

Public Consultation Summary and Comment Response Report¹
Elfrida Lands Secondary Plan Application

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 Notice²

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 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.

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

² 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

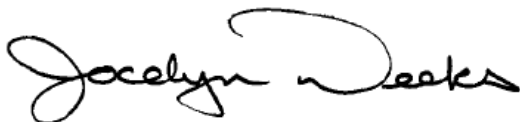
The following question was asked during the Q&A Session but was unable to be answered during the meeting. Responses to this unanswered question is provided below:

- **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. 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

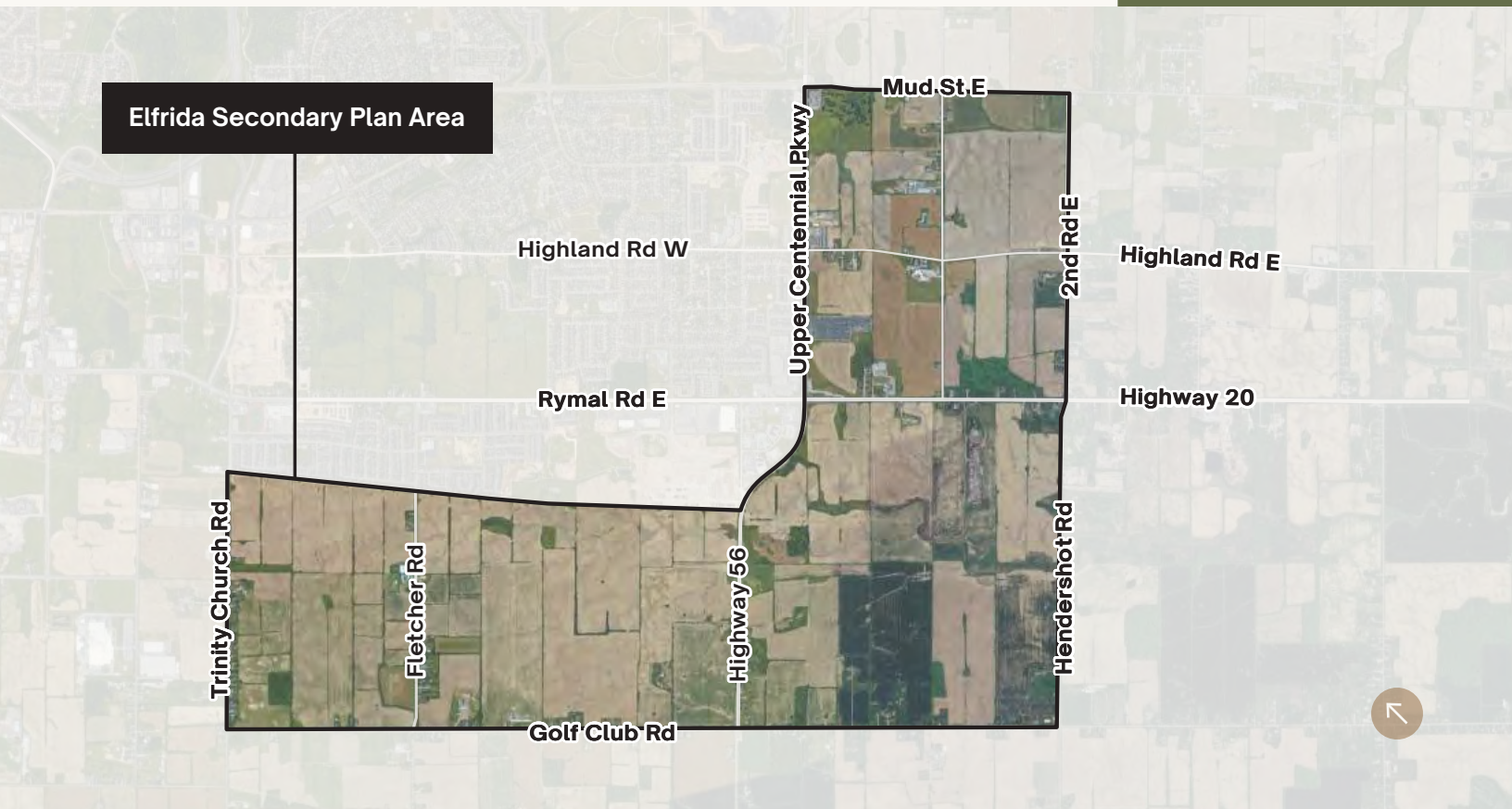
Location
Zoom Webinar

Link to Register
bit.ly/elfridasecondaryplan

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

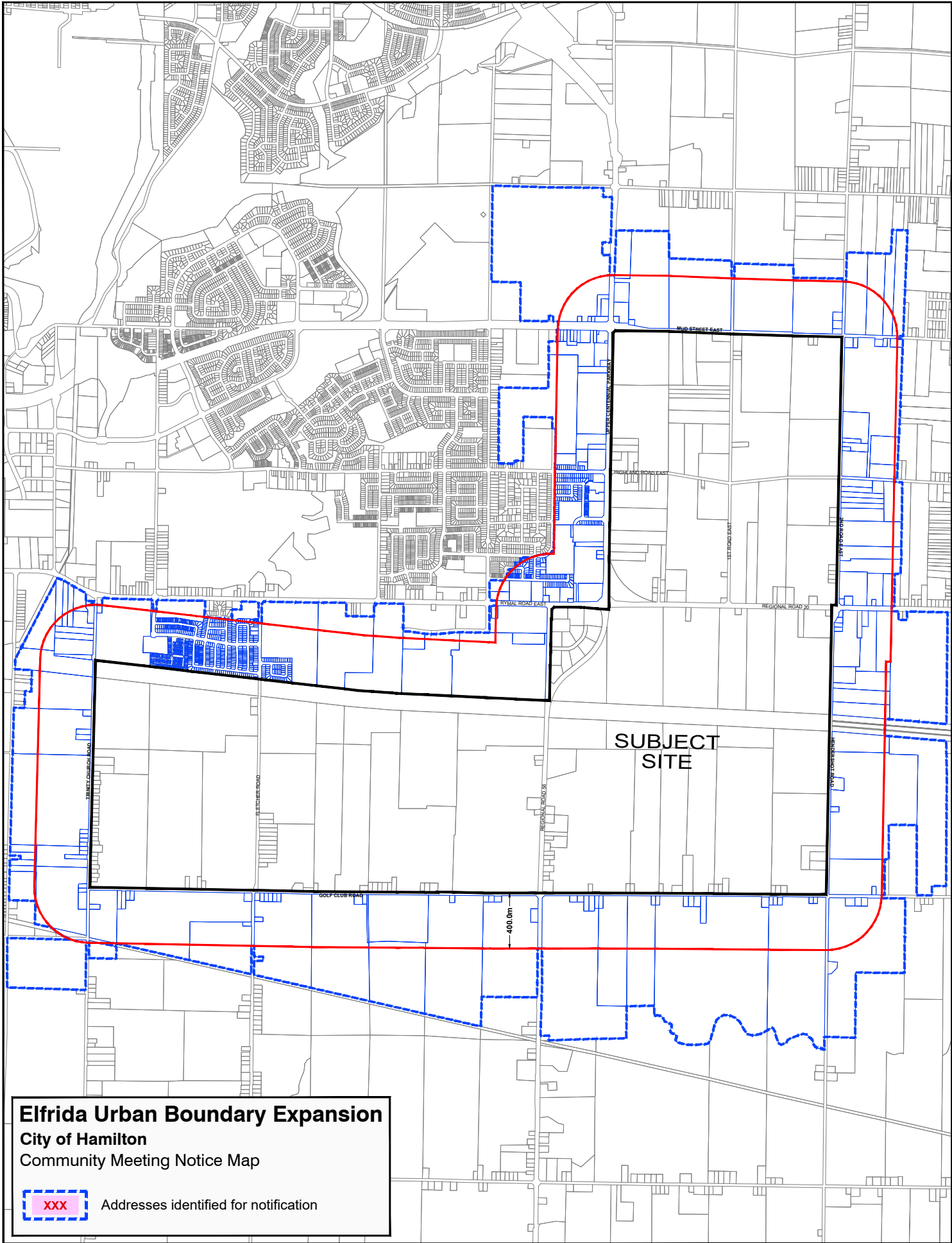
The Elfrida Secondary Plan is intended to create a complete community that provides a range and mix of housing to meet the needs of current and future residents. It will include an integrated transportation network with complete streets (with cycling facilities and multi-use paths), prioritize transit,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



Addresses identified for notification

Attachment 3
Presentation



February 18, 2026

Online Community Meeting

Elfrida Lands – Secondary Plan
City of Hamilton



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: 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

BOUSFIELDS INC.
PLANNING & URBAN DESIGN

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

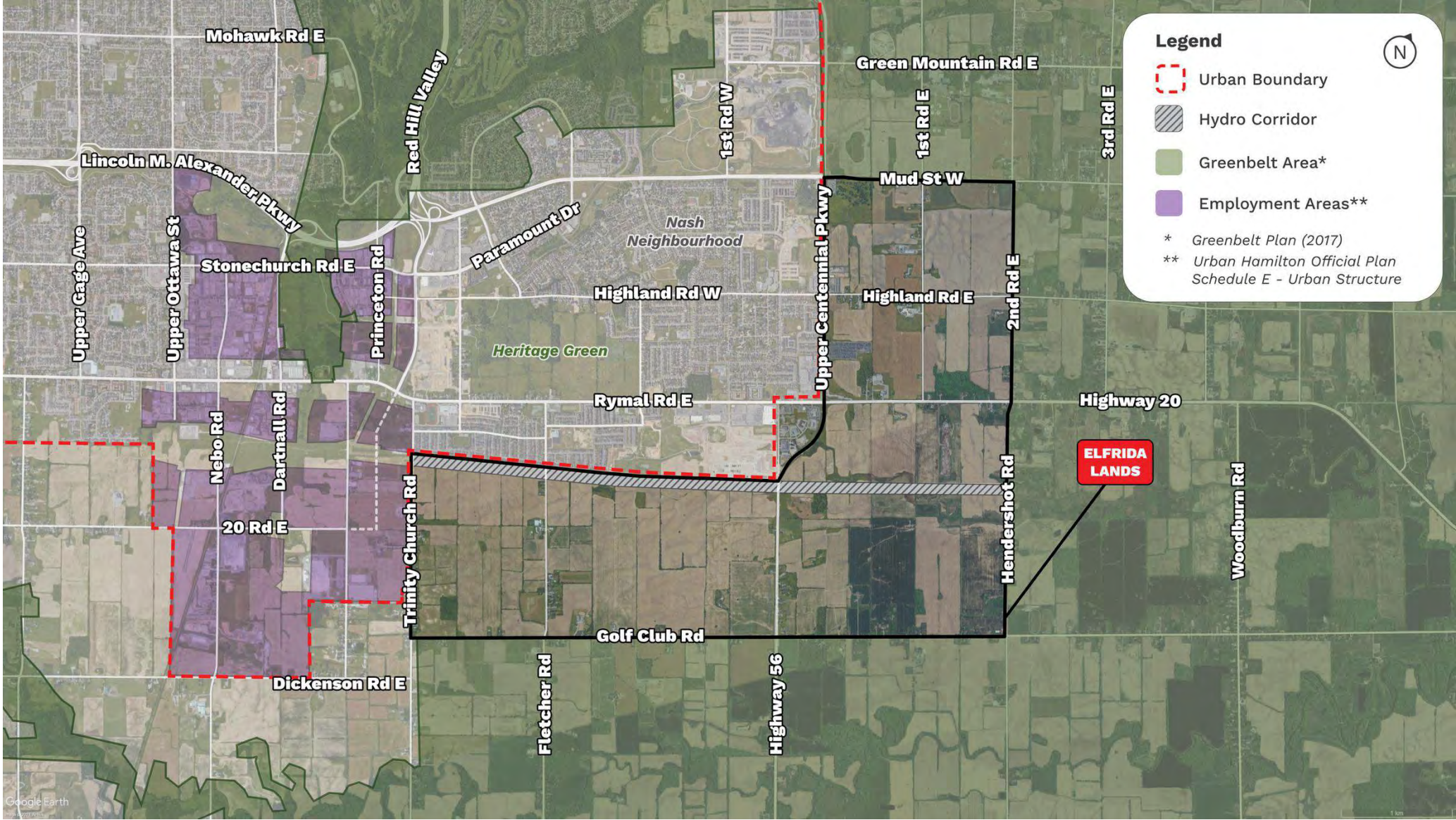
An aerial photograph showing a city grid in the upper left and center, transitioning into large, rectangular agricultural fields in the lower right. The fields are mostly light brown and tan, with some green patches. A road or canal runs diagonally across the middle. The overall scene is a mix of urban and rural landscapes.

Elfrida Context

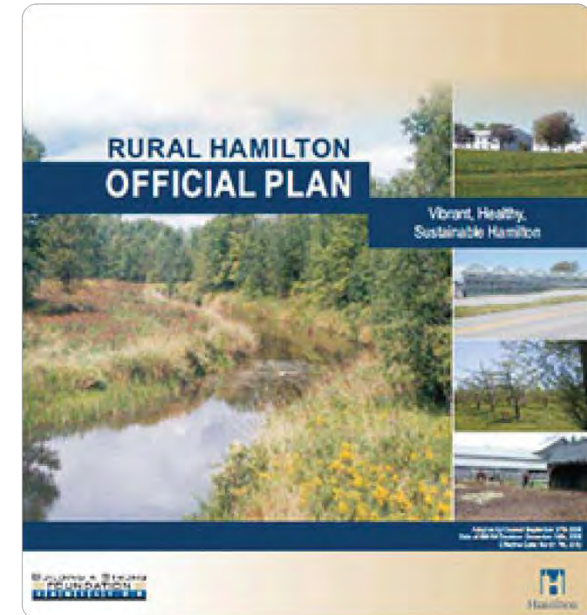
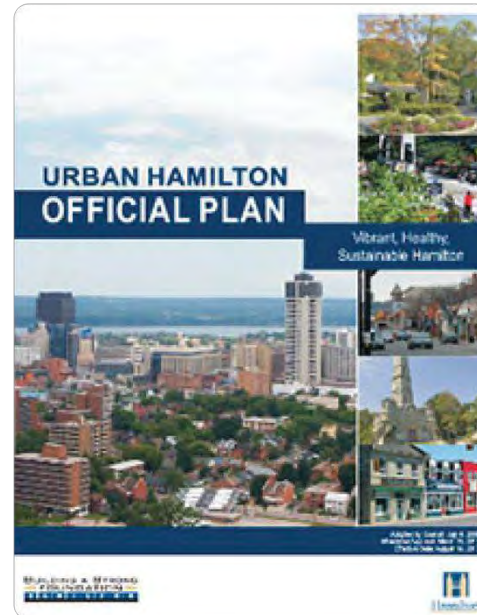
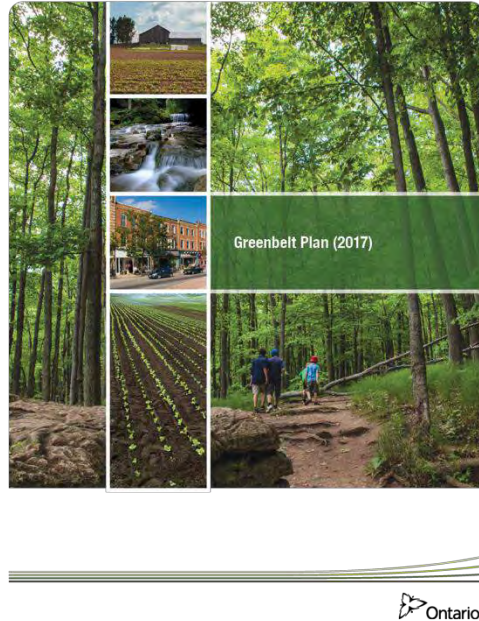
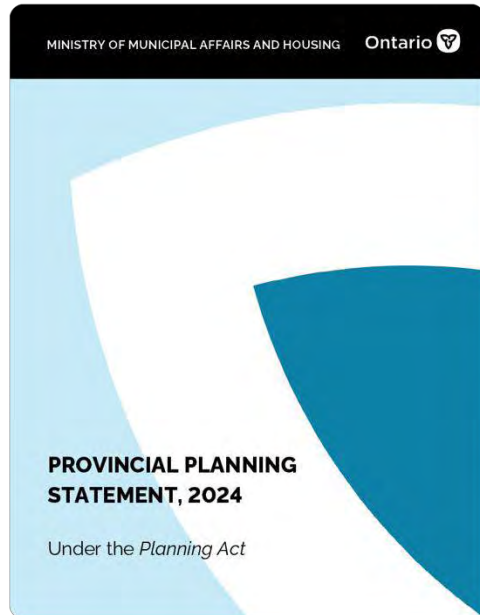
Elfrida Lands – City-Wide Context



Elfrida Lands – Immediate Context



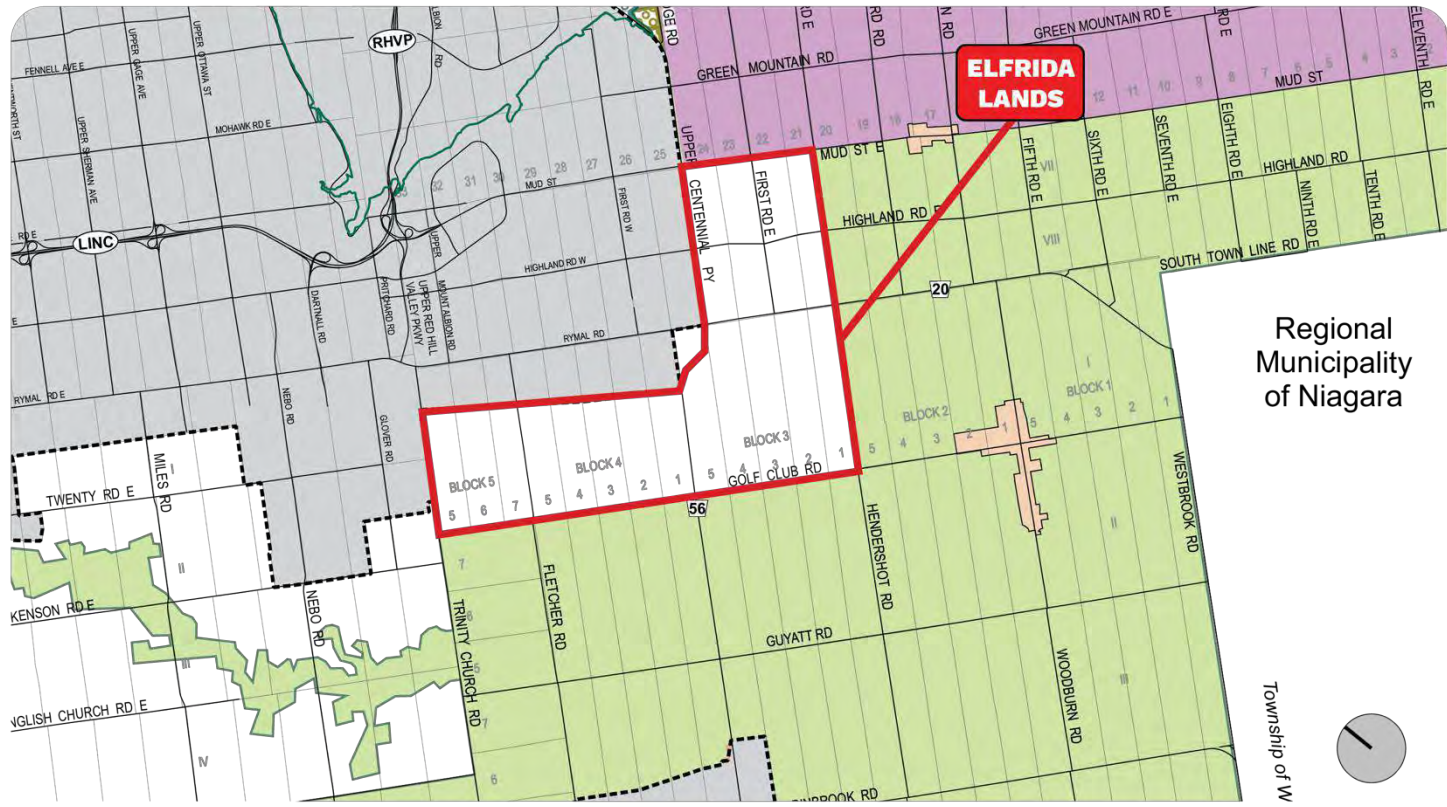
Planning Process in Ontario & Hamilton



- 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

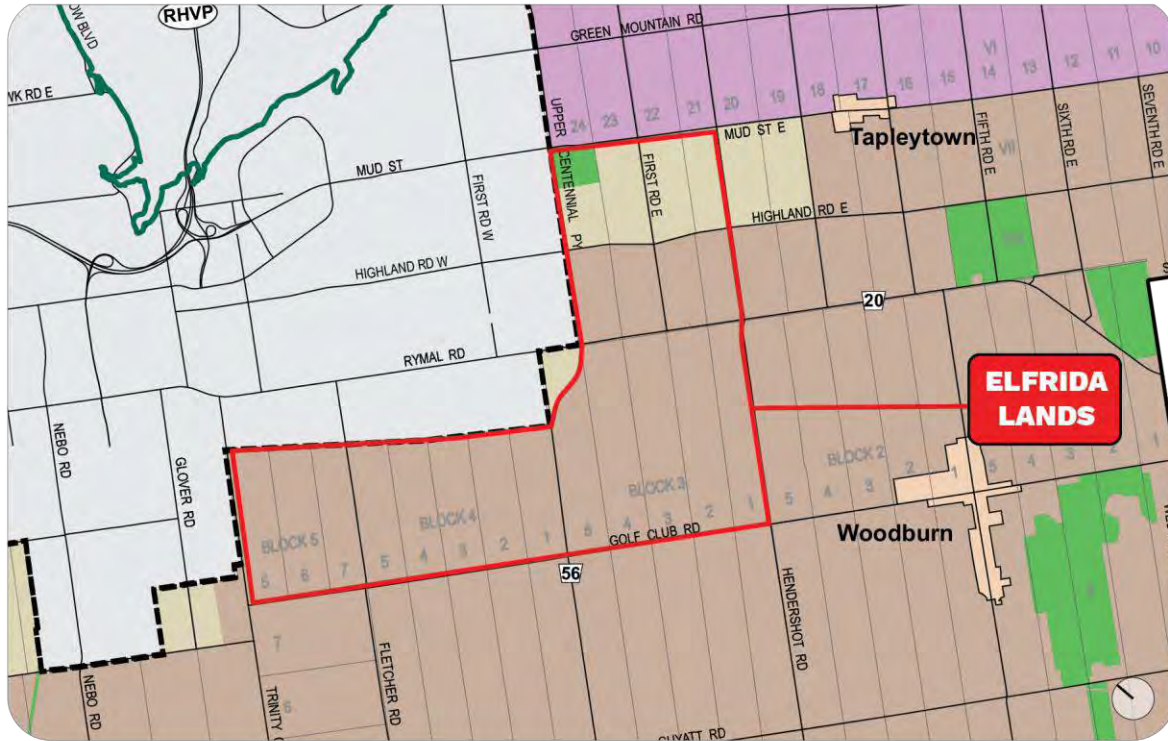
- Urban Area
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Regional Municipality of Niagara

Township of W

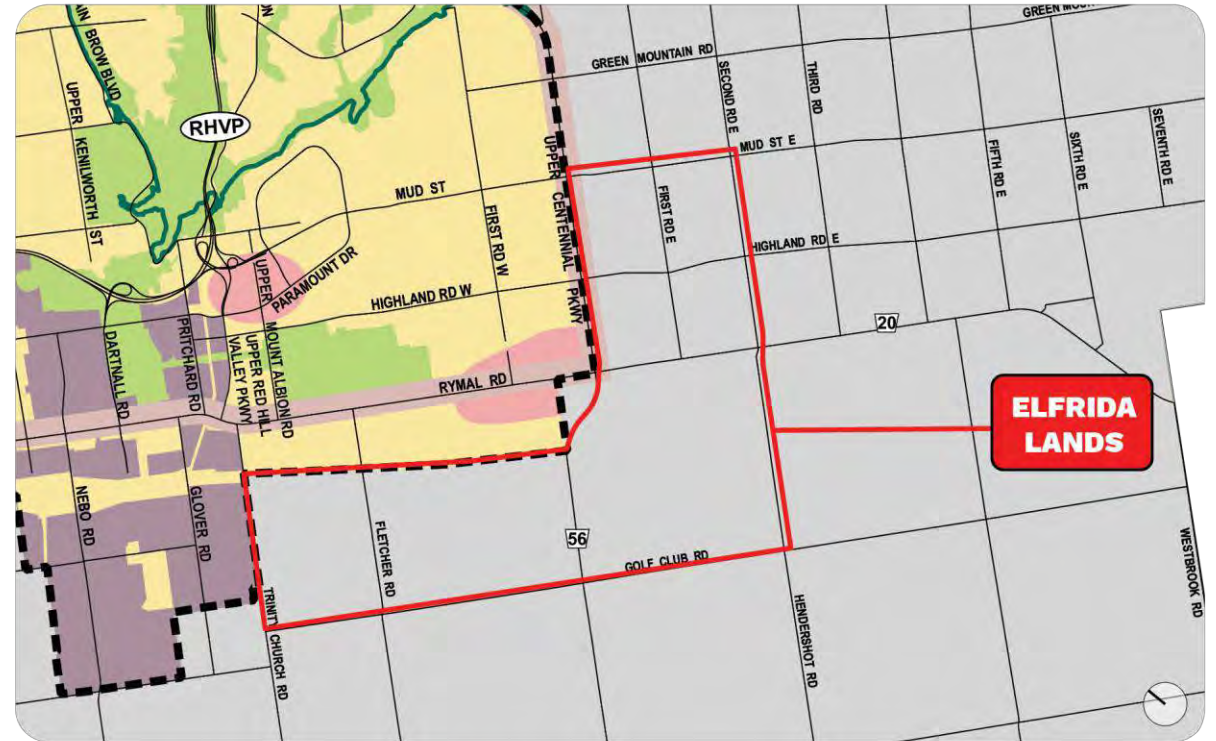
Policy & Regulatory Context – Official Plans

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

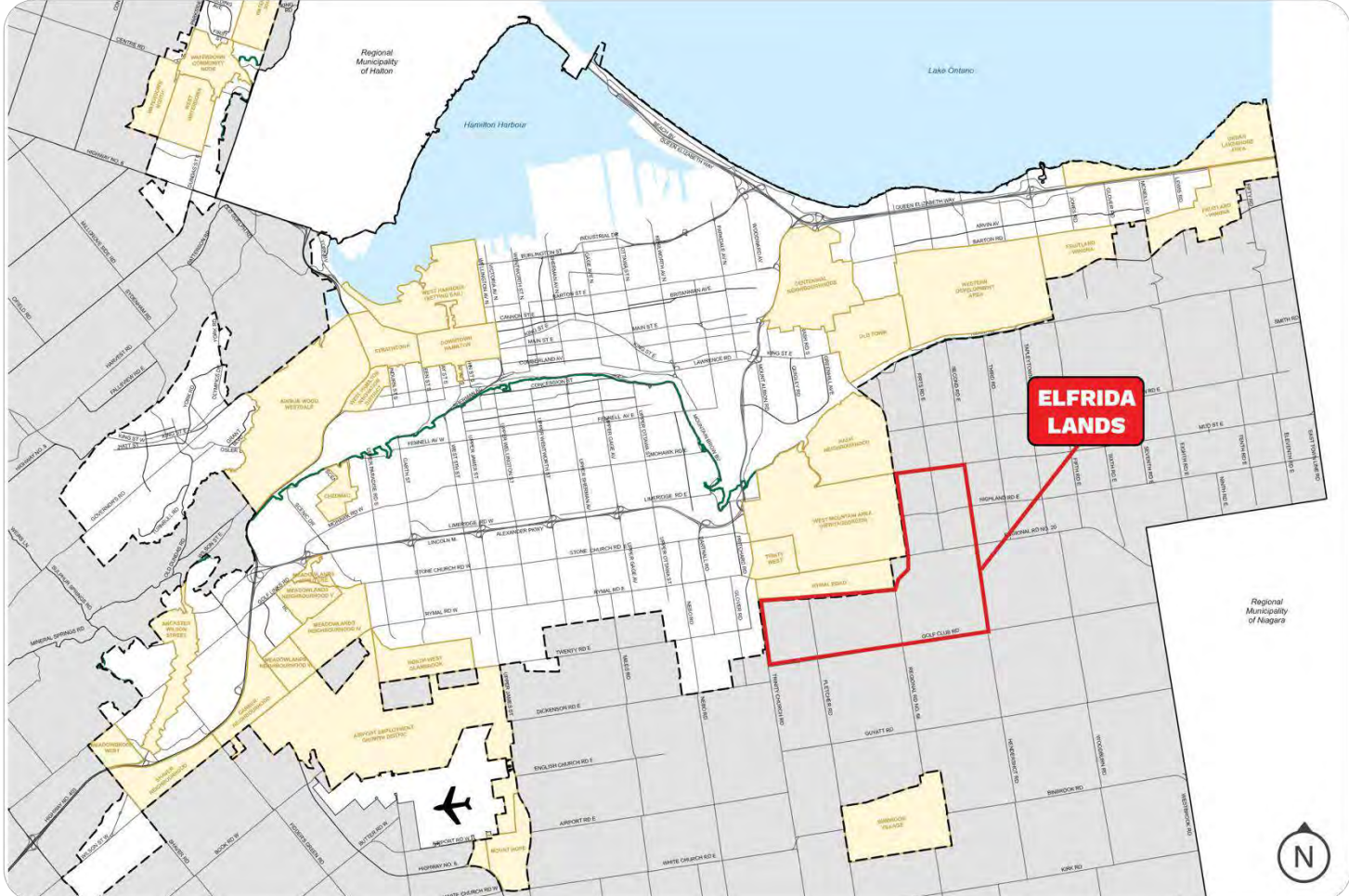
Urban Hamilton Official Plan - Schedule E - Urban Structure



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

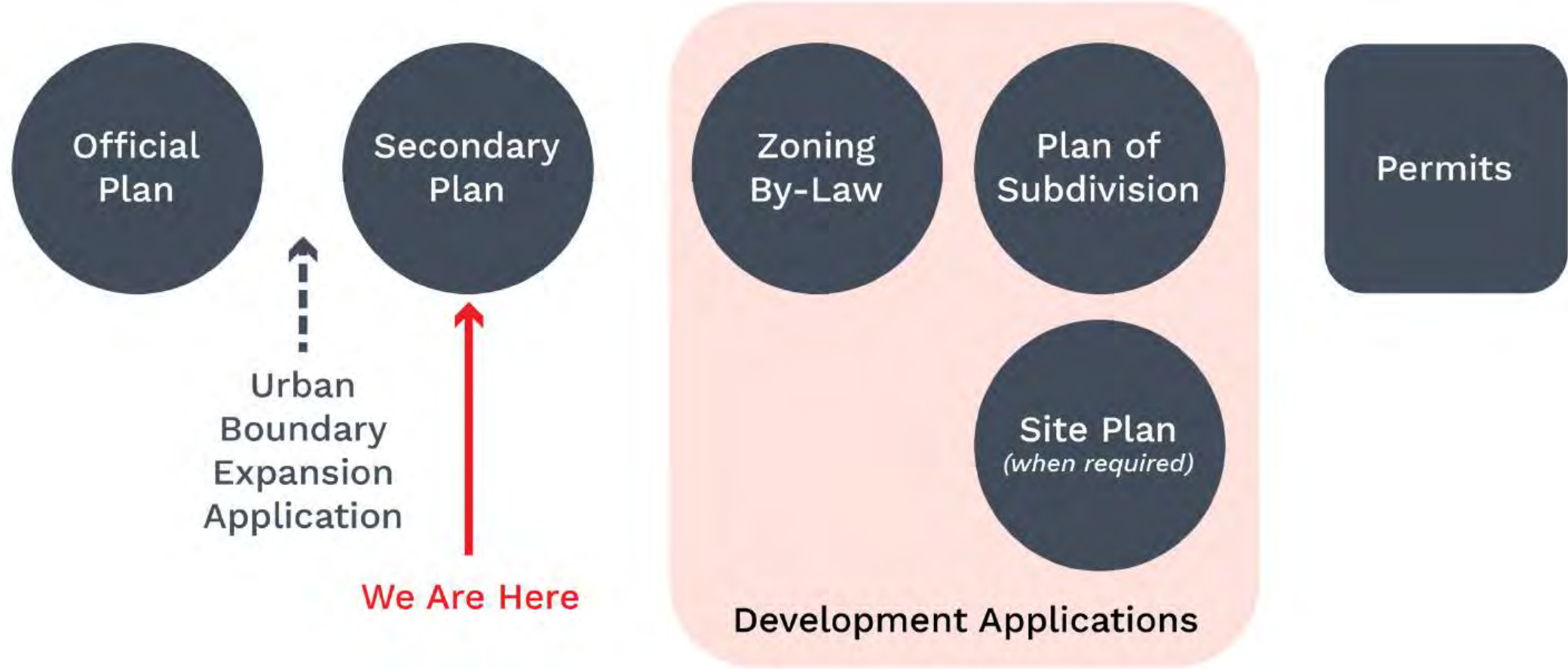
Policy & Regulatory Context – Secondary Plans

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



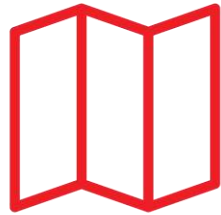
An aerial photograph showing a city area with a grid of streets and buildings, surrounded by large, rectangular agricultural fields. The image is dimmed and has a dark overlay. The text "Application Summary" is centered in white.

Application Summary

What is a Secondary Plan?



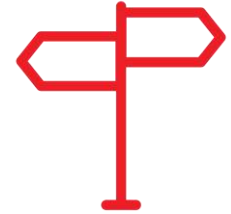
Additional policy
framework



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, flat 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 is characterized by large, rectangular fields in various shades of brown, tan, and green, separated by roads and irrigation canals. The text "Elements of the Plan" is overlaid in the center in a white, sans-serif font.



Elements of the Plan

Areas of Consideration

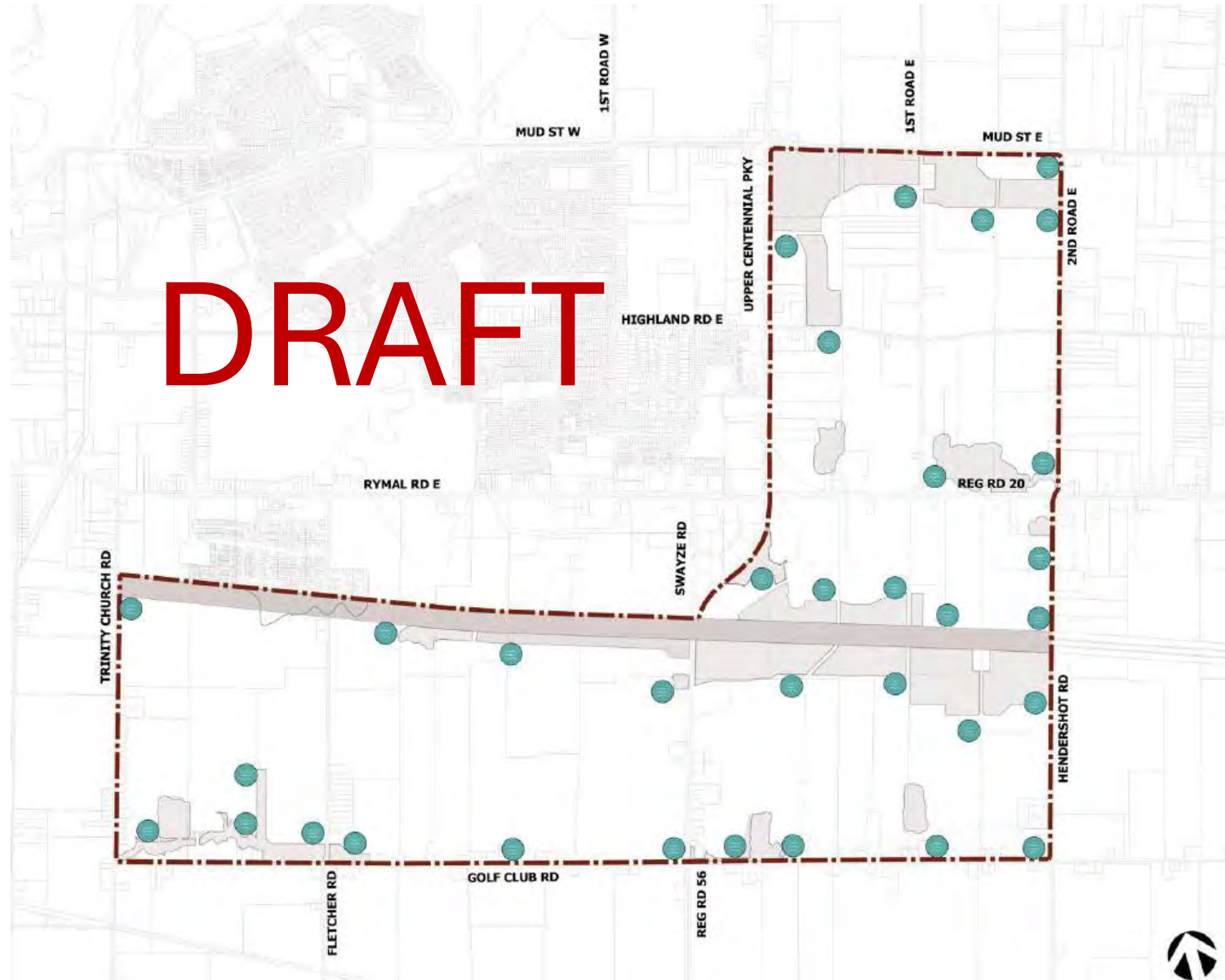


DRAFT



Legend

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

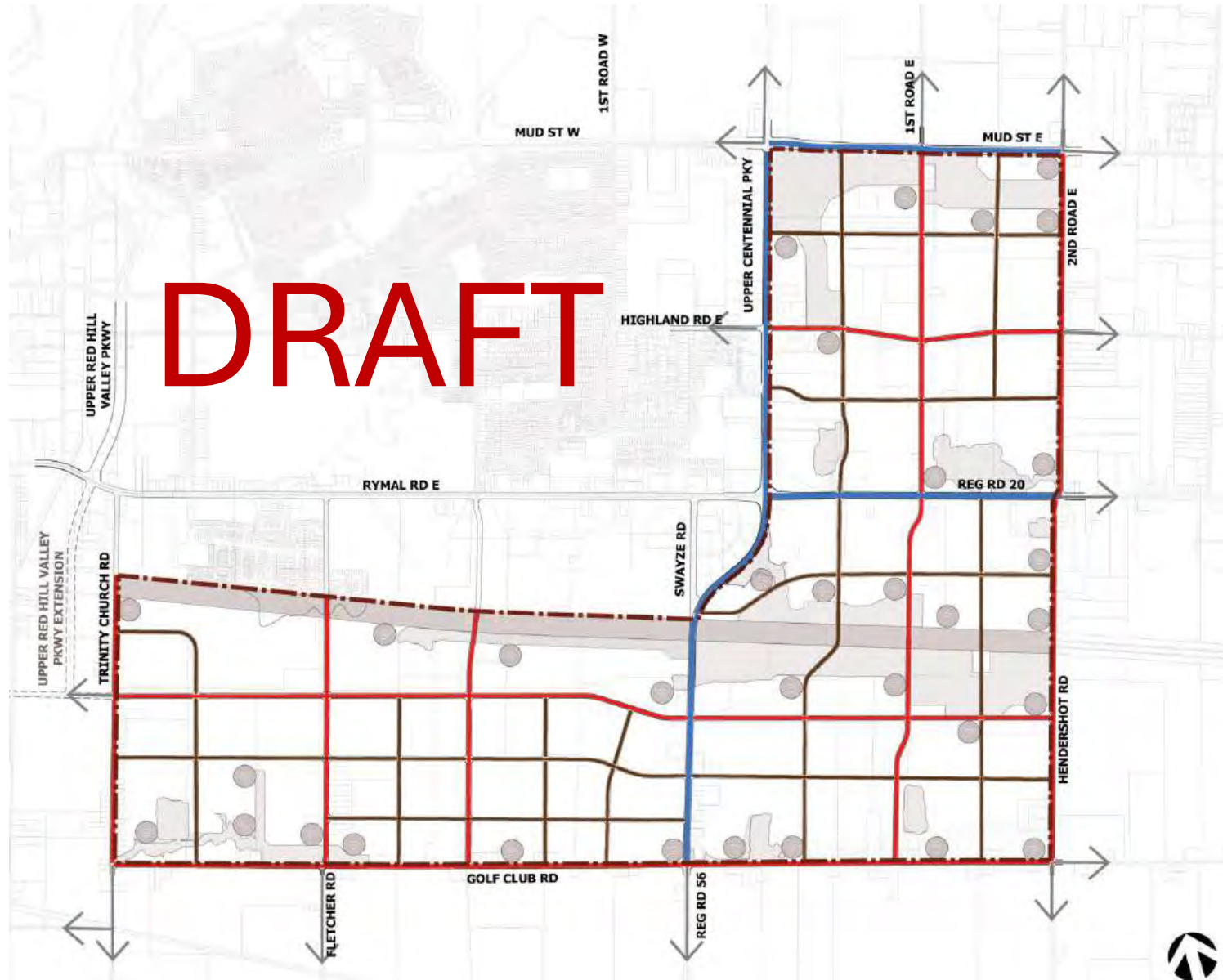
Stormwater Management Facilities







Legend

-  Secondary Plan Boundary
-  Storm Water Facility

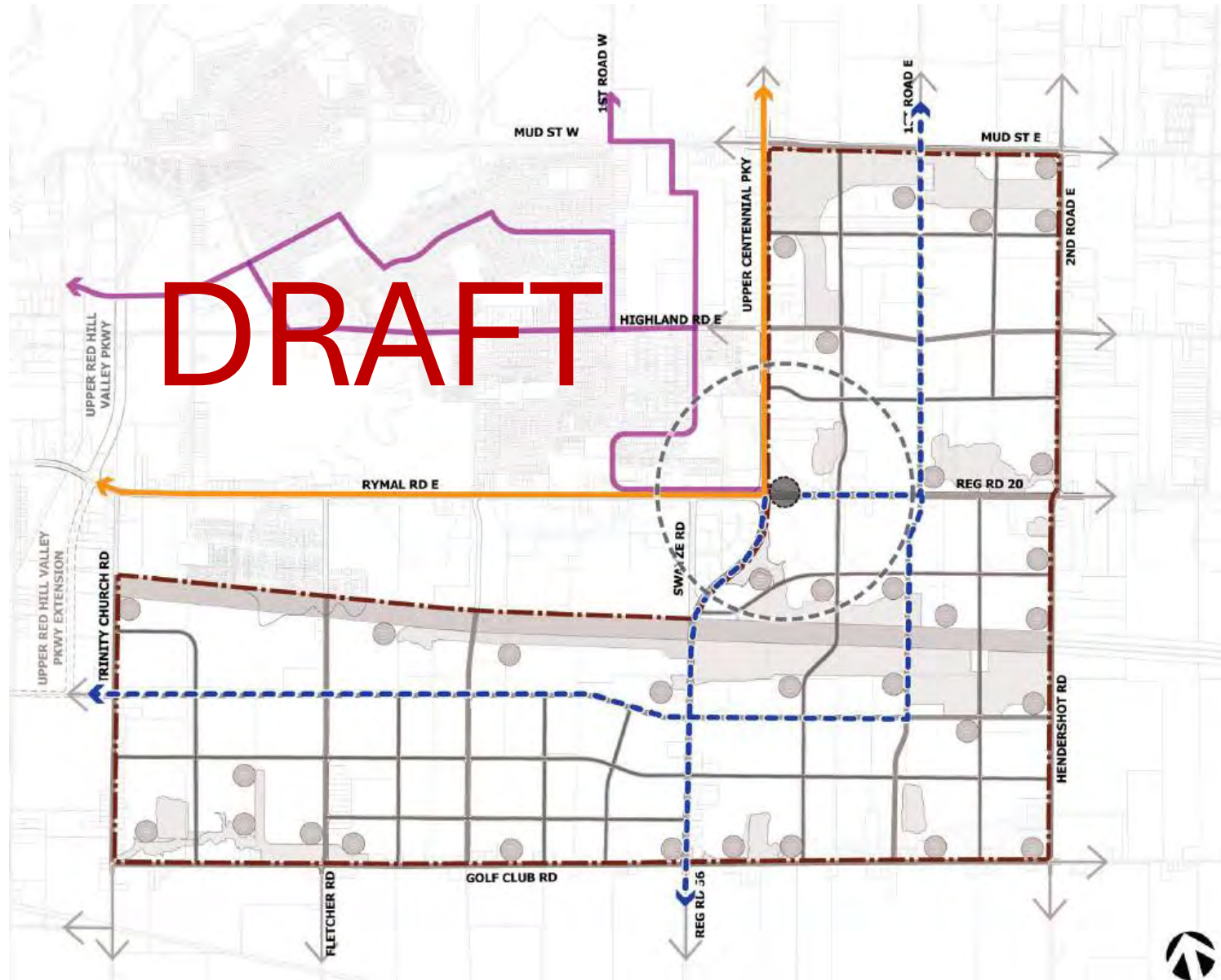
Street Network








Legend

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

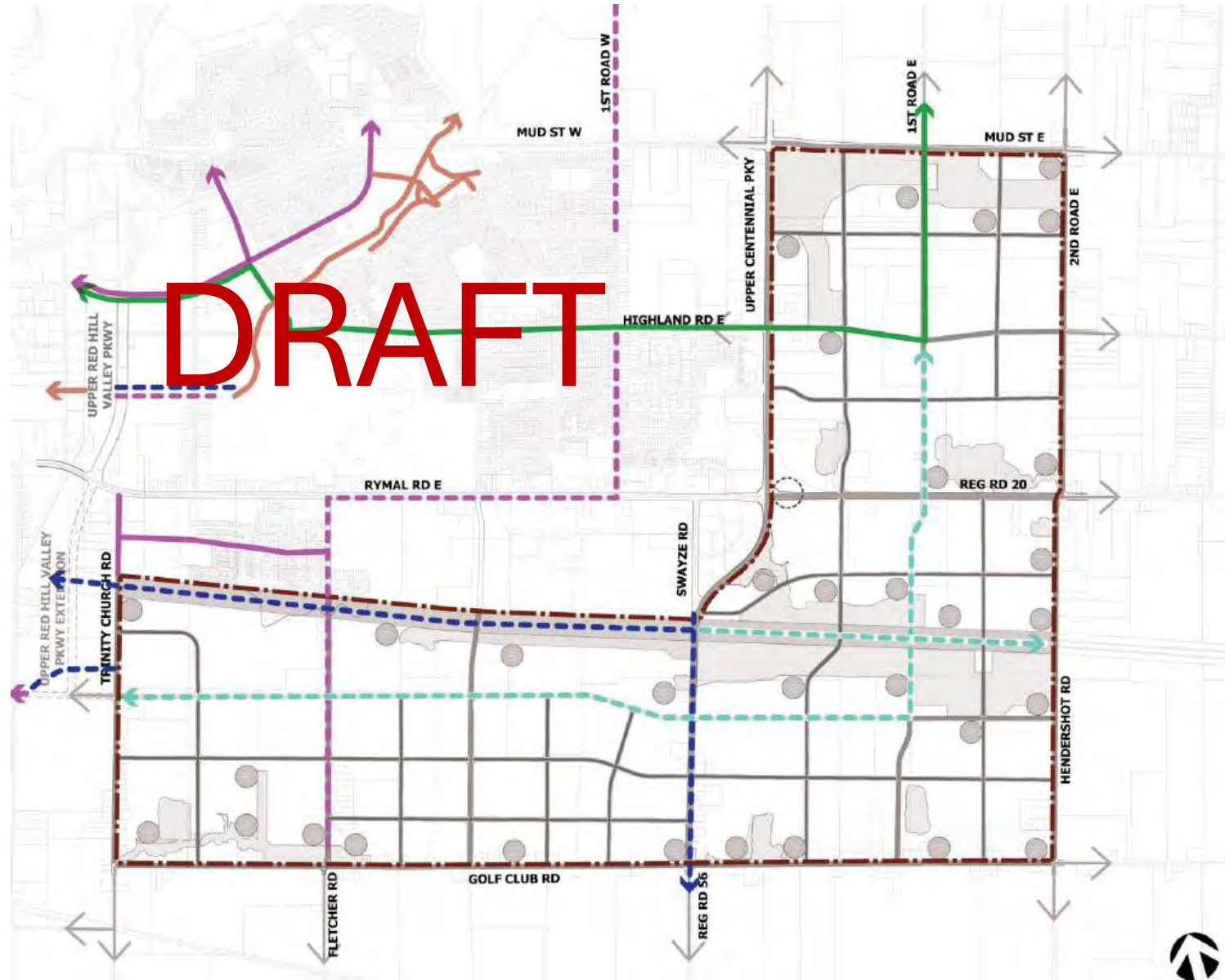
Transit Network



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

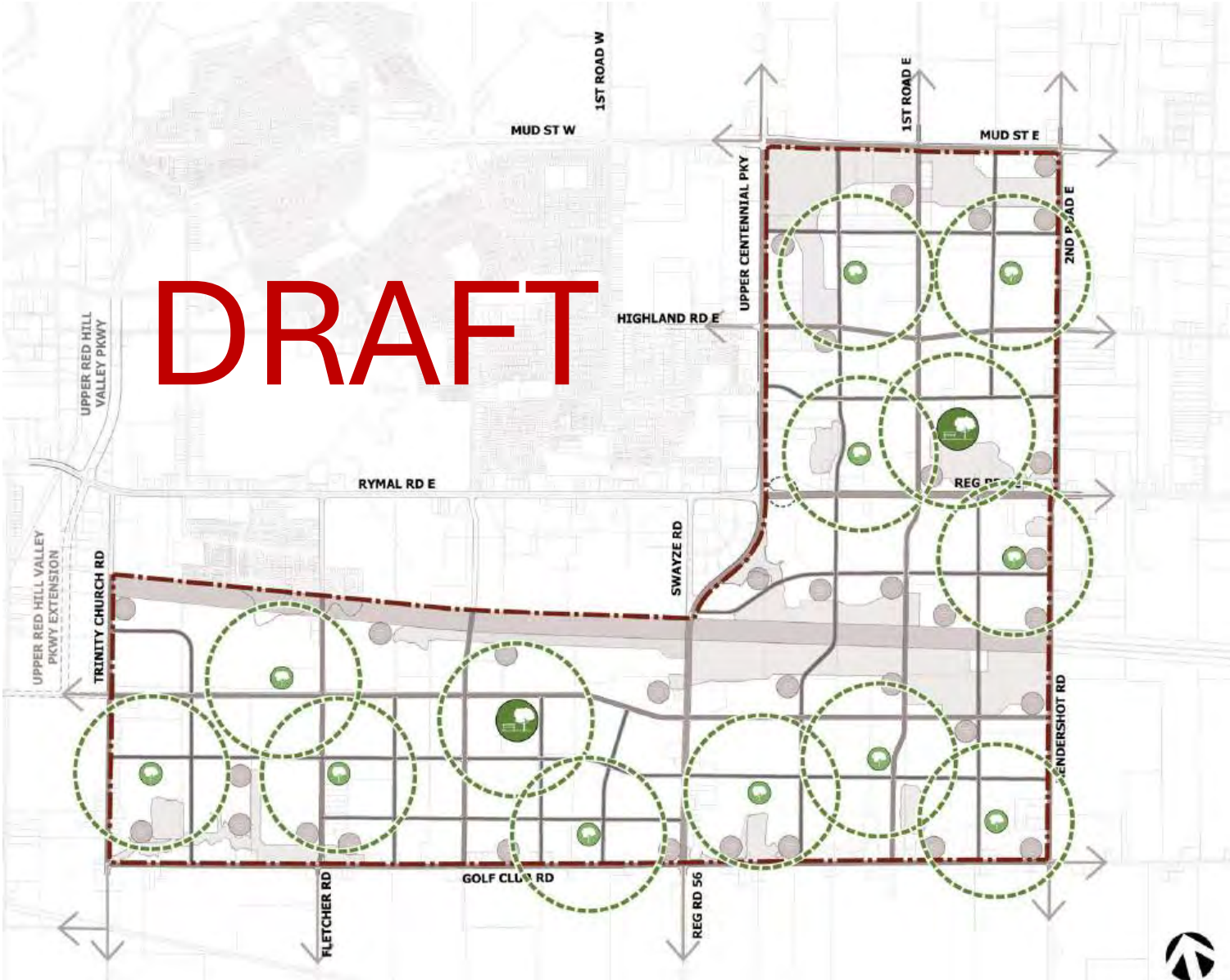
* City of Hamilton - Recreational Trails Master Plan (2022)

Parks and Open Space

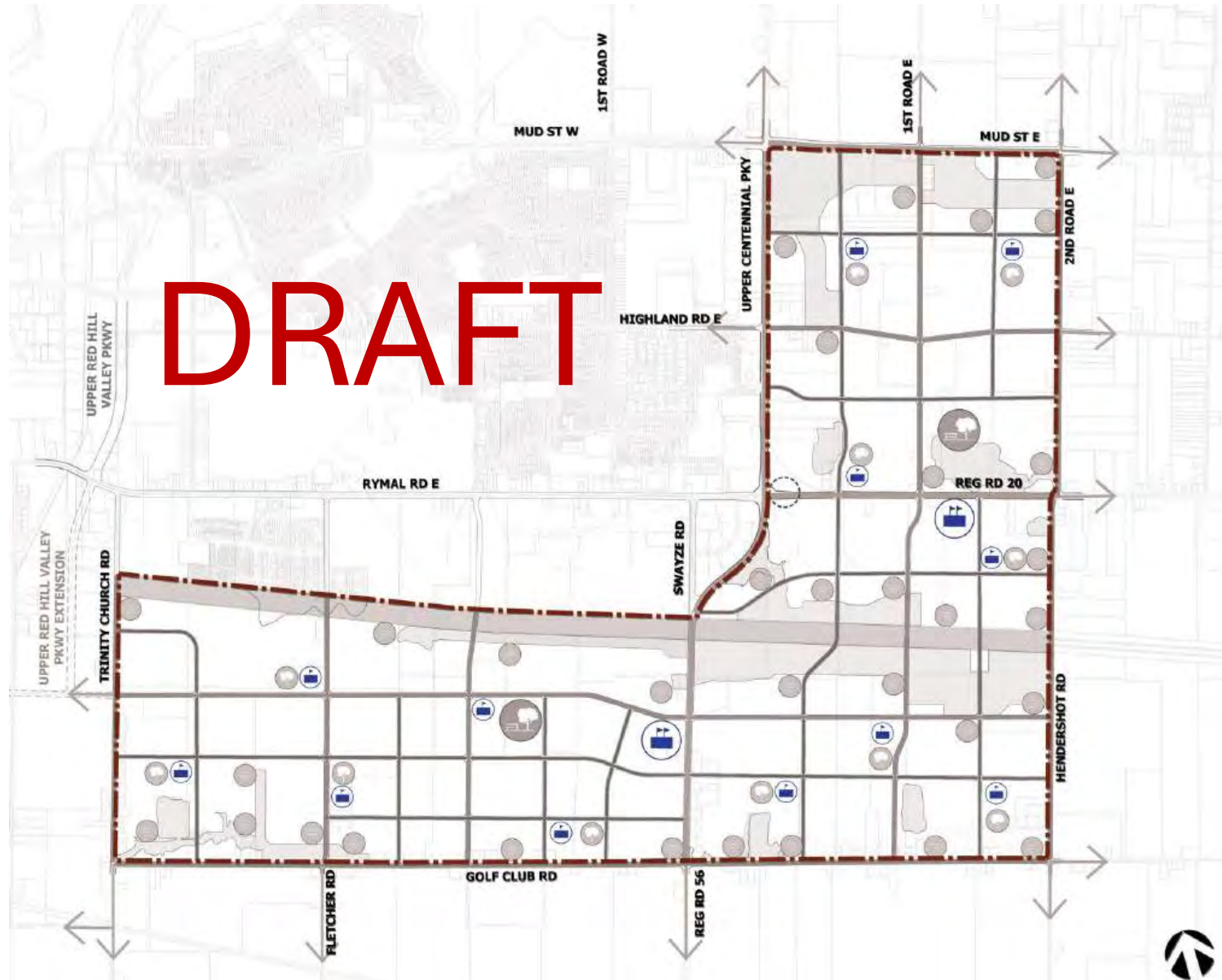
DRAFT

Legend




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



Schools

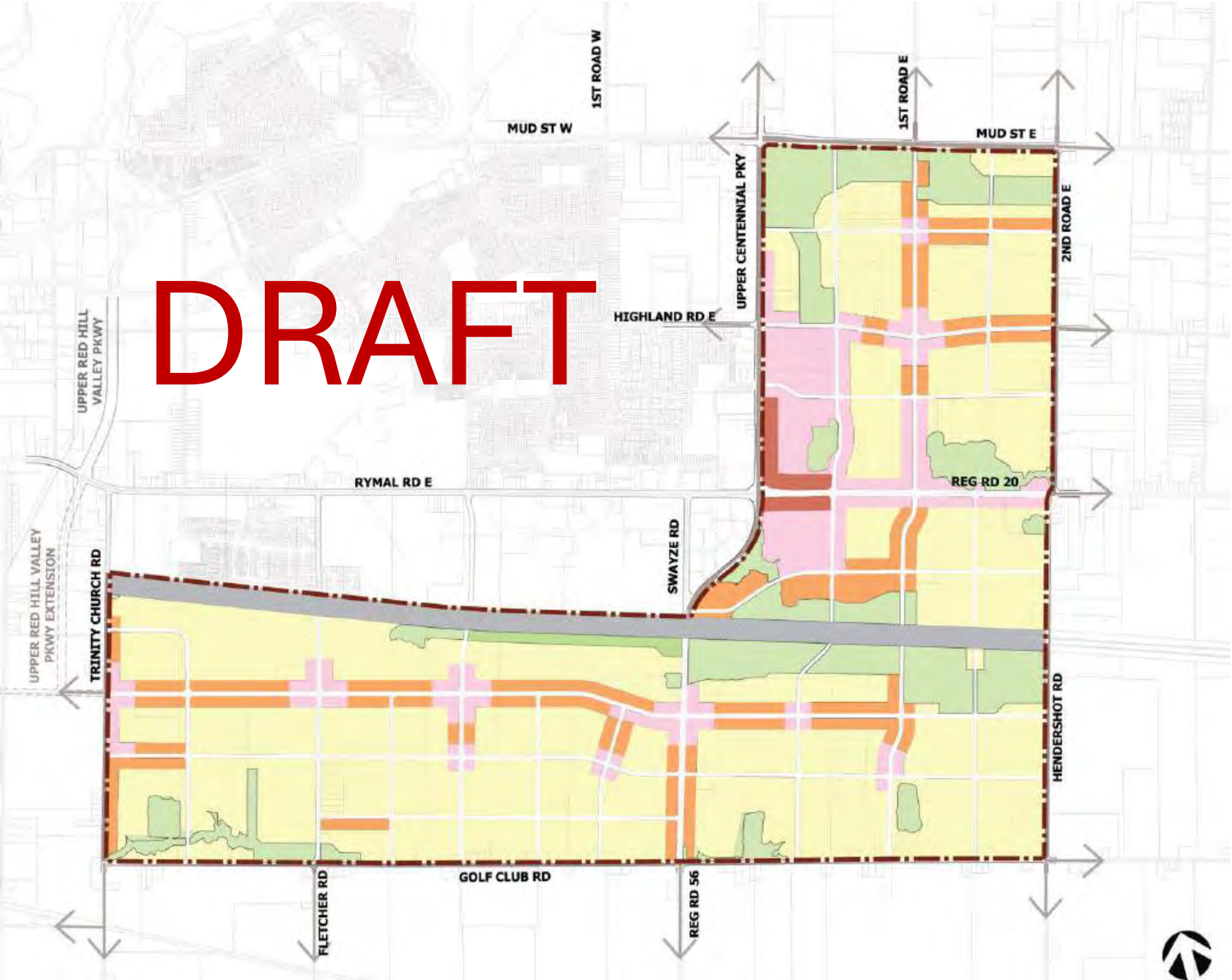


Legend

-  Secondary Plan Boundary
-  Secondary School
-  Elementary School

Emerging Land Uses

DRAFT

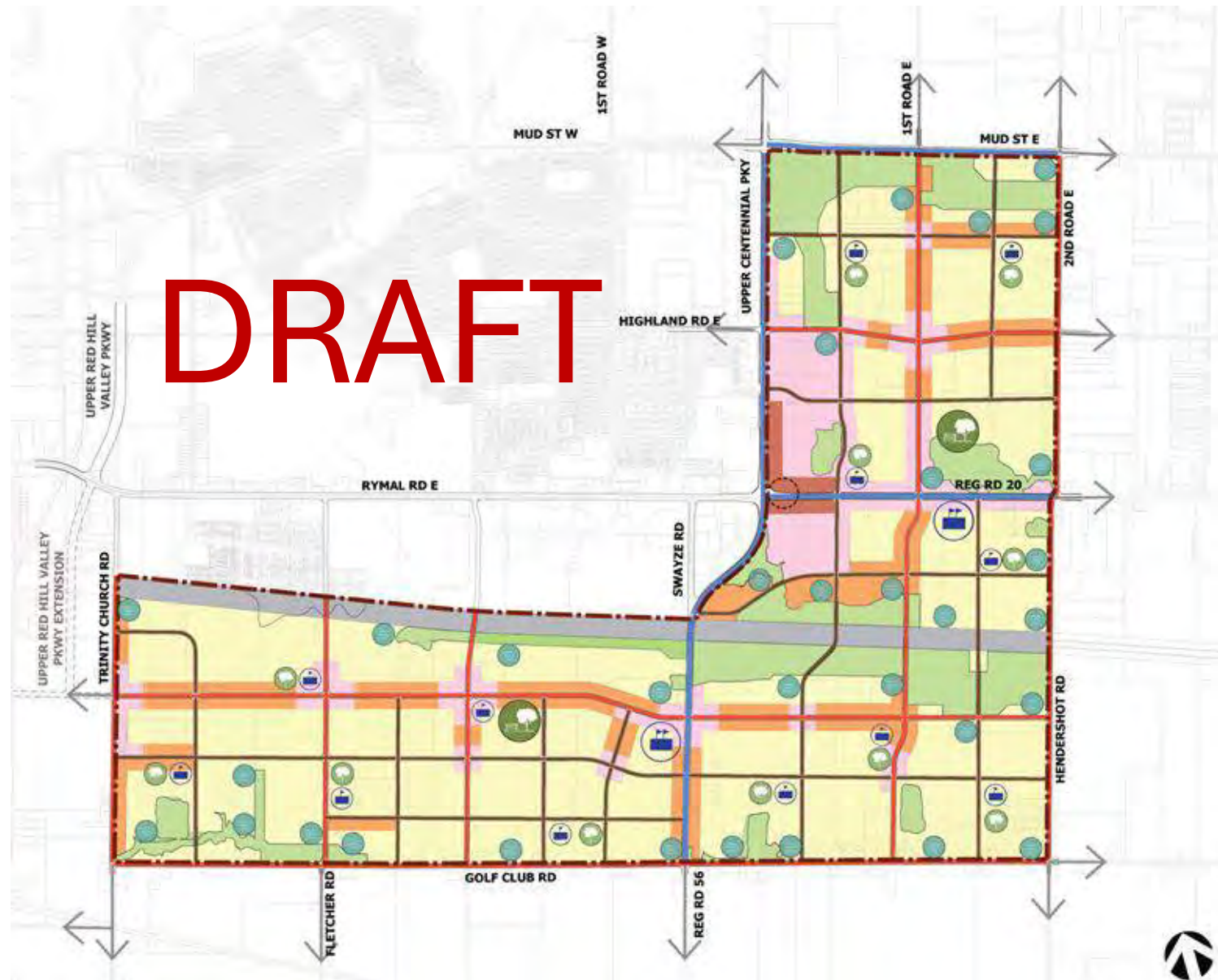


Legend

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





Concept Plan

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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

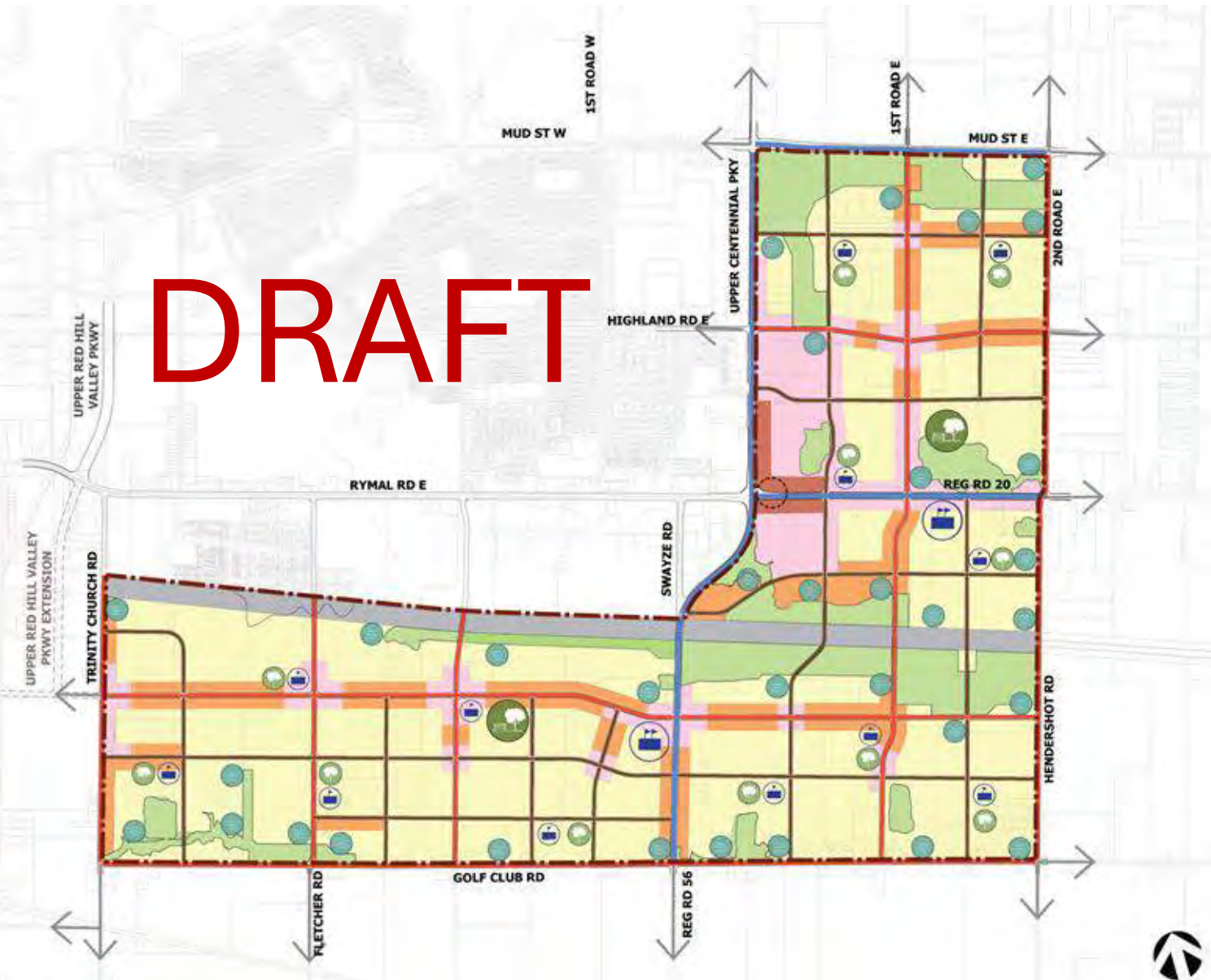
-  Parcel Outline
-  Secondary Plan Boundary
-  Elfrida Gateway Station

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

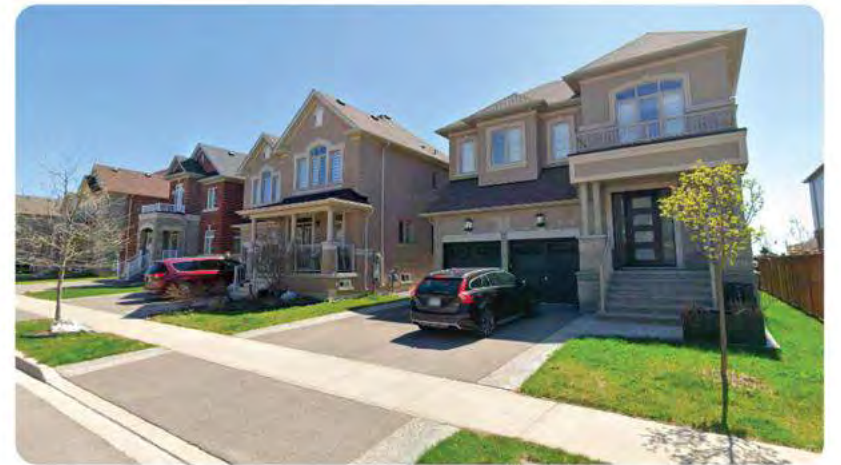
- All forms of townhouses (street, block, rear lane, back-to-back, back-to-back stacked), 2-4 storeys
- Single detached dwellings, semi-detached dwellings, duplex, triplex and fourplex, 2-3 storeys
- Standalone buildings containing local and neighbourhood servicing retail and service commercial uses,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

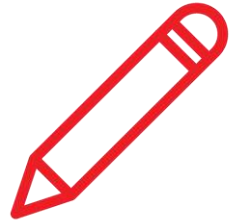


Mid-rise Building

Future Application Requirements



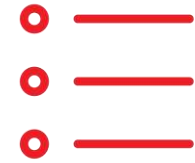
Plan of Subdivision



Zoning By-Law
Amendments



Site Plan



Other applications
as required

Public Benefits



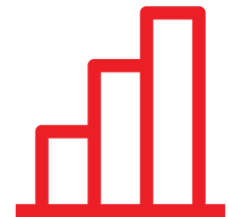
~22,000 new
housing units



~8,500
new jobs



Public service
facilities (schools,
parks, community
centres)



Utilize existing and
funded
infrastructure

The image shows a Zoom meeting interface 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

BOUSFIELDS INC.
PLANNING & URBAN DESIGN

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



Thank you



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