgrounds;
- Seven (7) Pickleball courts;
- Two (2) spraypads; and,
- One (1) Bike Parks and Pump Tracks.

The location of the facilities needed have been identified in the CIAR as either existing in the Elfrida Lands or in the surrounding area that will service the Elfrida Lands, or the anticipated location in either a Community Park or Neighbourhood proposed in the Elfrida Secondary Plan. The distribution of the recreation and park facilities described above will ensure sufficient coverage for the Elfrida Secondary Plan area and that the proposed parks can accommodate the identified facilities.

## School Accommodation Issues Assessment

A School Accommodation Issues Assessment ("SAIA") was prepared to evaluate the existing and planned Hamilton-Wentworth District School Board ("HWDSB") and Hamilton Wentworth Catholic District School Board ("HWCDSB") school infrastructure surrounding the Elfrida Secondary Plan Area. Both the HWDSB and HWCDSB provided SAIA documents in March 2026 that identified the current and anticipated capacity, enrolment, and utilization rates for the surrounding schools, the projected number of elementary and secondary students to the year 2033 for the HWCDSB and 2035 for the HWDSB, and the identification of school site requirements to accommodate the anticipated pupil yield from the Elfrida Secondary Plan Area.

The proposed Elfrida Secondary Plan contemplates seven (7) public elementary schools and one (1) public secondary school. While the HWDSB SAIA identified the need for eight (8) elementary school sites on the high end, considering that these schools would be newly designed and constructed, it is anticipated that they could be planned to accommodate 700 pupils per school, which indicates that a total elementary school pupil yield of 4,909 could be accommodated within seven (7) elementary schools.

The proposed Elfrida Secondary Plan contemplates five (5) catholic elementary schools and one (1) catholic secondary school. While the HWCDSB SAIA identified the need for six (6) elementary school sites on the high end, considering that these schools would be newly designed and constructed, it is anticipated that they could be planned to accommodate 700 pupils per school, which indicates that a total elementary school pupil yield of 4,195 could be accommodated within five (5) elementary schools.

School sites have been planned to achieve both the HWDSB and HWCDSB size and location requirements (i.e., frontage along public roads). As the Elfrida Secondary Plan application progresses, updates to determine the anticipated elementary school pupil yield will be completed to ensure enough elementary school sites are identified and planned for.

## Emergency Service Assessment

An Emergency Service Assessment (the “**ESA**”) was completed to provide an inventory of existing or planned Hamilton Fire Department (“**HFD**”), Hamilton Paramedic Services (“**HPS**”) and Hamilton Policy Department Services (“**HPDS**”) facilities within the Elfrida Lands and surrounding area and identifies the potential need for new emergency service facilities through the development of the Elfrida Secondary Plan area.

The ESA identified existing emergency service facilities provide for a four (4) minute HPF and HPS response time to the Elfrida Secondary Plan, while the planned, but not yet constructed HPS facility at Rymal Road East and Upper Centennial Parkway would provide for a one (1) minute HPS response time. Further, the ESA acknowledges that through further review and refinement through the implementation of the Elfrida Secondary Plan application process, a new ‘Elfrida/Upper Stoney Creek’ HFD Station, as identified in the City of Hamilton’s Development Charge Background Study (2023) could be located in the Elfrida Secondary Plan area to provide a better response time to the Elfrida Secondary Plan and surrounding area collectively.

This CIAR concludes that the Elfrida Secondary Plan can accommodate the current and planned community infrastructure and has considered and planned for new recreational facilities, parks, public services, schools and emergency services that may be needed to support the existing surrounding area and anticipated population growth in Elfrida to the year 2051.

## 4.8 Fiscal Impact Assessment

A Fiscal Impact Assessment (“**FIA**”) was completed by Parcel Economics Inc., to estimate the cost and timing of infrastructure required to support the development of the Elfrida Lands, thereby addressing the financial impact of this community on the City’s infrastructure system, operating costs and tax base.

The FIA identifies that the Elfrida Lands are estimated to generate \$1.9 billion dollars in development charge revenue at full build-out based on current in-force development charge rates and an ongoing revenue of \$319.3 million per year (of which 66% is tied to property tax revenues). Further, at full build-out the Elfrida Lands are estimated to result in ongoing operating costs of \$178.5 million annually. In addition to these operating costs, an estimated \$17.3 million in annual lifecycle replacement costs to replace municipal infrastructure within the Elfrida Lands at the end of its useful life is anticipated.

The FIA concludes that the Elfrida Lands will, on aggregate, have a positive fiscal impact and are expected to result in a positive net operating impact for the City in 2031 and maintain a surplus in each year thereafter. In the fullness of time, the operating surplus accrued to the City of Hamilton would be a benefit to the City by ensuring there are sufficient reserve funds to support the lifecycle replacement costs and capital assets both on-site, in addition to city-wide.

## 4.9 Transportation Assessment

A Transportation Assessment has been prepared by C.F. Crozier & Associates Inc., dated April 2026. The Transportation Assessment has been prepared to review and assess the existing transportation network from a multi-modal perspective and identify possible constraints of the future planned mobility network to accommodate the development of the Elfrida Lands. The Transportation Assessment also reviews the proposed transportation network for the internal Elfrida Lands and the following from a transportation engineering perspective:

- Constraints of the current study road network through analyzing the existing traffic operations.
- Proposed Secondary Plan from a geometric and transportation safety perspective to develop appropriate cross-sections and alignments of the internal road network and its external connections.
- The external active transportation and transit networks in the existing and future background condition to identify gaps in the multi-modal mobility networks. The proposed active transportation and transit networks for the Elfrida Lands, which aim to address the identified gaps, will also be discussed.
- Future mobility context of the Elfrida Lands based on relevant planning documents, including future planned improvements to the study road network.
- Existing and future transportation demand management opportunities to develop a preliminary Transportation Demand Management Strategy for the Elfrida Lands.

The Transportation Assessment considers the following intersections, as outlined in the Terms of Reference that was sent to City of Hamilton Transportation Planning Staff on March 2, 2026:

- Upper Red Hill Valley Parkway & Rymal Road E
- Trinity Church Road & Rymal Road E
- Trinity Church Road & Golf Club Road
- Fletcher Road & Golf Club Road
- Fletcher Road & Rymal Road E
- Second Road W/Kingsborough Drive & Rymal Road E
- Highway 56 & Golf Club Road
- Hendershot Road & Golf Club Road
- Highway 56/Upper Centennial Parkway & Rymal Road E
- First Road E & Regional Road 20
- Hendershot Road/Second Road E & Regional Road 20
- Upper Centennial Parkway & Highland Road E
- First Road E & Highland Road E
- Second Road E & Highland Road E
- Upper Centennial Parkway & Mud Street E
- First Road E & Mud Street E
- Second Road E & Mud Street E
- Upper Centennial Parkway & Green Mountain Road E
- First Road E & Green Mountain Road E
- Second Road E & Green Mountain Road E

## 4.10 Urban Design Guidelines

The Transportation Assessment concludes that existing constraints in the road network from a traffic operations perspective were noted at the intersections of Upper Red Hill Valley Parkway and Rymal Road East as well as Upper Centennial Parkway and Mud Street East and that these intersections are critical connections between the Elfrida Lands and the major north–south transportation corridors in southeastern Hamilton, namely the Red Hill Valley Parkway and Upper Centennial Parkway. As traffic demands increase over time, long-term improvements may be necessary to maintain efficient and safe operations.

The following 95th percentile queues are modelled to extend beyond the available auxiliary turn lane storage length:

- Upper Red Hill Valley Parkway & Rymal Road E (SBL)
- Trinity Church Road & Rymal Road E (NBL)
- Upper Centennial Parkway & Green Mountain Road E (EBL)

The Elfrida Lands include road, pedestrian, cycling and transit networks across its area as a part of its development and that these networks provide choice for mode of transportation by providing connections across the development lands and connect into the external networks. These connections and networks should be planned in conjunction with the relevant authorities including municipal partners and HSR and that this cooperation will help ensure that the users of these networks have modal choice and efficient transportation options.

Urban Design Guideline (“**UDG**”) have been prepared by Bousfields Inc. dated April 2026. The UDGs will help implement the urban design vision established in the Elfrida Secondary Plan and outline the objectives for the character, form, and pattern of development for the Elfrida Lands as greenfield site in the City of Hamilton. The UDGs acknowledge that the Elfrida Secondary Plan is envisioned as a diverse, mixed-use community made up of residential, commercial, and institutional uses, among others, complemented by an open space system of natural areas and public parks and are part of the application for the expansion of the City’s Urban Boundary to accommodate the City’s planned growth.

The UDGs outline the community vision and design principles that will help guide development in the Elfrida Secondary Plan Area to be a healthy, safe, comfortable, accessible community that promotes a high quality of life and provide a variety of neighbourhoods designed as walkable communities with access to parks, schools and local serving commercial uses.

The UDGs provide design guidelines on the following key elements of the Elfrida Secondary Plan:

- Community Design, include Community Design and Identity, Gateways, Streets and Block Pattern, Community Edges, Focal Areas, Landmarks, Focal Points and View Termini;
- Streetscape Design, including Building-to-Street Relationship and Road Typologies;
- Built Form, including Architectural Character, Building Typologies, Mid-Rise Buildings, Townhouses, Detached Dwellings, Semi-Detached Dwellings, Duplex, Triplex and Fourplex, Institutional Buildings, and Building Siting and Views;
- Open Space Networks, including Parks, Open Spaces, Natural Areas, Stormwater Management, Bicycle and Pedestrian Trails; and,
- Community Hub and Intensification Corridors.

The UDGs are to be utilized, in conjunction with the policies of the Elfrida Secondary Plan, as a part of the development review process for future development applications to ensure continuity and strengthen the functional and aesthetic qualities within the Elfrida Secondary Plan.



5

Planning  
Policy  
Context

The planning policy context for the Elfrida Lands is set out in the *Planning Act R.S.O. 1990, c.P23* (the "**Planning Act**"), the PPS, the RHOP and the UHOP. A synopsis of the relevant sections of each of these documents is addressed in the following subsections: a comprehensive audit of the applicable policy framework is provided in **Appendix C** hereto.

## 5.1 Planning Act

The *Planning Act* is provincial legislation that regulates land use planning in Ontario. As set out in Section 1.1, the purposes of the Planning Act are as follows:

- To promote sustainable economic development in a healthy natural environment;
- To provide for a land use planning system led by provincial policy;
- To integrate matters of provincial interest in provincial and municipal planning decisions;
- To provide for planning processes that are fair by making them open, accessible, timely and efficient;
- To encourage co-operation and coordination among various interest; and,
- To recognize the decision-making authority and accountability of municipal councils in planning.

Section 2 outlines the matters of Provincial Interest to which the Minister, the council of a municipality, a local board, a planning board and

the Tribunal, shall have regard for in carrying out their responsibilities under the Planning Act. In our opinion, the proposed Elfrida Secondary Plan have appropriate regard for the following relevant matters of Provincial Interest:

- a. The protection of ecological systems, including natural areas, features and functions;
- b. The protection of the agricultural resources of the Province;
- c. The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- d. The supply, efficient use and conservation of energy and water;
- e. The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- f. The minimization of waste;
- g. The orderly development of safe and healthy communities, including accessibility for persons with disabilities to all facilities, services and matters to which the Planning Act applies;
- h. The adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- i. The adequate provision of a full range of housing, including affordable housing;
- j. The adequate provision of employment opportunities;

## 5.2 Provincial Planning Statement

- k. The protection of the financial and economic wellbeing of the Province and its municipalities;
- l. The co-ordination of planning activities of public bodies;
- m. The resolution of planning conflicts involving public and private interests;
- n. The protection of public health and safety;
- o. The appropriate location of growth and development;
- p. The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- q. The promotion of built form that is well-designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and,
- r. The mitigation of greenhouse gas emissions and adaptation to a changing climate.

Furthermore, it is noted that Section 3(1) of the *Planning Act* gives the Minister the authority to issue policy statements, and Section 3(5) (Policy Statements and Provincial Plans) requires that a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a Ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter:

- Shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and,
- Shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.

On August 20, 2024, the Ministry of Municipal Affairs and Housing released the Provincial Planning Statement, which came into effect on October 20, 2024. The PPS replaced the former Provincial Policy Statement (2020) as well as the Growth Plan for the Greater Golden Horseshoe (2019).

The PPS provides policy direction on matters of Provincial interest related to land use planning and development and applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. In accordance with Section 3(5) of the Planning Act, all decisions that affect a planning matter are required to be consistent with the PPS. In this regard, Policy 6.1 provides that the PPS "*shall be read in its entirety and all relevant policies are to be applied to each situation*".

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating development and use of land and supports the provincial goal to enhance the quality of life for all. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment while supporting improved land use planning and management to contribute to a more effective and efficient land use planning system.

Notably, Policy 6.1 states that the PPS shall be read in its entirety and all relevant policies are to be applied to each situation. Further, we note that 6.1.5 of the PPS establishes that Official Plans shall identify provincial interests and set out appropriate land use designations and policies, and to provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas. Further, Official Plans must be kept up to date with the PPS.

Where a planning authority must make a decision on a planning matter before their Official Plan has been updated to be consistent with the PPS, Policy 6.1.7 requires that they make a decision that is consistent with the PPS.

Section 1 of the PPS defines the Province's vision for Ontario and identifies that a prosperous Ontario will see building more homes for all Ontarians, with a strong and competitive economy and a clean and healthy environment.

With respect to Housing, Section 1 states that:

*“Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.”*

Chapter 1 goes on to describe Ontario's land use planning framework, stating that this framework and the decisions that are made within it:

*“...shape how our communities grow and prosper. Prioritizing compact and transit-supportive design, where locally appropriate, and optimizing investments in infrastructure and public service facilities will support convenient access to housing, quality employment, services and recreation for all Ontarians.”*

As set out in Section 1 of the policy audit included as **Appendix C** to this Report, there are policies relevant to the proposed Elfrida Secondary Plan contained within each chapter of the PPS.

These include policies related to:

- Planning for people and homes (Section 2.1);
- Housing (Section 2.2);
- Employment (Section 2.8);
- Energy conservation, air quality and climate change (Section 2.9);
- Infrastructure and public service facilities (Section 3.1);
- Transportation systems (Section 3.2);
- Transportation and infrastructure corridors (Section 3.3);
- Airports, rail and marine facilities (Section 3.4);
- Land use compatibility (Section 3.5);
- Sewage, water and stormwater (Section 3.6);
- Public spaces, recreation, parks, trails and open space (Section 3.9);
- Natural heritage (Section 4.1);
- Water (Section 4.2);
- Agriculture (Section 4.3);
- Cultural heritage and archaeology (Section 4.6); and
- Natural hazards (Sections 5.1 and 5.2).

In this case, it is our opinion that the proposed OPA application is consistent with the policies of the PPS, particularly as they relate to the creation of a complete community by providing a full range of housing options and land uses to meet the long term needs of all, and the projected needs of current and future residents of the regional market area, in a manner that efficiently uses land and infrastructure. Furthermore, as detailed in **Appendix C**, the supporting studies, reports and plans demonstrate consistency with the PPS as it relates to themes and disciplines not captured in this Report.

### 5.3 Rural Hamilton Official Plan

The Rural Hamilton Official Plan for the amalgamated City of Hamilton was adopted by City Council on September 27, 2006, and brought into effect on December 24, 2008, except for policies, schedules, maps and appendices that are still under appeal at the Ontario Municipal Board (now the OLT). The RHOP includes lands that are identified as being outside of the City’s urban area and includes rural settlement area boundaries, which sets the limit for residential, non-farm, and non-resource-based uses, within lands in the RHOP.

As noted in **Section 2.5** of this Report, a UBE application for the Elfrida Lands was submitted in November 2024 and is currently under appeal at the OLT following City Council’s refusal of the application. The UBE application proposes to remove the Elfrida Lands from the RHOP and add them to the UHOP as a designated *Greenfield Area*. While the UBE application remains under appeal at the OLT, the application to establish the Elfrida Secondary Plan is being advanced to establish the land use planning framework for the potential future development of the Elfrida Lands should the City’s urban boundary be expanded to include these lands.

As such, while the Elfrida Lands currently remain under the jurisdiction of the RHOP, for the purposes of this Report the proposed Elfrida Secondary Plan has been evaluated against the policies of the UHOP that would be relevant should the UBE application be ultimately approved by the OLT.

### 5.4 Urban Hamilton Official Plan

The Urban Hamilton Official Plan for the amalgamated City of Hamilton was adopted by City Council on July 9, 2009, and brought into effect on August 16, 2013, except for policies, schedules, maps and appendices that are still under appeal at the Ontario Municipal Board (now the OLT).

Chapter A provides an introduction to the UHOP and states:

*“An Official Plan is a guiding document – its goals and policies move the City towards achieving its visions for the future – visions that are expressed both through Our Future Hamilton and the City’s Strategic Plan. The Official Plan provides direction and guidance on the management of our communities, land use change and physical development over the next 30 years. The physical development of the City effects and is affected by environmental, social and economic factors; therefore, the decisions we make about our future development directly contribute to the achievement of our vision. This Plan and the policies contained herein implement many of the principles in Our Future Hamilton and the City’s Strategic Plan.”*

The principles of the UHOP are set out in Section A.1.4 and include the following:

- Compact and healthy urban communities that provide opportunities to live, work, play, and learn;
- A strong rural community protected by firm urban boundaries;
- Environmental systems – land, air and water – that are protected and enhanced;
- Balanced transportation networks that offer choice so people can walk, cycle, take transit, or drive, and recognize the importance of goods movement to our local economy;

- Reducing Greenhouse Gas emissions and adapting to the impacts of a changing climate;
- A growing, strong, prosperous and diverse economy;
- A wide range and healthy supply of housing options for current and future residents; planning for a City that is equitable and inclusive, and which meets the evolving needs of Hamilton's diverse population;
- Financial stability; and,
- Strategic and wise use of infrastructure services and existing built environment.

Furthermore, Section A.2.1 sets out a series of 10 "Directions to Guide Development", as follows, which were added to the UHOP through OPA 167:

- **Direction #1:** Plan for climate change mitigation and adaptation and reduce greenhouse gas emissions.
- **Direction #2:** Encourage a compatible mix of uses in neighbourhoods, including a range of housing types and affordabilities, that provide opportunities to live, work, learn, shop and play, promoting a healthy, safe and complete community.
- **Direction #3:** Concentrate new development and infrastructure within existing built-up areas and within the urban boundary through intensification and adaptive re-use.
- **Direction #4:** Protect rural areas for a viable rural economy, agricultural resources, environmentally sensitive recreation and the enjoyment of the rural landscape.
- **Direction #5:** Design neighbourhoods to improve access to community life for all, regardless of age, ethnicity, race, gender, ability, income and spirituality.
- **Direction #6:** Retain and intensify existing employment land, attract jobs in Hamilton's strength areas and targeted new sectors, and support access to education and training for all residents.
- **Direction #7:** Expand transportation options through the development of complete streets that encourage travel by foot, bike and transit, and enhance efficient inter-regional transportation connections.
- **Direction #8:** Maximize the use of existing buildings, infrastructure, and vacant or abandoned land.
- **Direction #9:** Protect ecological systems and the natural environment, reduce waste, improve air, land and water quality, and encourage the use of green infrastructure.
- **Direction #10:** Maintain and create attractive public and private spaces and respect the unique character of existing buildings, neighbourhoods and communities, protect cultural heritage resources, and support arts and culture as an important part of community identity.

The Elfrida Secondary Plan has been prepared as an implementation tool to guide the future development of Elfrida in accordance with the principles of the UHOP and the directions to guide development outlined above.

As set out in Section 3 of the policy audit included as **Appendix C** to this Report, there are policies relevant to the proposed Elfrida Secondary Plan, which guide how greenfield areas are developed and the required contents of a secondary plan. The following is a summary of those policies and an analysis of how the proposed secondary plan conforms:

## Greenfield Density Target Policies

Policy A.2.3.4.2 of Chapter 1 of the UHOP states that greenfield areas shall be planned to achieve an overall minimum density of 60 people and jobs per hectare and the density target shall be measured over the entirety of the City's greenfield area, excluding natural heritage features designated in the plan, right of way for electrical transmission lines, energy transmission pipelines, roads classified as freeways, as defined and mapped as part of the Ontario Road Network, as well as railways, *employment areas*, and cemeteries. In addition, Policy A.2.3.4.3 of Chapter 1 of the UHOP states that lands within the greenfield area that are not subject to existing development approval, including Elfrida, shall be planned to achieve a minimum density of 70 persons and jobs per hectare.

The following tables provide a summary of how the proposed Secondary Plan achieves the minimum greenfield density target of 70 persons and jobs per hectare.

As outlined in **Table 1**, the net land area for which the minimum greenfield density target is to be measured is 980.1798 hectares. The following tables provide a breakdown of the land use elements within the net land area for which the minimum greenfield density target is calculated and how those land uses achieve the target of 70 persons and jobs per hectare.

**Table 3** (below) provides a distribution of the projected units per hectare based on the land use designations. The table also provides projections related to the number of people per unit, and the estimated population and jobs. The estimated rate of people per unit ("**PPU**") was derived using the City's 2023 Development Charges Background Study, then creating a blended rate reflecting the proposed unit mix outlined in **Table 3**.

Based on **Tables 1, 2** and **3**, the greenfield density target area for Elfrida is 980.18 hectares, which when divided by the planned population (64,392 people) and jobs (5,975.3) results in a density of 71.79 persons and jobs per hectare, which conforms to the UHOP.

**Table 1 - Greenfield Area of Elfrida:**

Component	Land Area (ha)
Natural Heritage System and Floodplain	167.678
Hydro Corridor	63.752
Cemetery	0.2132
Existing Dry Employment Area	14.273
Neighbourhoods	980.1798
<b>Total</b>	<b>1,226.096</b>

**Table 2 - Neighbourhoods Area subject to minimum greenfield density target:**

Land Use	Area (ha)	% of Total
Community Parks	15.635	1.6%
Neighbourhood Parks	21.949	2.2%
Public Squares	1.955	0.2%
Secondary Schools	12.176	1.2%
Elementary Schools	32.012	3.3%
SWM Facilities	70.2748	7.2%
Existing Roads	27.79	2.8%
Proposed Collector Roads	76.266	7.8%
Low Density Residential	521.4	53.2%
Medium Density Residential	102.61	10.5%
Mixed Use - Medium Density	87.806	9.0%
Mixed Use - High Density	10.306	1.1%
Proposed Local Roads	0	0.0%
<b>Total</b>	<b>980.1798</b>	<b>100.0%</b>

**Table 3 - Summary of Minimum Persons and Jobs across Elfrida**

Land use	Net Developable (less local roads)	Density (uph)	Units	PPU*	Population	Jobs
Low Density Residential	417.120	35.45	14786.9	2.86	42363.5	1228.5
Medium Density Residential	82.088	61.5	5048.4	2.19	11031.0	319.9
Mixed Use – Medium Density	70.245	67.75	4759.1	2.04	9727.0	2229.1
Mixed Use - High Density	8.245	81.5	672.0	1.89	1270.4	365.2
Schools, Parks & CSF's	83.727	0	0.0	0	0.0	1832.6
Total	661.425		25266.4		64392.0	5975.3

\*The persons per unit (PPU) is proportional based on the proposed unit mix within each land use designation. The PPU rates are derived from the City's 2023 Development Charges Background Study.

## Quality of Life and Complete Communities Policies

Section B.3.0 of Chapter B of the UHOP contains the Quality of Life and Complete Communities Policies. The proposed secondary plan conforms to these policies, since it:

- Plans for and directs business activities to suitable locations (B.3.1.1);
- Provides an enhanced urban design policy framework and guidelines (B.3.1.1);
- Appropriately plans for infrastructure and considers full life cycle costs as demonstrated by the supporting studies (B.3.1.1);
- Promotes a compact urban form of retail and services uses, including mixed use areas (B.3.1.5);
- Conforms to the Housing policies in B.3.2 as outlined in the Housing Report contained in Section 7 within this Report;
- Addresses the urban design policies in B.3.3 by:
  - Continuing the nodes and corridors structure to the secondary plan;
  - Enhance the different urban structure elements through connections, defining the role of each element, and creating guidelines to provide direction on these enhancements;
  - Fostering a sense of pride that addresses the principles in B.3.3.2.3;
  - Organizing space in a logical grid pattern, providing guidance on architecture and community character through the urban design guidelines;
  - Aligning the proposed streets with the City's complete streets guidelines;
  - Providing guidance on transitional matters and public spaces;
- Creating a plan and framework that will ensure places are safe, accessible and connected;
- Accommodating a variety of built forms and densities that are compatible;
- Achieving the sustainability goals in B.3.3.2.8 through requiring higher densities that will produce compact development, integrating, protecting and enhancing environmental features and landscapes;
- Supporting community health and well being through the creation of high quality, safe public spaces, encouraging amenity areas and places for recreation, facilitating and promoting active transportation, and providing adequate green space;
- Facilitating complete streets as important public spaces; and,
- Establishing a built form policy framework that includes a variety of building typologies, which have been distributed across the secondary plan area, aligned with structuring elements and to be compatible with the existing and planned uses.
- The archaeology policies in B.3.4.4 continue to apply and are not proposed to be amended, and archaeological assessments will continue be required as part of the future development applications for all lands within the secondary plan;

- The cultural heritage policies related to protected heritage properties, do not apply as the secondary plan area does not have any of these elements, as defined by the PPS;
- The Community Facilities/Services policies in B.3.5 have been addressed through the supporting Community Infrastructure Assessment Report including the proposed secondary plan policies that implement the recommendations of the study;
- The Health and Public Safety policies in B.3.6 continue to apply and have been addressed through the Land Use Compatibility, Odour, and Air Study and subwatershed study, including the proposed secondary plan policies that implement the recommendations of the studies; and,
- The Energy and Environmental policies in B.3.7 have been addressed through the supporting Energy and Environmental Assessment Report including the proposed secondary plan policies that implement the recommendations of the report.

## Natural Heritage, Transportation & Infrastructure Policies

Section C.2.0 of Chapter C of the UHOP provides the natural heritage system (“NHS”) policies. The supporting Subwatershed Study demonstrates conformity with the applicable policies and rationalizes the proposed policies in the secondary plan. In this regard, the proposed secondary plan includes NHS mapping, which delineates the NHS elements of the plan area based on the analysis completed as part of the Subwatershed Study.

With respect to the General Land use Provisions and Designation policies in Section C.3.0 of Chapter C of the UHOP, the proposed secondary plan conforms since:

- It does not propose to modify any of the general policies in C.3.2 and, as such, they will continue to apply to the Elfrida Lands; and,
- The existing cemetery has been appropriately designated “General Open Space” and the hydro corridor designated “Utility” in accordance with Policies C.3.3.4 and C.3.4.

The Integrated Transportation Network policies in C.4.0 have been addressed through the schedules and policies in the proposed secondary plan and the supporting Transportation Assessment.

In this regard, the proposed secondary plan provides for an integrated transportation network, which includes complete streets that meet the City’s requirements, a comprehensive active transportation network, consideration for existing transit routes and potential future ones.

The infrastructure policies in C.5.0 of Chapter C of the UHOP have been addressed through the schedules and policies in the proposed secondary plan and the supporting Master Servicing Study.

In this regard, the proposed secondary plan provides for preliminary stormwater management pond locations, which are to be finalized through future development applications, as well as an analysis of how the proposed land uses and associated population and jobs can be accommodated by existing, planned and proposed infrastructure.

## Urban Structure Policies

Section E.2.0 of Chapter E of the UHOP provides the Urban Structure policies, which describe the city structure and elements. In this regard, the Secondary plan includes three urban structure elements, being the completion of the *Elfrida Community Node* at the intersection of Rymal Road East and Upper Centennial Parkway, the *Secondary Corridor* along the east side of Upper Centennial, north of Regional Road 20, and *Neighbourhoods*. In this regard, the Elfrida Secondary Plan conforms to the community nodes policies of E.2.3.3, since:

- The land use designations include *Mixed Use – High Density* and *Mixed Use – Medium Density*, which permit a wide range of uses in close proximity to transit;
- The designations permits a built form that is largely medium and low rise, mixed use buildings;
- The policies includes a *Community Retail Node* overlay, which requires a minimum of 30,000 square metres of non-residential floor space;
- The Elfrida Secondary Plan provides strong connections through the street network and integrated transportation system; and,
- The proposed street cross sections include on-street parking that can be applied to the *Community Retail Node* overlay.

The proposed Secondary Plan also conforms to the urban corridor policies of E.2.4, since:

- The land use designations include *Mixed Use – High Density* and *Mixed Use – Medium Density*, which permit a wide range of higher density land uses;
- The designations permits a built form that is largely medium and low rise, mixed use buildings;
- The policies include *Community and Local Retail Node* overlays, which requires non-residential floor space to ensure it functions as a commercial spine;
- It has access to planned higher order transit; and,
- The Elfrida Secondary Plan provides strong connections through the street network and integrated transportation system.

The proposed secondary plan also conforms to the neighbourhoods policies of E.2.7, since:

- The land use designations include *Low Density Residential*, *Medium Density Residential* and *Mixed Use – Medium Density*, which permit a wide range of residential uses and complementary facilities and services intended to serve residents;
- The proposed Secondary Plan permits a full range of housing forms, types and tenures, including grade oriented uses, including all forms of townhouses, and apartments in either stand alone or mixed use buildings; and,
- The policies include *Local Retail Node* overlays, which provide commercial amenities with minimum non-residential floor space.

## Land Use Designations

The Elfrida Secondary Plan applies land use designations that implement the urban structure elements and conform to the designation policies contained in Chapter E of the UHOP, subject to any proposed modifications as described below.

The proposed Secondary Plan conforms to the Neighbourhood Designation – general policies in E.3.2 and Residential Uses – general policies in E.3.3 of the UHOP, since:

- The proposed designations will ensure that the area functions as a complete community with a full range of residential dwelling types and densities as well as supporting uses;
- Community services and facilities, including schools, Community Facilities/Services, places of worship and housing with supports are permitted throughout the plan area;
- It has been designed to be of a high quality urban design as described in the supporting UDGs;
- The hierarchy of land uses align with general residential uses policies, where higher density land uses are located at the periphery along collector and arterial roads; and,
- The Elfrida Secondary Plan includes policies that require buildings that are taller than six storeys to be compatible with the surrounding land uses and demonstrate that any built form impacts are adequately limited.

The proposed Low Density Residential designation conforms with the policies of E.3.4. However, modifications to policies E.3.4.2 and E.3.4.5 are proposed in order to:

- Increase the range of permitted uses to include all forms of townhouses; and,
- Increase the maximum height to four storeys for stacked townhouses and multiple dwellings.

These policy modifications are required to ensure the minimum density of 23 units per net residential hectare can be achieved. In this regard, the applicable policy framework, including the PPS and UHOP, seek to ensure greenfield areas are developed at higher densities in order to create compact and complete communities that are transit supportive. In our opinion, these proposed modifications to add a range of low rise townhouse uses and increase the building heights for stacked townhouses and multiple dwellings will ensure that the overarching policies that require a minimum density of 70 persons and jobs per hectare and to provide a full range of housing options will be achieved.

The proposed Medium Density Residential designation conforms with the policies of E.3.5. However, modifications to policies E.3.5.2, E.3.5.3, E.3.5.4, E.3.5.8, and E.3.5.9 are proposed in order to:

- Increase the range of permitted uses to include all forms of townhouses and local commercial uses on the ground floor of mixed use buildings;
- Increase the maximum height to eight storeys for residential and mixed use buildings; and,
- Remove the design policies for Medium Density Residential lands.

Similar to the Low Density Residential modifications, these policy modifications are required to ensure the minimum greenfield density can be achieved. The slight increase to the maximum building height requirements is subject to a new policy (7.8.4 e), which requires any building taller than six storeys to be compatible with the existing and planned surrounding land uses and ensure that any built form impacts are adequately limited. The design policies have been removed since the proposed secondary plan includes an urban design policy framework and guidelines that, although align with the policies in E.3.5.9, provide additional detail and guidance on urban design matters.

The proposed secondary plan conforms to the Mixed Use – General Policies in E.4.2, since the proposed Mixed Use - Medium Density and Mixed Use - High Density designations maintain the full range of permitted uses and requires non-residential floor areas including a policy that encourages the achievement of 130,000 square metres of non-residential floor area.

The proposed Mixed Use - High Density designation conforms with the policies of E.4.5. However, modifications to policies E.3.4.5.5, E.4.5.6, and E.4.5.12 - 21(inclusive) are proposed in order to:

- Increase the range of permitted uses to include all forms of townhouses;
- Permit tall buildings of up to 20 storeys; and,
- Remove the design policies for Mixed Use – High Density lands.

These policy modifications are provided to allow for a balance of built forms and uses. In order to ensure that the Mixed Use - High Density lands are developed as envisioned as a high density transit supportive mixed use area, the policies also require a minimum density of 100 units per hectare and a requirement for a minimum of 10,000 square metres of non-residential floor area. With respect to the increase in height to 20 storeys, the lands designated Mixed Use - High Density front onto a *Secondary Corridor* where higher order transit is planned, are restricted in area and surrounding by Mixed Use - Medium Density lands. Furthermore, the proposed secondary plan policies also include a requirement for all buildings above six storeys to be compatible with the surrounding existing and planned uses and to ensure that any built form impacts are adequately limited. Similar to the Medium Density Residential policies, the design policies have been removed since the proposed secondary plan includes an urban design policy framework and guidelines that, although align with the parent policies, provide additional detail and guidance on urban design matters.

The proposed Mixed Use - Medium Density designation conforms with the policies of E.4.6. However, modifications to policies E.3.4.6.5, E.4.5.6, E.4.5.7, E.4.5.8, E.4.5.11 - 13(inclusive), and E.3.6.16 - E.3.6.30 are proposed in order to:

- Expand the range of permitted uses to include all forms of townhouses and additional large scale retail and automobile related uses;
- Increase the maximum building height to 12 storeys;
- Remove the requirement for each area to require a minimum of 25,000 square metres of retail and service commercial space; and,
- Remove the design policies for Mixed Use - Medium Density lands.

These policy modifications are provided to allow for a balance of built forms and uses. In order to ensure that the Mixed Use - High Density lands are developed as envisioned as a transit supportive mixed use area, the policies also require a minimum density of 60 units per hectare. In addition, Local and Community Retail Node overlays have been applied which requires minimum amounts of non-residential floor area in order to ensure a mix of uses and commercial amenities. With respect to the increase in height to 12 storeys, the lands designated Mixed Use – Medium Density are located along collector roads at key intersections and along major roads where transit exists and is proposed. Furthermore, the proposed Secondary Plan policies also include a requirement for all buildings above six storeys to be compatible with the surrounding existing and planned uses and to ensure that any built form impacts are adequately limited. The removal of the minimum commercial space requirements is so that each node is not required to accommodate such a large amount of commercial floor space, which is unachievable. Instead, the policies require an achievable minimum non-residential floor area at key Local and Community Retail nodes scattered throughout the community.

Similar to other designations, the design policies have been removed since the proposed Secondary Plan includes an urban design policy framework and guidelines that, although align with the parent policies, provide additional detail and guidance on urban design matters.

## Residential Greenfield Design Policies

In our opinion, the proposed Secondary Plan conforms to the Residential Greenfield Design policies in E.3.7, since:

- The proposed UDGs will ensure a unique and cohesive character (E.3.7.1);
- The community includes the *Community Node* as the overall focal point of the community. In addition, the nodes and corridors approach provides for several focal points throughout the community where areas of activity will occur (E.3.7.2);
- The grid pattern of streets and comprehensive transportation system provides for a complete and connected community (E.3.7.3);
- Alternative development standards have been considered, which are the basis for many of the proposed modifications to the UHOP policies (E.3.7.4);
- The supporting Subwatershed Study demonstrates conformity with the E.3.7.5. In addition, a more detailed review will occur through the future development applications;
- Conformity with Policy E.3.7.6 will be determined through the future development applications, when detailed local roads and building placement is determined;
- The supporting UDGs addresses Policy E.3.7.7.

## Implementation Policies

In our opinion, the proposed secondary plan conforms to Policy F.1.1.5 of the UHOP, since:

- The proposed change will help the City achieve its vision for a sustainable community by meeting its greenfield density target and including a policy framework that will ensure a complete community; and,
- The proposed Secondary Plan has had regard to the City's communities, environment, economy, and effective administration of public service through provide a full range of uses that will accommodate the City's forecasted growth, a policy framework for the NHS and floodplain, planning for jobs and amenities, and the necessary public services and facilities required for the proposed development with a positive fiscal impact.

Based on the foregoing, it is our opinion that the Elfrida Secondary Plan conforms to the UHOP and the proposed modifications are appropriate and desirable in land use planning terms and align with the intent of the parent UHOP policies.

## 5.5 UHOPA 185

UHOPA 185 was approved by Hamilton City Council on July 14, 2023 and added a new policies to be addressed through secondary planning for UBE's, and implementation policies to guide the process of preparing secondary plans for UBE's. The following is a review of these policies.

Policy A.2.4.2 of Chapter 1 states that secondary plans for UBE's shall implement the goals, objectives and policies of the UHOP, including but not limited to:

- a. The creation of complete communities that have a strong sense of place and enable residents to meet most of their daily needs within a short distance of their home.
- b. Provision for a range of housing types, forms, and tenures, including affordable housing and housing with supports.
- c. Development of an integrated transportation network that is planned based on a Complete Streets approach, which prioritizes transit and active transportation, provides safe and accessible travel options, accounts for equity, and prioritizes connectivity.
- d. Street design and street layouts that provide for urban greening and supports active transportation and transit use while minimizing reliance on single occupant vehicles.
- e. Protection and enhancement of the Natural Heritage System, including preserving ecological functions and the natural beauty and distinctive character of the landscape, adopting a design with nature approach.
- f. Adaptation to climate change, including innovative approaches to storm water management and protection of communities and infrastructure from risks associated with natural hazards.

- g. Implementation of strategies to reduce greenhouse gas emissions through enhancement of the tree canopy, energy efficiency, electricity generation, and approaches to design that reduce reliance on single occupant vehicles.
- h. Development of financial strategies to recover the lifecycle costs of infrastructure and community facilities.

In our opinion, the proposed Secondary Plan addresses these requirements through the policies and supporting studies, plans and report.

Policy F.1.2 of the UHOP outlines the requirements for the creation of the secondary plan, which include:

- The preparation of a terms of reference for the information, plans and studies that are to accompany a secondary plan proposal (F.1.2.3);
- Contents of a secondary plan (F.1.2.4); and,
- The requirements for a privately initiated secondary plan for a UBE (F.1.2.8);

In our opinion, the proposed Secondary Plan addresses these policies since:

- A term of reference was prepared by the ECBG and filed with the City;
- The proposed secondary plan includes a basis statement, description of the area with maps, statement of desired land uses, goals and objectives, new designations and policies, and addresses the applicable policy legislation for *cultural heritage resources*; and,
- The secondary plan covers the entire UBE, the process to create the secondary plan included a public consultation strategy, indigenous nations have been engaged,



Proposed  
Elfrida  
Secondary  
Plan

## 6.1 Vision & Principles

The Elfrida Secondary Plan establishes the following 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.*

This vision is to be achieved through the implementation of the Secondary Plan policies and mapping and is to be based on a series of principles to guide future development in the Secondary Plan area.

The eight development principles are as follows:

- Community Structure:
- Land Use and Density:
- Urban Design
- Housing
- Transportation and Connectivity
- Natural Heritage System
- Climate Change
- Implementation

These eight principles provide the basis for the establishment of the Elfrida Secondary Plan and are intended to guide land use planning decisions related to the implementation of the secondary plan.

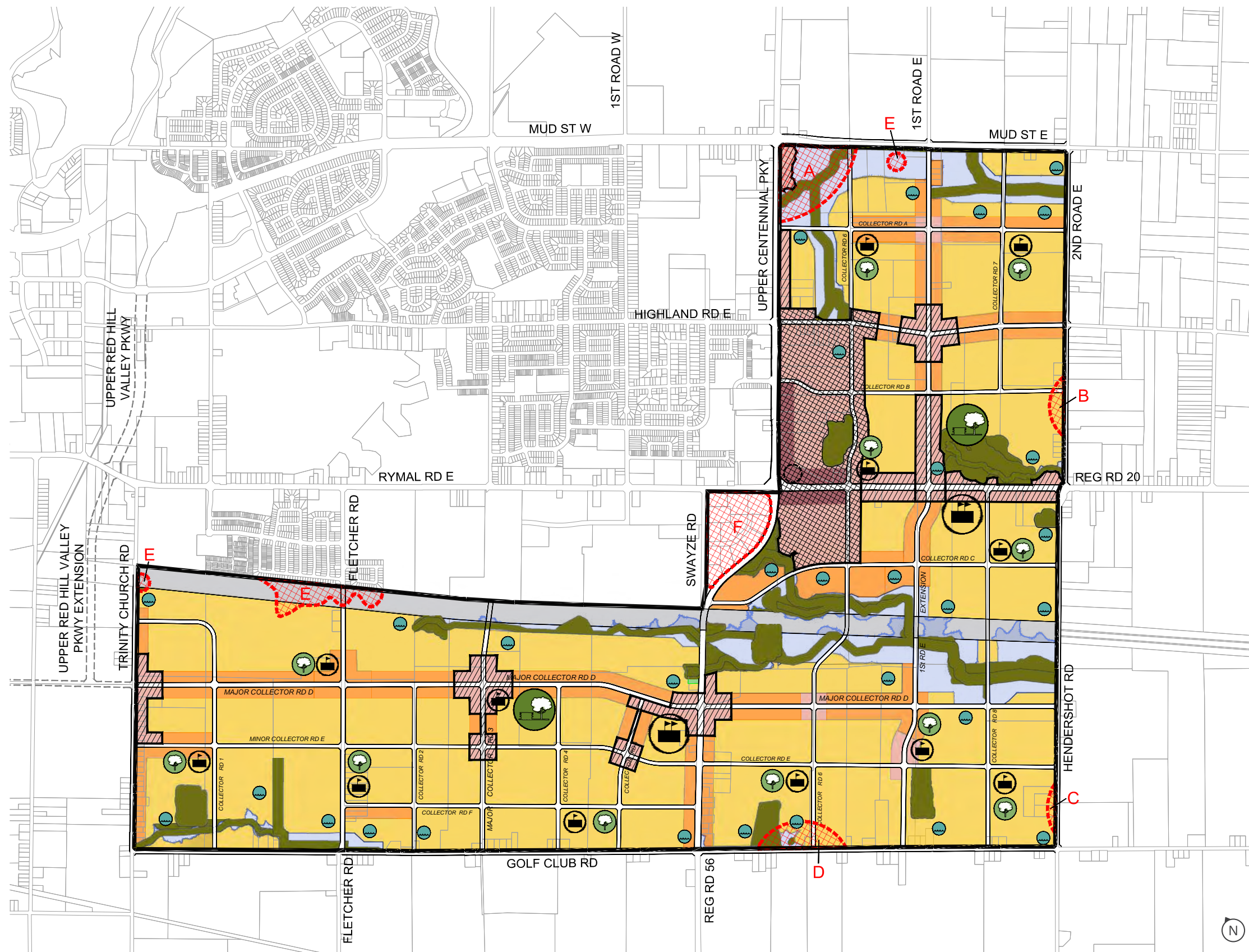
## 6.2 General Policies

The general policies provide overarching policies for the proposed Secondary Plan. These policies also describe that some of the elements, including parks, stormwater management ponds, schools, and community services and facilities have not been established through firm boundaries but instead are generally located to ensure an equal distribution across the plan area. Their ultimate location and boundaries will be established through future development applications.

These policies also establish the planned population and minimum greenfield density target and the desire to establish a mix of housing suitable for different age groups, income levels, lifestyles and household structure to achieve the vision of a complete community.

The Elfrida Secondary Plan provides land use designations that outline what uses are permitted throughout the plan in all proposed land uses, except the NHS designation, which includes infrastructure, community services and facilities, schools, places of worship, and housing with supports to ensure the supporting uses associated with Neighbourhoods can be established easily within the community. Map B.7.8.1 of the enclosed Elfrida Secondary Plan illustrates the proposed land use plan (refer to **Figure 6**)

Finally, to ensure the urban design principles are achieved, the general policies require that all development have regard to the UDGs.



## 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

Figure 6 - Elfrida Secondary Plan - Land Use Plan - Map B.7.8-1

## 6.3 Residential Designations

The proposed Secondary Plan includes two residential land use categories, each of which provide for different range of housing options for the community. The estimated housing mix, which provides the assumptions that went into the density unit mix for the greenfield density target (as per **Table 3**, Summary of Minimum Persons and Jobs across Elfrida) is outlined in **Table 4** and **Table 5**:

The intent of the Low and Medium Density Residential designations is to accommodate the majority of the grade related units throughout the community and form the largest land component of the secondary plan area. In our opinion, the assumptions regarding unit mix will ensure a full range of housing options that are well connected and supported by community services and facilities, parks, schools, and commercial amenities.

**Table 4 - Unit and density mix for Low Density Residential Designation**

Form	% of Total	Area (ha)	UPH	Units	PPU	Population
Singles and semis	40%	166.8	23	3837.5	3.551	13627.0
On-street towns	40%	166.8	40	6673.9	2.739	18279.9
Block towns	10%	41.7	45	1877.0	2.739	5141.2
Back-to-back towns	5%	20.9	55	1147.1	2.739	3141.9
Stacked Towns	5%	20.9	60	1251.4	1.737	2173.6
<b>Total</b>	<b>100%</b>	<b>417.1</b>				<b>42363.5</b>

**Table 5 - Unit and density mix for Medium Density Residential Designation**

Form	% of Total	Area (ha)	UPH	Units	PPU	Population
On-street towns	30%	24.6	40	985.1	2.739	2698.1
Block towns	10%	8.2	45	369.4	2.739	1011.8
Back-to-back towns	20%	16.4	55	903.0	2.739	2473.3
Stacked Towns	15%	12.3	60	738.8	1.737	1283.3
Apartments	25%	20.5	100	2052.3	1.737	3564.8
<b>Total</b>	<b>100%</b>	<b>82.1</b>		<b>5048.5</b>		<b>11031.3</b>

## 6.4 Mixed Use Designations

The proposed secondary plan includes two mixed use designations, which are intended to accommodate the commercial needs of the community, while also provide higher density housing. The Mixed Use - High Density designation is centred around planned higher order transit at the Elfrida Gateway Station, which will evolve from a bus transit station into a higher order transit station. The intent of the secondary plan is to provide the highest density uses closest to planned higher order transit and to make it a key focus/ activity node for the community. In addition to planning for the highest residential densities, the proposed secondary plan also directs a significant amount of non-residential floor area to this designation and location. The Mixed Use - Medium Density areas wrap around the Mixed Use - High Density area creating a large node/focus are, which continues the goal of directing the highest densities to the Elfrida Gateway Station and to provide a transition down to the residential areas. Additional Mixed Use - Medium Density areas have been strategically located at key intersections and along the major collector road system, being the central collector road spine of the community, where bus transit is envisioned. The intent is to provide activity nodes that will frame key intersections and provide accessible commercial amenities nearby and within close proximity to the residential and mixed use areas. To ensure the commercial amenities are realized, Local and Community Retail Node overlays have been established requiring minimum amounts of non-residential floor area at those key nodes. This will ensure the required commercial amenities are provided and will also generate new jobs for the community.

The estimated mix of housing for each of the mixed use designations is provided in **Table 6** and **Table 7**:

**Table 6 - Unit and density mix for Mixed Use – Medium Density Designation**

Form	% of Total	Area (ha)	UPH	Units	PPU	Population
On-street towns	20%	14.0	40	561.9	2.739	1539.1
Block towns	10%	7.0	45	316.1	2.739	865.7
Back-to-back towns	15%	10.5	55	579.5	2.739	1587.2
Stacked Towns	20%	14.0	60	842.9	1.737	1464.1
Apartments	35%	24.6	100	2458.4	1.737	4270.2
<b>Total</b>	<b>100%</b>	<b>70.2</b>		<b>4758.8</b>		<b>9726.4</b>

**Table 7 - Unit and density mix for Mixed Use – High Density Designation**

Form	% of Total	Area (ha)	UPH	Units	PPU	Population
On-street towns	5%	0.4	40	16.5	2.739	45.1
Block towns	5%	0.4	45	18.5	2.739	50.8
Back-to-back towns	15%	1.2	55	68.0	2.739	186.2
Stacked Towns	15%	1.2	60	74.2	1.737	128.8
Apartments	60%	4.9	100	494.4	1.737	858.8
<b>Total</b>	<b>100%</b>	<b>8.2</b>		<b>671.6</b>		<b>1269.7</b>

## 6.5 Parks & Open Space Designations

The secondary plan provides for the full hierarchy of parks including two (2) community parks, eleven (11) neighbourhood parks, and public squares planned for the Community Node. In total, the proposed parks represent approximately five (5) percent of the development lands and achieve the minimum size requirements of the UHOP.

The two Community Parks are located in the north-east quadrant and south-central quadrant, providing for accessibility to the entire Elfrida community but also providing sufficient distance from other higher order parks including Valley Park, Maplewood Park, and Heritage Green Sports Park.

The neighbourhood parks have been distributed across the secondary plan area generally with a 500-metre service/walking radius to ensure all dwellings have convenient access to outdoor amenity and park facilities. All the neighbourhood parks have been strategically located with schools to optimize parkland in conformity with the UHOP.

The proposed public squares are intended to provide an urban park element to support the higher density Community Node. In this regard, the public squares will provide outdoor amenity for the commercial and higher density residential and mixed use buildings' residents and visitors. The Community Infrastructure Assessment Report, included as part of the Elfrida Secondary Plan application, identifies the locations and service radii of the parks described above.



Figure 7 - Elfrida Secondary Plan - Natural Heritage System and Floodplain - Map B.7.8-2

## 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

## 6.6 Natural Heritage System & Floodplains

The NHS consists of wetlands, woodlands, vegetation protection zone ("VPZ") and buffers. These elements were defined through the Subwatershed Study and are illustrated on Map B.7.8-2 (refer to **Figure 7**).

The NHS policies of the secondary plan reinforce the policies of the PPS and UHOP and provide additional direction regarding its elements and how the urbanization of the surrounding lands can occur.

The floodplain areas are distinct and separate from the NHS and are also illustrated on Map B.7.8-2. These areas will change through the urbanization of the Elfrida lands and the future development applications will determine its ultimate boundaries.

The proposed land uses and road system has been developed to reduce and limit impacts to the NHS and floodplains and, where feasible, lower intensity uses such as stormwater management ponds and parks have been purposely located adjacent to the NHS and floodplains.

The NHS and floodplains form an important component of the Elfrida community and the intent is that development will interact with these elements by orienting streets and buildings to have views into these elements and locating trails within buffers and VPZ's, where it is demonstrated to be appropriate.

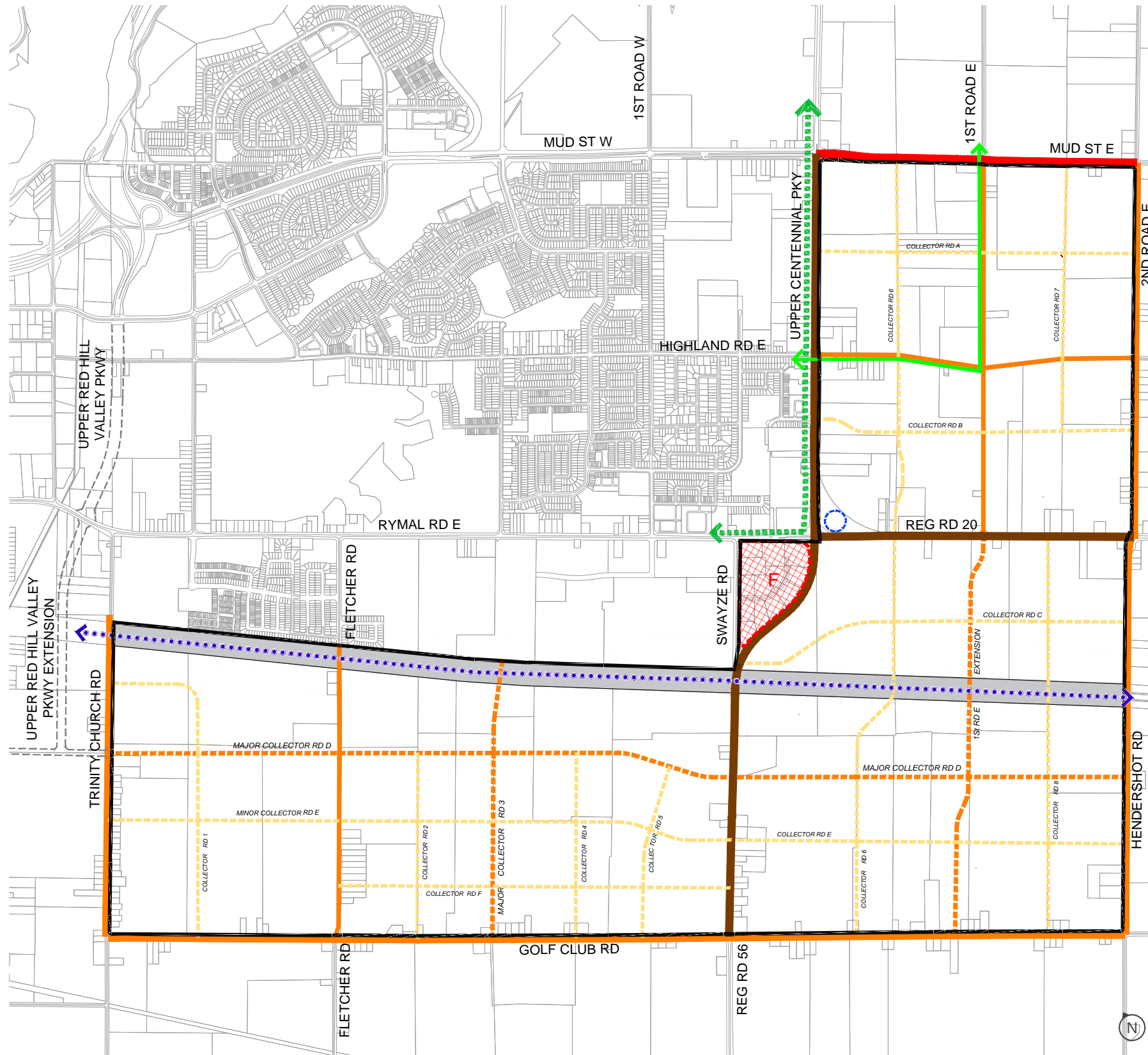
## 6.7 Transportation & Connections

The proposed secondary plan includes a comprehensive transportation system, which is illustrated on Map B.7.8-3, which includes existing collector and Major arterial roads, proposed major and minor collector roads, trails, and existing and planned transit corridors (refer to **Figure 8**).

A grid pattern of roads is proposed throughout the secondary plan area to support transit through appropriate density and transit-supportive corridors. Mud Street East is also an existing Major Arterial road, which has a planned right of way of 45.7 metres. Existing Major Collector Roads are located at the edges of the community including Trinity Church Road, Golf Club Road, and Hendershot Road/Second Road East. Fletcher Road, Highland Road East, and First Road East are also existing Major Collector Roads. New Major Collector Roads are proposed as the central spine through the community along Road D and the First Road Extension, as well as Road 3. Several Minor Collector Roads are provided throughout the community creating the grid pattern.

The proposed Secondary Plan includes a comprehensive trail system, which includes the existing Greenbelt Route, which travels along Highland Road East and north along First Road East. A planned multi-use recreation trail is planned along the hydro corridor and along Regional Road 56. The secondary plan proposes new multi-use paths along Minor Collector Road E and the First Road East extension.

In terms of public transit, the existing Elfrida Gateway Station is located at the north-east corner of Upper Centennial and Regional Road 20 in the form of a gravel bus stop with additional space for idling and multiple buses. The planned higher order transit is located along Rymal Road East and Upper Centennial. In addition, the secondary plan proposes to expand the City's bus transit network to travel through Elfrida along the Major Collector Road system.



### 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

**Figure 8** - Elfrida Secondary Plan - Transportation Classification Plan - Map B.7.8-3

## 6.8 Urban Design

An urban design policy framework has been established for the Elfrida Secondary Plan, which is anchored by the UDGs. In this regard, the UDGs describe the community vision and structure, provide guidelines related to community design, streetscape design, built form, open space network, intensification areas, and sustainable design feature.

The urban design policies in the secondary plan require that all development have regard to the guidelines, reinforcing the urban design framework. In addition, the urban design policies in the secondary plan provide additional detail regarding the location of tall and higher density buildings as well as low rise and lower density uses, and the treatment at the edges of the community,

## 6.9 Cultural Heritage

The Elfrida Secondary Plan includes proposed policies regarding early engagement with indigenous communities as part of development applications, which is consistent with the PPS and aligns with the consultation that has occurred with indigenous groups at the time of preparing this Report. Further, there are no protected heritage properties, as defined by the PPS, on the Elfrida Lands. However, proposed policies are included that require all development applications must demonstrate consistency with the PPS should a new protected heritage property be established.

## 6.10 Infrastructure, Energy & Sustainability

The proposed infrastructure policies are intended to implement the findings and recommendations of the MSS and identify that municipal services, such as sewers, water, stormwater systems and public/private utilities shall be provided, maintained and upgraded to accommodate the needs of existing and future development, per the policy direction in the PPS and UHOP.

With respect to energy and sustainability, in support of the Elfrida Secondary Plan, an ECCA was prepared, and as described in Section 4.5, no new policy recommendations were provided. As such, the overarching policies included in the UHOP are considered sufficient and are referenced in the Elfrida Secondary Plan policies. The implementation of further climate change mitigation and adaptation measures are to be considered as part of the future development applications.

## 6.11 Utility

The proposed policies contained in Elfrida Secondary Plan recognize the importance of private and public utility services and their necessity to serve the Elfrida Lands and other areas of the City. In this regard, the policies allow for significant utility facilities, like pipelines and hydroelectric facilities, but also encourage the use of utility areas, as a secondary use, for recreational paths, walkways and municipal infrastructure, subject to approval from the utility agency and/or City. Utility policies also support the coordination of utility locations to group and cluster utilities within public road allowances.

## 6.12 Implementation, Phasing of Development & Cost Sharing

The proposed econdary plan includes a series of implementation and phasing policies that ensure a coordinated approach to the development of the Elfrida Lands by, among other matters, requiring the completion of a Block Plan. The Block Plan will include the final alignment of major roads as well as other key infrastructure, such as stormwater management ponds.

With respect to Cost Sharing, the Elfrida Secondary Plan includes policies that require landowners to enter into an agreement or agreements prior to the development of land. These policies align with the intent of OPA 185 as it relates to implementing a cost sharing agreement to equitably distribute costs.

## 6.13 Area & Site-Specific Policies

The Elfrida Secondary Plan includes several 'Site Specific Policy' areas, which are described below, that have been established in response to the findings of the supporting reports and studies completed, specifically the Land Use Compatibility and Air Quality and Odour Impact Study, as described in Section 4.3 of this Report, the Agricultural Impact Assessment, as described in Section 4.6, and the Subwatershed Study, as described in Section 4.1.

Site Specific Policy - Area A, relates to the introduction of more sensitive land uses, such as residential or institutional uses, and that supporting studies must be completed demonstrating that potential adverse impacts associated with the GFL Stoney Creek Regional Facility landfill site and its effects can be mitigated.

Site Specific Policy - Area B, C & D relates to existing agricultural operations outside the Elfrida Lands to ensure that compliance with MDS formulae is implemented regarding the future development of these areas.

Site Specific Policy - Area E relates to locations with Karst features. These areas require the completion of further technical studies and/or reports to ensure that any proposed construction, including buildings, roads, and infrastructure, is designed and constructed with regard for these features.

Site Specific Policy - Area F delineates the existing area bound by Rymal Road East to the north, Highway 56 to the south and east, and Swayze Road to the west. Site Specific Policy – Area F recognizes the existing uses within this area and requires that, prior to the development of this area, an amendment to the Elfrida Secondary Plan is needed to determine the applicable land use designations and policies.



# Housing Report

## 7.1 Housing Information & Considerations

The population of the Elfrida Study Area is anticipated to increase significantly as the Elfrida Secondary Plan area is developed. At full build-out, the Elfrida Secondary Plan area is projected to accommodate approximately 64,392 people with a minimum density of 70 people and jobs per hectare. To accommodate the projected increase in population, it is anticipated that approximately 25,266 residential units will be needed within the Elfrida Secondary Plan Area. These residential units are anticipated to be developed in a mix and range of unit types and tenures, including single detached, semi-detached, townhouses, including street, block, back-to-back, stacked and stacked back-to-back, as well as apartment and condominium dwelling units as identified in **Table 8**.

**Table 8 - Elfrida Secondary Plan Area Dwelling Unit Type and Number of Units**

Dwelling Unit Type	Number of Units
Single Detached	3,838
Townhouse (incl. Street, Block, Stacked, and Back-to-Back)	16,423
Apartments and Condominiums	5,005
<b>Total</b>	<b>25,266</b>

The specific tenure of residential units in the Elfrida Secondary Plan area will be determined by individual landowners through future planning applications. These future planning applications, such as zoning by-law amendments and draft plans of subdivision, will identify and further refine the number and type of residential units and their tenure, such as freehold, condominium and rental. Market conditions at the time of these planning applications are anticipated to guide tenure types, however, a variety and mix of lot sizes, unit sizes and styles that are suitable for different age levels, income groups, lifestyles, and household structures are contemplated.

The inclusion of affordable housing, house with supports, rent-to-own models and/or financial or land contributions towards affordable housing will be identified and implemented, where applicable, as part of future planning applications. Policies of the Elfrida Secondary Plan Area and UHOP provide direction and guidance on integrating housing with supports and encouraging an appropriate mix of housing stock throughout Elfrida, and the broader City.

## 7.2 Housing Policies

The following section summarizes and identifies how the proposed Elfrida Secondary Plan addresses the relevant housing policies in the PPS and Chapter B.3.2 of the UHOP. This section should be read in conjunction with the planning policy described in Section 3 and Section 6 of this Planning Justification Report.

### Provincial Planning Statement (2024)

Section 1 of the PPS defines the Province's vision for Ontario and identifies that a prosperous Ontario will see building more homes for all Ontarians, with a strong and competitive economy and a clean and healthy environment. With respect to Housing, Section 1 states that:

*“Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.”*

In respect of the provision for an appropriate range and mix of housing options and densities to meet projected requirements of current and future residents of the regional market area, Policy 2.1.4 requires that planning authorities:

- a. Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development, and,
- b. Maintain at all times where new development is to occur, land with servicing capacity to provide at least a 3-year supply of residential units available through land suitably zoned, including units in draft approved or registered plans.

With respect to the provision of housing, Policy 2.2.1 of the PPS requires that planning authorities provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of a regional market area by, among other things:

- Establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- Permitting and facilitating: all housing options to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and, all types of residential intensification including development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and,
- Requiring transit-supportive development and prioritizing intensification including potential air rights development in proximity to transit, including corridors and stations.

With respect to Settlement Areas, the PPS provides that they shall be the focus of growth and development, within which growth should be focused to strategic growth areas including major transit station areas, where applicable (Policy 2.3.1.1). Further, Policy 2.3.1.2 defines that land use patterns within settlement areas should be based on densities, and a mix of land uses that efficient use land and resources, optimize existing and planning infrastructure and public service facilities, support active transportation, and are transit supportive and freight-supportive. Policy 2.3.1.4 states that a density target for designated growth areas for large and fast-growing municipalities, which include the City of Hamilton, should plan for a target of 50 residents and jobs per gross hectare.

## Urban Hamilton Official Plan

Section B.3.2 provides the Housing policies of the UHOP. In the introductory paragraph, Policy B.3.2 states that "housing is a basic human need" and "the long term sustainability of communities is based on building a diverse, flexible housing stock today to meet changing needs" and "to ensure that housing is available for all residents with a wide variety of needs, there must be a sufficient supply of housing with a range of housing types, forms, tenures, densities, affordability levels, and housing with support services".

The housing goals of the urban area include:

- Provide for a range of housing types, forms, and densities to meet the social, health and well-being requirements of all current and future residents (B.3.2.1.1).
- Provide housing within complete communities (B.3.2.1.2).
- Increase Hamilton's stock of affordable housing of all types, particularly in areas of the City with low levels of affordable housing (B.3.2.1.3).
- Increase Hamilton's stock of housing for those whose needs are inadequately met by existing housing forms or tenure, affordability or support options (B.3.2.1.4).
- Maintain a balance of primary rental and ownership housing stock as outlined in the Affordable Housing Strategy (B.3.2.1.5).
- Increase the mix and range of housing types, forms, tenures, densities, affordability levels, and housing with supports throughout the urban area of the City (Policy B.3.2.1.6).
- Promote subdivision design and building orientation to maximize energy efficiency and conservation, improve air quality, reduce greenhouse gas emissions, promote green infrastructure and preserve and/or enhance natural features (B.3.2.1.7).

Policy B.3.2.4.1 states that the City should plan for the full continuum of housing to ensure that an appropriate range and mix of housing forms, types, and densities to meet market-based and affordable housing needs of current and future residents through residential intensification, new development, and redevelopment is available. The full continuum of housing includes built form, tenure and affordability including single detached dwellings, semi-detached dwellings, duplexes, townhouses of various types (street, block, stacked), apartments and other forms of multiple dwellings, and lodging houses, built at a range of densities and ownership and rental tenures.

Policy B.3.2.4.2 states that the development of housing with a full range of tenure, affordability, and support services shall be provided for and promoted throughout the City in accordance with the City's Housing and Homelessness Action Plan, and the Housing Targets provided in B.3.2.1 and B.3.2.2.

## 7.3 Planning Analysis

With respect to an additional dwelling unit and an additional dwelling unit - detached, Policy B.3.2.4.4 states that these shall be permitted on a single, semi-detached or street townhouse lot in all Institutional, Neighbourhoods, Commercial and Mixed Use designations, as shown on Schedule E-1 - Urban Land Use Designations, provided it complies with all applicable policies and Zoning By-law regulations.

Policy B.3.2.4.8 states that where there is documented unmet needs for housing tenure, affordability levels or support services, priority shall be given to development Applications that help meet those needs. Policy B.3.2.4.9 states that in planning for the creation of complete communities and to support the creation of family friendly housing, the City will utilize available tools to require multi-unit residential developments to incorporate a mix of unit sizes and accommodate a range of household sizes and income levels.

Further, Policy B.2.4.10 support that the population and household forecasts identified in Tables A.1 and A.2 will be used to maintain, at all times, the ability to accommodate residential growth for a minimum of 15 years through residential intensification and, where new development is to occur, land with servicing capacity sufficient units available through suitably zoned lands to facilitate residential intensification.

The Elfrida Secondary Plan Area is anticipated to provide a range and mix of dwelling types to accommodate the estimated 64,392 people who will live in the Elfrida by the year 2051. To accommodate this population growth, it is anticipated that approximately 25,266 residential units will be needed within Elfrida. These residential units are to include a mix and range of unit types and tenures, including single detached, semi-detached, townhouses, including street, block, back-to-back, stacked and stacked back-to-back, as well as apartment and condominium dwellings with a range of unit types and sizes (i.e., one bedroom, two bedroom, etc.), as identified in **Table 8** above (PPS Policy 2.2.1 and UHOP Policies B.3.2.1.1, B.3.2.1.4, B.3.2.1.6, B.3.2.4.9).

The provision of these residential dwellings will assist the City of Hamilton in accommodating its forecasted residential growth for the next 15 years (PPS Policy 2.1.4 and UHOP Policy B.2.4.10) and help to achieve the density target of 70 persons and jobs per hectare for designated greenfield areas (PPS Policy 2.3.1.4 and HUHOP Policy A.2.3.4.3). Accordingly, the Elfrida Secondary Plan includes a land use plan and policies that support the development of a complete community by encouraging a compact built form through permissions for a range and mix of housing options and densities within the low density, medium density and medium-density mixed-use and high-density mixed-use designations. These land use designations will provide housing options that efficiently utilize existing and proposed infrastructure, public service facilities and transit with higher density housing options clustered around transit services and stations (PPS Policy 2.2.1).

The Elfrida Secondary Plan Policies and corresponding schedules identify and speak to the location of a variety of uses, including mixed-use areas and the delineation of local and community retail nodes, as well as potential locations for parks, open spaces, and institutional uses to ensure Elfrida is developed as a complete community (UHOP Policy B.3.2.1.2). Further, policies in the Elfrida Secondary Plan establish a minimum area of non-residential gross floor area (i.e., retail, commercial, etc.) that is needed to support the planned residential uses. These non-residential uses are intended to be located within 800 metres (approximately 10 minutes walking distance) of all residents of Elfrida providing residents with options to shop, work and play in their community and be easily accessible via multi-modal transportation (PPS Policy 2.3.1.2 and UHOP Policy B.3.2.1.7).

Regarding the provision of affordable housing and housing with supports, the Elfrida Secondary Plan policies and corresponding UHOP policies align with the City's housing and homeless plans and the aim to address housing needs from an affordability and rental perspective. Through the provision of 25,226 residential dwellings in a range and mix of housing options, densities and tenures, there will be a variety of ground-oriented and vertical dwelling housing options to align with market demands at various levels of affordability on the housing continuum. The development of the Elfrida Secondary Plan, through future planning applications, will be evaluated to ensure development achieves the City's policies regarding a balance of a full range of tenure, affordability, and support services (UHOP Policy B.3.2.1.3).

The Urban Design Guidelines and Transportation Assessment, which have been prepared alongside the Elfrida Secondary Plan, provide the anticipated rights-of-way cross sections that can accommodate active transportation infrastructure, including multi-use paths and dedicated bicycle lanes (UHOP Policy B.3.2.1.7). While limited transit service existing within the Elfrida Lands area today, it is anticipated that as the Elfrida Lands develop additional transit options to, from and within the Elfrida Lands will be implemented. The anticipated rights-of-way cross sections contemplate transit connectivity by providing vehicle lanes wide enough to accommodate buses and areas for bus shelters/seating areas.

In our opinion, the Elfrida Secondary Plan aligns with the housing policies in the PPS and UHOP by supporting the development of Elfrida as a complete community that will provide for the full continuum of housing with an appropriate range and mix of housing forms, types, densities and tenures to meet market-based and affordable housing needs to the year 2051. Further, policies and schedules in the Elfrida Secondary Plan ensure that Elfrida will be developed as a complete community at a density that supports transit infrastructure and ensures residents are provided with access to community amenities in proximity to where they live. As such, the Elfrida Secondary Plan is consistent with the housing policies provided in the PPS and in Chapter B, Section 3.2 of the UHOP, as well as other policies associated with the provision of housing.

8

Conclusion

The Elfrida Secondary Plan will support the creation of a new, complete community, as it establishes the planning framework for the eventual built out of a healthy, safe, comfortable, accessible community that promotes a high quality of life within a variety of interconnected, walkable neighbourhoods and a mixed-use community core. The Secondary Plan policies support the development of a mix of housing options to meet the needs of current and future residents with the support of an integrated transportation network and the protection of existing natural heritage system features.

The Secondary Plan builds on the history of land use planning efforts and initiatives related to the Elfrida Lands undertaken by both the City and the ECGB and has been informed by the completion of several supporting studies and reports which have shaped the creation of the proposed Secondary Plan.

From a planning policy perspective, the Secondary Plan is consistent with the PPS, and generally conforms to the UHOP, except where modifications are proposed and rationalized, and responds to the City of Hamilton’s draft Secondary Plan Guidelines for Urban Expansion Areas.

Accordingly, this Planning Justification Report and Secondary Plan Report concludes that the proposed Elfrida Secondary Plan is appropriate and desirable in land use planning terms, and we recommend that the proposed Secondary Plan be approved.



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**David Falletta** MCIP, RPP



# Appendix A

Response to  
Formal  
Consultation  
Comments

## Response to Formal Consultation Comments

A Formal Consultation (FC) document was issued by the City of Hamilton on December 19, 2025, to identify requirements and supporting materials needed for the submission of an Official Plan Amendment to establish a new Secondary Plan for the Elfrida Lands (the 'Application'). The FC File Number is FC-25-071.

A copy of the signed FC document has been submitted with the Application. The FC document identified numerous reports, studies, and plans required to support the Application, as listed in **Table 1** below. All the required supporting material identified in the FC document has been submitted with the enclosed Application

**Table 1 – Required Reports, Studies and Plans**

Required Supporting Material	Submitted	Standalone or Part of Report/Study
Draft Urban Hamilton Official Plan Amendment and Draft Rural Hamilton Official Plan Amendment	✓	Draft Urban Hamilton Official Plan Amendment and Draft Rural Hamilton Official Plan Amendment
Land Use/Commercial Needs Assessment	✓	Commercial Needs Assessment
Housing Needs Assessment (Housing Report)	✓	Planning Justification Report and Secondary Plan Report
Planning Justification Report	✓	
Secondary Plan Report	✓	
Summary Response to Formal Consultation Comments	✓	
Urban Design and Architectural Guidelines	✓	Urban Design Guidelines
Residential Development Phasing Strategy	✓	Water and Wastewater Servicing Master Plan
Energy and Environmental Assessment Report	✓	Energy and Environmental Assessment Report
Environmental Impact Statement	✓	Subwatershed Plan
Karst Assessment/Karst Contingency Plan	✓	
Linkage Assessment	✓	
Sub-Watershed Plan and/or updated to existing Sub-Watershed Plan	✓	
Tree Protection Plan	✓	
Hydrogeological Study	✓	

Required Supporting Material	Submitted	Standalone or Part of Report/Study
Grading Plan	✓	Water and Wastewater Servicing Master Plan
Master Drainage Plan	✓	
Stormwater Management Report/Plan and/or updated to existing Stormwater Management Plan	✓	
Phasing Plan	✓	
School Accommodation Issues Assessment	✓	Community Infrastructure Assessment Report
Water and Wastewater Servicing Master Plan	✓	Water and Wastewater Servicing Master Plan
Updated Terms of Reference for a Stormwater Servicing plan, including a summary of all work completed to date	✓	
Agricultural Impact Assessment	✓	Agricultural Impact Assessment
Landfill Impact Study/Odour Impact Assessment	✓	Land Use Compatibility and Air Quality and Odour Impact Study
Transportation Management Study	✓	Transportation Management Study and Transportation Assessment
Pedestrian Route and Sidewalk Analysis	✓	
Transportation Assessment	✓	
Cycling Route Analysis	✓	
Transportation Demand Analysis	✓	
Right-of-Way Dedications	✓	
Daylight Triangle Dedications	✓	
Transit Assessment	✓	
Cost Acknowledgement Agreement	✓	Cost Acknowledgment Agreement (Part of Application form)
Public Consultation Summary and Comment Response	✓	Planning Justification Report and Secondary Plan Report
Indigenous Community Consultation and Comment Response	✓	Indigenous Engagement Framework Report

A summary of the FC comments and how the Application responds to the comments is provided in **Table 2** below.

**Table 2 – Summary and Response to FC Comments**

<b>Commenting Agency</b>	<b>Summary of Comments</b>	<b>Response Summary</b>
<b>Corporate Real Estate</b>	Staff acknowledged that ongoing monitoring and coordination of municipal service locations (e.g. Fire, EMS, HSR) on City land within Elfrida has been occurring. No required submission items were identified.	While no submission requirements were identified, a Community Infrastructure Assessment Report, which includes an Emergency Services Assessment, and other supporting reports and studies have been completed that identify existing and proposed municipal services and infrastructure.
<b>Cultural Heritage</b>	Staff identified that policies in the Official Plan Amendment would need to identify the need for additional archaeological assessments for future development areas, including the lands around sites (AhGw-73, AgGw-19, AgGw-61) and the Swayze Family Cemetery located at 370 Regional Road 5.	The Elfrida Secondary Plan includes policies that require development applications to demonstrate consistency with the Provincial Planning Statement, which includes policies that require the completion of archaeological assessments. In addition, the provisions of the UHOP, as it relates to the completion of archaeological assessments, continue to apply to all future development applications within the Elfrida Secondary Plan area.
<b>Hamilton Street Railway</b>	HSR Staff required that a Transportation Assessment be completed and address TOD Guidelines, mode share projections, existing and future transit connections, ridership level changes, transit service recommendations, new transit service needs and recommendations on transit stop or station upgrades.	A Transportation Assessment has been completed and generally addresses the TOD Guidelines and provides an overview of the existing transit network and its level of service, details the future background bus network based on the HSR Next Network Plan, and provides a proposed Elfrida Transit Plan, which includes details on potential transit stop locations and transit routes.

<b>Commenting Agency</b>	<b>Summary of Comments</b>	<b>Response Summary</b>
<b>Natural Heritage</b>	<p>Staff note that there are existing significant core areas and linkages within the Elfrida Lands. To evaluate these features and ensure the Secondary Plan policies and schedules address environmental features, Staff required that an EIS, Linkage Assessment, Tree Protection Plan (TPP), Karst Assessment and Subwatershed Study.</p>	<p>A Subwatershed Study, which includes the items required by Staff noted in the adjacent column, has been prepared and includes an analysis to characterize existing subwatershed conditions, identify opportunities and constraints for development, evaluate potential impacts of development on the health of the subwatersheds, and outline protective measures, mitigative methods and restoration opportunities, to help ensure features are protected and enhanced, where possible. An analysis of existing natural heritage features, where sensitive and hazardous lands are located, and lands where development may be permitted are included in the Subwatershed Study. Further, the Subwatershed includes an analysis of linkages, trees and key hedgerows, and karst and karstic conditions, which have informed the creation of the Elfrida Secondary Plan and associated policies. Woodland areas have been identified for protection in the Subwatershed Study. Site specific Tree Protection Plans would be a future planning application undertaken by individual landowners.</p>
<b>Office of Climate Change Initiatives</b>	<p>Staff required that an updated Environmental and Climate Change Assessment report be provided and that it models GHG emission impacts and includes a proposal and commitment to integrate mitigation measures and demonstrate how the development will not</p>	<p>An Energy and Climate Change Assessment Report has been prepared to demonstrate the impact of the potential Secondary Plan on the City's ability to achieve carbon neutrality and demonstrate the opportunities to reduce climate change impacts and avoid climate change risks. The Energy and Climate Change Assessment Report provides a roadmap for creating an energy-efficient, low-carbon community that is mindful of</p>

Commenting Agency	Summary of Comments	Response Summary
	<p>compromise Hamilton's Net Zero Carbon by 2050 goal.</p>	<p>affordability for homebuyers, and aims to demonstrate that growth can be achieved affordable without placing an unreasonable burden on the environment at a price that homebuyers can continue to afford.</p>
<p><b>Growth Management</b></p>	<p><b>Subwatershed Study</b></p> <p>Staff noted that an updated Phase 1 sub watershed study is required to develop an impact assessment and management strategy as part of the Secondary Plan. A new draft Terms of Reference for Stages 2 and 3 of the sub watershed that must, at a minimum, meet the criteria previously established in the attached Terms of Reference (C3-10-14) as well as alignment with the Province's Draft Subwatershed Planning Guide (MECP, 2022)</p>	<p>An updated Subwatershed Study has been included and satisfies the requirements outlined in the Elfrida SWP Terms of Reference (ToR) and process described by the Ministry of the Environment, Conservation and Parks (MECP) Draft Subwatershed Planning Guide, dated January 2022, in accordance with relevant federal, provincial, and local municipal planning and environmental policy.</p>
	<p><b>Water &amp; Wastewater Servicing Master Plan</b></p> <p>Staff noted that a Master Plan must identify servicing infrastructure required to support the development of the Elfrida Lands and potential upgrades to existing or planned systems. Detailed sanitary flow calculations, watermain hydraulic analysis, fire flow capacity, and system connections were requested to demonstrate compliance with City and Provincial standards.</p>	<p>A Master Servicing Study was completed and includes an analysis on the existing and required water supply and distribution and wastewater system. The Master Servicing Study notes that servicing of the Elfrida Lands will require extension of the adjacent existing local water distribution system to and throughout Elfrida. A conceptual potable water distribution network has been developed to service the Elfrida Lands and is identified in the Master Servicing Study. Further, an analysis of existing sewer capacity was completed. The Master Servicing Study includes a proposed sanitary sewer</p>

Commenting Agency	Summary of Comments	Response Summary
		network that represents a conceptual layout developed based on the assumed population and growth scenarios for the Elfrida Lands.
	<p><b>Stormwater Management Plan</b></p> <p>Staff noted that stormwater management is required to be integrated into the Servicing Master Plan in coordination with the grading plan. Further, Staff noted that pre- and post-development storm drainage plans are to be provided, including quantity and quality controls.</p>	<p>The Master Servicing Study includes a conceptual storm drainage area plan along with conceptual grading plans p to identify the potential location and rough sizing of stormwater management facilities within the Elfrida Lands and have been incorporated into the Elfrida Secondary Plan schedules.</p>
	<p><b>Phasing</b></p> <p>Staff requested information on the phasing of the Elfrida Lands, including the identification of interim or temporary servicing constraints.</p>	<p>The Master Servicing Study provides a proposed phasing plan for water and wastewater servicing that contemplates servicing across the entire Elfrida Secondary Plan area.</p>
	<p><b>Hydrogeological</b></p> <p>A hydrogeological study was requested to characterize soils and groundwater, assess constraints and opportunities, and demonstrate that the Elfrida Secondary Plan could be accommodated without adverse impacts.</p>	<p>A Hydrogeological Assessment has been completed and forms part of the Subwatershed Study. The hydrogeological study characterizes the existing hydrogeological conditions and provides direction to protect, restore, or enhance the function of groundwater flow systems and groundwater discharge areas (i.e., watercourses and wetlands). Further, the assessment establishes pre-</p>

Commenting Agency	Summary of Comments	Response Summary
		development infiltration targets to maintain or improve existing groundwater recharge function under the post-development condition.
	<p><b>Grading</b></p> <p>Staff requested that a conceptual grading and drainage plan be prepared to demonstrate compatibility with existing topography and the Concept Plan. Staff identified that the grading and drainage plan is to be coordinated with servicing and stormwater management design to confirm the feasibility of the conceptual stormwater management facilities, overland flow routes and the layout of infrastructure.</p>	<p>The Master Servicing Study provides a preliminary grading design based on the grading design constraints based on the road network for the Elfrida Lands. The Master Servicing Study was prepared in coordination with the conceptual servicing and storm drainage area plan to identify the location and rough sizing of stormwater management ponds. Further, the Master Servicing Study identifies that grading plans for each development parcel will be detailed during subsequent planning applications (e.g., Draft Plan of Subdivision).</p>
	<p><b>Cost Sharing</b></p> <p>Staff identified that a cost-sharing agreement would need to be coordinated and entered into to coordinate phasing and allocation of infrastructure and community facility costs (e.g., parks, roads, schools, SWM ponds, etc.).</p>	<p>The Elfrida Secondary Plan includes cost-sharing policies that identify that development in the Elfrida Secondary Plan 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.</p>

Commenting Agency	Summary of Comments	Response Summary
<p><b>Sustainable Communities</b></p>	<p>Staff requested further detailed Secondary Plan mapping to identify the residential areas, mixed-use areas, employment areas, parks and open space networks, core areas and linkages, institutional uses, and phasing areas. Further, Staff also requested that the location of major, minor and arterial roads and any proposed community nodes, and gateways be identified.</p> <p>Staff identified a list of submission requirements that must be included as part of a complete application, including:</p> <ul style="list-style-type: none"> <li>• Agricultural Impact Assessment</li> <li>• Planning Justification Report</li> <li>• Commercial Needs and Impact Assessment</li> <li>• Recreation Needs Assessment</li> <li>• Energy and Environmental Assessment Report</li> <li>• Financial Impact Analysis and Financial Strategy</li> <li>• Housing Report</li> <li>• Landfill Impact Assessment / Odour Impact Assessment</li> <li>• Official Plan Amendment (Rural &amp; Urban Hamilton OP)</li> <li>• Public Consultation Strategy</li> </ul>	<p>The Planning Justification and Secondary Plan Report, among other supporting reports and studies submitted as part of the Elfrida Secondary Plan, include the delineation of Land Uses, Natural Heritage Systems and Floodplains, and Transportation Classification Plans, include the locations of arterial and collector roads. The Elfrida Secondary Plan includes three associated schedules, which also describe the above.</p> <p>Regarding the list supporting studies and reports, these have been submitted as part of the Elfrida Secondary Plan application, as described in <b>Table 1</b> above.</p>

Commenting Agency	Summary of Comments	Response Summary
	<ul style="list-style-type: none"> <li>• Secondary Plan Report (can be combined with the Planning Justification Report) • Servicing Master Plan</li> <li>• Sub-watershed Plan</li> <li>• Urban Design Guidelines;</li> <li>• Transportation Management Plan / Study.</li> </ul> <p>Staff provided reference to several policies in the UHOP regarding the creation of secondary plans.</p>	
<b>Transportation Planning</b>	<p>Staff identified that a Transportation Assessment be completed and include a Cycling Route Analysis, Pedestrian Route and Sidewalk Analysis, Transit Assessment, Transportation Demand Management, Infrastructure Improvements, Right-of-Way Dedications and Daylight Triangle Dedications. Staff also provided details on existing and anticipated ROWs.</p>	<p>A Transportation Assessment has been completed and includes a Cycling Route Analysis, Pedestrian Route and Sidewalk Analysis, a Transit Assessment, Transportation Demand Analysis, Right-of-Way Dedications, Daylight Triangle Dedications, and provides commentary on infrastructure improvements to facilitate the buildout of the Elfrida Secondary Plan area. Cross-sections of anticipated ROWs are also provided, including for local roads and minor and major collector and arterial roads.</p>
<b>Urban Design</b>	<p>Staff expressed concerns regarding the scale and interface of the 'Potential Intensification Hub' and 'Intensification Corridors' and requested a more detail vision and set of principles for the Natural Heritage System and developable areas. Further, Staff identified that there was a lack of coherent parks and open space planning and community</p>	<p>Urban Design Guidelines have been prepared and outline the community vision and design principles that will help guide development in the Elfrida Secondary Plan Area. The Urban Design Guidelines provide design guidelines on key elements of the Elfrida Secondary Plan, including details on the Community Hub and Intensification Corridors, open space networks, including parks, open spaces, natural areas, stormwater management, bicycle and pedestrian</p>

<b>Commenting Agency</b>	<b>Summary of Comments</b>	<b>Response Summary</b>
	<p>related uses throughout the plans. Staff identified that Urban Design Guidelines and related policies and guidelines be prepared that speak to: Corridors, Transit Supportive Communities, Schools, Parks and Parkettes, sense of place, focal points, pedestrian focus streets, linear greenway, NHS, greening and landscaping, environmental design, commercial and employment uses, a mix of uses, and connectivity.</p>	<p>trails, and gateways, streets and block pattern, community edges, focal areas, landmarks, focal points and view termini. The Urban Design Guidelines also include direction on streetscape design, including building-to-street relationship and road typologies.</p>
<b>Waste Management</b>	<p>Staff identified that no Waste Management requirements are applicable at this stage of the application but will be needed at later stages of the development process.</p>	<p>Acknowledged.</p>
<b>Zoning</b>	<p>Staff identified that zoning will be reviewed when it is in place and finalized. No requirements were identified.</p>	<p>Acknowledged.</p>
<b>Hamilton International Airport</b>	<p>Staff noted that there was no objection in principle with the Elfrida Secondary Plan, that portions of the Elfrida Lands were within NEF 25 and 28 contours and the Airport Zoning Regulations, and that noise mitigation measures may be required for future development.</p>	<p>A review of the NEF contours was completed as part of the preparation of the Elfrida Secondary Plan. It is acknowledged that noise mitigation measures may be required for future development and will be determined through subsequent development applications.</p>

Commenting Agency	Summary of Comments	Response Summary
<p><b>Hamilton Wentworth Catholic District School Board</b></p>	<p>Staff required that a Residential Development Phasing Strategy be provided along with further information on the phasing, dwelling unit type and dwelling unit density to allow for the preparation of a school accommodation assessment. Staff also required that the secondary plan include policies and identify elementary school and secondary school sites.</p>	<p>Both the HWCDSB and HWDSB provided School Accommodation Issues Assessment documents in March 2026 based on the anticipated phasing of development, dwelling unit types and dwelling unit densities. These School Accommodation Issues Assessment documents identified the current and anticipated capacity, enrolment, and utilization rates for the surrounding schools, the projected number of elementary and secondary students to the year 2033 for the HWCDSB and 2035 for the HWDSB, and the identification of school site requirements to accommodate the anticipated pupil yield from the Elfrida Secondary Plan Area.</p>
<p><b>Hamilton Wentworth District School Board</b></p>	<p>Staff required that a School Accommodation Issues Assessment be provided. This Assessment would be based on a preliminary development phasing strategy and the provision of information regarding the anticipated number of dwellings and their typology, anticipated density, and phasing. Staff also provided comments on school locational criteria.</p>	<p>The proposed Elfrida Secondary Plan contemplates seven (7) public elementary schools and one (1) public secondary school and five (5) catholic elementary schools and one (1) catholic secondary school.</p> <p>School sites have been planned to achieve both the HWCDSB and HWDSB size and location requirements (i.e., frontage along public roads). As the Elfrida Secondary Plan application progresses, updates to determine the anticipated elementary school pupil yield will be completed to ensure enough elementary school sites are identified and planned for.</p>

<b>Commenting Agency</b>	<b>Summary of Comments</b>	<b>Response Summary</b>
<b>Niagara Peninsula Conservation Authority</b>	NPCA requested an updated terms of reference for an Subwatershed Study and to visit the site to assess watercourses and wetlands.	An updated Subwatershed Study has been included based on the submitted terms of reference. It is expected that site visits may occur as part of the next phase of the Subwatershed Study and/or through future planning processes.



# Appendix B

A large, thick red circular graphic that is partially cut off by the right and bottom edges of the page. It contains a white circular area in the center.

Public  
Consultation  
Summary  
Report

***Public Consultation Summary and Comment Response Report<sup>1</sup>***  
***Elfrida Lands Secondary Plan Application***

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Bousfields Inc. is the planning consultant for the Elfrida Community Builders Group Inc. (“**ECBG**”), a group of landowners that represent over 70% of the lands within the Elfrida area of the City of Hamilton (the “**Elfrida Lands**”). The purpose of this Public Consultation Summary and Comment Response Report is to summarize the public consultation conducted by Bousfields, and to fulfill the Complete Application requirement to complete an online community meeting and prepare this document for the Official Plan Amendment application to implement a Secondary Plan for the Elfrida Lands (the “**Application**”). This Report has been prepared in accordance with the City of Hamilton’s Public Consultation Summary and Comment Response Guidelines (last updated October 2022, revised July 2025).

**Distribution of Meeting Notice<sup>2</sup>**

On February 6, 2026, **3,094 copies** of the notice (**Attachment 1**) prepared by Bousfields pertaining to an online community meeting for the Application were delivered by Canada Post to each property/residential unit within a 400-metre radius of the Elfrida Lands (circulation map, prepared by Bousfields, included as **Attachment 2**). The notice was sent via email by Bousfields on February 6, 2026, to Councillor Brad Clark and Councillor Mark Tadeson’s offices, and City Staff.

The notice was also sent via email by SL Indigenous Advisory Services (the Indigenous engagement consultant) on February 6, 2026, to the Mississaugas of the Credit First Nation, Six Nations of the Grand River, the Haudenosaunee Development Institute, the Huron-Wendat Nation, the Métis Nation of Ontario, and the Hamilton Regional Indian Centre. A summary of all Indigenous engagement activities undertaken in support of the Application can be found in the Indigenous Engagement Framework Report.

As a key community engagement tool, ECBG’s project website [www.elfridalands.ca](http://www.elfridalands.ca) was updated to include details of the community meeting, including a registration link. Additionally, information regarding the Application was added to the website, and all studies and reports that are submitted as part of the Application will be made available on the website at a later date.

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<sup>1</sup> Referred to in UHOP policy F.1.2.8(g)(viii) as the Public Consultation Strategy

<sup>2</sup> Timing of the notice distribution and recipients list meets the requirements of the City of Hamilton’s Public Consultation Summary and Comment Response Guidelines

## Details of Community Meeting

The online community meeting was held on Wednesday, February 18, 2026 from 6:30 PM to 8:00 PM on Zoom Webinar. The meeting was attended by **60 participants**, which included members of the consultant team, ECBG, City of Hamilton Staff, Councillor Brad Clark, Councillor Mark Tadeson and approximately 37 members of the public. The Zoom Webinar platform was hosted by Bousfields, and the presentation and facilitation of the Q&A session was led by Bousfields. The members of the panel included:

Association	Name	Role
Bousfields Inc.	David Falletta	Presenter / Q&A
	Jocelyn Deeks	Facilitator
	Alex Smiciklas	Facilitation Support
	Liam Murphy	Facilitation Support
Colville Consulting Inc.	John Liotta	Q&A
Crozier	Alexander Fleming	Q&A
	Aaron Wignall	Q&A
Parcel Economics	Craig Ferguson	Q&A
SL Indigenous Advisory Services	Sara Jane Souliere	Q&A
SLR Consulting	Diane Freeman	Q&A
Stantec Consulting Ltd	Nathan Jamieson	Q&A
	Tim Gallagher	Q&A

The consultant team provided a presentation (**Attachment 3**) from 6:30 PM to approximately 7:15 PM, including a slide deck with information regarding the context of the Application, including the planning process, existing policy and regulatory context, and the broader approvals process for the Elfrida Lands. Details were provided on what a Secondary Plan entails, including the required reports and studies. The vision and guiding principles were shared, along with the various draft elements of the plan, such as stormwater management facilities, the street and transit network, parks and open space, schools, and emerging land uses, among others. A question-and-answer session occurred following the presentation.

## Summary of Questions and Responses During Q&A Session

The following questions were asked during the community meeting and answered by members of the project team live during the Q&A Session. These questions have been summarized and organized by theme:

## Agriculture

- **Prime Agricultural Land:** A question was asked clarifying which lands are currently classified as prime agricultural lands and which are not, and whether there has been consideration about preserving farmland in the Elfrida Lands as long as possible
  - **Response provided during the meeting:** Colville Consulting Inc. clarified the difference between prime agricultural lands and prime agricultural areas. Prime agricultural areas are identified in the Rural Hamilton Official Plan. The majority of the Elfrida Lands are designated agriculture, which includes prime agricultural areas, while the balance is designated rural. There are prime agricultural lands within the prime agricultural areas and rural lands, which are based on the Canada Land Inventory (CLI) classification (being CLI Classes 1, 2 and 3). The majority of the Elfrida Lands are prime agricultural lands and prime agricultural areas; however, most highly protected agricultural lands are avoided by preserving the specialty crop area and the Greenbelt plant lands. Within the Agricultural Impact Assessment, we have recommended an approach to future development where lands that are currently cultivated are left in production for as long as possible and until they are needed for development. Bousfields also added that the Elfrida Lands are Whitebelt lands, and that they fall outside of the Greenbelt Plan area, which has protected agricultural lands.

## Traffic and Transportation

- **Traffic:** A question was asked if a traffic impact assessment has been done to model vehicle travel to and from the site along the Queen Elizabeth Way (QEW). The participant noted that currently during peak times, there is heavy traffic going down the mountain to the QEW from both Upper Centennial Parkway and Red Hill Valley Parkway.
  - **Response provided during the meeting:** Crozier explained that traffic modeling is being studied right now, as part of the upcoming Application. It builds on work that was previously done by the City of Hamilton and its GRIDS 2 work that was done at a higher level. The work will inform our understanding of how many vehicle, transit and pedestrian trips are going to be produced by the Elfrida Lands, and where the destinations will be. The QEW and areas of Hamilton closer to Lake Ontario will be a highly frequented destination.

- **Road Network:** A couple questions were asked regarding the existing and planned road network in the area, including whether there are any roads (other than Centennial Parkway) that are planned to access lower parts of Hamilton, and what sort of improvements could be made to Highway 56.
  - **Response provided during the meeting:** Crozier explained that the Elfrida Lands will be accessed by many existing arterials such as Rymal Road, Highway 56, Highway 20, and Trinity Church Road, among others. In addition, there will be a robust grid-like network of collector roadways that will connect to these arterial roads and to other planned roads, such as the Red Hill Valley extension and 20 Road East. There will be multiple entry and exit points to the Elfrida Lands, to ensure that traffic isn't concentrated to a single area. The Elfrida Lands will also be designed as a complete community, with retail and services interspersed throughout the Elfrida Lands, so that future residents will not need to leave the area to access daily needs. Regarding Highway 56, Crozier anticipates that their analysis may show that it needs to be widened to have a similar width to Upper Centennial Parkway. When these widenings occur, other modes of transportation are also studied to ensure that it is also safe and attractive for transit users, cyclists and pedestrians.

### **Natural and Built Heritage**

- **Tree Protection:** A question was asked about a Tree Protection Plan, and if there will be any protected trees in the Elfrida Lands.
  - **Response provided during the meeting:** Stantec Consulting Ltd. clarified that any densely populated wooded areas will be protected. Stantec further noted that, where they have been granted permission to enter, they have done a detailed inventory of the existing vegetated community across the Elfrida Lands. Ecological land classification mapping has been developed to differentiate wetlands, woodlands and other areas within the Secondary Plan area. Inventory and preservation of individual trees will be part of the next stage of the planning process during a Draft Plan of Subdivision and Site Plan applications on individual sites. Environmental Impact Studies for that inventorying creates an in depth understanding of what is on the landscape and creates a strategy to manage and protect trees or compensate for any that need to be removed. Bousfields added that the proposed Official Plan policy framework will identify the need to create new tree planting areas within streets and public areas, which will provide additional direction to add more trees to the Secondary Plan.

- **Buffer Zones:** A question was asked whether green space buffer zones would be built between existing residents on rural roads and new development, or if new homes would be built right up to abutting property lines.
  - **Response provided during the meeting:** Bousfields explained that a policy framework is being identified to look at the edges of the Secondary Plan area, and determine how compatibility between land uses is maintained, and ensure existing uses (such as homes and livestock facilities) are protected. This includes impacts such as shadowing, and transportation considerations (e.g. the appropriate location of roads), among others.
- **Heritage Buildings:** One participant asked if there are any heritage buildings within the Elfrida Lands that will be protected.
  - **Response provided during the meeting:** Bousfields explained that a Built Heritage Impact Assessment is required for the Application. If any of the existing buildings have heritage attributes that need to be preserved, it will be determined through the Application process.

### **Existing Community**

- **Existing Uses:** A couple questions were asked about what happens to all existing buildings in the Elfrida Lands, including the approximately 30% of landowners that are not part of the landowners' group, and whether they all agreed to the plan.
  - **Response provided during the meeting:** Bousfields clarified that all existing buildings are legally established and can continue to be maintained the way they are today and would only change if and when developed or redeveloped. In the long term, the Secondary Plan will direct how these lands can be redeveloped in the future. Elfrida is planned for the next 30 years and accommodate growth to 2051. Bousfields also shared that the *Planning Act* identifies regulations in terms of how an Official Plan can be amended, but that anyone can apply to make those amendments. There are public notification requirements, so all of the property owners within the Elfrida area have been notified of the landowners' group and have also been notified of the applications to redevelop these lands. It is very similar to the City of Hamilton updating and changing its official plan, on a City-wide basis or through its municipal comprehensive review, or GRIDS 1 and 2 process since those proposed changes to the Official Plan affect all landowners across the City. In this case, it is the majority of landowners in the Elfrida Lands that are the ones advancing the application.

## **Community Services and Facilities**

- **Schools:** A question of clarification was asked regarding total number of schools, and if twelve elementary schools and two high schools are planned for the Elfrida Lands.
  - **Response provided during the meeting:** Bousfields confirmed that there are twelve elementary schools and two high schools planned for the Elfrida Lands. It was noted that school boards were canvassed to identify and understand from them how they establish the need for schools. The 70 persons and jobs per hectare estimate translates into a population, which includes a pupil yield and determines the number of schools needed.
  
- **Hospitals:** A participant noted that there will be approximately 58,000 new residents but that no hospital had been mentioned and asked if there are plans to include one.
  - **Response provided during the meeting:** Bousfields explained that once an application for the Secondary Plan has been made, City Staff typically circulate it to all relevant departments and agencies, as well as provincial departments and ministries. Required emergency services or other public service facilities will be determined through that review during the Application process.
  
- **Multi-Use Trail:** A question was asked whether developers will be required to provide a multi-use trail from the Elfrida Lands to Binbrook as part of broader community benefits.
  - **Response provided during the meeting:** Crozier explained that multi-use paths within the Elfrida Lands are expected and would connect to other multi-use paths along major collector roads to be part of the broader transportation network. Crozier clarified that multi-use paths would not go to Binbrook as part of this Application and the need for any such pathway would be determined by the City of Hamilton.
  
- **Park Space:** A question was asked about what the community and neighbourhood parks space would look like in the future Elfrida Lands, and whether there is a plan for them to be connected with pathways and/or trails to serve multiple communities, of if they are primarily intended to serve the immediate/local community as stand-alone locations (e.g. a 500-metre radius around any given park).
  - **Response provided during the meeting:** Bousfields explained that the intent is to identify a number of parks at the Secondary Plan level, including

the general location and size of those neighbourhood and community parks. Then through detailed development applications, the specific size and locations will be determined, including how they connect and are made accessible to the broader community. How the park is ultimately designed is determined by the City, and the City's Recreation Master Plan identifies components of neighbourhood plans, and facilities that need to be accommodated within parks.

### **Construction**

- **Construction Timing:** A couple questions were raised about timing of construction, particularly regarding when shovels would first be in the ground, and when buildings/homes would start getting built.
  - **Response provided during the meeting:** Bousfields explained that there are three major milestones to the planning application process before any construction could begin. First there is the Urban Boundary Expansion, and then there is the Secondary Plan, which has not yet been submitted. Following these processes, site-specific development applications are required which the public will be notified about, and these applications require infrastructure to be in place prior to occurring. It's too early to determine exact timing at this point in the process; however, a Phasing and Implementation Plan is required as part of the Application and will determine general timelines.
  
- **Phasing:** A couple questions were asked about phasing, including where in the Elfrida Lands it is anticipated development would start first, what the first phase timeline would be, and how it gets determined when these lands will be phased into residential construction.
  - **Response provided during the meeting:** Bousfields explained that the Secondary Plan application will outline a Phasing Plan to describe how the area will develop over time, which is typically dictated by existing and planned infrastructure (e.g. sewers and water). Phasing will need to occur in an appropriate and orderly fashion, and City Staff will review and have input. Stantec added that the existing and planned infrastructure is being analyzed as part the Application process and will dictate some of the phasing. Bousfields anticipates that the first phase of development will be along the current urban boundary. There is no intention to start from the outside and work backwards, as it is most prudent to connect to existing roads.

## **Meeting Process**

- **Presentation Materials and Recording:** A couple participants asked if they could have a copy of the presentation slide deck and/or meeting recording following the community meeting.
  - **Response provided during the meeting:** Bousfields confirmed that participants are welcome to get in touch with the project team through the website contact form and would be happy to share a copy of the presentation with anyone that requests one.

## **Follow Up Response**

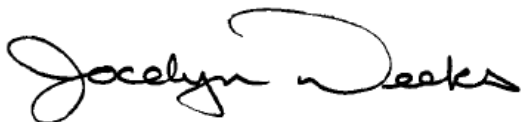
The following question was asked during the Q&A Session but was unable to be answered during the meeting. Responses to this unanswered question is provided below:

- **Landowners' Group:** A question was asked regarding how many different developers are part of the Elfrida Community Builders Group Inc.
  - **Response provided following the meeting:** Bousfields re-confirmed that the Elfrida Lands are approximately 1,200 hectares, and the ECBG makes up approximately 70% of the ownership, and approximately 80% of the land area. There are 26 landowners in the ECBG, and all registered owners listed on the Urban Boundary Expansion application can be found on the [City of Hamilton's website](#). This information will be provided again on the Application, once it is filed.

## **Next Steps**

Bousfields identified in the meeting that we can continue to be contacted with questions and comments on the proposed Urban Boundary Expansion using the 'Contact Us' submission form on the project website, [www.elfridalands.ca](http://www.elfridalands.ca). Comments and questions received during the public consultation meeting will continue to be considered throughout the review process.

**Bousfields Inc.**



Jocelyn Deeks, MCIP, RPP  
Partner

**Attachment 1**  
Community Meeting Notice

# Elfrida Secondary Plan Online Community Meeting

You are invited to a Community Meeting to discuss the details of the proposed Elfrida Secondary Plan, located in the southeast corner of Hamilton (adjacent to the existing urban area in upper Stoney Creek).

There will be a presentation by the project team followed by a Q&A session to ask questions and provide feedback.

Scan to Register



**Join the Meeting**  
February 18, 2026

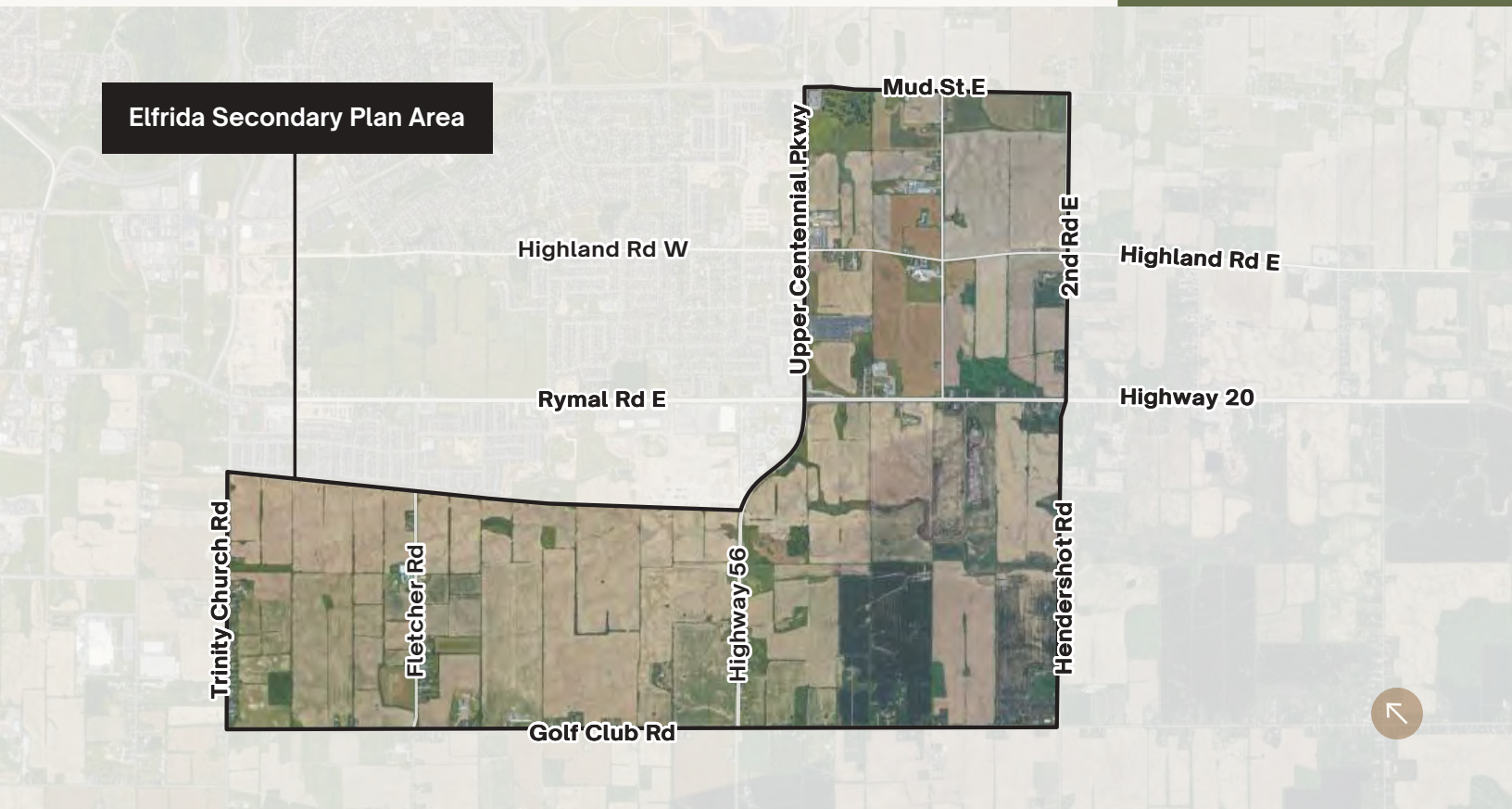
**Location**  
Zoom Webinar

**Link to Register**  
[bit.ly/elfridasecondaryplan](https://bit.ly/elfridasecondaryplan)

**Time**  
6:30-8:00PM

**Meeting ID**  
834 4796 9940

**Phone Dial-in**  
(647) 558-0588



# Elfrida Secondary Plan

## About the Proposal

---

### The Elfrida Secondary Plan Area

The Elfrida Community Builders Group is comprised of long-standing Hamilton residents and builders, who have contributed to much of the growth in the City of Hamilton. The Group members represent ~70% of the Elfrida Secondary Plan Area. Elfrida has been identified as Hamilton's intended next residential growth area for over 20 years and has gone through years of studies, evaluation, and public engagement.

### The Proposed Secondary Plan

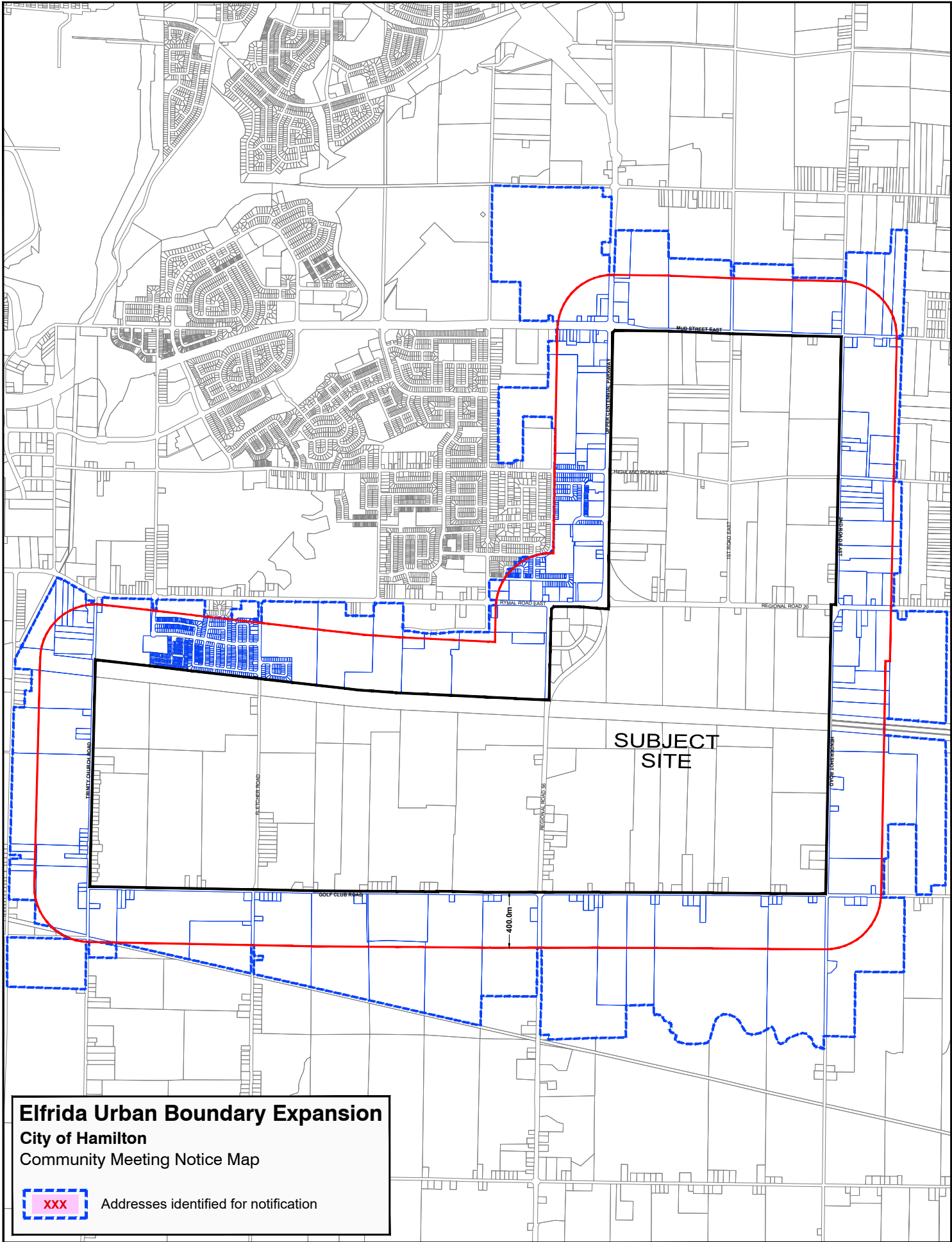
The Elfrida Secondary Plan is intended to create a complete community that provides a range and mix of housing to meet the needs of current and future residents. It will include an integrated transportation network with complete streets (with cycling facilities and multi-use paths), prioritize transit, and protect the natural heritage system.

The proposed Secondary Plan will establish a land use planning structure and associated policy framework to create a nodes and corridors structure, contributing to the creation of compact urban form that promotes active transportation and reduced vehicular travel, ultimately contributing to the principles of a sustainable community.

### Learning More

Please visit our project website [www.elfridalands.ca](http://www.elfridalands.ca) for more information about the proposal including application documents and key milestones through the process.

**Attachment 2**  
Circulation Map



**Elfrida Urban Boundary Expansion**  
**City of Hamilton**  
Community Meeting Notice Map

**XXX** Addresses identified for notification

**Attachment 3**  
Presentation



February 18, 2026

# Online Community Meeting

Elfrida Lands – Secondary Plan  
City of Hamilton



[www.elfridalands.ca](http://www.elfridalands.ca)



**BOUSFIELDS INC.**  
PLANNING & URBAN DESIGN

# 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.



# Agenda

Introductions

Elfrida Context

Application Summary

Elfrida Secondary Plan

Q&A

The image shows a Zoom meeting window with a presentation slide in the background. The slide features an aerial view of a city and contains the following text: "February 18, 2026", "Online Community Meeting", "Elfrida Lands – Secondary Plan", "City of Hamilton", and "BOUSFIELDS INC. PLANNING & URBAN DESIGN". A red speech bubble is on the left side of the slide. The Zoom toolbar at the bottom includes icons for Audio, Video, Raise hand, Q&A, Transcript, Show captions, and End. A dropdown menu is open for "Show captions", listing options like Record, Captions, Breakout rooms, Docs, Notes, Whiteboards, and Reset to default. Callout boxes with arrows point to these features: "Audio/Video" points to the Audio and Video icons; "Raise Hand" points to the Raise hand icon; "Type a Question" points to the Q&A icon; "Show Subtitles" points to the "Captions" option in the dropdown menu; "Switch View" points to the "View" icon in the top right corner; and "Leave Meeting" points to the "End" icon.

February 18, 2026

# Online Community Meeting

Elfrida Lands – Secondary Plan  
City of Hamilton

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www.elfrida.com

Audio/Video

Raise Hand

Type a Question

Show Subtitles

Switch View

Leave Meeting

- Record
- Captions
- Breakout rooms
- Docs
- Notes
- Whiteboards
- Reset to default
- Drag to reorder toolbar

Audio

Video

Raise hand

Q&A

Transcript

Show captions

End



# How should we approach this meeting?

1. Treat everyone with respect.
2. Listen and learn from each other's comments and questions.
3. Be a part of a fair and welcoming space, where everyone gets an opportunity to share.

# Meet Our Team



Planning & Community  
Engagement



Indigenous  
Engagement



Civil Engineering &  
Natural Heritage Systems



Transportation



Agriculture



Economics



Land Use  
Compatability

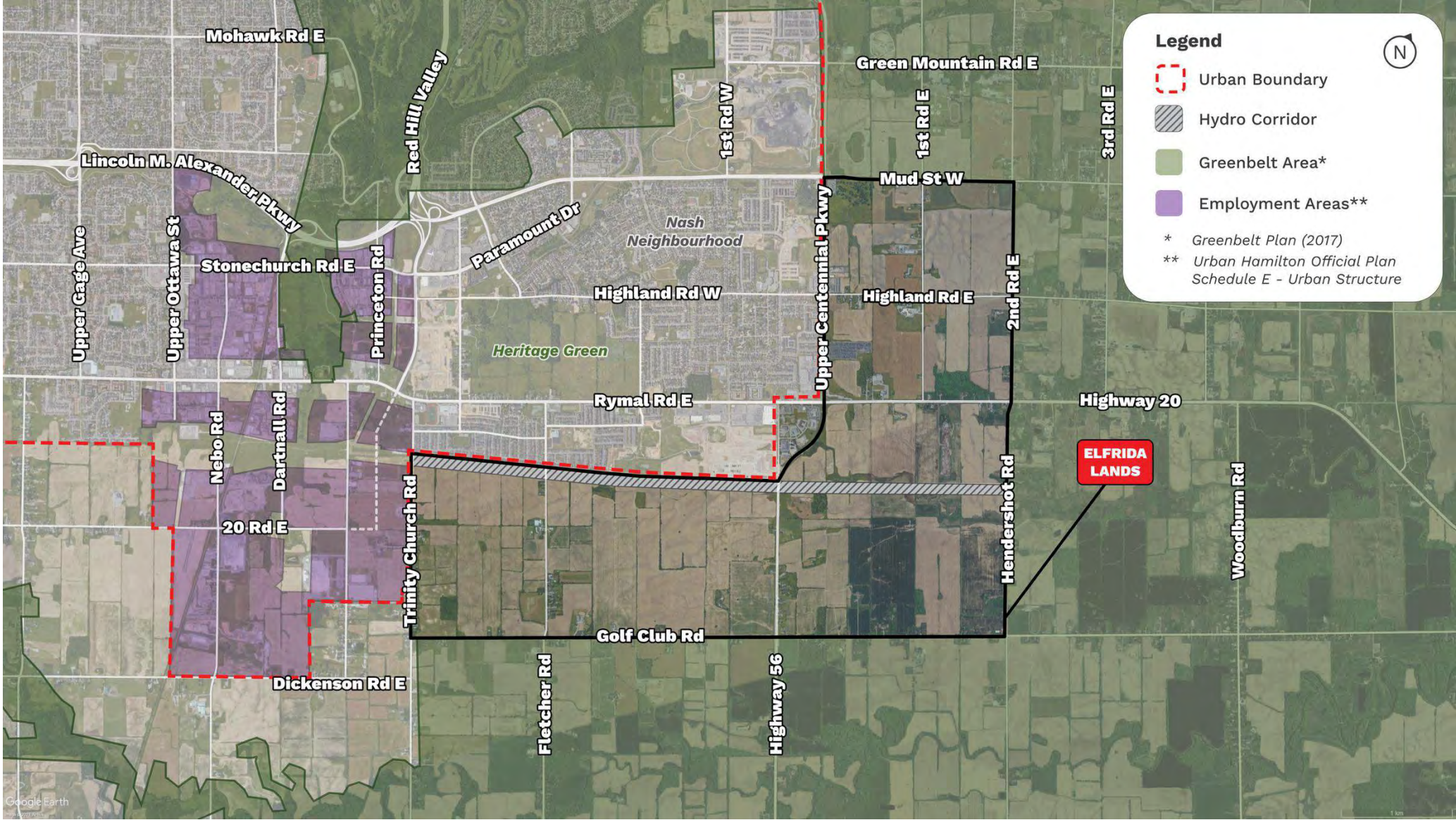
An aerial photograph showing a city area with a grid of streets and buildings, surrounded by large, rectangular agricultural fields. The image is dimmed, and the text 'Elfrida Context' is overlaid in the center. The city is located in the upper left and middle sections, while the agricultural fields dominate the lower and right sections. A road or canal runs through the center, separating the city from the fields.

# Elfrida Context

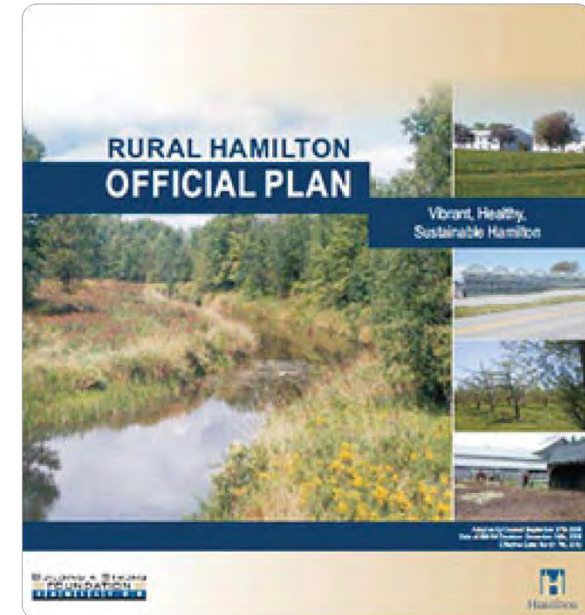
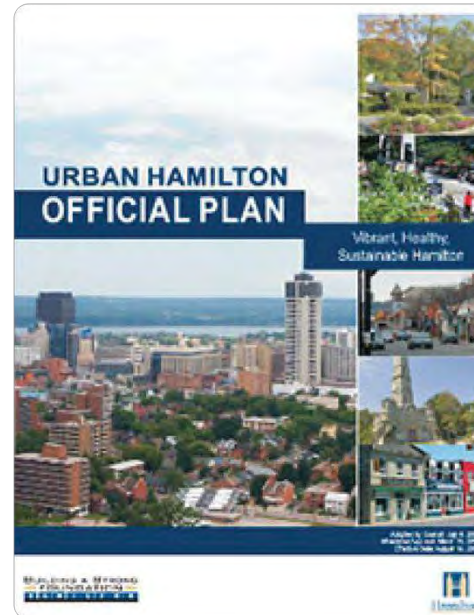
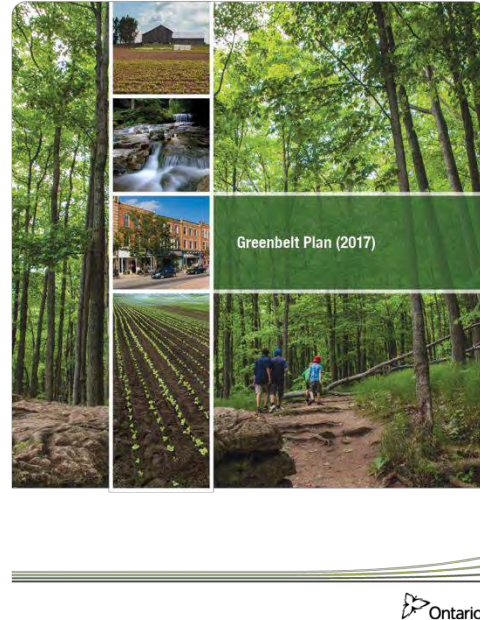
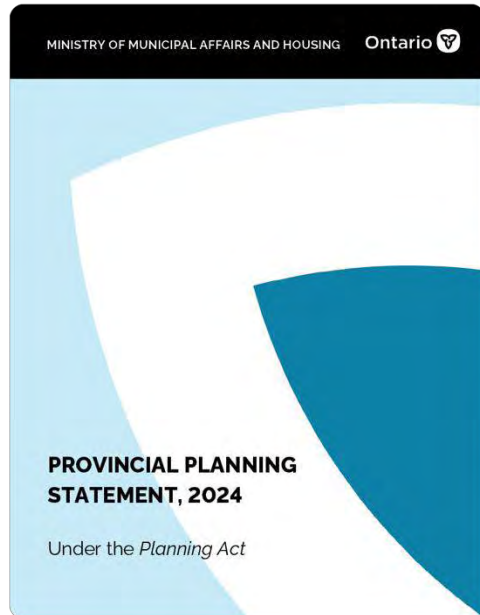
# Elfrida Lands – City-Wide Context



# Elfrida Lands – Immediate Context



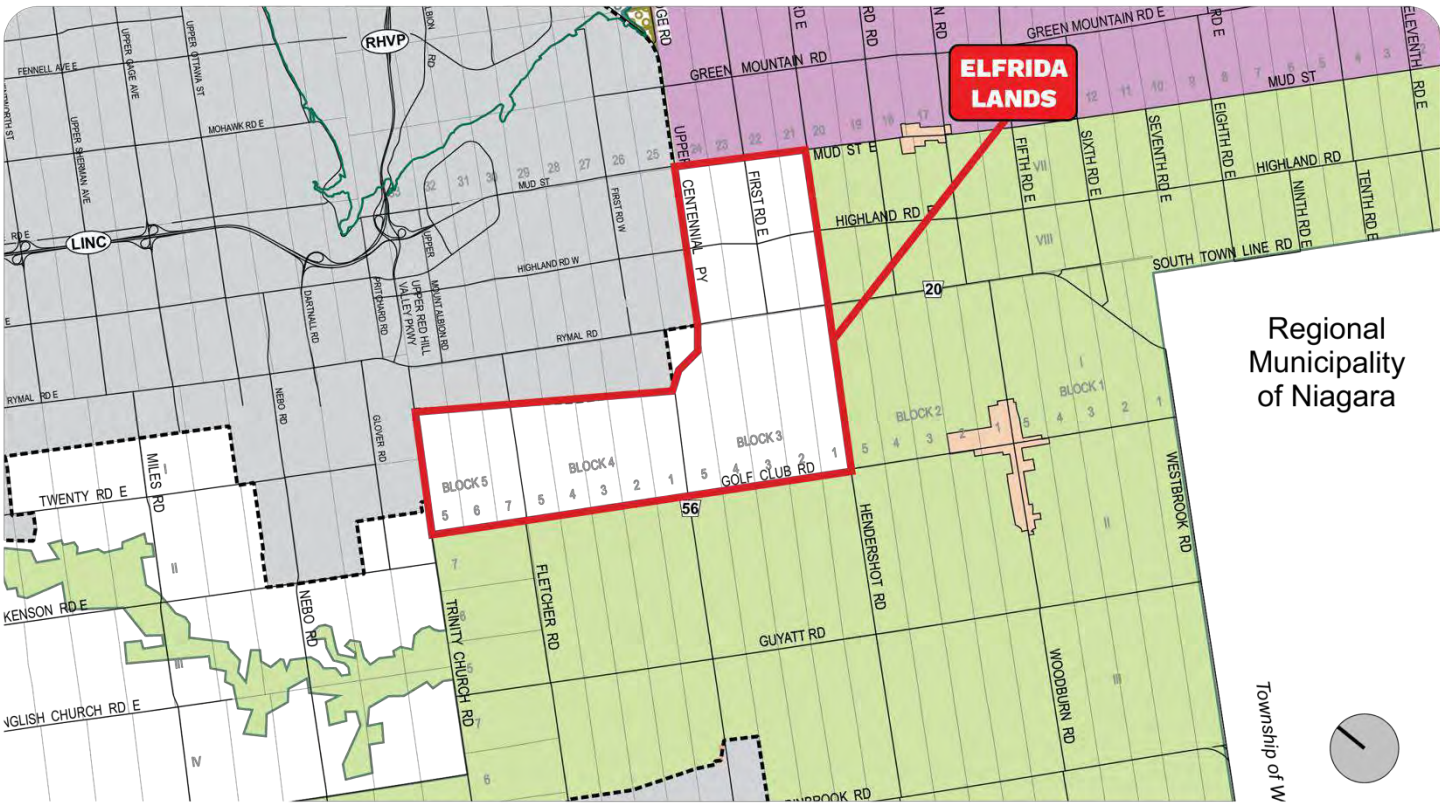
# Planning Process in Ontario & Hamilton



- Provincial Planning Statement and Greenbelt Plan provide province-wide land use planning policy to guide growth.
- Provincial Planning Statement and Greenbelt Plan inform City of Hamilton Official Plans.
- Official Plans guide how City will grow to 2051.
- Secondary Plan provide detailed guidance on how the area will develop.

# Policy & Regulatory Context – Provincial Plans

Rural Hamilton Official Plan - Schedule A - Provincial Plans



**Greenbelt Plan Designations**

- Protected Countryside
- Hamlets (Rural Settlement Areas)
- Specialty Crops

**Other Features**

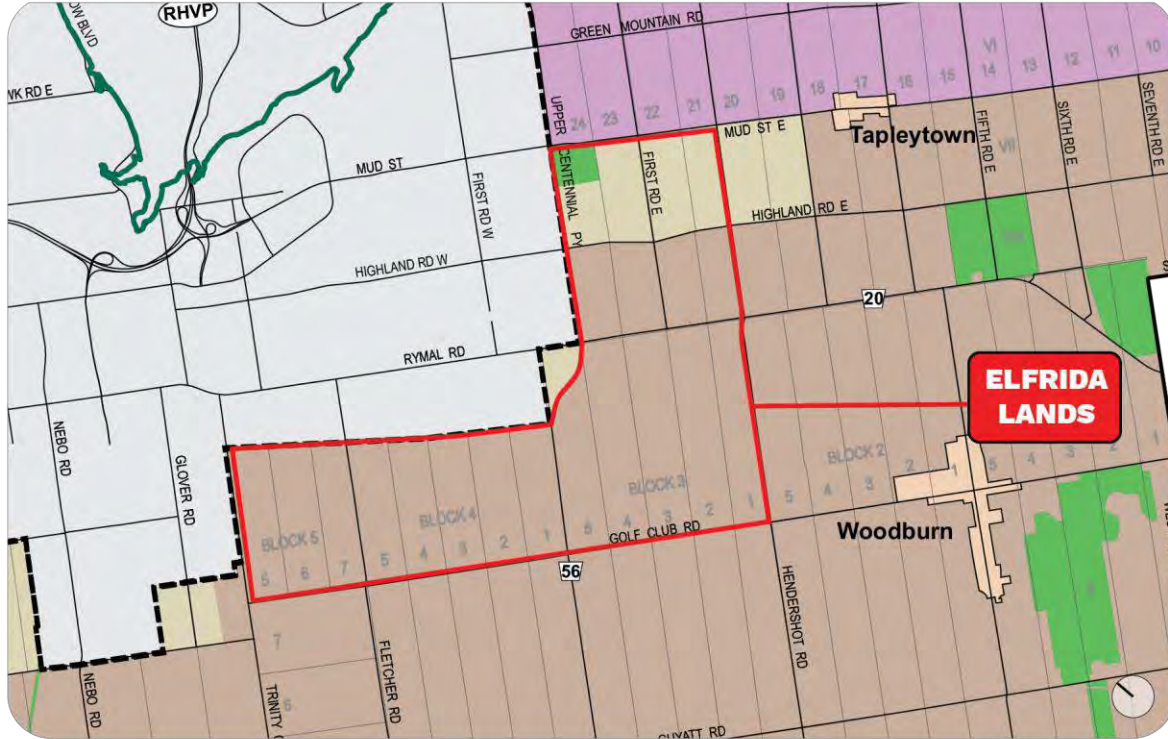
- Urban Area
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Regional Municipality of Niagara

Township of W

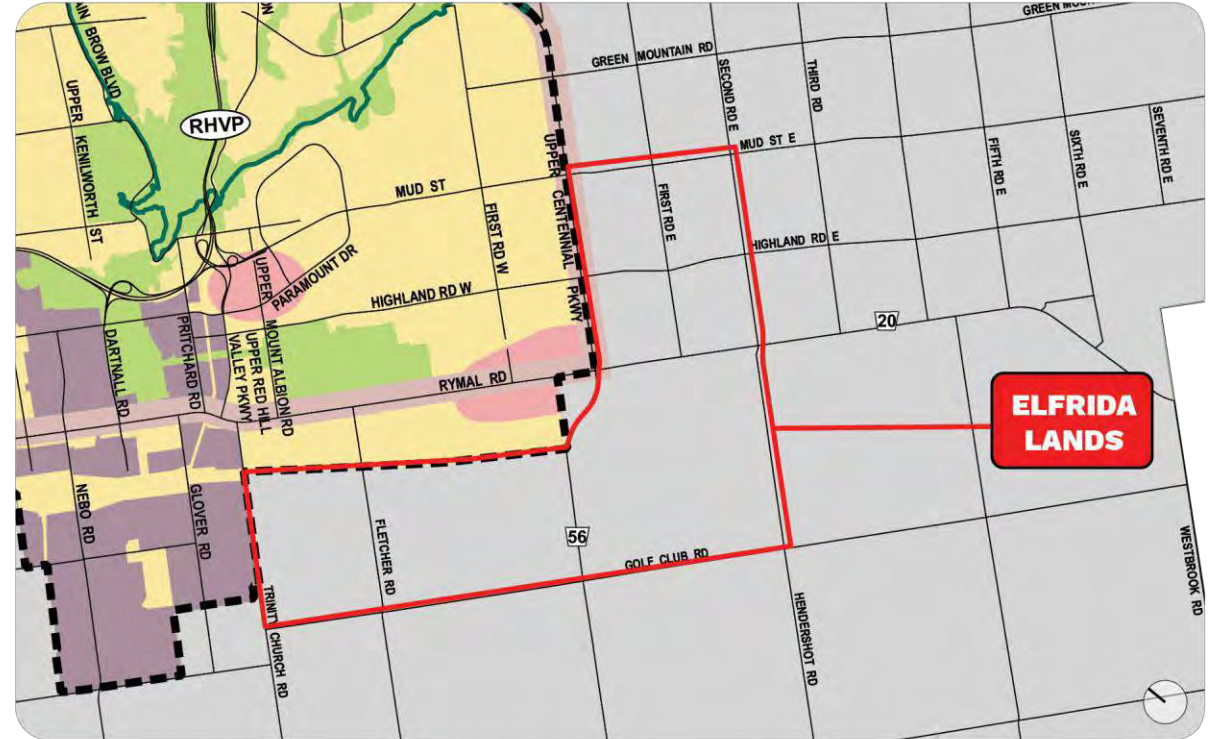
# Policy & Regulatory Context – Official Plans

Rural Hamilton Official Plan - Schedule D – Rural Land Use Designations



Rural Land Use Designation	Other Features
Agriculture	Rural Settlement Areas
Specialty Crop	Niagara Escarpment
Open Space	Urban Boundary
Rural	Municipal Boundary

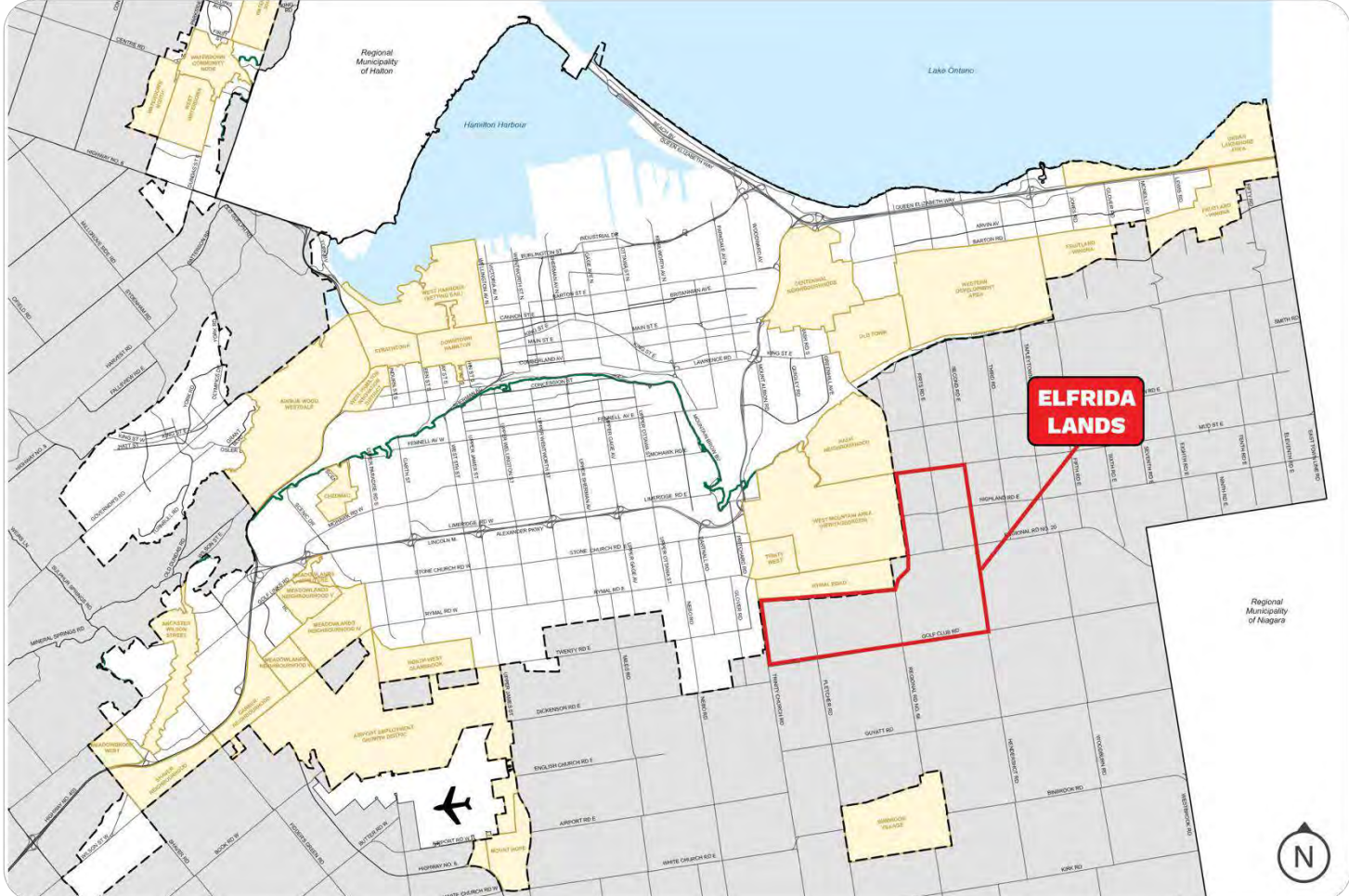
Urban Hamilton Official Plan - Schedule E - Urban Structure



Urban Structure Elements	Nodes	Other Features
Neighbourhood	Community	Rural Areas
Employment Areas	<b>Corridors</b>	Niagara Escarpment
Major Open Space	Primary	Urban Boundary
	Secondary	Municipal Boundary

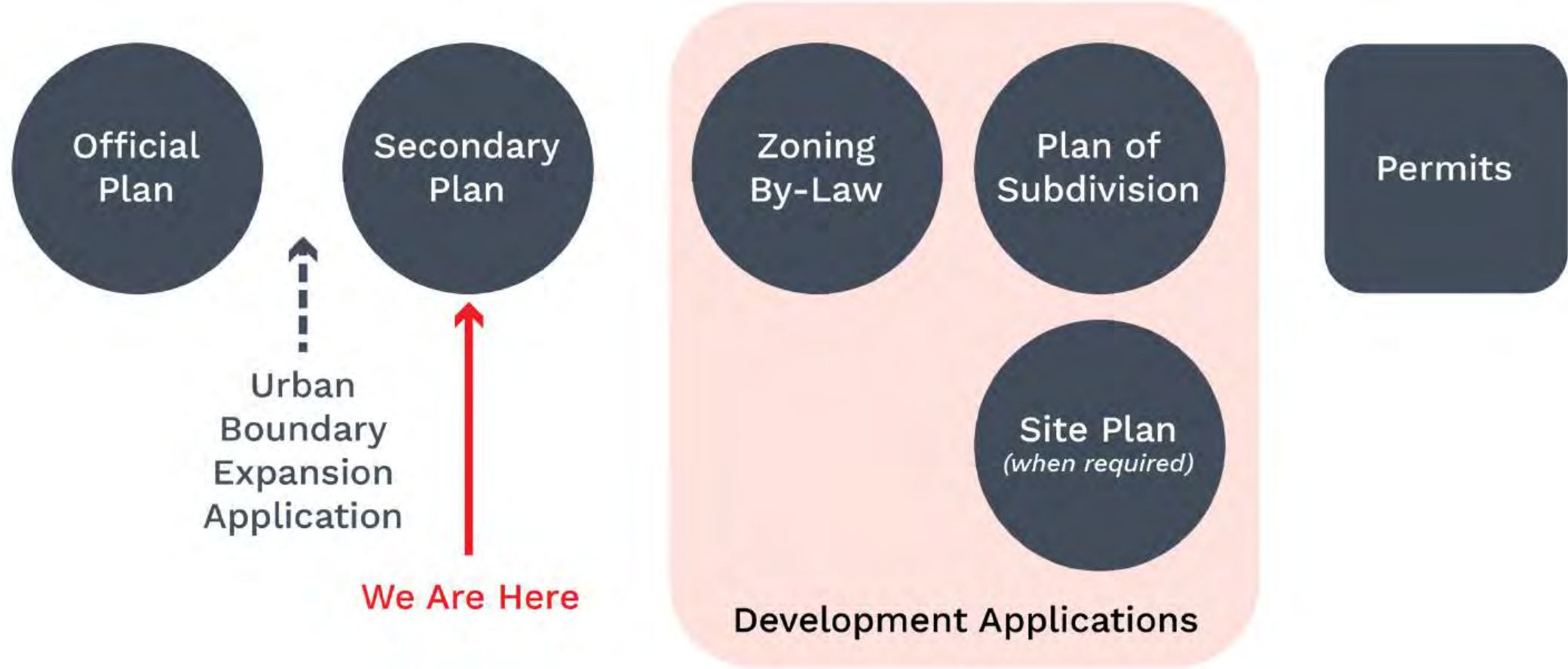
# Policy & Regulatory Context – Secondary Plans

Urban Hamilton Official Plan - Appendix A – Secondary Plans Index Map



- Legend**
- Secondary Plans
  - Other Features
    - Rural Area
    - John C. Munro Hamilton International Airport
    - Niagara Escarpment
    - Urban Boundary
    - Municipal Boundary

# Approvals Process



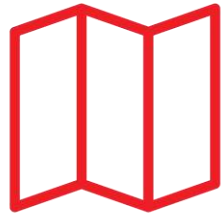
An aerial photograph showing a city area with a grid of streets and buildings, surrounded by large, rectangular agricultural fields. The image is dimmed and has a dark overlay. The text "Application Summary" is centered in white.

# Application Summary

# What is a Secondary Plan?



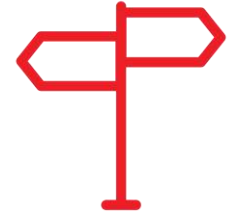
Additional policy  
framework



Detailed  
designations, road  
patterns, services &  
facilities



How the area will  
accommodate the  
planned growth



Provide direction  
on site-specific  
matters

# Secondary Plan Requirements

1

The **creation of complete communities** that have a strong sense of place and enable residents to meet most of their daily needs within a short distance of their home.

2

Provision for a **range of housing types, forms, and tenures**, including affordable housing and housing with supports.

3

Development of an **integrated transportation network** that is planned based on a Complete Streets approach, which prioritizes transit and active transportation, provides safe and accessible travel options, accounts for equity, and prioritizes connectivity.

4

**Street design** and street layouts that provide for urban greening and supports active transportation and transit use while minimizing reliance on single occupant vehicles.

# Secondary Plan Requirements (Continued)

5

**Protection and enhancement of the Natural Heritage System**, including preserving ecological functions and the natural beauty and distinctive character of the landscape, adopting a design with nature approach.

6

**Adaptation to climate change**, including innovative approaches to storm water management and protection of communities and infrastructure from risks associated with natural hazards.

7

Implementation of **strategies to reduce greenhouse gas** emissions through enhancement of the tree canopy, energy efficiency, electricity generation, and approaches to design that reduce reliance on single occupant vehicles.

8

Development of **financial strategies to recover the lifecycle costs of infrastructure and community facilities**.

# Supporting Reports & Studies Required

- *Agricultural Capability Review / Agricultural Impact Study*
- *Archaeological Assessment*
- *Concept Plan*
- *Community Services and Facilities*
- *Cultural Heritage Resource Assessment*
- *Indigenous Consultation Strategy*
- *Natural Heritage Review/Environmental Impact Statement*
- *Phasing Plan*
- *Population Projections, Demographics*
- *Commercial Needs Assessment*
- *Fiscal Impact Study*
- *Public Consultation Strategy*
- *Secondary Plan Report*
- *Subwatershed Study*
- *Energy and Climate Change Assessment Report*
- *Transportation Management Plan*
- *Urban Design Guidelines*
- *Water and Wastewater Servicing Master Plan*
- *Air & Odour Quality Study*

An aerial photograph showing a city area with a grid of streets and buildings, surrounded by large, rectangular agricultural fields. The image is dimmed to serve as a background for the text.

# Elfrida Secondary Plan

# Vision & Guiding Principles

The Vision and Guiding Principles build on the policies established in the Urban Hamilton Official Plan and the Foundational Directions in the Secondary Plan Guidelines for Urban Expansion Areas.



Community Structure



Land Use



Urban Design



Housing



Transportation & Connectivity



Natural Heritage System



Climate Change



Implementation

An aerial photograph showing a city on the left and a vast agricultural landscape on the right. The city features a dense grid of buildings and streets. The agricultural area consists of large, rectangular fields, some of which are dark, possibly indicating recent plowing or irrigation. A road or canal runs through the center, separating the urban area from the fields. The text "Elements of the Plan" is overlaid in white, centered on the image.





# Elements of the Plan

# Areas of Consideration

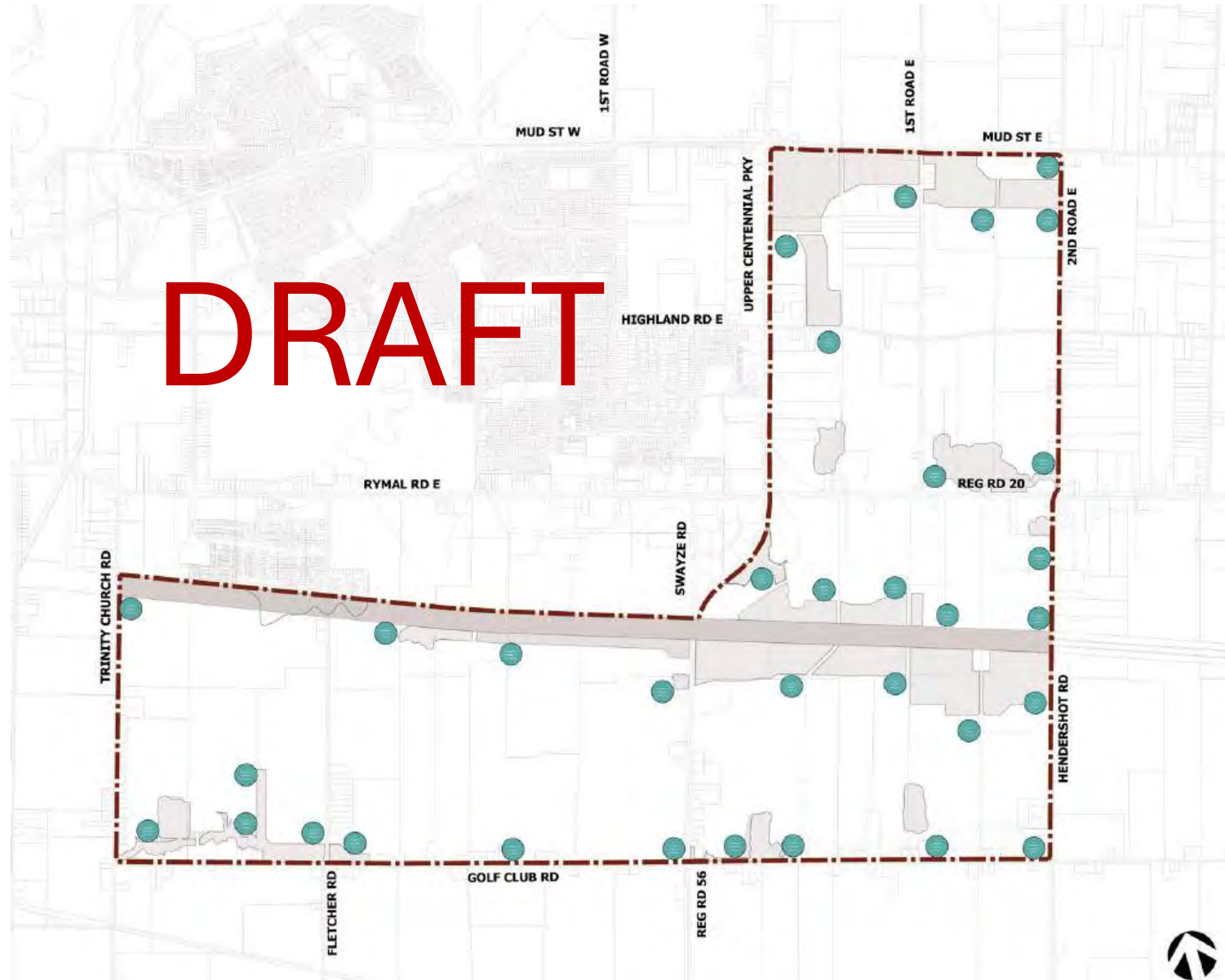
DRAFT





## Legend

-  Secondary Plan Boundary
-  Natural Open Space
-  Hydro Corridor
-  Area of Site Specific Policy

# Stormwater Management Facilities

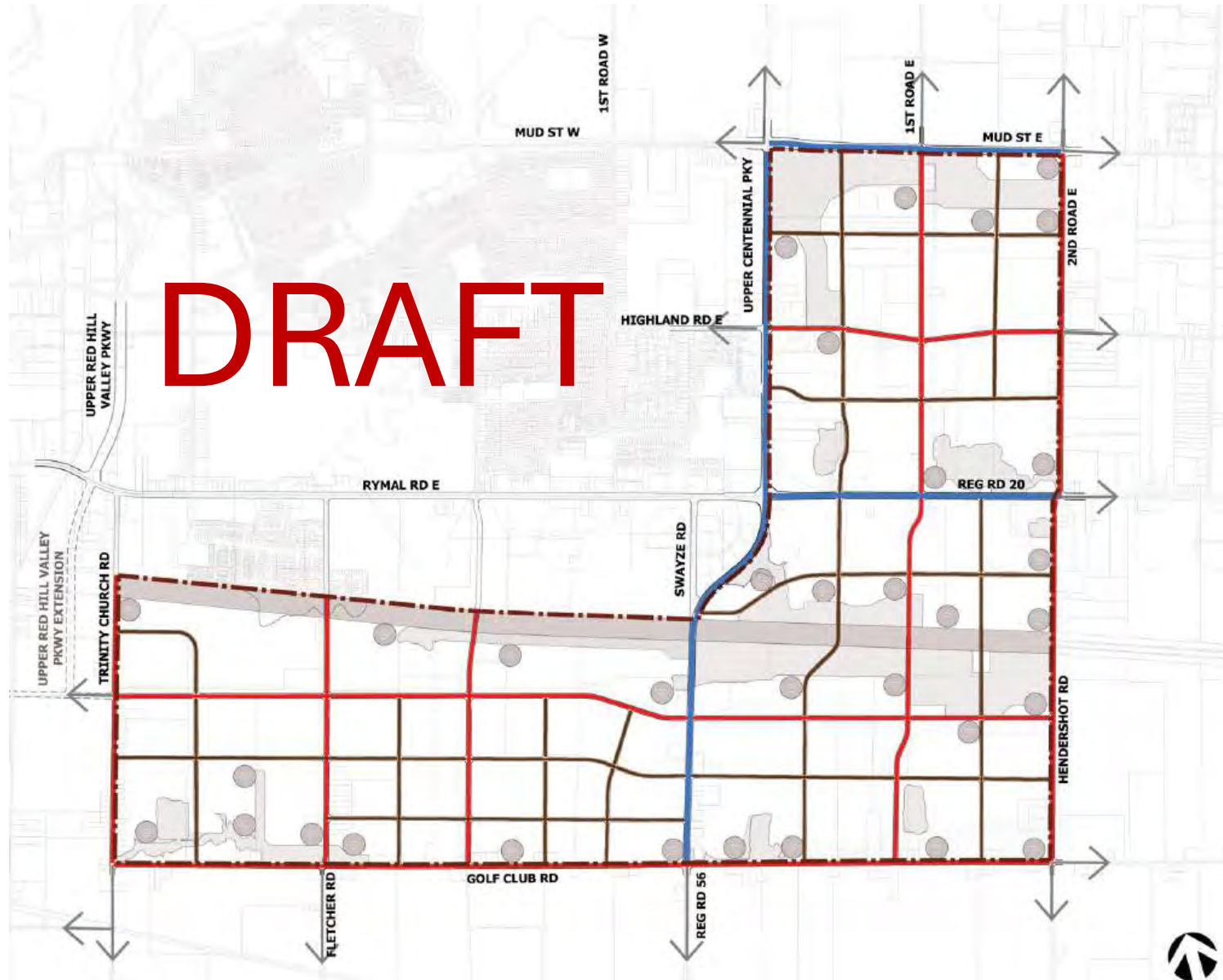


## Legend





-  Secondary Plan Boundary
-  Storm Water Facility



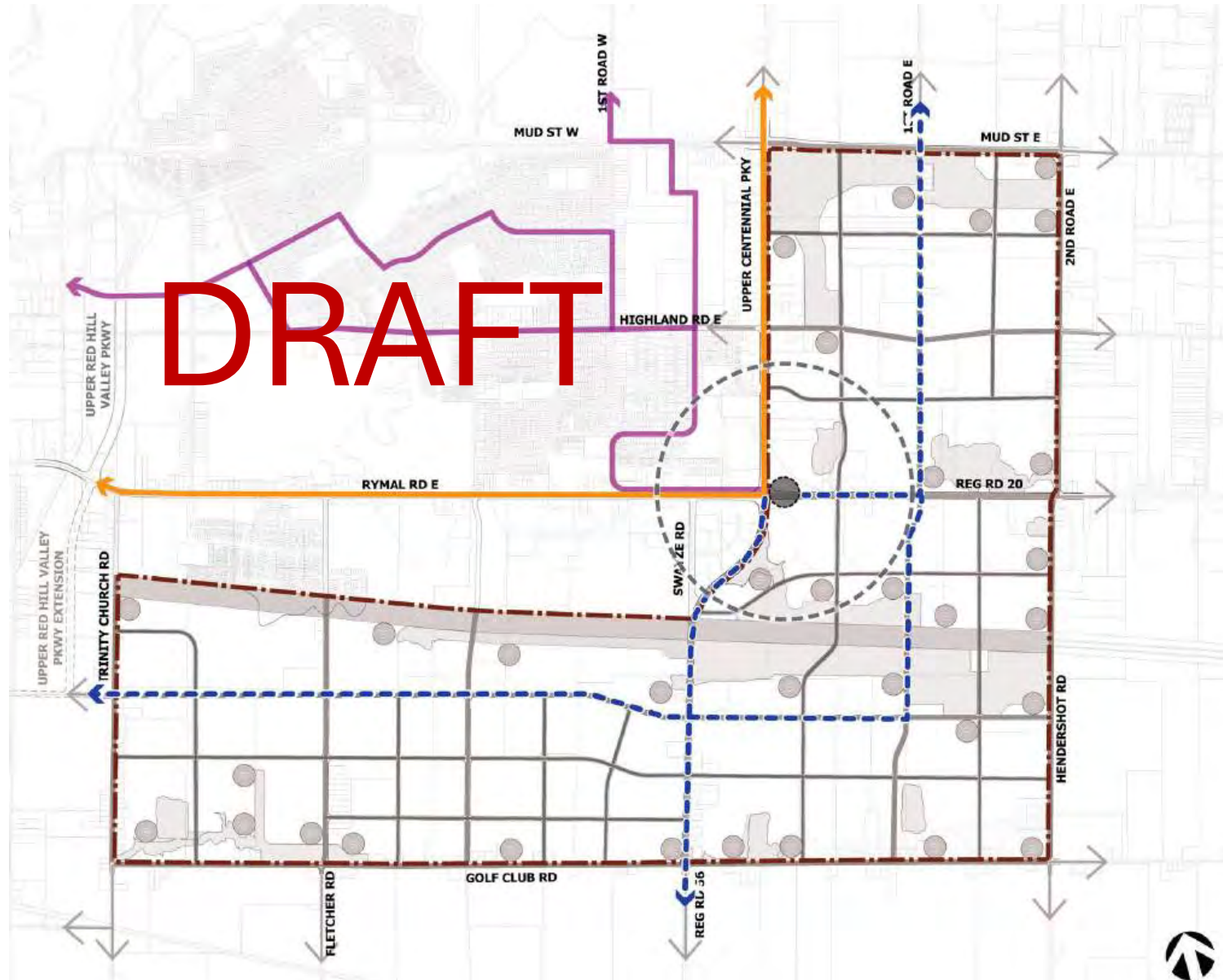
# Street Network



## Legend

-  Secondary Plan Boundary
-  Arterial Roads
-  Major Collector Roads (26.5m ROW)
-  Minor Collector Roads (22.0m ROW)

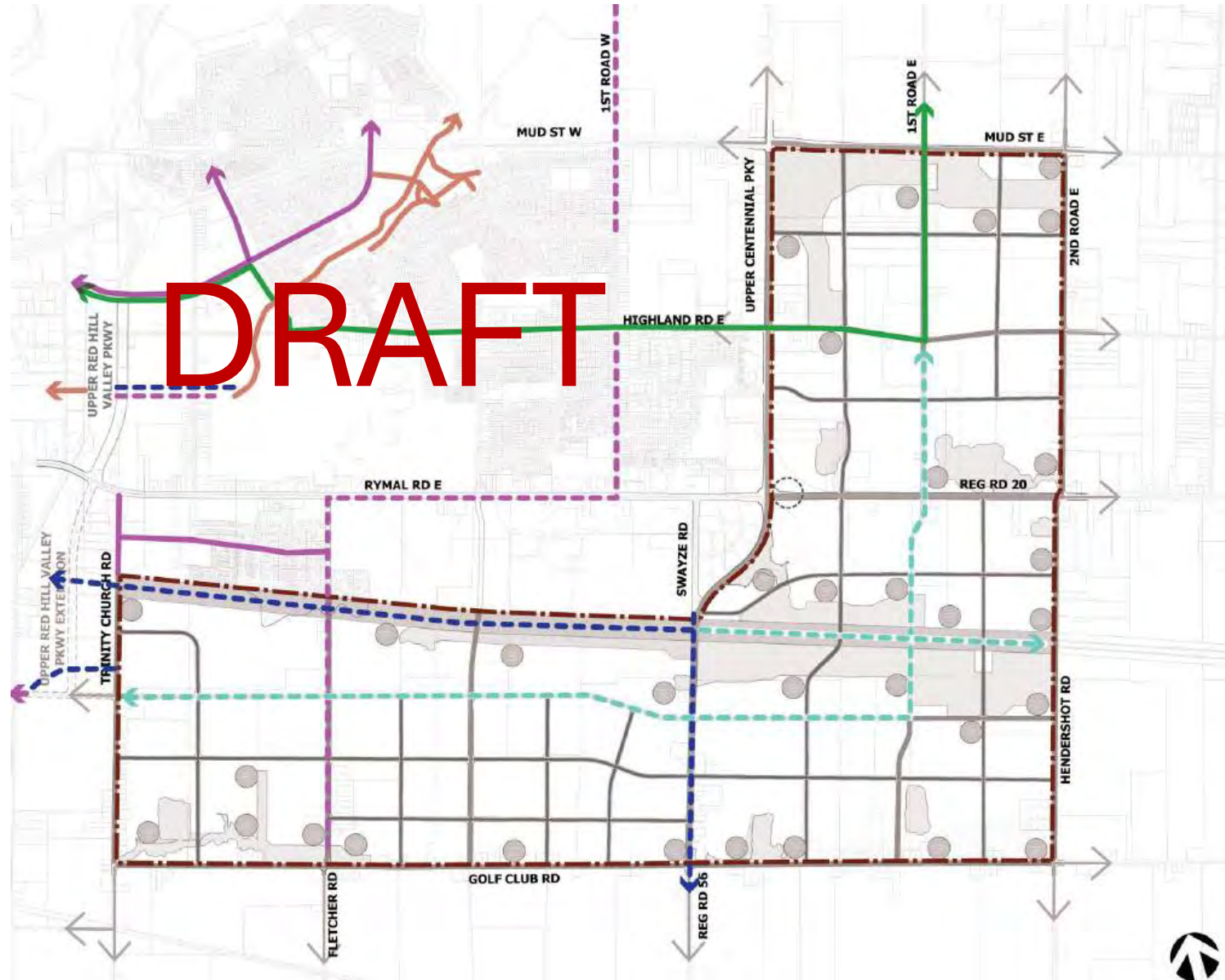
# Transit Network



## Legend

- Secondary Plan Boundary
- Elfrida Gateway Station
- 800-Metre Radius from Station (10-Minute Walk)
- Planned Rapid Transit Route (As per "(Re)envision the HSR" Concept Network Plan)
- Planned Bus Route (As per "(Re)envision the HSR" Concept Network Plan)
- Potential Transit Route

# Active Transportation Connections



## Legend

-  Secondary Plan Boundary
-  Existing Greenbelt Route\*
-  Existing On-Road Bike Route\*
-  Existing Multi-Use Recreational Trail\*
-  Proposed On-Road Bike Route\*
-  Proposed Multi-Use Recreational Trail\*
-  Potential Multi-Use Pathways

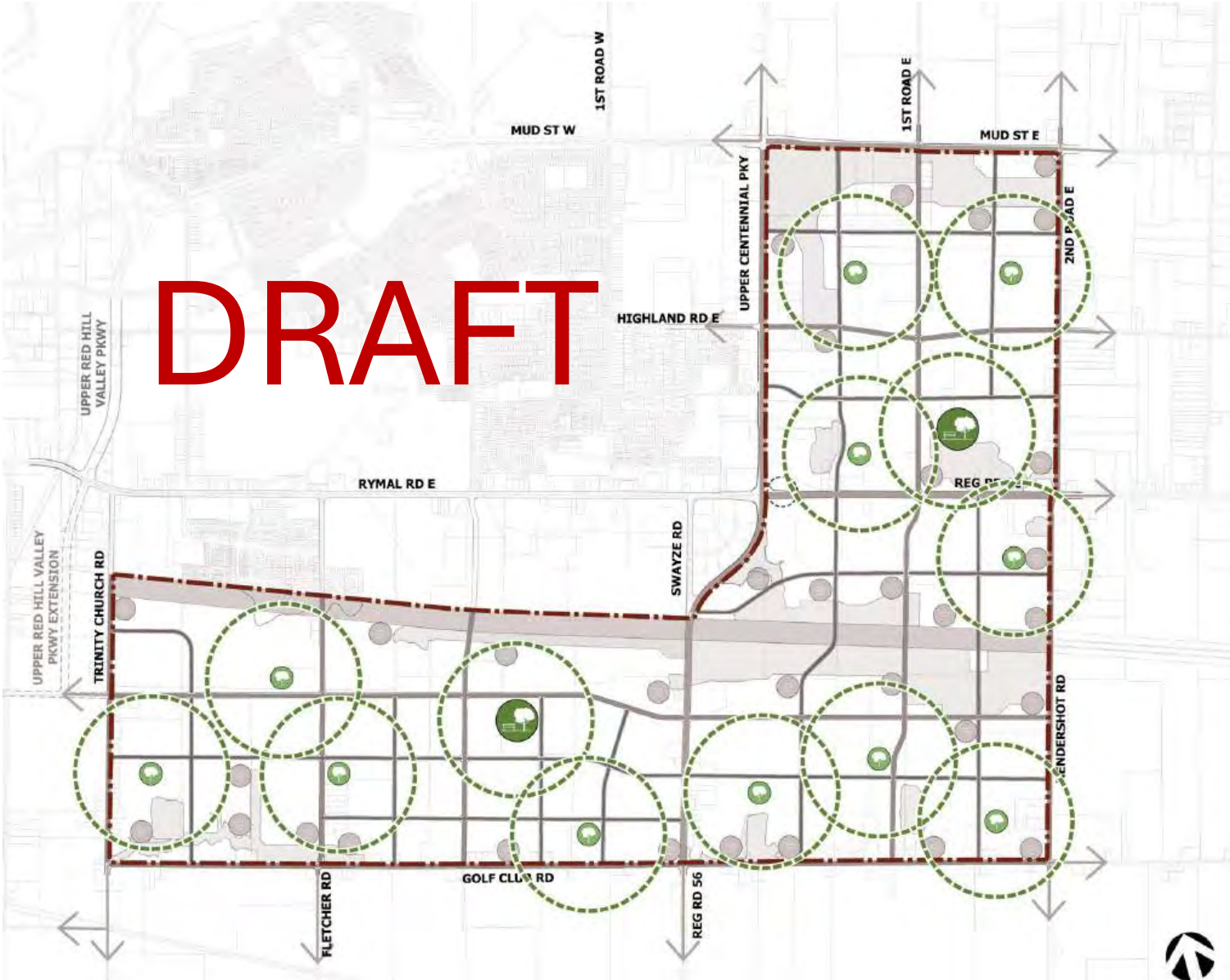
\* City of Hamilton - Recreational Trails Master Plan (2022)

# Parks and Open Space

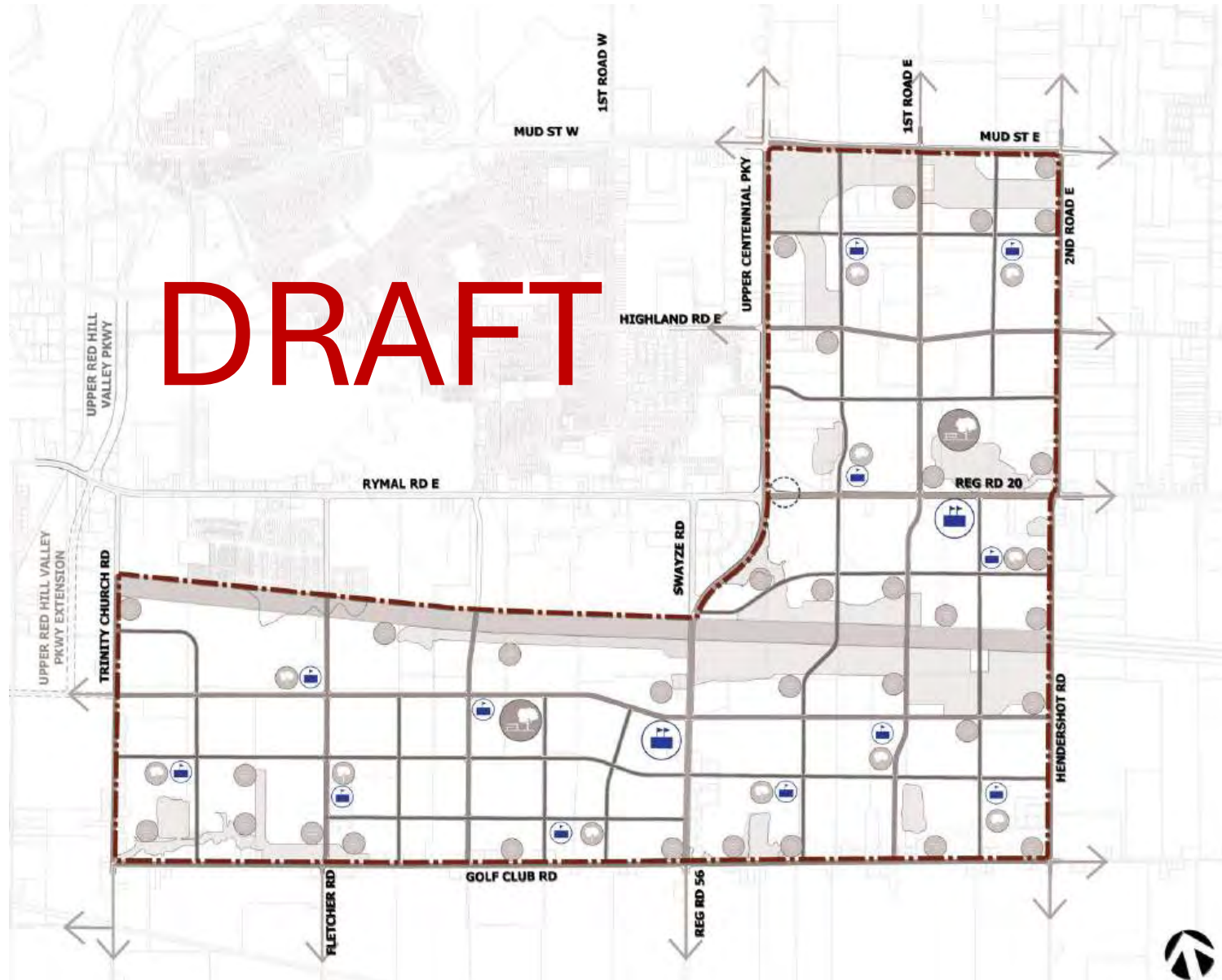
DRAFT

### Legend

- Secondary Plan Boundary
- Community Park
- Neighbourhood Park
- 500m Min. Service Radius / Walking Radius






# Schools



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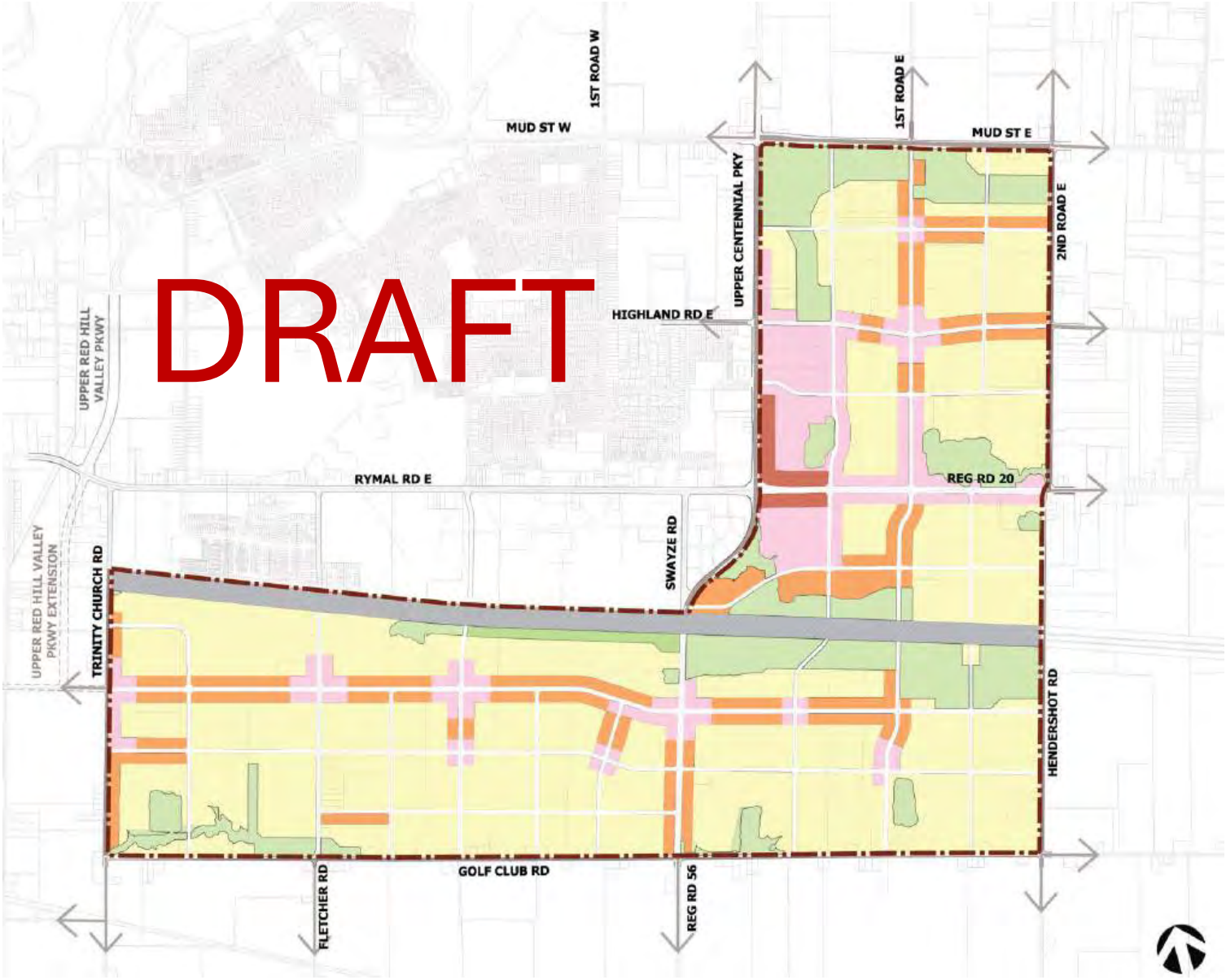
## Legend

-  Secondary Plan Boundary
-  Secondary School
-  Elementary School

# Emerging Land Uses

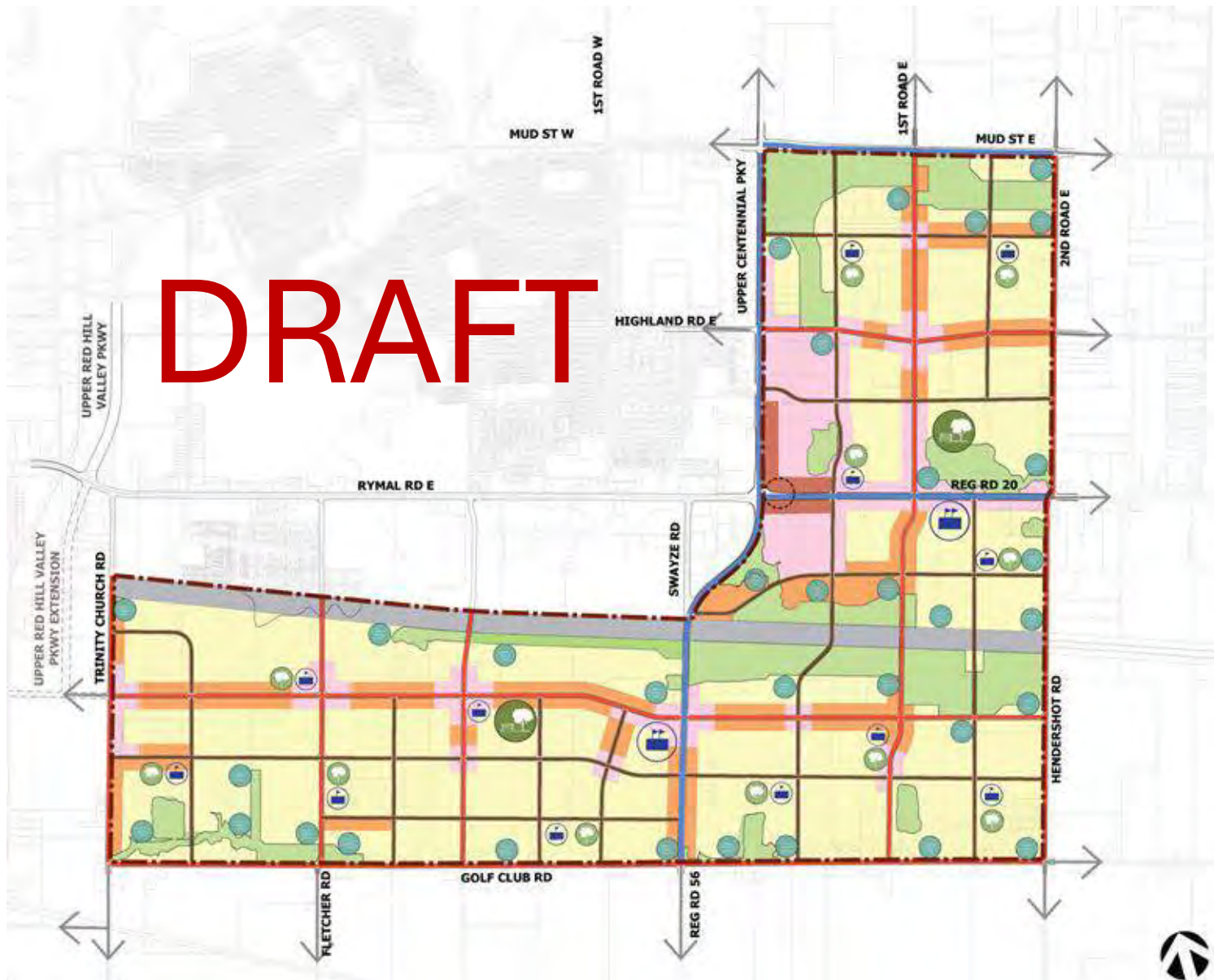
DRAFT

- Legend**
- Secondary Plan Boundary
  - Low Density Area
  - Medium Density Area
  - Medium Density - Mixed Use Area
  - High Density - Mixed Use Area
  - Natural Open Space



# Concept Plan

# DRAFT



## LEGEND

### Residential and Mixed Use Designations

- Low Density Area
- Medium Density Area
- Medium Density - Mixed Use Area
- High Density - Mixed Use Area

### Parks and Open Space Designations

- Community Park
- Neighbourhood Park
- General Open Space
- Natural Open Space
- Storm Water Facility

### Institutional Designations

- Elementary School
- Secondary School

### Other Designations

- Hydro Corridor / Pipeline (Utility)

### Other Features

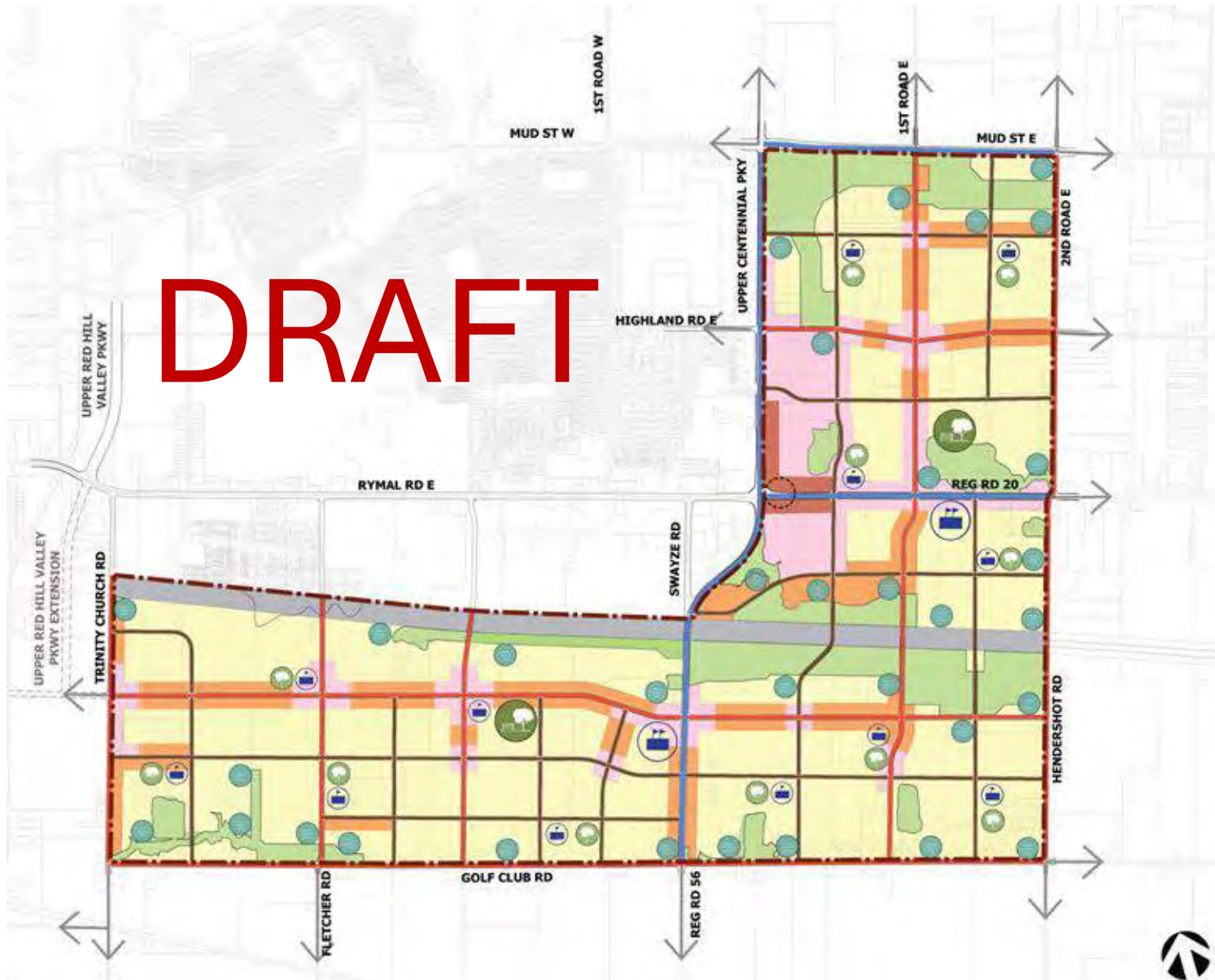
- Parcel Outline
- Secondary Plan Boundary
- Elfrida Gateway Station

### Road Network

- Arterial Roads
- Major Collector Roads (26.2m ROW)
- Minor Collector Roads (22m ROW)

# Preliminary Statistics

**DRAFT**



**1,128.59 ha**  
Gross Site Area \*

**166.76 ha**  
Total Constraint Area

**961.83 ha**  
Total Developable Area

**~22,000 Units**  
Total Unit Count

**~58,000 Residents**  
Total Residents

**~8,500 Jobs**  
Total Jobs \*\*

**70 pj/ha**  
Peoples + Jobs / Hectare

\* Gross Site Area does not include hydro corridor  
\*\* Based on mixed-use condition

An aerial photograph showing a city and its surrounding agricultural landscape. The city is in the upper left, with a grid of streets and buildings. To the right and south are large, rectangular agricultural fields, some of which are dark, suggesting they are planted or recently harvested. The text "Land Uses" is overlaid in the center in a white, sans-serif font.

# Land Uses

# Low Density Residential Areas

## Permitted Uses

### Residential

- All forms of Townhouses
- Single detached dwellings, semi-detached dwellings, duplex, triplex and fourplex
- Housing with supports

### Non-Residential

- Local and neighbourhood servicing retail and service commercial uses
- Institutional Uses
- Community Facilities/Services
- Live-work Units

## Building Typologies / Heights

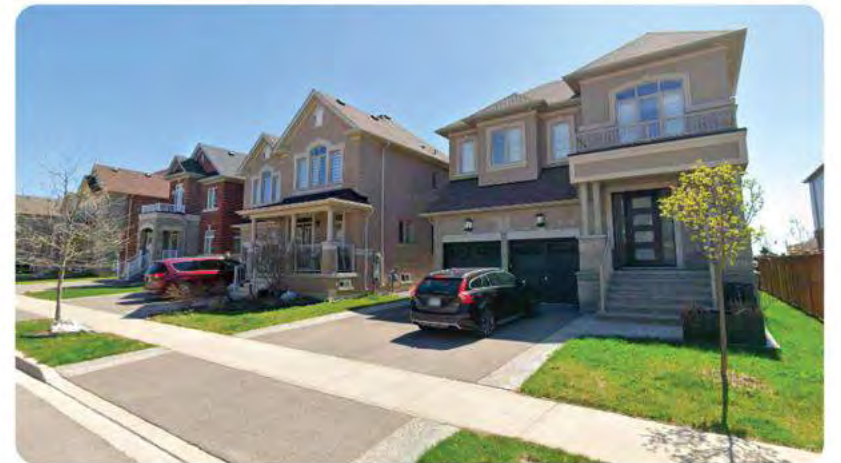
- All forms of townhouses (street, block, rear lane, back-to-back, back-to-back stacked), 2-4 storeys
- Single detached dwellings, semi-detached dwellings, duplex, triplex and fourplex, 2-3 storeys
- Standalone buildings containing local and neighbourhood servicing retail and service commercial uses, institutional uses or Community Facilities/Services

## Density Range

- 22 to 80 units per hectare



Block Townhouses



Single Detached Dwelling

# Medium Density Residential Areas

## Permitted Uses

### Residential

- Multiple Dwellings
- All forms of Townhouses
- Housing with supports

### Non-Residential

- Institutional Uses
- Community Facilities/ Services
- Live-work Units

## Building Typologies / Heights

- All forms of townhouses (street, block, rear lane, back-to-back, back-to-back stacked), *minimum 2 storeys*
- Mid-rise buildings, *4-8 storeys*
- Mixed-use or Standalone Buildings

## Density Range

- 40 to 80 units per hectare



Stacked Townhouses



Mid-rise Residential Building

# Medium Density Mixed Use Areas & Community Retail Nodes

## Permitted Uses

### Residential

- Multiple Dwellings
- All forms of Townhouses
- Housing with supports

### Non-Residential

- Commercial and Retail Uses
- Institutional Uses
- Community Facilities/ Services
- Accessory Uses
- Live-work Units

## Building Typologies / Heights

- Predominantly mid-rise buildings, *4-12 stories*
- All forms of townhouses (street, block, rear lane, back-to-back, back-to-back stacked), *minimum 2 storeys*
- Mixed use buildings, *subject to height limits above*
- Standalone Residential buildings

## Density Range

- 60 to 100 units per hectare



Mid-rise Building



Mid-rise building with Commercial at Grade

# High Density Mixed Use Areas

## Permitted Uses

### Residential

- Multiple Dwellings
- All forms of Townhouses
- Housing with supports

### Non-Residential

- Commercial and Retail Uses
- Institutional Uses
- Community Facilities/ Services
- Accessory Uses
- Live-work Units

## Building Typologies / Heights

- Tall buildings, *13-20 storeys*
- Mid-rise buildings, *4-12 stories*
- All forms of townhouses (street, block, rear lane, back-to-back, back-to-back stacked), *minimum 2 storeys*
- Mixed use buildings, *subject to height limits above*
- Standalone Residential buildings

## Density Range

- Minimum 100 units per hectare



Tall building with Commercial Uses at Grade

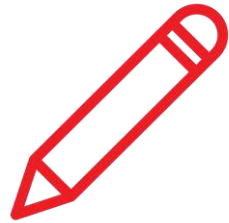


Mid-rise Building

# Future Application Requirements



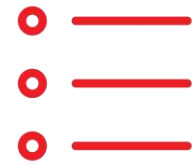
Plan of Subdivision



Zoning By-Law  
Amendments



Site Plan



Other applications  
as required

# Public Benefits



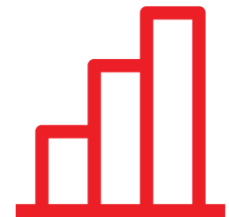
~22,000 new  
housing units



~8,500  
new jobs



Public service  
facilities (schools,  
parks, community  
centres)



Utilize existing and  
funded  
infrastructure

The image shows a Zoom meeting window with a presentation slide in the background. The slide features an aerial view of a city and contains the following text: "February 18, 2026", "Online Community Meeting", "Elfrida Lands – Secondary Plan", "City of Hamilton", and "BOUSFIELDS INC. PLANNING & URBAN DESIGN". A red speech bubble is on the left side of the slide. The Zoom toolbar at the bottom includes icons for Audio, Video, Raise hand, Q&A, Transcript, Show captions, and End. A dropdown menu is open for "Show captions", listing options: Record, Captions, Breakout rooms, Docs, Notes, Whiteboards, and Reset to default. Callout boxes with arrows point to these features: "Audio/Video" points to the Audio and Video icons; "Raise Hand" points to the Raise hand icon; "Type a Question" points to the Q&A icon; "Show Subtitles" points to the "Captions" option in the dropdown menu; "Switch View" points to the "View" icon in the top right corner; and "Leave Meeting" points to the "End" icon.

February 18, 2026

# Online Community Meeting

Elfrida Lands – Secondary Plan  
City of Hamilton

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# Appendix C



Policy  
Audit

## 1 PROVINCIAL PLANNING STATEMENT (2024)

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2.1.1	As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.	The Elfrida Secondary Plan Area will assist the City of Hamilton to achieve its anticipated population and employment growth forecasts to the year 2051.
2.1.2	Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.	As outlined in <b>Table 1</b> of the Planning Justification Report, the Elfrida Secondary Plan has a total area of approximately 1,226 hectares. Of this total area, approximately 980 hectares are identified as new greenfield developable lands (e.g., areas outside Natural Heritage System and Floodplain). <b>Table 2</b> in the Planning Justification Report identifies the mix of land use designations in the Elfrida Secondary Plan. As described in <b>Table 3</b> of the Planning Justification Report, the anticipated density of these land use designations based on the estimated rate of people per unit (“PPU”) derived from the City’s 2023 Development Charge Background Study and identifies a total anticipated population of 64,392 residents and 5,975 jobs.
2.1.3	At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for <i>infrastructure, public service facilities, strategic growth areas and employment areas</i> may extend beyond this time horizon.	Based on <b>Tables 1, 2 and 3</b> , the greenfield density target area for Elfrida is 980 hectares, which when divided by the planned population (64,392 people) and jobs (5,975.3) results in a density of 71.79 persons and jobs per hectare.
2.1.4	To provide for an appropriate range and mix of <i>housing options</i> and densities required to meet projected requirements of current and future residents of the <i>regional market area</i> , planning authorities shall:  a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are <i>designated and available</i> for residential development; and, b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands	The Secondary Plan directs for the creation of a full range, mix and tenure of housing types and encourages an appropriate mix of rental and ownership housing

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	<p>suitably zoned, including units in draft approved or registered plans.</p>	<p>stock. This is furthered through the establishment of land use designations that permit a wide range of housing options and land uses are varying densities (Policies 7.8.4 – 7.8.5). These designations permit a mix and range of residential unit types and tenures, including single detached, semi-detached, townhouses, including street, block, back-to-back, stacked and stacked back-to-back, as well as apartment and condominium dwellings with a range of unit types and sizes (i.e., one bedroom, two bedroom, etc.).</p> <p>The provision of these residential designations in the Secondary Plan and the permitted dwellings within each residential and mixed-use land use designation will assist the City of Hamilton in accommodating its forecasted residential growth for the next 15 years and contribute towards providing land with servicing capacity to provide at least a three-year supply of residential units.</p>
2.1.6	<p>Planning authorities should support the achievement of <i>complete communities</i> by:</p> <p>a) accommodating an appropriate range and mix of land uses, <i>housing options</i>, transportation options with <i>multimodal access</i>, employment, <i>public service facilities</i> and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;</p>	<p>The Secondary Plan supports the achievement of complete communities as follows:</p> <p>a) The Secondary Plan includes General Principles (Policy 7.8.2) which identify that Elfrida will develop 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. Policy 7.8.2.2 further states that community amenities will be in within approximately 800 metres (approximately 10 minutes walking</p>

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	<ul style="list-style-type: none"> <li>b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and</li> <li>c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.</li> </ul>	<p>distance) of all residents of Elfrida and be easily accessible via multi-modal transportation opportunities, where feasible.</p> <ul style="list-style-type: none"> <li>b) Policy 7.8.2.4 further states that housing for people of all incomes and demographics in different housing types and tenures is permitted throughout Elfrida.</li> <li>c) The Elfrida Secondary Plan supports the achievement of complete communities by providing residents with access to community uses that are accessible for residents and improves overall social equity and quality of life by providing these uses within walking distance.</li> </ul>
2.2.1	<p>Planning authorities shall provide for an appropriate range and mix of <i>housing options</i> and densities to meet projected needs of current and future residents of the <i>regional market area</i> by:</p> <ul style="list-style-type: none"> <li>a) establishing and implementing minimum targets for the provision of housing that is <i>affordable to low and moderate income households</i>, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;</li> <li>b) permitting and facilitating: <ul style="list-style-type: none"> <li>1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and</li> <li>2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and</li> </ul> </li> </ul>	<p>The Elfrida Secondary Plan supports a range and mix of housing options and densities as follows:</p> <ul style="list-style-type: none"> <li>a) As identified in Section 7.1 of the Housing Report, the inclusion of affordable housing, house with supports, rent-to-own models and/or financial or land contributions towards affordable housing will be identified and implemented, where applicable, as part of future planning applications.</li> <li>b) Refer to Housing Report in Section 7 of this Report. The Secondary Plan has implemented the conclusions of the Housing Report by requiring the provision of a full range, mix and tenures of housing options, for people of all incomes and demographics, by encouraging an appropriate mix of rental and ownership housing stock, and by integrating housing with supports in all secondary plan designations. Regarding affordable housing.</li> </ul>

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	<p>introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;</p> <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</p> <p>d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.</p>	<p>c) Regarding a supportive density, the Elfrida Secondary Plan area is intended to develop at a minimum density of 70 people and jobs per hectare, which is anticipated to provide a density that efficiently uses land, resources, infrastructure and public service facilities, and support the use of active transportation.</p> <p>d) The Elfrida Secondary Plan has been created to support transit usage through the location of medium and high-density mixed-use land use designations along arterial and collector roads, where transit is planned.</p>
2.3.1.1	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	<p>In proposed Policy 7.8.2.7, the proposed Secondary Plan guides the provision of an efficient land use arrangement and close relationship of uses to minimize travel time, traffic, greenhouse gases, servicing costs and energy costs, promotes best management practices and innovative approaches to community design, and best management practices for stormwater management systems and facilities, water and wastewater systems, and transportation infrastructure.</p>
2.3.1.2	<p>Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p> <p>a) efficiently use land and resources;</p> <p>b) optimize existing and planned infrastructure and public service facilities;</p> <p>c) support active transportation;</p> <p>d) are transit-supportive, as appropriate; and</p> <p>e) are freight-supportive.</p>	
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	Policies in 7.8.2.2 of the Elfrida Secondary Plan identify that Elfrida will develop 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. The provision of

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		land use designations and policies, as included throughout the Secondary Plan, support the development of Elfrida as a complete community with housing, employment, institutional and recreation opportunities.
2.3.1.5	Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.	The Elfrida Secondary Plan has been planned to accommodate a density of over 70 persons and jobs per net hectare. As described in Tables 1, 2 and 3 of the Planning Justification Report, the greenfield density target area for Elfrida is 980.18 hectares, which when divided by the planned population (64,392 people) and jobs (5,975.3) results in a density of 71.79 persons and jobs per hectare.
2.3.1.6	Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.	The Elfrida Secondary Plan includes phasing policies in Section 7.8.13.5 – 7.8.13.9 to ensure that development will proceed in a coordinated and comprehensive manner. These policies implement the conclusions of the Master Servicing Study.
2.8.1.1	<p>Planning authorities shall promote economic development and competitiveness by:</p> <ul style="list-style-type: none"> <li>a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;</li> <li>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</li> <li>c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including</li> </ul>	<p>The Elfrida Secondary promotes economic development and competitiveness by includes policies that:</p> <ul style="list-style-type: none"> <li>a) Ensure Elfrida will develop as a mixed-use complete community with 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.</li> <li>b) Provide minimum non-residential flood area spaces to be provided (Policy 7.8.5.2) which will ensure areas for employment uses are provided.</li> </ul>

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	<p>market-ready sites, and seeking to address potential barriers to investment;</p> <p>d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and,</p> <p>e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.</p>	<p>c) Include a <i>Local Retail Node</i> or <i>Community Retail Node</i> overlay that identifies sites for employment (Policy 7.8.5.2 f) g)).</p> <p>d) Policies in 7.8.5 support the development of Elfrida as a mixed-use community and identify non-residential floor area requirements.</p> <p>e) Policy 7.8.9.4 identifies that a compatible transition to adjacent employment areas will be provided through built form. Further, policies in 7.8.3 identify that all sensitive land uses, including residential uses, shall be subject to the land use compatibility policies of the Urban Hamilton Official Plan and this Secondary Plan.</p>
2.8.1.3	<p>In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.</p>	<p>General policies in 7.8.3 of the Secondary Plan identify that all sensitive land uses, including residential uses, shall be subject to the land use compatibility policies of Urban Hamilton Official Plan and the Secondary Plan (Notwithstanding Policy B.7.8.3 f)). In this regard, the proposed Secondary Plan is consistent with the PPS as future development within 300 metres will be developed in accordance with provincial guidelines.</p>
2.9.1	<p>Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:</p> <p>a) support the achievement of compact, transit-supportive, and complete communities;</p> <p>b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;</p> <p>c) support energy conservation and efficiency;</p>	<p>The Elfrida Secondary Plan supports the reduction of greenhouse gas emissions and prepares for the impacts of a changing climate in Policy 7.8.2.7, as it encourages enhancement of the City's Urban Tree Canopy, guides the provision of an efficient land use arrangement and close relationship of uses to minimize travel time, traffic, greenhouse gases, servicing costs and energy costs, promotes best management practices and innovative approaches to community design, and best management practices for stormwater management systems and</p>

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	<p>d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and</p> <p>e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.</p>	<p>facilities, water and wastewater systems, and transportation infrastructure. Further, the Secondary Plan policies in section 7.8.11.1 identify that to increase energy efficiency and reduce the environmental impact of buildings, all commercial, institutional, mixed use and multiple dwelling buildings will be encouraged to:</p> <ul style="list-style-type: none"> <li>- Build to higher energy efficient standards as outlined in the Ontario Building Code (2016 Code base case);</li> <li>- Have green roofs or cool roofing materials;</li> <li>- Provide solar capture opportunities where feasible;</li> <li>- Utilize water conservation technologies;</li> <li>- Plant trees and other vegetation to provide shade and additional tree canopy; or,</li> <li>- Any combination of the above.</li> </ul> <p>Further, Policy 7.8.11.1 identifies that low impact development (LID) will be encouraged.</p>
3.1.1	<p>Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:</p> <p>a) are financially viable over their life cycle, which may be demonstrated through asset management planning;</p> <p>b) leverage the capacity of development proponents, where appropriate; and</p> <p>c) are available to meet current and projected needs.</p>	<p>Regarding PPS policies 3.1.1 – 3.1.4, the Elfrida Secondary Plan includes policies on municipal infrastructure (Policies in 7.8.11) and other public and private utility services (Policies in 7.8.12).</p> <p>Policies in 7.8.11 identify that 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. These policies will ensure that existing infrastructure and public facilities are optimized, maintained and where needed, upgraded. Policies in 7.8.12 identify that public and private utility services, such as electrical power, gas, and telecommunications shall be provided in a coordinated manner to serve the</p>
3.1.2	<p>Before consideration is given to developing new infrastructure and public service facilities:</p> <p>a) the use of existing infrastructure and public service facilities should be optimized; and</p> <p>b) opportunities for adaptive re-use should be considered, wherever feasible.</p>	

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3.1.3	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.	needs of Elfrida Secondary Plan area. Accordingly, Policy 7.8.12.1 goes on to identify that public and private utilities shall be encouraged to coordinate and locate within a common trench to avoid over digging and cluster or group utilities were possible.
3.1.4	Public service facilities should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.	Regarding public service facilities, such as schools, and community recreation facilities, the policies of the Secondary Plan implement the recommendations of the Community Infrastructure Assessment Report and permit community facilities/services within all land use designations except for the Natural Heritage System designation. Schools, parks, and other community infrastructure elements have been conceptually identified and planned for in the Elfrida Secondary Plan and their ultimate location will be determined through future development applications. The policies of the Secondary Plan also direct that such community services/facilities be planned in conjunction with and located adjacent to public parks to be shared facilities (Policy 7.8.2.2).
3.2.1	Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.	Regarding Transportation systems, the policies of Section 7.8.8 of the Secondary Plan direct the implementation of a multi-modal transportation system that accommodates all users and modes of transportation, with priority places on developing complete streets through the promotion of transit, active transportation, the creation of new pedestrian and cycling conditions and balancing the needs of single
3.2.2	Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.	
3.2.3	As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be	

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	planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries.	occupant vehicles and truck users with active transportation modes.
3.3.1	Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit, and electricity generation facilities and transmission systems to meet current and projected needs.	Further, policy 7.8.8.4 and Schedule B.8.7.3 – Transportation Classification Plan plans for an protects corridor rights-of-way for infrastructure. Policy 7.8.12 provides for the protection of public and private utility services, such as electrical power, gas, and telecommunications to serve the needs of the Elfrida Secondary Plan area.
3.4.2	Airports shall be protected from incompatible land uses and development by: a) prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP; b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and c) prohibiting land uses which may cause a potential aviation safety hazard.	A Land Use Compatibility, Odour and Air Study, demonstrates the feasibility of introducing residential uses to the Secondary Plan area. With respect to airport noise, we note that the entirety of the Secondary Plan area is located outside of the 28 Noise Exposure Forecast (NEF) Contour.
3.5.1	Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.	Consideration of major facilities and sensitive land uses have been addressed through the Land Use Compatibility, Odour and Air Study, and Subwatershed Study, which collectively demonstrate the feasibility of introducing residential uses to the Secondary Plan area, with exception as noted below, subject to future study.
3.5.2	Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of	In this regard, the proposed Secondary Plan establishes Site Specific Policy Area A in proximity to a potential

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	<p>existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.</p>	<p>source of odour / air quality concern, and establishes that development proposals for any residential or institutional uses must submit further studies demonstrating that no adverse effects on the development or that the effects can be mitigated, which includes studies such as but not limited to hydrogeology, traffic, air quality, noise, and others.</p>
3.6.1	<p>Planning for sewage and water services shall:</p> <ul style="list-style-type: none"> <li>a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;</li> <li>b) ensure that these services are provided in a manner that: <ul style="list-style-type: none"> <li>1. can be sustained by the water resources upon which such services rely;</li> <li>2. is feasible and financially viable over their life cycle;</li> <li>3. protects human health and safety, and the natural environment, including the quality and quantity of water; and</li> <li>4. aligns with comprehensive municipal planning for these services, where applicable.</li> </ul> </li> <li>c) promote water and energy conservation and efficiency;</li> <li>d) integrate servicing and land use considerations at all stages of the planning process;</li> <li>e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient</li> </ul>	<p>The Elfrida Secondary plan has appropriately planned for anticipated sewage and water services through the infrastructure and full life cycle costs as demonstrated by the supporting studies including but not limited to the Master Servicing Study and Financial Impact Study, and as implemented by the cost sharing Policy 7.8.13.10.</p>

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	<p>use of these services to meet current and projected needs for increased housing supply; and</p> <p>f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.</p>	
3.6.8	<p>Planning for stormwater management shall:</p> <p>a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;</p> <p>b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;</p> <p>c) minimize erosion and changes in water balance including through the use of green infrastructure;</p> <p>d) mitigate risks to human health, safety, property and the environment;</p> <p>e) maximize the extent and function of vegetative and pervious surfaces;</p> <p>f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and</p> <p>g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.</p>	<p>With respect to stormwater management, the Elfrida Secondary Plan provides for preliminary stormwater management pond locations, which are to be finalized through future development applications, as well as an analysis of how the proposed land uses and associated population and jobs can be accommodated by existing, planned and proposed infrastructure.</p> <p>In addition, the proposed Secondary Plan provides additional policies that direct the City to monitor the capacity and reassess the need to manage stormwater runoff (Policy 7.8.11.1 a)), that direct the preparation of a Block Plan to define alignment of major roads, stormwater ponds and required infrastructure (Policies 7.8.13.3), that establish appropriate phasing to ensure development proceeds in a coordinated and comprehensive manner (Policies 7.8.13.5 – 7.8.13.9), and that establish cost sharing provisions to ensure equitable distribution for costs of shared infrastructure (7.8.13.10).</p>
3.9.1	<p>Healthy, active, and inclusive communities should be promoted by:</p> <p>a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;</p>	<p>Regarding healthy, active and inclusive communities, the Elfrida Secondary Plan promotes these by:</p> <ul style="list-style-type: none"> <li>- Establishing, as a vision, that the Elfrida Secondary Plan area will be a healthy, safe, comfortable, accessible community that promotes a high quality of life.</li> </ul>

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	<p>b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;</p> <p>c) providing opportunities for public access to shorelines; and</p> <p>d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.</p>	<ul style="list-style-type: none"> <li>- Further, Policy 7.8.2 identifies that 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.</li> <li>- The Community Infrastructure Assessment Report, which has informed the creation and land use schedule of the Secondary Plan, specifically Policy 7.8.2.2 c) and d) which identify that access to community uses within 800 metres (approximately 10 minutes walking distance) of all residents of Elfrida is to be provided and is to be easily accessible via multi-modal transportation opportunities, where feasible. Further, 7.8.2.2 d) identifies that 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.</li> </ul>
4.1.1	Natural features and areas shall be protected for the long term.	<p>A Subwatershed Study has been completed and identifies, among other matters, the location of natural heritage systems, floodplains, and the associated buffers for these features. The results of the Sub watershed Study has informed the creation of the Elfrida Secondary Plan – Natural Heritage Systems and Floodplain – Map B.7.8.2, which delineates the approximate Natural Heritage System, including locally significant wetlands, provincially significant wetlands, significant woodlands, other woodlands, vegetation protection zones and buffers and the proposed floodplain.</p>
4.1.2	The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.	
4.1.3	Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.	
4.1.4	Development and site alteration shall not be permitted in:	

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	<ul style="list-style-type: none"> <li>a) significant wetlands in Ecoregions 5E, 6E and 7E1; and</li> <li>b) significant coastal wetlands.</li> </ul>	<p>The proposed Secondary Plan includes numerous policies that support the provision of a robust NHS system with a network of connected natural areas that support the ecological function (Policy 7.8.2.1 c). Further, Policy 7.8.2.6 provides policies that support the characterization of the NHS system to ensure protection and boundaries. Additional policies are provided in section 7.8.7 and refer to policies in Chapter C of the UHOP.</p>
4.1.5	<p>Development and site alteration shall not be permitted in:</p> <ul style="list-style-type: none"> <li>a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;</li> <li>b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);</li> <li>c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);</li> <li>d) significant wildlife habitat;</li> <li>e) significant areas of natural and scientific interest; and</li> <li>f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b),</li> </ul> <p>unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p>	
4.1.6	<p>Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</p>	
4.1.7	<p>Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</p>	
4.1.8	<p>Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</p>	
4.2.1	<p>Planning authorities shall protect, improve or restore the quality and quantity of water by:</p>	

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	<ul style="list-style-type: none"> <li>a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;</li> <li>b) minimizing potential negative impacts, including cross-jurisdictional and crosswatershed impacts;</li> <li>c) identifying water resource systems;</li> <li>d) maintaining linkages and functions of water resource systems;</li> <li>e) implementing necessary restrictions on development and site alteration to:               <ul style="list-style-type: none"> <li>1. protect all municipal drinking water supplies and designated vulnerable areas; and</li> <li>2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;</li> </ul> </li> <li>f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and</li> <li>g) ensuring consideration of environmental lake capacity, where applicable.</li> </ul>	<p>The Subwatershed Study has been completed and has informed the creation of policies 7.8.7, 7.8.11, 7.8.12 and 7.8.13 of the Elfrida Secondary Plan.</p>
4.2.2	<p>Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.</p>	
4.2.3	<p>Municipalities are encouraged to undertake, and large and fast-growing municipalities shall undertake watershed planning to inform planning for sewage and water services and stormwater management, including low impact development, and the</p>	

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	protection, improvement or restoration of the quality and quantity of water.	
4.2.5	All municipalities undertaking watershed planning are encouraged to collaborate with applicable conservation authorities.	
4.3.1.1	Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.	The Elfrida Secondary Plan has been informed by the completion of an Agricultural Impact Assessment (AIA). The AIA identified that the Elfrida Lands do not form part of a specialty crop area and include limited specialty crops within the Elfrida Lands. Further, the inclusion of the Elfrida Lands into the City of Hamilton's urban boundary would result in the Elfrida Lands being removed from the City of Hamilton's prime agricultural area and rural lands.
4.3.1.2	As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture.	
4.3.1.3	Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.	
4.3.6.1	Planning authorities are encouraged to support local food, facilitate near-urban and urban agriculture, and foster a robust agri-food network.	The Elfrida Secondary Plan identifies three (3) Site Specific Policy Areas (B, C and D), which require development proposals to demonstrate compliance with the Minimum Distance Separation Formulae, using provincial guidance. This policy framework is consistent with other secondary plans in the UHOP, which directly interface with the rural area and will ensure the protection of agricultural operations.
4.6.1	Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.	The archaeology policies in B.3.4.4 continue to apply to the secondary plan area and are not proposed to be

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4.6.2	Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.	amended. Archaeological assessments will continue be required as part of the future development applications for all lands within the Secondary Plan. Further, the Elfrida Secondary Plan area does not have any <i>protected heritage properties, built heritage resources or cultural heritage landscapes</i> as defined by the PPS. However, Policy B.7.8.10.3 identifies that development applications must demonstrate consistency with Provincial Planning Statement, should a new <i>protected heritage property</i> be established on or adjacent to lands subject to a development application. Lastly, as part of any development application within the Secondary Plan area, Policy B.7.8.10 of the Secondary Plan requires early engagement with indigenous communities to ensure their interest are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes, as defined by the PPS.
4.6.3	Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.	
4.6.5	Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.	
5.1.1	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	Policies in section 7.8.7 of the Elfrida Secondary Plan and schedule B.7.8.2 – Natural Heritage System and Floodplain identify NHS and Floodplains and includes policies to ensure ecological systems and the natural environment are protected regarding its elements and how the urbanization of the surrounding lands can occur.  The proposed land uses and road system have been developed to reduce and limit impacts to the NHS and floodplains and, where feasible, lower intensity uses have been purposely located adjacent to the NHS and floodplains.
5.2.1	Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.	
5.2.2	Development shall generally be directed to areas outside of: a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;	

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	<p>b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and</p> <p>c) c) hazardous sites.</p>	
5.2.4	<p>Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.</p>	<p>Policy 7.8.2.7 of the Secondary Plan requires the provision of an efficient land use arrangement and mix of uses in proximity to one another to minimize travel time, traffic, greenhouse gases, servicing and energy costs. Further, the implementation-related strategies in Policy 7.8.1.1, as recommended by the ECCR, encourage commercial, institutional, mixed use and multiple dwelling buildings to implement green building initiatives and Low Impact Development measures to increase energy efficiency, reduce their environmental impact, and reduce water runoff and improve water quality, respectively.</p>

## 2 URBAN HAMILTON OFFICIAL PLAN, VOLUME 1 (PARENT POLICIES)

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Policy A.2.1	<p>Section A.2.1 sets out a series of “Ten Directions to Guide Development” to evaluate decisions related to urban growth and development.</p> <ul style="list-style-type: none"> <li>• <b>Direction #1:</b> Plan for climate change mitigation and adaptation and reduce greenhouse gas emissions.</li> <li>• <b>Direction #2:</b> Encourage a compatible mix of uses in neighbourhoods, including a range of housing types and affordabilities, that provide opportunities to live, work, learn, shop and play, promoting a healthy, safe and complete community.</li> <li>• <b>Direction #3:</b> Concentrate new development and infrastructure within existing built-up areas and within the urban boundary through intensification and adaptive re-use.</li> <li>• <b>Direction #4:</b> Protect rural areas for a viable rural economy, agricultural resources, environmentally sensitive recreation and the enjoyment of the rural landscape.</li> <li>• <b>Direction #5:</b> Design neighbourhoods to improve access to community life for all, regardless of age, ethnicity, race, gender, ability, income and spirituality.</li> </ul>	<p>The Elfrida Secondary Plan has been prepared as an implementation tool to guide the future development of Elfrida in accordance with the principles of the UHOP and the directions to guide development.</p> <p>As stated in policy 7.8.1, the Vision for the Elfrida Secondary Plan is to be a healthy, safe, comfortable, accessible community that promotes a high quality of life through the creation of walkable neighbourhoods with access to community amenities. The following identifies how this vision is intended to be achieved in consideration of the Ten Directions to Guide Development.</p> <p><b>Direction #1:</b> The Elfrida Secondary Plan includes policies that support the implementation of climate change mitigation and adaptation measures, such as including policies that encourage the enhancement of the City's Urban Tree Canopy, encouragement to arrange land uses in an efficient manner, promotion of best management practices and innovative approaches to community design, and identifying best management for stormwater systems, water and wastewater systems, and the transportation network, among other matters.</p> <p><b>Direction #2:</b> The Elfrida Secondary Plan identifies a range of land use designations that permit a range and mix of housing types, as well as commercial, retail, parks</p>

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	<ul style="list-style-type: none"> <li>• <b>Direction #6:</b> Retain and intensify existing employment land, attract jobs in Hamilton’s strength areas and targeted new sectors, and support access to education and training for all residents.</li> <li>• <b>Direction #7:</b> Expand transportation options through the development of complete streets that encourage travel by foot, bike and transit, and enhance efficient inter-regional transportation connections.</li> <li>• <b>Direction #8:</b> Maximize the use of existing buildings, infrastructure, and vacant or abandoned land.</li> <li>• <b>Direction #9:</b> Protect ecological systems and the natural environment, reduce waste, improve air, land and water quality, and encourage the use of green infrastructure.</li> <li>• <b>Direction #10:</b> Maintain and create attractive public and private spaces and respect the unique character of existing buildings, neighbourhoods and communities, protect cultural heritage resources, and support arts and culture as an important part of community identity.</li> </ul>	<p>and open space, institutional, community facilities/services and supporting uses, and directs the location of retail / commercial nodes to ensure the creation of a complete community. The housing policies of the Elfrida Secondary Plan direct the provision of a full range, mix and tenure of housing options and encourages a mix of rental and ownership housing throughout the Secondary Plan area.</p> <p><b>Direction #3:</b> The Secondary Plan area will be a new greenfield area within the urban area. Per Policy 7.8.2.2 of the Secondary Plan, Elfrida will be developed as a mixed-use complete community with varying levels of intensification.</p> <p><b>Direction #4:</b> Policy 7.8.9.4 of the Elfrida Secondary Plan directs built form at the edges of Elfrida and, among other things, directs a sensitive transition to adjacent agricultural and rural lands.</p> <p><b>Direction #5:</b> The Vision for the Elfrida Secondary Plan area (Policy 7.8.1) and implementing policies ensure a healthy, safe, comfortable and accessible community through the provision of a variety of neighbourhoods each as a walkable community with access to parks, schools and local serving commercial uses.</p> <p><b>Direction #6:</b> There are no existing employment areas within the Secondary Plan. Per Policy 7.8.9.4 which directs built form at the edges of Elfrida, there will be a</p>

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		<p>compatible transition to adjacent employment areas, with higher density residential uses preferred adjacent to such employment areas to ensure compatibility is maintained. With respect to jobs, the Secondary Plan is intended to generate approximately 5,975 jobs.</p> <p><b>Direction #7:</b> 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.</p> <p><b>Direction #8:</b> The policies of the secondary plan direct efficient use of land within the site, which is a vacant greenfield site.</p> <p><b>Direction #9:</b> The policies of the Secondary Plan protect ecological systems and the natural environment by reinforcing the policies of the PPS and UHOP and provide direction regarding its elements and how the urbanization of the surrounding lands can occur. The proposed land uses and road system have been developed to reduce and limit impacts to the NHS and floodplains and, where feasible, lower intensity uses have been purposely located adjacent to the NHS and floodplains.</p>

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		<p><b>Direction #10:</b> Urban Design Guidelines have been created and form part of the Elfrida Secondary Plan application. These Urban Design Guidelines direct the design and arrangement of land uses to promote attractive public and private spaces. Further, the policies of the Secondary Plan direct that all development application demonstrate consistency with the PPS should a new protected heritage property be established on or adjacent to the lands.</p>
Policy A.2.3.4.2	<p>Greenfield areas shall be planned to achieve an overall minimum density of 60 people and jobs per hectare. The greenfield density target shall be measured over the entirety of Hamilton’s greenfield area, excluding natural heritage features designated in this Plan, right-of-way for electrical transmission lines, energy transmission pipelines, roads classified as freeways, as defined and mapped as part of the Ontario Road Network, as well as railways, employment areas, and cemeteries. (OPA 167)</p>	<p>As outlined in <b>Table 1</b> of the Planning Justification Report, the Elfrida Secondary Plan has a total area of approximately 1,226 hectares. Of this total area, approximately 980 hectares are identified as new greenfield developable lands (e.g., areas outside Natural Heritage System and Floodplain). <b>Table 2</b> in the Planning Justification Report identifies the mix of land use designations in the Elfrida Secondary Plan. As described in <b>Table 3</b> of the Planning Justification Report, the anticipated density of these land use designations based on the estimated rate of people per unit (“<b>PPU</b>”) derived from the City’s 2023 Development Charge Background Study and identifies a total anticipated population of 64,392 residents and 5,975 jobs.</p>
Policy A.2.3.4.3	<p>Notwithstanding policy A.2.3.4.2, the lands within the greenfield area that are not subject to existing development approvals, including lands within the Fruitland-Winona Secondary Plan area, shall be planned to achieve a minimum density of 70 persons and jobs per hectare. (OPA 167)</p>	
Policy A.2.4.1	<p>While the City’s strategy for accommodating growth to 2051 is based on a No Urban Boundary Expansion approach which includes intensification and redevelopment within the built-up area, and development within greenfield areas. Provincial legislation, plans and policies allow for the submission of privately initiated applications for urban boundary expansions. If an urban expansion area is established by a</p>	<p>Based on <b>Tables 1, 2 and 3</b>, the greenfield density target area for Elfrida is 980 hectares, which when dived by the planned population (64,392 people) and jobs (5,975.3) results in a density of 71.79 persons and jobs per hectare, which conforms to policies A.2.3.4.2 and A.2.3.4.3 of the UHOP.</p>

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	privately initiated application, a coordinated approach to planning for the new Urban Expansion Area, shall be taken to ensure residential intensification targets for development within the built-up area are prioritized in accordance with this plan. (OPA 185)(OPA 218)	
Policy A.2.4.2	<p>Secondary plans and development proposals for Urban Expansion Areas shall implement the goals, objectives and policies of this Plan, including but not limited to: (OPA 185)(OPA 218)</p> <ul style="list-style-type: none"> <li>a) The creation of complete communities that have a strong sense of place and enable residents to meet most of their daily needs within a short distance of their home.</li> <li>b) Provision for a range of housing types, forms, and tenures, including affordable housing and housing with supports.</li> <li>c) Development of an integrated transportation network that is planned based on a Complete Streets approach, which prioritizes transit and active transportation, provides safe and accessible travel options, accounts for equity, and prioritizes connectivity.</li> <li>d) Street design and street layouts that provide for urban greening and supports active transportation and transit use while minimizing reliance on single occupant vehicles.</li> <li>e) Protection and enhancement of the Natural Heritage System, including preserving ecological functions and the natural beauty and distinctive character of the landscape, adopting a design with nature approach.</li> <li>f) Adaptation to climate change, including innovative approaches to storm water management and protection</li> </ul>	<p>The Secondary Plan implements the goals, objectives and policies of Section A.2.4.2 of the UHOP as follows:</p> <ul style="list-style-type: none"> <li>a) The Vision for the secondary plan is to create a mixed-use community, locating 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 to establish community identity. The Secondary Plan area is subject to a range of land use designations that permit a variety of residential uses and complementary facilities and services to serve residents.</li> <li>b) The Secondary Plan directs the creation of a full range, mix and tenure of housing types and encourages an appropriate mix of rental and ownership housing stock. This is furthered through the establishment of land use designations that permit a wide range of housing options and land uses are varying densities.</li> <li>c) The transportation-related policies of Section 7.8.8 of the Secondary Plan place a priority on the development of a transportation system consisting of complete streets through the promotion of transit, active transportation and balancing the needs of</li> </ul>

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	<p>of communities and infrastructure from risks associated with natural hazards.</p> <p>g) Implementation of strategies to reduce greenhouse gas emissions through enhancement of the tree canopy, energy efficiency, electricity generation, and approaches to design that reduce reliance on single occupant vehicles.</p> <p>h) Development of financial strategies to recover the lifecycle costs of infrastructure and community facilities.</p>	<p>automobile and truck users with active transportation modes.</p> <p>d) The policies of Section 7.8.8 of the Secondary Plan direct the implementation of a transportation system that accommodates all users and modes of transportation, with priority places on developing complete streets through the promotion of transit, active transportation, the creation of new pedestrian and cycling conditions and balancing the needs of single occupant vehicles and truck users with active transportation modes.</p> <p>e) The policies of the Secondary Plan protect ecological systems and the natural environment by implementing the conclusions and recommendations of the Subwatershed Study and by reinforcing the policies of the PPS and UHOP, providing direction regarding its elements and how the urbanization of the surrounding lands can occur. The proposed land uses and road system have been developed to reduce and limit impacts to the NHS and floodplains and, where feasible, lower intensity uses have been purposely located adjacent to the NHS and floodplains.</p> <p>f) Policy 7.8.2.7 of the Secondary Plan requires the provision of an efficient land use arrangement and mix of uses in proximity to one another to minimize travel time, traffic, greenhouse gases, servicing and energy costs. Further, the implementation-related strategies in Policy 7.8.1.1, as recommended by the ECCR, encourage commercial, institutional, mixed</p>

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		<p>use and multiple dwelling buildings to implement green building initiatives and Low Impact Development measures to increase energy efficiency, reduce their environmental impact, and reduce water runoff and improve water quality, respectively.</p> <p>g) The Secondary Plan providing cost sharing policies (Policy 7.8.13.10) to ensure the equitable distribution of the costs of shared infrastructure.</p>
Policy B.3.1.1	<p>The City shall strengthen its economy by:</p> <p>a) directing business activity to suitable locations as identified on Schedules E- Urban Structure and E-1 – Urban Land Use Designations;</p> <p>b) preparing a new comprehensive Zoning By-law to implement the policies of the Official Plan;</p> <p>c) encouraging improved urban design and quality architecture, as well as improving the urban design elements of the public realm.</p> <p>d) Supporting growth through planning for infrastructure by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term; and, (OPA 218)</p> <p>e) Consider establishing development criteria, outside of Employment Areas, to ensure that the redevelopment of any employment lands will retain space for a similar number of jobs to remain accommodated on site. (OPA 218)</p>	<p>The proposed Secondary Plan addresses the policies of B.3.1.1 as follows:</p> <p>a) Plans for and directs business activities to suitable locations. The policies of the Secondary Plan identify the non-residential gross floor area that could support the planned build-out of the secondary plan area, and directed a minimum non-residential gross floor areas to Local and Community Retail Nodes in strategic locations.</p> <p>b) N/A</p> <p>c) Provides an enhanced urban design policy framework and guidelines, including for non-residential uses.</p> <p>d) Appropriately plans for infrastructure and considers full life cycle costs as demonstrated by the supporting studies including but not limited to the Master Servicing Study and Financial Impact Study, and as implemented by the cost sharing Policy 7.8.13.10.</p> <p>e) N/A</p>
Policy B.3.1.5	The City will support the retail sector by promoting compact urban form and intensification of retail and service uses and	The Secondary Plan policies promote a compact urban form of retail and services uses, including mixed use

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	<p>areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities. (OPA 218)</p>	<p>areas that appropriately locate a range and mix of residential, commercial, retail, parks and open space, institutional, community facilities /services and supporting uses in both standalone and mixed-use buildings. Community amenities including retail, commercial, community facilities/services and other uses are directed to be provided in proximity to residential uses, with Local Retail Node overlays providing commercial amenities with minimum non-residential floor space. Collectively, the policies implement the Vision for the Secondary Plan area as a complete community.</p>
<p>Section B.3.2</p>	<p>Refer to Housing Policies of Section B.3.2 of UHOP</p>	<p>Refer to Housing Report in Section 7 of this Report. The Secondary Plan has implemented the conclusions of the Housing Report by requiring the provision of a full range, mix and tenures of housing options, for people of all incomes and demographics, by encouraging an appropriate mix of rental and ownership housing stock, and by integrating housing with supports in all secondary plan designations.</p>
<p>Section B.3.3</p>	<p>Refer to Urban Design policies of Section B.3.3 of the UHOP</p>	<p>The urban design policy framework has been established for the Elfrida Secondary Plan, the policies of which require that all development have regard to the Urban Design Guidelines for the Elfrida Area. The Urban Design Guidelines describe the community vision and structure, provide guidance related to community design, built form, the open space network, intensification areas, and sustainable design features.</p>

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		<p>The urban design policies of the proposed Secondary Plan address the policies of Section B.3.3 by:</p> <ul style="list-style-type: none"> <li>• Continuing the nodes and corridors structure to the secondary plan (B.3.3.2.1);</li> <li>• Enhancing the different urban structure elements through connections, defining the role of each element, and creating guidelines to provide direction on these enhancements (B.3.3.2.1);</li> <li>• Fostering a sense of pride that addresses the principles in B.3.3.2.3;</li> <li>• Organizing space in a logical grid pattern, providing guidance on architecture and community character through the urban design guidelines (B.3.3.2.4);</li> <li>• Creating a plan and framework that will ensure places are safe, accessible and connected (B.3.3.2.5)</li> <li>• Aligning the proposed streets with the City's complete streets guidelines (B.3.3.2.5 and B.3.3.2.10);</li> <li>• Providing guidance on transitional matters and public spaces (B.3.3.2.6);</li> <li>• Accommodating a variety of built forms and densities that are compatible (B.3.3.2.6);</li> <li>• Achieving the sustainability goals in B.3.3.2.8 through requiring higher densities that will produce compact development, integrating, protecting and enhancing environmental features and landscapes;</li> </ul>

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		<ul style="list-style-type: none"> <li>• Supporting community health and well being through the creation of high quality, safe public spaces, encouraging amenity areas and places for recreation, facilitating and promoting active transportation, and providing adequate green space(B.3.3.2.9);</li> <li>• Facilitating complete streets as important public spaces (B.3.3.2.10); and,</li> <li>• Establishing a built form policy framework that includes a variety of building typologies, which have been distributed across the secondary plan area, aligned with structuring elements and to be compatible with the existing and planned uses (Section B.3.3.3).</li> </ul>
Policy B.3.4.4	The City shall require the protection, conservation, or mitigation of sites of archaeological value and areas of archaeological potential as provided for under the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Ontario Heritage Act, the Municipal Act, the Cemeteries Act, or any other applicable legislation.	<p>The archaeology policies in B.3.4.4 continue to apply to the secondary plan area, and are not proposed to be amended.</p> <p>Archaeological assessments will continue be required as part of the future development applications for all lands within the secondary plan.</p>
Policy B.3.4.4.1	The City shall maintain mapping of areas of archaeological potential as defined by provincial guidelines and identified on Appendix F-4 – Archaeological Potential, to assist in the assessment of development proposals and the development of future conservation initiatives.	<p>As part of any development application within the Secondary Plan area, Section 7.8.10 of the Secondary Plan requires early engagement with indigenous communities to ensure their interest are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes, as defined by the PPS.</p>
Policy B.3.4.4.2	The City shall develop and maintain an Archaeological Management Plan to guide the conservation and management of archaeology within the City, in accordance with Section F.3.1.3 – Archaeological Management Plan. (OPA 167)	

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Policy B.3.4.4.3	<p>In areas of archaeological potential identified on Appendix F-4 – Archaeological Potential, an archaeological assessment shall be required and submitted prior to or at the time of application submission for the following planning matters under the Planning Act, R.S.O., 1990 c. P.13:</p> <ul style="list-style-type: none"> <li>a) official plan amendment or secondary plan amendment unless the development proposed in the application in question or other applications on the same property does not involve any site alteration or soil disturbance;</li> <li>b) zoning by-law amendments unless the development proposed in the application in question or other applications on the same property does not involve any site alteration or soil disturbance; and,</li> <li>c) plans of subdivision.</li> </ul>	
Policy B.3.4.4.4	<p>In areas of archaeological potential identified on Appendix F-4 – Archaeological Potential, an archaeological assessment:</p> <ul style="list-style-type: none"> <li>a) may be required and submitted prior to or at the time of application submission for the following planning matters under the Planning Act, R.S.O., 1990 c. P.13 when they involve soil disturbance or site alteration: <ul style="list-style-type: none"> <li>i) site plan applications; and,</li> <li>ii) plans of condominium.</li> </ul> </li> <li>b) may be required for the following planning matters under the Planning Act, R.S.O., 1990 c. P.13 when they involve soil disturbance or site alteration: <ul style="list-style-type: none"> <li>i) minor variances; and,</li> <li>ii) consents/ severances.</li> </ul> </li> </ul>	

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Policy B.3.4.4.5	Archaeological assessments shall be prepared in accordance with any applicable guidelines and Policy F.3.2.4 - Archaeological Assessments.	
Policy B.3.4.4.6	Prior to site alteration or soil disturbance relating to a Planning Act, R.S.O., 1990 c. P.13 application, any required archaeological assessment must be approved, in writing by the City, indicating that there are no further archaeological concerns with the property or concurring with the final resource management strategy to be implemented. The City may also require a higher standard of conservation, care and protection for archaeological resources based on prevailing conditions and circumstances within the City and the results of any engagement with Indigenous communities and their interests. (OPA 167)	
Policy B.3.4.4.7	<p>The City considers the following archaeological resources to be of particular interest, value and merit:</p> <ul style="list-style-type: none"> <li>a) spatially large, dense lithic scatters (peak levels of more than 99 artifacts per square-metre);</li> <li>b) deeply buried or stratified archaeological sites;</li> <li>c) undisturbed or rare Indigenous archaeological sites; (OPA 167)</li> <li>d) sacred archaeological sites;</li> <li>e) archaeological sites comprising human burials;</li> <li>f) Paleo-Indian archaeological sites;</li> <li>g) Early-Archaic archaeological sites;</li> <li>h) Woodland period archaeological habitation sites;</li> <li>i) post-contact archaeological sites predating 1830 AD;</li> </ul>	

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	<p>j) post 1830 archaeological site(s) where background documentation or archaeological features indicate heritage value; and,</p> <p>k) underwater archaeological sites.</p>	
Policy B.3.4.4.8	To conserve these resources, avoidance and protection in situ shall be the preferred conservation management strategies. Where it has been demonstrated in an archaeological assessment by a licensed archaeologist that avoidance is not a viable option, alternative mitigation measures shall be agreed upon by the Province and the City and in accordance with the Archaeology Management Plan.	
Policy 3.4.4.9	The City may use all relevant provisions of the Planning Act, R.S.O., 1990 c. P.13 to prohibit the use of land and the placement of buildings and structures in order to protect and conserve sites or areas of significant archaeological resources.	
Policy 3.4.4.10	Where a marked or unmarked cemetery or burial place is encountered during any archaeological assessment or excavation activity, the provisions of the Funeral, Burial and Cremation Services Act and associated regulations, and the policies of this Plan shall apply. Both the Ministry of Heritage, Sport, Tourism and Culture Industries and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services must be contacted immediately. (OPA 167)	
Policy 3.4.4.11	Where a marked or unmarked cemetery or burial place is found, Indigenous communities with a known interest in the area shall be notified. (OPA 167, MMAH Mod. 18)	

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Sections B.3.4.5 and B.3.4.6	Refer to built heritage policies of Section B.3.4.5 and the cultural heritage landscapes policies of Section B.3.4.6 of the UHOP	<p>The cultural heritage policies related to <i>protected heritage properties, built heritage resources, and cultural heritage landscapes</i> do not apply as the secondary plan area does not have any of these elements, as defined by the PPS.</p> <p>However, Policy 7.8.10.2 of the Secondary Plan area does not have any <i>protected heritage properties, built heritage resources, or cultural heritage landscapes</i> defined by the PPS, however in Policy 7.8.10.3 requires all development applications to demonstrate consistency with the PPS should new <i>protected heritage properties</i> be established on or adjacent to the lands subject to the development application.</p>
Section B.3.5	Refer to Community Facilities / Services Policies of Section B.3.5 of the UHOP.	Refer to Community Infrastructure Assessment Report. The policies of the Secondary Plan implement the recommendations of the report and permit community facilities/services within all land use designations except for the Natural Heritage System designation. Schools, parks, and other community infrastructure elements have been conceptually identified and planned for in the Elfrida Secondary Plan and their ultimate location will be determined through future development applications. The policies of the Secondary Plan also direct that such community services/facilities be in proximity to residential uses.
Section B.3.6	Refer to Health and Public Safety policies in Section B.3.6 of the UHOP.	The relevant Health and Public Safety policies in B.3.6 continue to apply and have been addressed through the Land Use Compatibility, Odour and Air Study, and Subwatershed Study, which collectively demonstrate the

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		<p>feasibility of introducing residential uses to the Secondary Plan area, with exception as noted below, subject to future study.</p> <p>In this regard, the proposed Secondary Plan establishes Site Specific Policy Area A in proximity to a potential source of odour / air quality concern, and establishes that development proposals for any residential or institutional uses must submit further studies demonstrating that no adverse effects on the development or that the effects can be mitigated, which includes studies such as but not limited to hydrogeology, traffic, air quality, noise, and others.</p> <p>With respect to airport noise, we note that the entirety of the Secondary Plan area is located outside of the 28 Noise Exposure Forecast (NEF) Contour.</p>
Section B.3.7	Refer to Energy and Environmental Design policies of Section 3.7 of the UHOP.	<p>The Energy and Environmental policies in B.3.7 have been addressed through the supporting Energy and Climate Change Report including the proposed secondary plan policies that implement the recommendations of the report.</p> <p>In proposed Policy 7.8.2.7, the proposed Secondary Plan encourages enhancement of the City's Urban Tree Canopy, guides the provision of an efficient land use arrangement and close relationship of uses to minimize travel time, traffic, greenhouse gases, servicing costs and energy costs, promotes best management practices and innovative approaches to community design, and</p>

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		<p>best management practices for stormwater management systems and facilities, water and wastewater systems, and transportation infrastructure.</p>
Section C.2.0	Refer to NHS policies of the UHOP in Section C.2.0.	<p>A Subwatershed Study has been completed and identifies, among other matters, the location of natural heritage systems, floodplains, and the associated buffers for these features. The results of the Sub watershed Study has informed the creation of the Elfrida Secondary Plan – Natural Heritage Systems and Floodplain – Map B.7.8.2, which delineates the approximate Natural Heritage System, including locally significant wetlands, provincially significant wetlands, significant woodlands, other woodlands, vegetation protection zones and buffers and the proposed floodplain.</p> <p>The supporting Subwatershed Study demonstrates conformity with the applicable policies and rationalizes the proposed policies in the secondary plan. In this regard, the proposed Secondary Plan includes NHS mapping, which delineates the NHS elements of the plan area based on the analysis completed as part of the Subwatershed Study. It provides a policy framework that</p>
Section C.3.0	<p>General Land Use Provisions and Designations</p> <p>General land use provisions identify land uses which are permitted in all or multiple designations provided certain conditions are met. These uses include: uses over which the City has no jurisdiction; public uses, such as municipal infrastructure, that are required for day to day operations, and</p>	<p>The proposed Secondary Plan conforms to the relevant General Land Use Provisions and Designations in Section C.3.0 as it does not propose to modify any of the general policies in C.3.2 and as such they continue to apply to the Elfrida Lands.</p>

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	<p>other uses that implement the goals, objectives and policies of this Plan without detracting from a primary land use function. In addition to general land use provisions there are two land use designations that will be applied and implemented on a city-wide basis – Open Space and Utility.</p>	
Policy C.3.2	<p>The following uses shall be permitted in all land use designations:</p> <ul style="list-style-type: none"> <li>a) conservation uses such as forest, wildlife and fisheries management provided the use complies with Section C.2.0 – Natural Heritage System;</li> <li>b) utilities, municipal infrastructure and transportation facilities, corridors and easements, electrical facilities used directly for the generation and distribution of electric power, natural gas and oil pipeline lines, telecommunication and new facilities approved under all relevant statutes, where the land(s) are less than 4 hectares in size, provided that the facility is not used for the purposes of maintenance or storage or railway yard;</li> <li>c) wherever possible, the uses identified in C.3.2.1.b) shall be integrated with the general character of the surrounding uses through the provision of landscaping, screening and buffering, siting of structures, height control, and any other measures deemed to be appropriate by the City;</li> <li>d) any operation of the Government of Canada, Province of Ontario or City of Hamilton, not described in Policy C.3.2.1a) and b);</li> <li>e) uses regulated for the purposes of Shipping and Navigation or uses incidental thereto, authorized by the Hamilton Harbour Commissioners Act, or any by-law,</li> </ul>	

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	regulation or other provision adopted pursuant to the Hamilton Harbour Commissioners Act or other federal regulation; and, f) community gardens.	
Policy C.3.2.2	<p>The following uses shall be permitted in the Neighbourhoods, Commercial and Mixed Use, and Institutional designations:</p> <p>a) A home business shall be permitted accessory to a dwelling provided that all the following conditions and criteria are met:</p> <p>i) Limitations on the number of employees, the gross floor area and the types of home business permitted, as well as other regulations, shall be established in the Zoning By-law; and,</p> <p>ii) No outside storage shall be permitted in conjunction with a home business; and,</p> <p>b) A bed and breakfast establishment shall be permitted provided all the following conditions and criteria are met:</p> <p>i) The establishment is accessory to the main residential use of the existing dwelling. Limitations on the number of guest rooms as well as other regulations of the use shall be established in the Zoning By-law;</p> <p>ii) A maximum of one bed and breakfast establishment shall be permitted in a dwelling unit; and,</p> <p>c) A small-scale residential care facility shall be permitted as-of-right, provided it complies with all applicable policies and the Zoning By-law; and,</p> <p>d) An additional dwelling unit shall be permitted on a single, semi-detached or street townhouse lot, provided it complies with all applicable policies and the Zoning By-law. (OPA 142)(OPA 218)(OPA 233)</p>	

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Policy C.3.2.4	Land use compatibility between sensitive land uses, major facilities, major retail uses and major office uses in all land use designations shall be in accordance with policy E.5.2.7.1. (OPA 167, MMAH Mod. 26)	
Policy C.3.3	<p>Open Space Designation</p> <p>Hamilton has a diverse and complex network of open spaces including the Niagara Escarpment - a world biosphere reserve, significant environmental features such as wetlands, woodlands, environmentally significant areas; city wide parks and small neighbourhood parks. The Bruce Trail is an essential component of the Niagara Escarpment Parks and Open Space System, linking parks, open space areas, and natural features. Open spaces, both individually and collectively, provide health, environmental, aesthetic and economic benefits that are essential elements for a good quality of life in our community. In addition, open spaces play an important role in defining the character of the City and in preserving its natural environment. Open space is an essential part of the urban and rural fabric of our City, providing linkages between communities and complementing and enhancing our built and rural environments and heritage and cultural fabric. It is the City's goal to establish and maintain an integrated parks and recreation system. This system contributes to a healthy, environmentally sound, and economically diverse community by providing benefits critical for good quality of life. As part of the natural fabric of a community, parks and open spaces are a source of pride and identity. Wherever possible, parks shall be linked with other</p>	<p>The Open Space policies of C.3.3 of the UHOP are not proposed to be amended. The existing cemetery has appropriately been designated "General Open Space".</p> <p>The Secondary Plan proposes policies in addition to the policies of Section C.3.3 and identifies the types of Parks and Open Space designations, provides flexibility in locating the parks in accordance with development applications to the satisfaction of the City, defines the purpose and components of Public Square and Privately Owned Publicly Accessible Open Space, and General Open Space designations.</p>

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	<p>open space lands, walkways, bicycle/multi- use paths and trails. Parkland classifications and standards shall be used to determine the amount and type of parkland required for the community. Policies ensure sufficient and viable opens spaces are retained, enhanced, expanded, and appropriately acquired. Such policies are necessary to achieve the environmental, social, economic, health and aesthetic benefits that parklands and open space provide for our communities.</p>	
Policy C.3.3.1	<p>Lands designated as Open Space are public or private areas where the predominant use of or function of the land is for recreational activities, conservation management and other open space uses.</p>	
Policy C.3.3.2	<p>The Open Space designation applies to lands greater than 4 hectares in size designated open space on Schedule E-1 – Urban Land Use Designations. Lands used for open space purposes less than 4 hectares shall be permitted within the Neighbourhoods designation subject to the provisions of this Plan.</p>	
Policy C.3.3.3	<p>Open Space designations shall be further refined in secondary plans and rural settlement area plans or identified in Appendix A - Parks Classification in accordance with Section B.3.5.3 – Parkland Policies.</p>	
Policy C.3.3.4	<p>The following uses shall be permitted on lands designated Open Space on Schedule E-1 – Urban Land Use Designations:</p> <ul style="list-style-type: none"> <li>a) parks for both active and passive recreational activities;</li> <li>b) publicly owned and operated recreation/community centres or historic sites;</li> </ul>	

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	<p>c) pedestrian pathways, trails, bikeways and walkways;  d) marinas;  e) forest, fish and wildlife management areas; and,  f) cemeteries.</p>	
Policy C.3.3.6	Where land is designated Open Space and is under private ownership, it is not intended this land shall necessarily remain so indefinitely, nor shall the Plan be construed as implying these areas are free and open to the general public or shall be purchased by the City.	
Policy C.3.3.7	Open Space lands which are identified in the Niagara Escarpment Parks and Open Space System shall comply with the policies of the Niagara Escarpment Plan. Open Space lands which are identified as Core Areas of the Natural Heritage System shall comply with the policies of Section C.2.0 – Natural Heritage System.	
Policy C.3.3.9	Whenever land designated or used for Open Space and Parks purposes, as designated on Schedule E-1 – Urban Land Use Designations, the maps of the secondary plans, or identified on Appendices relating to Open Space and Parks, is acquired or used by a city department or other public agency for nonrecreational public purposes, the City or public agency shall be required to compensate for the resulting loss of parkland by paying the full current market value of the parcel of land into the Parkland Reserve.	
Section C.3.4	<p>Utility Designation</p> <p>It is the intent of this Plan to ensure that utility uses are developed in an orderly manner consistent with the needs of the City. The planning, design and development of utility uses shall complement the intent of policies for other land uses.</p>	The Utility policies of C.3.4 of the UHOP are not proposed to be amended, with the exception of Policy C.3.4.2 to permit hydro transmission corridors and adjacent transformer facilities, pipelines, and secondary uses complementary to the utility function of those lands

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Policy C.3.4.1	The Utility designation applies to lands greater than 4 hectares in size designated Utility on Schedule E-1 – Urban Land Use Designations. Lands used for utility purposes less than 4 hectares shall be permitted within the other land use designations in accordance with Policies C.3.2.1 and C.3.4.9. (OPA 128)	within the Utility designation, in order to appropriately designate the hydro corridor on site.  The proposed Secondary Plan provides a new Policy 7.8.12.1 b) which requires development on lands adjacent to the Utility designation to be compatible with and supportive of the long term Utility use.
Policy C.3.4.2	The following uses shall be permitted on lands designated Utility on Schedule E-1 – Urban Area Land Use Designations:  a) major facilities, corridors, easements and rights-of-way for utilities and services, such as electric power, natural gas and oil pipelines, telecommunication, storm water management, water and wastewater service; (OPA 64) b) municipal works yards outside Employment Areas; c) parking lots in conjunction with adjacent uses; d) open space uses such as trails, urban farms and community gardens; e) transportation yards; f) heavy rail corridors and main lines; and, g) Waste management facilities.	Further, it defines a series of new policies to ensure no development proceeds without adequate arrangements made for the provision of public and private utilities, the location of installation of such private and public utilities, and confirmation that service can be provided to support proposed development (Policy 7.8.12.1).
Policy C.3.4.4	The location and construction of new water supply and wastewater service facilities shall comply with the provisions of Section C.5.3.2 – Lake Based Municipal Water and Wastewater Systems.	
Policy C.3.4.6	Additional uses may be permitted on lands of the City, public authorities and corporations of the Province responsible for the generation and transmission of electric power, Hydro lands and all other lands designated Utility where deemed by Council to be compatible with adjacent land uses.	

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Policy C.3.4.8	Utilities shall integrate with the general character of the surrounding uses through the provision of landscaping, screening and buffering, siting of structures, height control, and any other measures as may be deemed to be appropriate by the City and in accordance with the Green Energy and Green Economy Act, 2009.	
Section C.4.0	Refer to Integrated Transportation Network policies of Section C.4.0 of the UHOP.	<p>The Integrated Transportation Network policies in C.4.0 have been addressed through the Transportation Schedule and policies in the proposed Secondary Plan and the supporting Transportation Assessment. In this regard, the proposed secondary plan provides for an integrated transportation network, which includes complete streets that meet the City's requirements, a comprehensive active transportation network, consideration for existing transit routes and potential future ones.</p> <p>The policy framework defines the transportation network, that infrastructure shall be designed and implemented to support the growth objectives and urban structure of the area in connection with the City, establishes direction for transit, roads and their design, the active transportation network, transportation demand strategies, and parking within the implementing zoning by-law amendment.</p>
Section C.5.0	Refer to Infrastructure policies of Section C.5.0 of the UHOP.	The infrastructure policies in C.5.0 of Chapter C of the UHOP have been addressed through the schedules and policies in the proposed Secondary Plan and the supporting Master Servicing Study.

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		<p>In this regard, the proposed Secondary Plan provides for preliminary stormwater management pond locations, which are to be finalized through future development applications, as well as an analysis of how the proposed land uses and associated population and jobs can be accommodated by existing, planned and proposed infrastructure.</p> <p>In addition to the policies in Section C.5.0 of the UHOP, the proposed Secondary Plan provides additional policies that direct the City to monitor the capacity and reassess the need to manage stormwater runoff (Policy 7.8.11.1 a)), that direct the preparation of a Block Plan to define alignment of major roads, stormwater ponds and required infrastructure (Policies 7.8.13.3), that establish appropriate phasing to ensure development proceeds in a coordinated and comprehensive manner (Policies 7.8.13.5 – 7.8.13.9), and that establish cost sharing provisions to ensure equitable distribution for costs of shared infrastructure (7.8.13.10).</p>
Policy E.2.1	<p>Urban Structure Principles Hamilton's urban structure shall be a node and corridor structure guided by the following general principles:</p> <p>a) Urban Nodes, Urban corridors and delineated Major Transit Station Areas shall be the focus of intensification and reurbanization activities (i.e. population growth, private and public redevelopment, and infrastructure investment). (OPA 167)</p>	<p>The Secondary Plan contributes to the City's nodes and corridors urban structure through the provision of three urban structure elements, being the completion of the <i>Elfrida Community Node</i> at the intersection of Rymal Road East and Upper Centennial Parkway, the <i>Secondary Corridor</i> along the east side of Upper Centennial, north of Regional Road 20, and connecting <i>Neighbourhoods</i>. The defined nodes are to be the focus of medium and higher density land uses and a range and mix of uses, and are connected by the Secondary</p>

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	<p>b) Nodes and corridors provide focal points of activity for Hamilton's local communities and neighbourhoods.</p> <p>c) Nodes and corridors are connected to each other and are internally served by various modes of transportation, including higher order transit.</p> <p>d) Nodes and corridors provide a vibrant pedestrian environment and facilitate active transportation through careful attention to urban design.</p> <p>e) Nodes and corridors evolve with higher residential densities and mixed use developments to achieve their planned functions and support existing and planned transit, including higher-order transit. (OPA 167)</p>	<p>Corridors which similarly provide a range and mix of land uses and active transportation/transit options. Further detail is provided below.</p>
Policy E.2.3	<p><b>Urban Nodes</b></p> <p>Urban Nodes are intended to provide for a broad range and mix of uses in an area of higher density and activity than surrounding Neighbourhoods. Most Urban Nodes will have access to higher order transit and will exhibit a wide variety of land uses and densities designed and oriented to support and facilitate transit and active transportation. These Urban Nodes shall be designed and planned to provide a recognized sense of place to adjacent neighbourhoods.</p> <p>This Plan sets out a hierarchy of Urban Nodes, including the more intensely developed Downtown Hamilton which acts as a node within the context of the Greater Golden Horseshoe, Sub-Regional Service Nodes which are major centres of retail activity to the City, and Community Nodes which act as focal points to a former local municipality or to a number of neighbourhoods.</p>	<p>The Secondary Plan identifies the completion of the Elfrida Community Node at the intersection of Rymal Road East and Upper Centennial Parkway.</p> <p>The Secondary Plan conforms to the policies of E.2.3.3 of the UHOP as follows:</p> <ul style="list-style-type: none"> <li>- The Secondary Plan represents the completion of the Elfrida Node (Policy E.2.3.3.1.c))</li> <li>- The land use designations include Mixed Use – High Density and Mixed Use – Medium Density, which permit a wide range of uses including residential, commercial and retail, community services/facilities, parks and open spaces and others in close proximity to transit (E.2.3.3.2, E.2.3.3.3)</li> <li>- The policies includes a Community Retail Node overlay, which requires a minimum of 30,000 square metres of non-residential floor space, providing ample</li> </ul>

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Policy E.2.3.3.1	<p>Community Nodes</p> <p>The following areas are identified as Community Nodes on Schedule E – Urban Structure:</p> <p>a) the downtowns of the former municipalities of Dundas, Ancaster, Flamborough (Waterdown), and Stoney Creek;</p> <p>b) Centre Mall area, Meadowlands area, the East Mountain/Heritage Green Centre and the Upper James Street/Rymal Road area; and,</p> <p>c) the Elfrida node.</p>	<p>local employment opportunities (Policy E.2.3.3.4, E.2.3.3.10);</p> <ul style="list-style-type: none"> <li>- The designations permits a built form that is largely medium and low rise, mixed use buildings that allow for a wide range and mix of housing options (Policy E.2.3.3.5, E.2.3.3.9, E.2.3.3.17)</li> <li>- The Elfrida Secondary Plan provides strong connections through the street network and integrated transportation system including potential transit system (E.2.3.3.6, E.2.3.3.19, E.2.3.3.20); and,</li> </ul>
Policy E.2.3.3.2	<p>Within each Community Node a range of uses shall be provided that allow for access to housing, employment, services, and recreation in close proximity to each other and transit. The Community Nodes shall provide services to residents within the former area municipalities and surrounding neighbourhoods in a mixed use environment.</p>	<ul style="list-style-type: none"> <li>- The proposed street cross sections include on-street parking that can be applied to the Community Retail Node overlay (E.2.3.3.21)</li> </ul>
Policy E.2.3.3.3	<p>Community Nodes shall provide community scale retail stores and services to the residents within the Node and surrounding neighbourhoods.</p>	
Policy E.2.3.3.4	<p>Community Nodes shall provide an employment function consisting primarily of employment in retail, services, local institutions, and government services.</p>	
Policy E.2.3.3.5	<p>Community Nodes shall function as vibrant, mixed use areas containing a range of housing opportunities, including affordable housing and housing with supports. The unique characteristics of the individual Community Nodes lend themselves to a range of built forms.</p>	
Policy E.2.3.3.6	<p>Community Nodes shall be linked to the higher order transit system through connecting conventional transit or by higher</p>	

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	order transit, where possible. Where possible, the City shall direct local routes through the Community Nodes. (OPA 167)	
Policy E.2.3.3.7	Community Nodes shall generally be planned to achieve a target density of 100 to 150 persons and jobs per hectare measured across each node. (OPA 167)	
Policy E.2.3.3.9	The built form shall largely be in medium and low rise, mixed use buildings. Along the commercial and mixed use streets, single use commercial buildings shall be permitted along with residential housing forms on the periphery of the Nodes.	
Policy E.2.3.3.10	A Community Node shall be planned to accommodate generally between 25,000 and 100,000 square metres of retail floor space.	
Policy E.2.3.3.13	The Community Nodes shall be planned to have a strong pedestrian focus.	
Policy E.2.3.3.17	The Community Node shall contain a broad mix of uses. Where possible, this mix of land uses should include developments either as mixed use buildings or a mix of uses on the same property. Redevelopment of larger sites provides significant opportunities to transform the character of a Node. Therefore, on sites greater than 2.5 hectares, a mix of uses shall be required in major redevelopments.	
Policy 2.3.3.19	Streets within the Community Nodes shall be designed to provide strong pedestrian linkages and active transportation opportunities between the surrounding Neighbourhoods and the Nodes.	
Policy 2.3.3.20	Automobile access will continue to be important to Community Nodes but it shall be balanced with the need to improve pedestrian and transit access and opportunities for active transportation.	

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Policy 2.3.3.21	Parking shall be provided through on-street parking, in parking structures, and in surface lots to the rear or sides of commercial buildings.	
Policy E.2.4	<p>Urban Corridors</p> <p>Urban Corridors follow several major streets throughout the City and will continue to link our communities together as they have in the past. Corridors have traditionally included a mix of uses providing locations for businesses and housing as well as physical and social focal points for the adjacent neighbourhoods. The intent of this Plan is to maintain and enhance the mixed use nature of the City's corridors while recognizing that segments of individual corridors will differ in character and function and will evolve over time. The City's corridors provide a significant opportunity for creating vibrant pedestrian and transit oriented places through investment in infrastructure, residential intensification, infill and redevelopment, and careful attention to urban design.</p>	<p>The proposed Secondary Plan defines an Urban Corridor along the east side of Upper Centennial, north of Regional Road 20, connecting the Sub Regional Service node and terminus of a Primary Corridor at Centennial Parkway and Highway 8, and the Elfrida Community node.</p> <p>The proposed Secondary plan conforms to the Urban Corridor policies of E.2.4 as follows:</p> <ul style="list-style-type: none"> <li>- The land use designations include <i>Mixed Use – High Density</i> and <i>Mixed Use – Medium Density</i>, which permit a wide range of higher density land uses in mixed use and standalone buildings (Policies E.2.4.3, E.2.4.10, E.2.4.11, E.2.4.12)</li> </ul>
Policy E.2.4.2	Urban Corridors are a separate structural element from the Neighbourhoods, which are set out in Section E.2.6, however in many locations, Urban Corridors function as an integral part of the surrounding Neighbourhood, and serve as a central focal point.	<ul style="list-style-type: none"> <li>- The Secondary Plan provides for the realization of the Secondary Corridor east of Upper Centennial in its connection between the Elfrida Node and Sub Regional Services Node and Primary Corridor at Centennial Parkway and Highway 8 (Policy E.2.4.5);</li> </ul>
Policy E.2.4.3	Urban Corridors shall be the location for a range of higher density land uses along the corridor, including mixed uses where feasible, supported by higher order transit on the Primary Corridors.	<ul style="list-style-type: none"> <li>- The designations permits a built form that is largely medium and low rise, mixed use buildings (Policies E.2.4.3, E.2.4.10, E.2.4.11, E.2.4.12);</li> </ul>
Policy E.2.4.5	Secondary Corridors shall serve to link nodes and employment areas, or Primary Corridors.	<ul style="list-style-type: none"> <li>- The policies include <i>Community and Local Retail Node</i> overlays, which requires non-residential floor</li> </ul>
Policy E.2.4.6	Urban Corridors shall function as commercial spines providing retail stores and commercial services that cater	

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	primarily to the weekly and daily needs of residents within the surrounding neighbourhoods. Small scale retail stores that cater to a broader regional market may be also permitted.	space to ensure it functions as a commercial spine (E.2.4.6); - It has access to planned higher order transit; and
Policy E.2.4.10	The built form along the Urban Corridors shall generally consist of low to mid rise forms, but will vary along the length of the corridors with some areas permitted to accommodate high density and high rise built form. The Primary Corridors shall have a greater proportion of the corridor length in retail and mixed use forms, while the Secondary Corridors shall generally accommodate retail and mixed use forms in small clusters along the corridors with medium density housing located between the clusters.	- The proposed Secondary Plan provides strong connections through the street network and integrated transportation system (E.2.4.14, E.2.4.15).
Policy E.2.4.11	Urban Corridors shall be a focus for intensification through the Neighbourhoods which they traverse. However, it is anticipated that intensification will also occur within the surrounding Neighbourhoods, particularly on sites along other arterial roads that are not designated as Urban Corridors.	
Policy E.2.4.12	Secondary Corridors are currently characterized, in large measure, by single use buildings. The intent of this Plan is to evolve the Secondary Corridors to an increasing proportion of multiple storey, mixed use buildings in small cluster locations with at grade retail and service commercial uses.	
Policy E.2.4.14	Urban Corridors shall provide a comfortable and attractive pedestrian experience. (OPA 65)	
Policy E.2.4.15	Corridor studies and secondary planning shall make recommendations for active transportation connections including pedestrian improvements to individual sections of a corridor. (OPA 65)	
Policy E.2.7	Neighbourhoods	

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	<p>Neighbourhoods are where the majority of Hamiltonians live, learn, shop, socialize, and play. A key component of Hamilton's urban structure, the Neighbourhoods element is an all encompassing element representing the concept of complete community at the structural level. Neighbourhoods occupy the greatest proportion of the City, containing a mix of low, medium, and high rise residential areas; various types of roads, parks, open spaces, and commercial areas; and institutions such schools and places of worship.</p> <p>The Neighbourhoods are bordered and bisected, in a number of locations by Urban Corridors. These corridors are a separate structural element from the Neighbourhoods, but in many locations function as an integral part of the surrounding Neighbourhood, often serving as the central focal point. Hamilton's neighbourhoods are, by and large, regarded as stable. However, that does not mean these areas are static. These neighbourhoods will see some physical change over time. Neighbourhoods will evolve as older residents move out, younger residents and families move in, homes are renovated or rebuilt, infill development occurs, commercial areas are invigorated, or underutilized commercial areas redeveloped. Residential intensification within Neighbourhoods is part of the evolution of a neighbourhood and can happen at a range of scales and densities provided the intensification is compatible with and respects the built form and character of the surrounding neighbourhood.</p>	<p>The balance of the Elfrida lands are <i>Neighbourhoods</i>. The proposed secondary plan also conforms to the neighbourhoods policies of E.2.7, since:</p> <ul style="list-style-type: none"> <li>- The land use designations of <i>Neighbourhoods</i> include <i>Low Density Residential, Medium Density Residential</i> and <i>Mixed Use – Medium Density</i>, which permit a wide range of residential uses and complementary facilities and services intended to serve residents, including the encouragement to provide a full range of housing forms, types and tenures including housing with supports (E.2.7.2, E.2.7.3, E.2.7.4);</li> <li>- The proposed Secondary Plan permits a full range of housing forms, types and tenures, including grade oriented uses, including all forms of townhouses, and apartments in either stand alone or mixed use buildings (E.2.7.4); and,</li> <li>- The policies include <i>Local Retail Node</i> overlays, which provide commercial amenities with minimum non-residential floor space (E.2.7.5, E.2.7.6).</li> </ul>
Policy E.2.7.2	Neighbourhoods shall primarily consist of residential uses and complementary facilities and services intended to serve the residents. These facilities and services may include	

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	parks, schools, trails, recreation centres, places of worship, small retail stores, offices, restaurants, and personal and government services.	
Policy E.2.7.3	The Neighbourhood element of the urban structure shall be implemented through land use designations shown on Schedule E-1 – Urban Land Use Designations.	
Policy E.2.7.4	The Neighbourhoods element of the urban structure shall permit and provide the opportunity for a full range of housing forms, types and tenure, including affordable housing and housing with supports.	
Policy E.2.7.5	The Neighbourhoods element of the urban structure shall permit a range of commercial uses including retail stores and services. These commercial uses may be clustered into plaza forms or in main street configurations. Over time, some of these commercial areas may evolve into a mixed use form, where appropriate. Commercial uses that cater to a broader regional market shall be directed to appropriate Urban Nodes. The Neighbourhoods element of the urban structure permits a broader range of commercial areas than the Neighbourhoods Designation. The different types of commercial areas are designated on Schedule E-1 – Land Use Designations. The policies of Section E.4.0 – Commercial and Mixed Use Designations, Section E.3.0 – Neighbourhoods Designation, and applicable secondary plans of Volume 2 shall provide specific direction on the scale of commercial uses in the various commercial and mixed use designations.	
Policy E.2.7.6	The Neighbourhoods element of the urban structure shall permit arterial commercial type uses in appropriate locations through specific land use designations as specified in Section	

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	<p>E.4.0 – Commercial and Mixed Use Designations and where designated on Schedule E-1 – Urban Land Use Designations. These uses include services catering to the traveling or drive-by consumer as well as retail stores, which are land extensive, require outdoor storage, or have a warehouse-type character, and cannot be appropriately accommodated in the Urban Nodes.</p>	
<p>Policy E.2.7.7</p>	<p>Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted. Applications for development and residential intensification within Neighbourhoods shall be reviewed in consideration of the local context and shall be permitted in accordance with Sections B.2.4 – Residential Intensification, E.3.0 – Neighbourhoods Designation, E.4.0 – Commercial and Mixed Use Designations, and, E.6.0 – Institutional Designation.</p>	
<p>Section E.3.0</p>	<p>Neighbourhoods Designation  Hamilton’s neighbourhoods are diverse, ranging from old, historic areas of the City, to newly developed subdivisions. Each neighbourhood has its own unique character. Together, neighbourhoods create the rich mosaic of the City. Neighbourhoods provide the context for daily life for citizens. Neighbourhoods are “living areas” - places where we live, learn, play and socialize on a daily basis. The designation “Neighbourhoods” recognizes that our neighbourhoods are made up of more than just homes, but include a variety of land uses. The mix of uses is important in a neighbourhood. Also important are the relationships between these uses, the</p>	<p>The proposed Secondary Plan establishes a range of land use designations that are intended to create a mixed-use, complete community with varying levels of intensification in appropriate locations for a range and mix of residential, commercial, retail, parks and open space, institutional, community facilities/services and supporting uses, where community identity is established through the planned mix of uses, public areas and design elements of the community. Collectively, the policies of the Secondary Plan implement the goals for Neighbourhoods contained in Policy E.3.1 of the UHOP.</p>

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	<p>locations of the uses, how they function together, how they are designed, and how they are accessed by local residents. The intent of the Neighbourhoods designation is to describe neighbourhood functions, identify appropriate scales of development and design requirements for various land uses, and allow for the continued evolution of neighbourhoods.</p>	
Policy E.3.1	<p>Policy Goals The following goals apply to the Neighbourhoods land use designation:</p>	
Policy E.3.1.1	<p>Develop compact, mixed use, transit-supportive, and active transportation friendly neighbourhoods.</p>	
Policy E.3.1.2	<p>Develop neighbourhoods as part of a complete community, where people can live, work, shop, learn, and play.</p>	
Policy E.3.1.3	<p>Plan and designate lands for a range of housing types and densities, taking into account affordable housing needs.</p>	
Policy E.3.1.4	<p>Promote and support design which enhances and respects the character of existing neighbourhoods while at the same time allowing their ongoing evolution.</p>	
Policy E.3.1.5	<p>Promote and support residential intensification of appropriate scale and in appropriate locations throughout the neighbourhoods.</p>	
Policy E.3.2.1	<p>Areas designated Neighbourhoods shall function as complete communities, including the full range of residential dwelling types and densities as well as supporting uses intended to serve the local residents.</p>	<p>The proposed Secondary Plan establishes a range of land use designations that are intended to create a mixed-use, complete community as described above.</p>

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Policy E.3.2.3	<p>The following uses shall be permitted on lands designated Neighbourhoods on Schedule E-1 – Urban Land Use Designations:</p> <ul style="list-style-type: none"> <li>a) residential dwellings, including second dwelling units and housing with supports;</li> <li>b) open space and parks;</li> <li>c) local community facilities/services; and,</li> <li>d) local commercial uses.</li> </ul>	<p>The proposed Secondary Plan does not amend this policy. All listed uses are permitted in all Neighbourhoods land use designations, as described below.</p>
Policy E.3.2.4	<p>The existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 – Residential Intensification and other applicable policies of this Plan.</p>	<p>The proposed Secondary Plan applies to new greenfield, vacant areas. The policies of the Secondary Plan and implementing Urban Design Guidelines direct the creation of community identity through the planned mix of uses, public areas and design elements of the community.</p>
Policy E.3.2.6	<p>Supporting uses such as local commercial, community facilities/services, and open space and parks, should be clustered to create a focal point for the neighbourhood and to facilitate access by all forms of transportation.</p>	<p>The proposed Secondary Plan policies (Policy 7.8.2.3) directs the creation of focal points and corridors to establish an identifiable community structure in accordance with Policy E.3.2.6.</p>
Policy E.3.2.7	<p>The City shall require quality urban and architectural design. Development of lands within the Neighbourhoods designation shall be designed to be safe, efficient, pedestrian oriented, and attractive, and shall comply with the following criteria:</p> <ul style="list-style-type: none"> <li>a) New development on large sites shall support a grid system of streets of pedestrian scale, short blocks, street oriented structures, and a safe and attractive public realm.</li> </ul>	<p>The proposed Urban Design policies and implementing Urban Design Guidelines direct a high quality of urban design, providing direction for the creation of a grid network of streets, high quality public realm, access to community services/facilities and local commercial uses, and coordination with the urban design policies of the UHOP.</p>

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	<p>b) Garages, parking areas, and driveways along the public street shall not be dominant. Surface parking between a building and a public street (excluding a public alley) shall be minimized.</p> <p>c) Adequate and direct pedestrian access and linkages to community facilities/services and local commercial uses shall be provided.</p> <p>d) Development shall improve existing landscape features and overall landscape character of the surrounding area.</p> <p>e) Development shall comply with Section B.3.3 – Urban Design Policies and all other applicable policies.</p>	
Policy E.3.2.14	New housing with supports shall be permitted within the Neighbourhoods designation in accordance with the locational and design criteria of the residential category to which the density and built form best complies.	The proposed Secondary Plan encourage the integration of housing with supports in all secondary plan designations.
Section E.3.3	<p>Residential Uses – General Policies</p> <p>Three categories of residential land use are described in this section but are not designated on Schedule E-1 – Urban Land Use Designations. These residential categories provide general location, scale, and design directions for the purposes of secondary planning and zoning. These categories may also be applied in the redevelopment of larger sites.</p>	<p>The proposed Secondary Plan applies land use designations that implement the urban structure elements and conform to the designation policies contained in Chapter E of the UHOP, subject to any proposed modifications as described below.</p>
Policy E.3.3.1	Lower density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery of neighbourhoods on or in close proximity to major or minor arterial roads.	<p>The proposed Secondary Plan conforms to the Neighbourhood Designation – general policies in E.3.2 and Residential Uses – general policies in E.3.3 of the UHOP, since:</p> <ul style="list-style-type: none"> <li>• The proposed designations will ensure that the area functions as a complete community with a</li> </ul>
Policy E.3.3.2	Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of	

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	buildings and structures are compatible with existing and future uses in the surrounding area.	full range of residential dwelling types and densities as well as supporting uses (E.3.3);
Policy E.3.3.3	<p>For any development or redevelopment with a proposed height of more than six storeys, or any other development at the discretion of the Chief Planner, the City shall require the following studies as part of a complete application unless otherwise determined through the formal consultation process: (OPA 221)</p> <p>a) Design Review Panel Summary of Advice Response;</p> <p>b) Pedestrian Level Wind Study; and,</p> <p>c) 3D Model.</p>	<ul style="list-style-type: none"> <li>• Community services and facilities, including schools, Community Facilities/Services, places of worship and housing with supports are permitted throughout the plan area (E.3.3);</li> <li>• It has been designed to be of a high quality urban design as described in the supporting UDGs (E.3.3);</li> <li>• The hierarchy of land uses align with general residential uses policies, where higher density land uses are located at the periphery along collector and arterial roads (E.3.3.2); and,</li> </ul>
Policy E.3.3.4	<p>In addition to Policy E.3.3.3, any development or redevelopment with a proposed height of more than six storeys and subject to the criteria of Policies E.3.5.8, E.3.5.9 and E.3.6.8, the City shall require the following studies as part of a complete application unless otherwise determined through the formal consultation process: (OPA 221)</p> <p>a) Housing Report;</p> <p>b) Energy and Environmental Assessment Report; and,</p> <p>c) Shadow Impact Study.</p>	<ul style="list-style-type: none"> <li>• The Elfrida Secondary Plan includes policies that require buildings that are taller than six storeys to be compatible with the surrounding land uses and demonstrate that any built form impacts are adequately limited (E.3.3.3, E.3.3.4).</li> </ul>
Policy E.3.4.1	<p>Low Density Residential</p> <p>The preferred location for low density residential uses is within the interior of neighbourhoods.</p>	<p>The proposed Low Density Residential designation conforms to the policies of Section E.3.4, since:</p> <ul style="list-style-type: none"> <li>- The Low Density residential designated areas are generally located interior of neighbourhoods (E.3.4.1);</li> </ul>
Policy E.3.4.2	<p>Low density residential areas are characterized by lower profile, grade-oriented built forms that generally have direct access to each unit at grade.</p>	<ul style="list-style-type: none"> <li>- Permitted uses include single detached, semi-detached, duplex, triplex, fourplex and street</li> </ul>
Policy E.3.4.3	<p>Uses permitted in low density residential areas:</p>	

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	<p>a) shall include single-detached, semi-detached, duplex, triplex, fourplex, and street townhouse dwellings; and, (OPA 167)</p> <p>b) may include multiple dwellings containing a maximum of 6 units for lots in proximity to collector roads or arterial roads (OPA 167)</p>	<p>townhouse dwellings, as well as multiple dwellings, with additional permissions for townhouses as discussed below (E.3.4.3);</p> <p>However, the proposed Secondary Plan requires modifications to policies E.3.4.2 and E.3.4.5 to increase the permitted uses to include all forms of townhouses and increase the maximum height to four storeys for stacked townhouses and multiple dwellings</p>
Policy E.3.4.4	For low density residential areas the maximum net residential density for the purpose of estimating unit yield and/or population growth, as part of the preparation of Secondary Plans, Special Policy Areas, Infrastructure Master Plans and Community Plans shall be 60 units per hectare. (OPA 167)	These policy modifications ensure the minimum density of 23 units per net residential hectare can be achieved, as the applicable policy framework including the PPS and UHOP seek to ensure greenfield areas are developed at higher densities to create compact and complete communities that are transit supportive.
Policy E.3.4.5	For low density residential areas, the maximum height shall be three storeys.	In our opinion, these modifications to add a range of low rise townhouse units and increase building heights for stacked townhouses and multiple dwellings ensure that the overarching policies that require a minimum density of 70 people and jobs per hectare and that require the provision of a full range of housing options are achieved.
Policy E.3.4.6	<p>Development in areas dominated by low density residential uses shall be designed in accordance with the following criteria:</p> <p>a) Direct access from lots adjacent to major or minor arterial roads shall be discouraged. (OPA 142)</p> <p>b) Backlotting along public streets and in front of parks shall be discouraged. The City supports alternatives to backlotting, such as laneway housing and window streets, to promote improved streetscapes and public safety, where feasible.</p> <p>c) A mix of lot widths and sizes compatible with streetscape character; and a mix of dwelling unit types and sizes compatible in exterior design, including character, scale, appearance and design features; shall be encouraged. Development shall be subject to the Zoning By-law regulations for appropriate minimum lot widths and areas,</p>	

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	<p>yards, heights, and other zoning regulations to ensure compatibility.</p> <p>d) Development, including the creation of infill lots involving the creation of new public streets or extensions, shall generally proceed by way of plan of subdivision. Such plans shall achieve the logical and sequential extension of streets and municipal services and an efficient lotting pattern.</p> <p>e) For multiple dwellings described by policy E.3.4.3 b), development should have access to a collector or arterial road from a local road where only a small number of low density residential dwellings are located on that portion of the local road. (OPA 167)</p>	
Policy E.3.5.1	Medium density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods in proximity to major or minor arterial roads, or within the interior of neighbourhoods fronting on collector roads.	<p>The proposed Secondary Plan policies conform to the Medium Density Residential designation policies of Section E.3.5 of the UHOP, since:</p> <ul style="list-style-type: none"> <li>- The Medium Density Residential designated areas are focused along the peripheries of neighbourhoods along minor and major collector roads and in proximity to planned community facilities, transit and schools which are generally located along collector roads (E.3.5.1, E.3.5.5);</li> <li>- Permitted uses range from ground related dwellings (townhouses) to mid-rise buildings allow opportunities to transition between high and low profile residential uses (E.3.5.6);</li> </ul> <p>However there are modification required to policies E.3.5.2, E.3.5.3, E.3.5.4, E.3.5.8 and E.3.5.9 to:</p>
Policy E.3.5.2	Uses permitted in medium density residential areas shall include all forms of multiple dwellings. (OPA 167)	
Policy E.3.5.3	<p>Notwithstanding Policy E.3.5.2, street townhouses shall be permitted:</p> <p>a) for lands in Central Hamilton, identified on Appendix G – Boundaries Map;</p> <p>b) by secondary plan designations and policies in Central Hamilton, identified on Appendix G – Boundaries Map; and,</p> <p>c) by secondary plan designations and policies. (OPA 167)</p>	
Policy E.3.5.4	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. (OPA 167)	

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Policy E.3.5.5	Medium density residential uses shall be located within safe and convenient walking distance of existing or planned community facilities, public transit, schools, active or passive recreational facilities, and local or District Commercial uses	<ul style="list-style-type: none"> <li>- Increase the range of permitted uses to include all forms of townhouses and local commercial uses on the ground floor of mixed use buildings;</li> <li>- Increase the maximum height to eight storeys for residential and mixed use buildings; and,</li> <li>- Remove the design policies for Medium Density Residential lands.</li> </ul> <p>These policy modifications are required to ensure the minimum greenfield density can be achieved. The slight increase to the maximum building height requirements is subject to a new policy (7.8.4.e)), which requires any building taller than six storeys to be compatible with the existing and planned surrounding land uses and ensure that any built form impacts are adequately limited. The design policies have been removed since the proposed secondary plan includes an urban design policy framework and guidelines that, although align with the policies in E.3.5.9, provide additional detail and guidance on urban design matters.</p>
Policy E.3.5.6	Medium density residential built forms may function as transitions between high and low profile residential uses.	
Policy E.3.5.7	For medium density residential uses, the net residential density for the purpose of estimating unit yield and/or population growth, as part of the preparation of Secondary Plans, Special Policy Areas, Infrastructure Master Plans and Community Plans, shall be greater than 60 units per hectare and not greater than 100 units per hectare. (OPA 167)	
Policy E.3.5.8	<p>For medium density residential uses, the maximum height shall be six storeys, but the height may be increased to 12 storeys without an amendment to this Plan, provided the Applicant demonstrates that: (OPA 167)</p> <p>a) the development shall provide for a mix of unit sizes to accommodate a range of household sizes and income levels, to be implemented through the Zoning By-law; (OPA 167)</p> <p>b) the development shall incorporate sustainable building and design principles including but not limited to the use of locally sourced and/or recycled materials, water conservation, energy efficiency techniques, and low impact development approaches; (OPA 167)</p> <p>c) the development shall not unduly overshadow or block light on adjacent sensitive land uses the public realm and outdoor private amenity areas; (OPA 167)</p> <p>d) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may</p>	

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	<p>include an angular plane requirement to set out an appropriate transition and stepping back of heights; and, (OPA 167)</p> <p>e) buildings are stepped back from the street to minimize the height appearance from the street, where necessary. (OPA 167)</p>	
Policy E.3.5.9	<p>Development within the medium density residential category shall be evaluated on the basis of the following criteria:</p> <p>a) Developments should have direct access to a collector or major or minor arterial road. If direct access to such a road is not possible, the development may gain access to the collector or major or minor arterial roads from a local road only if a small number of low density residential dwellings are located on that portion of the local road.</p> <p>b) Development shall be integrated with other lands in the Neighbourhoods designation with respect to density, design, and physical and functional considerations.</p> <p>c) Development shall be comprised of sites of suitable size and provide adequate landscaping, amenity features, on-site parking, and buffering if required. The height, massing, and arrangement of buildings and structures shall be compatible with existing and future uses in the surrounding area.</p> <p>d) Access to the property shall be designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets.</p> <p>e) The City may require studies, in accordance with Chapter F – Implementation Policies, completed to the satisfaction of the City, to demonstrate that the height, orientation, design, and massing of a building or structure shall not unduly</p>	

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	<p>overshadow, block light, or result in the loss of privacy of adjacent residential uses.</p> <p>f) The orientation, design, and massing of a building or structure higher than six storeys shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, cultural heritage resources, cultural heritage landscapes, and other parts of the City as identified through secondary plans or other studies, through the submission of a Visual Impact Assessment to the satisfaction of the City. (OPA 167)</p>	
Policy E.3.7.1	<p>Residential Greenfield Design</p> <p>New greenfield communities shall be designed with a unique and cohesive character. Buildings, streetscapes, street patterns, landscaping, open spaces, and infrastructure shall be designed to contribute to this character.</p>	<p>The proposed Secondary Plan conforms to the Residential Greenfield Design policies in E.3.7, since:</p> <ul style="list-style-type: none"> <li>• The proposed UDGs will ensure a unique and cohesive character (E.3.7.1);</li> <li>• The community includes the <i>Community Node</i> as the overall focal point of the community. In addition, the nodes and corridors approach provides for several focal points throughout the community where areas of activity will occur (E.3.7.2);</li> <li>• The grid pattern of streets and comprehensive transportation system provides for a complete and connected community (E.3.7.3);</li> <li>• Alternative development standards have been considered, which are the basis for many of the proposed modifications to the UHOP policies (E.3.7.4);</li> </ul>
Policy E.3.7.2	<p>New greenfield communities shall be designed to include a focal point. All elements of the design of the community including the layout of streets, trails, pedestrian connections, and transit routes as well as the location of land uses and transit stops, shall contribute to creation of the community focal point.</p>	
Policy E.3.7.3	<p>The configuration of streets, trails, and open spaces shall ensure clear and convenient pedestrian, cycling, and vehicular connections from within the greenfield community to the focal point and adjacent neighbourhoods.</p>	
Policy E.3.7.4	<p>The City may consider alternative development standards in new residential development in greenfield areas. Such alternative development standards may include:</p> <ol style="list-style-type: none"> <li>a) reduced road right-of-way widths;</li> <li>b) reduced boulevard widths;</li> </ol>	

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	<p>c) use of public lanes, private lanes, and on-street parking to promote more compact residential development and to provide more attractive streetscapes;</p> <p>d) greater reliance on common open space areas to facilitate more compact development patterns; and,</p> <p>e) alternative standards for the spacing and location of underground infrastructure.</p>	<ul style="list-style-type: none"> <li>• The supporting Subwatershed Study demonstrates conformity with the E.3.7.5. In addition, a more detailed review will occur through the future development applications;</li> <li>• Conformity with Policy E.3.7.6 will be determined through the future development applications, when detailed local roads and building placement is determined;</li> </ul>
Policy E.3.7.5	<p>New residential development in greenfield areas shall generally be designed and planned to:</p> <p>a) minimize changes to existing topography;</p> <p>b) preserve existing trees and natural features; and,</p> <p>c) be compatible with, and maintain public views and vistas to prominent City features and landmarks, including the Niagara Escarpment, the waterfronts of Lake Ontario and Hamilton Harbour, Cootes Paradise, and Dundas Valley, or as identified through secondary plans, cultural heritage management plans, cultural heritage conservation plan statements, or other studies.</p>	<ul style="list-style-type: none"> <li>• The supporting UDGs addresses Policy E.3.7.7.</li> </ul>
Policy E.3.7.6	<p>New development or redevelopment adjacent to open spaces shall:</p> <p>a) minimize the impacts on natural heritage features;</p> <p>b) maintain or enhance public access to trails, bikeways, and parks within these features;</p> <p>c) preserve or enhance public views to these features; and,</p> <p>d) use native plant material adjacent to these features.</p>	
Policy E.4.2.1	<p>Commercial and Mixed Use Designations – General Policies</p> <p>The Official Plan includes five categories of Commercial and Mixed Use designations as follows:</p> <p>a) Downtown Mixed Use;</p>	<p>The proposed secondary plan conforms to the Mixed Use – General Policies in E.4.2, since the proposed Mixed Use – Medium Density and Mixed Use – High Density designations maintain the full range of permitted</p>

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	b) Mixed Use - High Density; c) Mixed Use - Medium Density; d) District Commercial; and, e) Arterial Commercial.	uses and requires non-residential floor areas including a policy that encourages the achievement of 130,000 square metres of non-residential floor area. Further, all land use designations permit local and neighbourhood serving retail and service commercial uses.
Policy E.4.2.3	Local and neighbourhood serving retail and service commercial uses shall also be permitted in the Neighbourhoods designation, and a limited amount of ancillary and service commercial uses shall be permitted in the Employment Area designations.	
Policy E.4.2.4	The majority of retail and service commercial uses shall be directed to the Mixed Use designations in the Urban Nodes and Urban Corridors. The Mixed Use designations also apply to smaller mixed use areas outside the Urban Nodes and Urban Corridors. These smaller mixed use areas are intended to serve the needs of the surrounding neighbourhoods.	
Policy E.4.5	<b>Mixed Use – High Density Designation</b> Lands designated Mixed Use - High Density are located in the two Sub-regional Service Nodes at Limeridge and Eastgate, and in the Centre Mall Community Node. The Mixed Use - High Density designation permits a full range of retail, service commercial, entertainment, office and high density residential uses. The range of retail uses are intended to appeal to a broad regional market and serve residents across the City and the surrounding area. The designation also provides day-to-day retail facilities and services to residents in the immediate area. New development should enhance the pedestrian ambience of the area and create a	The proposed Mixed Use – High Density designation conforms with the policies of E.4.5, since: <ul style="list-style-type: none"> <li>- Each land use designation permits a range of local commercial uses and other non-residential (commercial, retail and other) uses intended to serve a regional market, as recommended by the Commercial Needs Study (E.4.5.1);</li> <li>- The lands subject to the Mixed Use – High Density designation are centred around the completion of the Elfrida Community Node and extending along the Secondary Corridor along Upper Centennial Parkway, and permit a wide range of residential and</li> </ul>

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	people place through the design and physical arrangement of retail and service commercial uses.	non-residential uses, providing a focal point of retail and service commercial uses (E.4.5.2);
Policy E.4.5.1	The range and breadth of commercial uses are intended to serve a regional market as well as provide day-to-day retail goods and services to residents in the immediate area.	-
Policy E.4.5.2	Areas designated Mixed Use - High Density shall serve as a focus for surrounding communities, creating a sense of place for those communities. Retail and service commercial uses are a key element in maintaining that function and ensuring the continued vibrancy of Sub-regional Service Nodes.	-
Policy E.4.5.3	Areas designated Mixed Use - High Density shall evolve into compact, mixed use people places where people can live, work and shop. To achieve this function, new development shall be designed and oriented to create comfortable, vibrant, and stimulating pedestrian oriented streets within each Mixed Use - High Density area.	-
Policy E.4.5.4	It is also the function of the areas designated Mixed Use - High Density to serve as vibrant people places with increased day and night activity through the introduction of residential development. Residential development enhances the function of these areas as major transit hubs.	-
Policy E.4.5.5	The following uses shall be permitted on lands designated Mixed Use - High Density on Schedule E-1 – Urban Land Use Designations: a) commercial uses such as retail stores, auto and home centres, home improvement supply stores, offices, medical clinics, personal services, financial establishments, live work units, artist studios, restaurants, gas bars and drive-through facilities; (OPA 64)	<p>However, modifications to policies E.3.4.5.5, E.4.5.6, and E.4.5.12 - 21(inclusive) are proposed in order to:</p> <ul style="list-style-type: none"> <li>• Increase the range of permitted uses to include all forms of townhouses;</li> <li>• Permit tall buildings of up to 20 storeys; and,</li> <li>• Remove the design policies for Mixed Use – High Density lands.</li> </ul>

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	<p>b) Notwithstanding Policy E.4.5.5 a), drive-through facilities on pedestrian focus streets shall only be permitted in accordance with Section E.4.5.21 and all other applicable policies of this Plan.</p> <p>c) institutional uses such as hospitals, places of worship, and schools;</p> <p>d) arts, cultural, entertainment, and recreational uses;</p> <p>e) hotels, conference and convention centres;</p> <p>f) multiple dwellings; and,</p> <p>g) accessory uses.</p>	<p>These policy modifications are provided to allow for a balance of built forms and uses. In order to ensure that the Mixed Use – High Density lands are developed as envisioned as a high density transit supportive mixed use area, the policies also require a minimum density of 100 units per hectare and a requirement for a minimum of 10,000 square metres of non-residential floor area. With respect to the increase in height to 20 storeys, the lands designated Mixed Use – High Density front onto a <i>Secondary Corridor</i> where higher order transit is planned, are restricted in area and surrounding by Mixed Use – Medium Density lands. Furthermore, the proposed secondary plan policies also include a requirement for all buildings above six storeys to be compatible with the surrounding existing and planned uses and to ensure that any built form impacts are adequately limited. Similar to the Medium Density Residential policies, the design policies have been removed since the proposed secondary plan includes an urban design policy framework and guidelines that, although align with the parent policies, provide additional detail and guidance on urban design matters.</p>
Policy E.4.5.6	<p>Notwithstanding Policy E.4.5.5, the following uses shall be prohibited on lands designated Mixed Use - High Density on Schedule E-1 – Urban Land Use Designations:</p> <p>a) gas bars and car washes on pedestrian focus streets;</p> <p>b) vehicle dealerships; and,</p> <p>c) garden centres as a primary use.</p>	
Policy E.4.5.7	<p>Areas designated Mixed Use - High Density shall contain a range of building heights and densities. To achieve the density targets set out in Sections E.2.3.2 – Sub-Regional Service Nodes and E.2.3.3 – Community Nodes, new development shall predominantly be in the form of multiple storey buildings with a mix of uses preferred.</p>	
Policy E.4.5.8	<p>Secondary plans shall provide greater direction on mix of uses, heights, densities, built form and design and shall establish a minimum density for commercial, residential and mixed use buildings.</p>	
Policy E.4.5.10	<p>Permitted uses shall be located in both single and mixed use buildings.</p>	

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Policy 4.5.12	Areas designated Mixed Use - High Density are intended to develop in a compact urban form with a streetscape design and building arrangement supporting pedestrian use and circulation and the creation of a vibrant people place.	
Policy 4.5.13	Secondary plans and associated studies undertaken for the Sub-regional Service Node shall identify an appropriate street(s) to serve as a pedestrian focus street along with detailed streetscape, built form, phasing policies, and urban design guidelines to specify the intended built form and the creation of a vibrant and active pedestrian oriented shopping street.	
Policy E.4.5.14	Applications for new development shall demonstrate how the policies for a pedestrian focus street where applicable, and the creation of a vibrant people place are being achieved.	
Policy E.4.5.15	On non-pedestrian focus streets, buildings shall be located close to the street with no parking, drive-throughs, or stacking lanes between the building and the street. Larger single use buildings over 5,000 square metres may be situated in the interior or at the rear of the site with smaller foot print buildings located up to the street. Alternatively, larger stores could be located up to the streetline provided they have a consistent setbacks with adjacent built forms, have multiple entrances and fenestrations, or other similar means to animate the streetscape.	
Policy E.4.5.16	Secondary plans shall establish minimum and maximum setbacks on non- pedestrian focus streets as well as minimum block-face requirements that may be less than those on the pedestrian focus streets but recognize the intended mixed use built form for the area.	

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Policy E.4.5.17	Development applications shall be encouraged to provide a mix of uses on the site.	
Policy E.4.5.18	<p>In the absence of a secondary plan or the designation of pedestrian focus street, each applicant for new development shall submit a concept plan for the property that addresses how:</p> <ul style="list-style-type: none"> <li>a) the creation of a vibrant people place are being achieved;</li> <li>b) the public and private realm can be improved to enhance the pedestrian experience; and,</li> <li>c) the property may accommodate a mix of uses and how it will intensify over time including addressing such matters as: <ul style="list-style-type: none"> <li>i) the provision of local roads and small blocks;</li> <li>ii) the siting and orientation of buildings which do not preclude future intensification; and,</li> <li>iii) the ability to achieve both short term and longer term intensification.</li> </ul> </li> </ul>	
Policy E.4.5.19	New development shall respect the existing built form of adjacent neighbourhoods by providing a gradation in building height and densities, and by locating and designing new development to minimize the effects of shadowing and overview on properties in adjacent neighbourhoods.	
Policy E.4.5.20	Reduced parking requirements shall be considered to take advantage of the higher level of transit service to the Sub-Regional Service Nodes.	
Policy E.4.5.21	Applications to amend this Plan and/or the City's Zoning By-law to permit a drivethrough facility on a pedestrian focus street in a Mixed Use – High Density designation shall require demonstration that the proposed drive-through facility:	

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	<p>a) cannot be located in other potential locations in the Mixed Use-High Density designation which are not part of the pedestrian focus street;</p> <p>b) complies with the requirements of policies E.4.3.4 including demonstration that the proposed drive-through facility:</p> <ul style="list-style-type: none"> <li>i) Does not change the existing and planned streetscape character;</li> <li>ii) Maintains the pedestrian environment; and</li> <li>iii) Does not comprise the safe, efficient and comfortable movement of pedestrians.</li> </ul> <p>c) shall not preclude the planned function and design intent for the pedestrian focus street including:</p> <ul style="list-style-type: none"> <li>i) A comfortable, active and visually stimulating walking and shopping environment;</li> <li>ii) A streetscape with buildings and storefronts oriented to the street;</li> </ul> <p>d) shall not have an adverse impact on surrounding residential neighbourhoods including potential noise and traffic impacts;</p> <p>e) addresses the design principles of Section B.3.3.2, the built form policies of Section B.3.3.3, the Access and Circulation policies of Section B.3.3.9.</p>	
Policy E.4.6	<p>Mixed Use – Medium Density</p> <p>The Mixed Use – Medium Density designation is found within the Community Nodes, Urban Corridors, and Neighbourhood elements of the Urban Structure. The intent of the Mixed Use – Medium Density designation is to permit a full range of retail, service commercial, entertainment, and residential accommodation at a moderate scale and to increase the</p>	<p>The proposed Mixed Use - Medium Density designation conforms with the policies of E.4.6, since:</p> <ul style="list-style-type: none"> <li>- The Mixed Use - Medium Density designation is concentrated at the intersection of Major Collector Roads, connecting areas of Medium Density</li> </ul>

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	<p>proportion of multiple storey, mixed use buildings that have retail and service commercial uses at grade. The designation recognizes the traditional mixed use main streets in the City (outside of the Downtown Mixed Use area), as well as other large commercial areas which serve the surrounding community or a series of neighbourhoods and which are intended to evolve and intensify into mixed use, pedestrian oriented areas. Increasing the number of people who work and live within the area designated Mixed Use – Medium Density will also contribute to the planned function of the area as a people place. (OPA 142)</p>	<p>Residential designated lands and adjacent to the Mixed Use – High Density designation to complement the Elfrida Community Node. A variety of land uses are permitted including a range and mix of housing options from townhouses to mid-rise buildings, as well as a variety of non-residential uses, that are intended to serve the surrounding community and provide day-to-day retail facilities and services (E.4.6.1, E.4.6.2, E.4.6.4, E.4.6.15).</p>
Policy E.4.6.1	<p>The range of commercial uses is intended to serve the surrounding community or series of neighbourhoods as well as provide day-to-day retail facilities and services to residents in the immediate area. These areas shall also serve as a focus for the community, creating a sense of place.</p>	<ul style="list-style-type: none"> <li>- The proposed Secondary Plan directs the provision of an efficient, compact land use arrangement and mix of uses where people can have their day to day needs satisfied (E.4.6.4);</li> <li>- A variety of heights are permitted from low-rise to mid-rise buildings of 12-storeys, with a mix of uses in both mixed-use and standalone buildings (Policy E.4.6.9, E.4.6.10).</li> </ul>
Policy E.4.6.2	<p>The Mixed Use - Medium Density designation shall be applied to traditional 'main street' commercial areas outside of the area designated Downtown Mixed Use, and to promote the continuation of these areas as pedestrian oriented mixed use areas. Retail and service commercial uses are key elements in maintaining that function and ensuring the continued vibrancy of the pedestrian realm.</p>	<p>However, modifications to policies E.3.4.6.5, E.4.5.6, E.4.5.7, E.4.5.8, E.4.5.11 - 13(inclusive), and E.3.6.16 - E.3.6.30 are proposed in order to:</p> <ul style="list-style-type: none"> <li>• Expand the range of permitted uses to include all forms of townhouses and additional large scale retail and automobile related uses;</li> <li>• Increase the maximum building height to 12 storeys;</li> <li>• Remove the requirement for each area to require a minimum of 25,000 square metres of retail and service commercial space; and,</li> </ul>
Policy E.4.6.3	<p>Newer areas designated Mixed Use - Medium Density shall evolve over time into compact, mixed use people places where people can live, work, and shop.</p>	
Policy E.4.6.4	<p>It is also the function of areas designated Mixed Use - Medium Density to serve as vibrant people places with increased day and night activity through the introduction of residential development. Residential development enhances</p>	

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	the function of these areas as transit supportive nodes and corridors.	<ul style="list-style-type: none"> <li>Remove the design policies for Mixed Use – Medium Density lands.</li> </ul>
Policy E.4.6.5	<p>The following uses shall be permitted on lands designated Mixed Use - Medium Density on Schedule E-1 – Urban Land Use Designations:</p> <p>a) commercial uses such as retail stores, auto and home centres, home improvement supply stores, offices, medical clinics, personal services, financial establishments, live-work units, artist studios, restaurants, gas bars, and drive-through facilities; (OPA 64)</p> <p>b) Notwithstanding Policy E.4.6.5 a), drive-through facilities on pedestrian focus streets shall only be permitted in accordance with Section E.4.6.29 and all other applicable policies of this Plan.</p> <p>c) institutional uses such as hospitals, places of worship, and schools;</p> <p>d) arts, cultural, entertainment, and recreational uses;</p> <p>e) hotels;</p> <p>f) multiple dwellings; and,</p> <p>g) accessory uses.</p>	<p>These policy modifications are provided to allow for a balance of built forms and uses. In order to ensure that the Mixed Use – High Density lands are developed as envisioned as a transit supportive mixed use area, the policies also require a minimum density of 60 units per hectare. In addition, Local and Community Retail Node overlays have been applied which requires minimum amounts of non-residential floor area in order to ensure a mix of uses and commercial amenities. With respect to the increase in height to 12 storeys, the lands designated Mixed Use – Medium Density are located along collector roads at key intersections and along major roads where transit exists and is proposed. Furthermore, the proposed Secondary Plan policies also include a requirement for all buildings above six storeys to be compatible with the surrounding existing and planned uses and to ensure that any built form impacts are adequately limited. The removal of the minimum commercial space requirements is so that each node is not required to accommodate such a large amount of commercial floor space, which is unachievable. Instead, the policies require an achievable minimum non-residential floor area at key Local and Community Retail nodes scattered throughout the community. Similar to other designations, the design policies have been removed since the proposed Secondary Plan includes an urban design policy framework and guidelines that,</p>
Policy E.4.6.6	<p>The following uses shall be prohibited on lands designated Mixed Use - Medium Density on Schedule E-1 – Urban Land Use Designations:</p> <p>a) gas bars and car washes on pedestrian focus streets;</p> <p>b) vehicle dealerships; and,</p> <p>c) garden centres as a primary use.</p>	
Policy E.4.6.7	Lands designated Mixed Use - Medium Density shall contain a range of densities and building heights to a maximum of six	

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	storeys, which shall be set out in the implementing zoning by-law. The specific permitted heights and densities shall depend on the area and be established through secondary plans where one exists and the zoning by-law. (OPA 142)	although align with the parent policies, provide additional detail and guidance on urban design matters.
Policy E.4.6.8	<p>Additional height up to a total of 12 storeys may be permitted without an amendment to this Plan, provided the applicant demonstrates:</p> <p>a) The development shall provide for a mix of unit sizes to accommodate a range of household sizes and income levels, to be implemented through the Zoning By-law; (OPA 167)</p> <p>b) The development shall incorporate sustainable building and design principles including but not limited to use of locally sourced and/ or recycled materials, water conservation and energy efficient techniques and low impact development approaches: (OPA 167)</p> <p>c) there are no adverse shadow impacts created on existing residential uses within adjacent lands designated Neighbourhoods;</p> <p>d) buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and,</p> <p>e) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.</p>	
Policy E.4.6.9	The predominant built form shall be mid rise and low rise mixed use buildings that have retail and service commercial stores at grade. Single use commercial buildings and medium density ground related housing forms shall also be	

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	permitted, except for pedestrian focus streets as listed by Policy E.4.3.1.1. (OPA 65)(OPA 142)	
Policy E.4.6.10	Permitted uses shall be located in single or mixed use buildings.	
Policy E.4.6.11	The amount of retail and service commercial space within each area designated Mixed Use - Medium Density shall generally range from 25,000 to 100,000 square metres of floor area. Designations within this range shall be reflected on Schedule E - Urban Structure as Urban Corridors or Community Nodes.	
Policy E.4.6.12	Areas designated Mixed Use - Medium Density with retail and service commercial floor area greater than approximately 100,000 square metres shall require an amendment to Section E.2.0 - Urban Structure, to create an additional Sub Regional Service Node.	
Policy E.4.6.13	Some commercial areas within the Mixed Use - Medium Density designation and identified as the Neighbourhoods element of the Urban Structure may contain less than 25,000 square metres of retail and service commercial floor area. It is not the intent to substantially increase the commercial floor area in these areas. Increasing the size of the retail and service commercial space within these designations substantially beyond 25,000 square metres shall require an amendment to the Urban Structure.	
Policy E.4.6.14	All offices within the Mixed Use - Medium Density designation shall not exceed 4,000 square metres of gross floor area for each free standing building. (OPA 167)	
Policy E.4.6.15	Although residential development is permitted and encouraged, it is not the intent of the Plan for the Mixed Use	

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	- Medium Density designated areas to lose the planned retail and service commercial function set out in this Plan.	
Policy E.4.6.16	New development shall be designed and oriented to create comfortable, vibrant and stimulating pedestrian oriented streets within each area designated Mixed Use - Medium Density.	
Policy E.4.6.17	Areas designated Mixed Use - Medium Density are intended to develop in a compact urban form with a streetscape design and building arrangement that supports pedestrian use and circulation and create vibrant people places.	
Policy E.4.6.18	In the historic former downtowns and main streets, a strong historic pedestrian focus is long established, and shall be enhanced through new development.	
Policy E.4.6.19	To strengthen the pedestrian focus in areas where it does not currently exist, the City shall require infilling of retail, service commercial, and mixed use buildings in a physical arrangement which assists in creating a vibrant and active street environment. Such buildings shall be located up to the street along a pedestrian focus street.	
Policy E.4.6.20	<p>The City may initiate a secondary plan for each of the non-main street area designated Mixed Use - Medium Density. The secondary plan shall:</p> <ul style="list-style-type: none"> <li>a) identify an appropriate street(s) to serve as a pedestrian focus street along with detailed streetscape, built form, and phasing policies to realize the intended built form and the creation of a vibrant and active pedestrian oriented shopping street;</li> <li>b) establish policies to guide the intensification of the site including phasing policies; and,</li> </ul>	

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	c) establish minimum and maximum setbacks on all streets as well as minimum block-face requirements which may vary by street.	
Policy E.4.6.21	On non-pedestrian focus streets, buildings shall be located close to the street with no parking, drive-throughs, or stacking lanes between the building and the street. Larger single use buildings over 5,000 square metres may be situated in the interior or at the rear of the site with smaller foot print buildings located close to the street. Alternatively, larger stores could be located up to the streetline provided they are lined with smaller stores, multiple entrances, or other similar means to animate the streetscape.	
Policy E.4.6.22	Development applications shall be encouraged to provide a mix of uses on the site.	
Policy E.4.6.23	<p>In the absence of a secondary plan or the designation of pedestrian focus streets, each applicant for new development shall submit a concept plan for the property that addresses how:</p> <ul style="list-style-type: none"> <li>a) the creation of a vibrant people place are being achieved;</li> <li>b) the public and private realm can be improved to enhance the pedestrian experience; and,</li> <li>c) the property may accommodate a mix of uses and how it will intensify over time including addressing such matters as: <ul style="list-style-type: none"> <li>i) the provision of local roads and small blocks;</li> <li>ii) the siting and orientation of buildings which do not preclude future intensification; and,</li> <li>iii) the ability to achieve both short term and longer term intensification</li> </ul> </li> </ul>	

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Policy E.4.6.24	New development shall respect the existing built form of adjacent neighbourhoods by providing a gradation in building height and densities, and by locating and designing new development to minimize the effects of shadowing and overview on properties in adjacent neighbourhoods.	
Policy E.4.6.25	Areas designated Mixed Use - Medium Density shall be integrated with the surrounding neighbourhoods through frequent street and pedestrian linkages.	
Policy E.4.6.26	Automobile access shall continue to be an important mode of transportation from the surrounding neighbourhoods, but it shall be balanced with the need to improve pedestrian access and opportunities for active transportation.	
Policy E.4.6.27	Reduced parking requirements shall be considered to encourage a broader range of uses and take advantage of a higher level of transit service.	
Policy E.4.6.28	Some historic commercial main streets have more commercial space than can be supported by the surrounding market area. In these locations, residential development and conversion shall be encouraged on the fringes outside of the pedestrian focus streets.	
Policy E.4.6.29	The orientation, design, and massing of a building or structure higher than six storeys shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, cultural heritage resources, cultural heritage landscapes, and other parts of the City as identified through secondary plans or other studies, through the submission of a Visual Impact Assessment to the satisfaction of the City. (OPA 167)	
Policy E.4.6.30	Applications to amend this Plan and/or the City's Zoning By-law to permit a drivethrough facility on a pedestrian focus	

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	<p>street in a Mixed Use – Medium Density designation shall require demonstration that the proposed drive-through facility:</p> <p>a) cannot be located in other potential locations in the Mixed Use-Medium Density designation which are not part of the pedestrian focus street;</p> <p>b) complies with the requirements of policies E.4.3.4 including demonstration that the proposed drive-through facility:</p> <ul style="list-style-type: none"> <li>i) Does not change the existing and planned streetscape character;</li> <li>ii) Maintains the pedestrian environment; and</li> <li>iii) Does not compromise the safe, efficient and comfortable movement of pedestrians.</li> </ul> <p>c) shall not preclude the planned function and design intent for the pedestrian focus street including:</p> <ul style="list-style-type: none"> <li>i) A comfortable, active and visually stimulating walking and shopping environment;</li> <li>ii) A streetscape with buildings and storefronts oriented to the street;</li> </ul> <p>d) shall not have an adverse impact on surrounding residential neighbourhoods including potential noise and traffic impacts;</p> <p>e) addresses the design principles of Section B.3.3.2, the built form policies of Section B.3.3.3, the Access and Circulation policies of Section B.3.3.9.</p>	
Policy F.1.1.3	Amendments to this Plan, including secondary plans, shall be required to create, modify or expand land use designations and policies which do not comply with this Plan.	The proposed Secondary Plan implements new land use designations across the entirety of the subject site to establish appropriate <i>Neighbourhoods</i> land use

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		designations and to modify the policies of the UHOP, where required.
Policy F.1.1.5	<p>When considering amendments to this Plan, including secondary plans, the City shall have regard to, among other things, the following criteria:</p> <ul style="list-style-type: none"> <li>a) the impact of the proposed change on the City's vision for a sustainable community, as it relates to the objectives, policies and targets established in this Plan; and,</li> <li>b) the impact of the proposed change on the City's communities, environment and economy and the effective administration of the public service.</li> </ul>	<p>The proposed Secondary Plan conforms to Policy F.1.1.5 since:</p> <ul style="list-style-type: none"> <li>- The proposed Secondary Plan will assist the City in achieving its vision for a sustainability community by establishing a policy framework that contributes to the achievement of the City's greenfield density target, and ensures the creation of a complete community.</li> <li>- The proposed Secondary Plan has regard to the City's communities, environment, economy and effective administration of public services through the provision of a full range of uses that will accommodate the City's forecasted growth, provides a policy framework for the protection and maintenance of the Natural Heritage System and floodplain, plans for jobs and community services/facilities and other amenities, and the necessary public services and facilities required for the creation of a new community that has a positive fiscal impact.</li> </ul>







