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## City of Hamilton

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## Staging of Development Report (2014-2016)

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*Planning and Economic  
Development Department  
Growth Management Division*

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Adopted by Council on July 11, 2014

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## **EXECUTIVE SUMMARY**

The “Staging of Development” document is a comprehensive plan for the future growth of the City that co-ordinates the financing and construction of infrastructure and community facilities with planning studies and development approvals. Orderly development is important to maximize use of existing/planned infrastructure. It is also important to monitor the rate of growth and its impact on the infrastructure to ensure capacity limitations do not hinder growth.

The Staging of Development plan provides anticipated growth forecast over the next several years. It will outline the City’s intention towards the processing of Draft Plans of Subdivision and the registration of Draft Approved Plans in the current year (2014), 2015 and post 2015. The plan will result in greater efficiencies by providing direction on where to focus development review efforts and where to focus on long range planning and capital projects. The document also gives developers certainty on the timing of their developments.

The Staging of Development Plan recommends:

- Fourteen (14) Plans of Subdivision identified for Draft Approval in 2014
- Thirty seven (37) Draft Approved Plans of Subdivision could receive approval to proceed with servicing in 2014

The Staging of Development report will also provide an overview of 2011, 2012 and 2013 residential development activity in the City. Hamilton is a successful community and has experienced robust growth in the last several years and will continue to grow.

## **1.0 INTRODUCTION**

The Staging of Development Program is an important tool to guide growth in an orderly manner by balancing the infrastructure needs with the costs of extending new servicing, coordinate growth infrastructure with development approvals and guides the pace of growth across the City. The objective of the Staging of Development Program is to define an orderly progression for development charge funded works by considering the efficiency of infrastructure investments, the timeliness and location of development, the pace of development, the Provincial Policy statement growth targets, and the desires of developers to progress. The Staging of Development Program serves as a guide for setting the capital program for growth infrastructure; however, it is approval of the annual Capital Budget that ultimately authorizes the timing and funding for project implementation.

This report will provide an overview of 2011-2013 residential development activity and will outline a recommended 2014-2016 Staging of Development Plan.

## **2.0 GUIDING PRINCIPLES OF THE STAGING OF DEVELOPMENT PROGRAM**

The Staging of Development Program is guided by a number of principles such as;

1. Development supports the completion of existing development.
2. Development supports the growth in a manner that optimizes the utilization of existing services and facilities.
3. Development will maintain lot and land supply that is consistent with Provincial Policies and conducive to a healthy housing market.
4. The Staging of Development Program involves consultation with the development industry to discuss upcoming plans for development projects in order to determine where infrastructure will be needed, and to align growth infrastructure timing with the Capital Budget.

## **3.0 STAGING OF DEVELOPMENT PLAN (2014-2016)**

The Staging of Development Plan (Tables 1 and 3) prioritizes plans of subdivisions that are anticipating Draft Plan approval and Servicing of Draft Approved Plans for the years 2014, 2015 and post 2015.

### **Processing of Draft Plan Approval**

The recommended Staging Plan identifies fourteen (14) Draft Plans of Subdivisions for potential approval in 2014 (Table 1). This will create a potential for a maximum of more than 1800 dwelling units comprised of 1289 singles, 343 townhouses, and 232 apartment units (Table 2).

The General Manager of the Planning and Economic Department may accept and process unscheduled Draft Plan applications in the current year if the plan meets the objectives of the Staging of Development Program.

### **Servicing of Draft Approved Plans**

Thirty seven (37) plans are indicated as potential for servicing (Table 3) in 2014.

No priority of timing for servicing has been assigned to those Plans of subdivisions that are currently before the Ontario Municipal Board (OMB). Upon approval, consideration for inclusion in the current year will be determined by the Senior Director of Growth Management of the Planning and Economic Development Department.

Staging Maps which identify the land parcels according to their status (Draft Approved, Anticipated Draft Approval in 2014, 2015, and 2016 and beyond) for each community has been included in Appendix A. Detail sheet containing background information related to draft approval status, timing for servicing, potential unit counts, and development charge revenues and expenditures for each subdivision can be found in Appendix B.

**Table 1: Proposed Staging of Development Plan – Priority Processing for Draft Plan Approval (2014 to 2016)**

<b>PRIORITY PROCESSING FOR DRAFT PLAN APPROVAL IN 2014</b>	
<b>File No.</b>	<b>Subdivision Name</b>
25T200614	Fairgrounds West
25T200901	Red Hill Developments - First Road West & Green Mtn Road
25T201106	1261 Mohawk Road
25T201109	Binbrook Heights Addition
25T201205	Fields Of Springbrook
25T201207	Nebo Trail
25T201208	Freeman Industrial Park
25T201209	1125 West 5th Street
25T201301	Red Hill - Phase 2
25T201302	Kopper Meadow Subdivision Phase 4
25T201303	Kaleidoscope - Phase 2
25T201304	Foothills of Winona Phase 3
25T201305	Sheldon's Gate
25T201306	Silverwood Homes - Phases 2 / 3
<b>PRIORITY PROCESSING FOR DRAFT PLAN APPROVAL IN 2015</b>	
<b>File No.</b>	<b>Subdivision Name</b>
25T200512	Valeri Business Park
25T200610	Caterini Subdivision
25T200701	Kerncliffe Heights
25T200715	Mount Hope Terrace Addition, Phase 2
25T200717	Fontana Gardens Phase 3
25T200720	Trustwood Industrial Park
25T200723	Mountaingate
25T200810	Miles Estates Addition (708 Rymal Road)
25T200903	Balsam Estates
25T201204	Hampshire Court Extension ( 72 & 78 Second Road West )

25T201206	Springbrook Corners
<b>PRIORITY PROCESSING FOR DRAFT PLAN APPROVAL IN 2016 AND BEYOND</b>	
<b>File No.</b>	<b>Subdivision Name</b>
25T-85002	Greenbriar Industrial Park
25T-89009	Golf Stream Manor
25T-89017	Perth Park Heights
25T200002	DiCenzo Industrial Subdivision
25T200506	Southcote Woodlands Addition
25T200612	Woodland Manor
25T201001	655 Cramer Road
<b>NO TIMING IDENTIFIED</b>	
<b>File No.</b>	<b>Subdivision Name</b>
25T-90002	Deerview Crossing Phase 3
25T-90015	McNally Industrial Park
25T-93006	Flamborough Hills Golf Course
25T200513*	Waterdown Bay Phase 2
25T201110*	Waves (528 Jones Road)
25T201202*	1155 West 5th Street
* before the Ontario Municipal Board (OMB) Reflects information as of December 31, 2013	

**Table 2: 2014 Priority Processing for Draft Plan Approval**

Plan No.		Subdivision Name	Single	Semi-Detach	Town/house	Apt.	Commercial/Institutional/Industrial
25T200614	BIN	Fairgrounds West	164		74		
25T200901	SC	Red Hill Developments - First Road West & Green Mtn Road	155		15		4,844 sq.ft.
25T201106	HA	1261 Mohawk Road	4				
25T201109	BIN	Binbrook Heights Addition	119		48		
25T201205	AN	Fields Of Springbrook	90				
25T201207	GL	Nebo Trail					14.9 ha (8 blocks) Industrial
25T201208	HA	Freeman Industrial Park					9.16 ha (17 blocks) Industrial
25T201209	HA	1125 West 5th Street	130				
25T201301	SC	Red Hill - Phase 2	324		36	191	
25T201302	GL	Kopper Meadow Subdivision Phase 4	47				
25T201303	FL	Kaleidoscope - Phase 2	84				
25T201304	SC	Foothills of Winona Phase 3	36			41	
25T201305	HA	Sheldon's Gate	136				
25T201306	FL	Silverwood Homes - Phases 2 / 3			170		
		<b>TOTAL</b>	<b>1289</b>	<b>0</b>	<b>343</b>	<b>232</b>	

**Table 3: Proposed Staging of Development Plan – Anticipated Development Timing for Servicing of Draft Approved Plans (2014 to 2016)**

<b>ANTICIPATED DEVELOPMENT TIMING FOR SERVICING OF DRAFT APPROVED PLANS IN 2014</b>	
<b>File No.</b>	<b>Subdivision Name</b>
25T-86008	DiCenzo Gardens - Phase 10
25T-94005	Shermal Estates
25T-95002	Miles Estates
25T200006	Jackson Heights - Phase 3B
25T200208	Summit Park - Phase 8
25T200303	The Crossings (ROPA 9)
25T200307	Mattamy (Waterdown) Phase 1 (formerly Upcountry Estates - Phase 1 C&D)
25T200403	237 & 271 Lime Kiln Road (Legacy Subdivision)
25T200518	Ancaster Woodlands
25T200601#	Ancaster Meadows Phase 2A
25T200601	Ancaster Meadows Phase 2
25T200605	Summerlea West - Phase 5
25T200622	Springbrook Meadows West
25T200706#	Stoney Wood Park (390 Highland Road West)
25T200709	MC2 Homes - Phase 2
25T200710	Dussin Estates
25T200712	Chedoke Browlands
25T200719#	Adam Estates - Phase 3
25T200719	Adam Estates - Phase 4
25T200803#	Victory - Phase 1
25T200803	Victory - Phase 2
25T200807	Spencer Creek Estates - Phase 2 (403 Old Brock Rd.)
25T200808	Penny Lane Estates - Phase 3
25T200809	Green Millen Shore Estates
25T200901*	Red Hill Developments - First Road West & Green Mtn Road
25T200908	198 First Road West (Paletta Lands)
25T201003	Parkside Hills Phase 2
25T201005	Wilson Street Common
25T201107	Foothills of Winona - Phase 2
25T201108#	Paramount
25T201109*	Binbrook Heights Addition
25T201201#	Orchard Park (Dewitt Road Assembly)
25T201207*	Nebo Trail
25T201208*	Freeman Industrial Park
25T201302*	Kopper Meadow Subdivision Phase 4
25T201303*	Kaleidoscope - Phase 2
25T201304*	Foothills of Winona Phase 3



<b>ANTICIPATED DEVELOPMENT TIMING FOR SERVICING OF DRAFT APPROVED PLANS IN 2015</b>	
<b>File No.</b>	<b>Subdivision Name</b>
25T-76024	Battleridge Subdivision - Phase 3
25T-85033	Nash Orchard Heights South - Phase 2
25T-91007	Jamesmount Gardens - Phase 2
25T-93012	Browview Heights - Phase 1
25T200614*	Fairgrounds West
25T200725	Ancaster Glen Phase 2
25T200804	125 Parkside Drive
25T201106*	1261 Mohawk Road
25T201205*	Fields Of Springbrook
25T201209*	1125 West 5th Street
25T201301*	Red Hill - Phase 2
25T201305*	Sheldon's Gate
25T201306*	Silverwood Homes – Phases 2/3
<b>ANTICIPATED DEVELOPMENT TIMING FOR SERVICING OF DRAFT APPROVED PLANS IN 2016 AND BEYOND</b>	
<b>File No.</b>	<b>Subdivision Name</b>
25T-80024	Glanbrook Industrial Park
25T-81002	Glanbrook Industrial Estates
25T-82008	Rymal Business Centre
25T-85002*	Greenbriar Industrial Park
25T-85003	Greenleaf Industrial Park
25T-86029	Clappison Power Centre - Phase 1
25T-87032	DiCenzo - Sobie (Higgins Land)
25T-88026	Glanbrook Commercial Park
25T-88030	Anchor Road Industrial Park
25T-88031	Sandrina Gardens Phase 7
25T-89009*	Golf Stream Manor
25T-89017*	Perth Park Heights
25T-89026	Sgro Gardens Phase 2
25T-89031	Arbra Developments
25T-89042	Trinity Road Industrial Subdivision
25T-91006	Kingsford Industrial Park
25T-97004	Wellington Meadows Phase 2
25T200002*	DiCenzo Industrial Subdivision
25T200204	DeSantis Industrial Park
25T200213	The Brooks Phase 2
25T200404	Flamborough Power Centre - Phase 5
25T200506*	Southcote Woodlands Addition
25T200512*	Valeri Business Park
25T200610*	Caterini Subdivision
25T200612*	Woodland Manor
25T200701*	Kerncliffe Heights
25T200714	Carlson Street Extension Phase 2
25T200715*	Mount Hope Terrace Addition, Phase 2
25T200717*	Fontana Gardens Phase 3
25T200720*	Trustwood Industrial Park
25T200721	Eden Park Phase 2
25T200723*	Mountaingate
25T200810*	Miles Estates Addition (708 Rymal Road)

25T200903*	Balsam Estates
25T201001*	655 Cramer Road
25T201204*	Hampshire Court Extension ( 72 & 78 Second Road West )
25T201206*	Springbrook Corners

**NO TIMING IDENTIFIED**

File No.	Subdivision Name
25T-90002*	Deerview Crossing Phase 3
25T-90015*	McNally Industrial Park
25T-93006*	Flamborough Hills Golf Course
25T200513*	Waterdown Bay Phase 2
25T201110*	Waves (528 Jones Road)
25T201202*	1155 West 5th Street

\*Pending Draft Plan Approval  
 #Serviced in 2013 and registered in 2014  
 Reflects information as of December 31, 2013

#### 4.0 SUMMARY OF DRAFT APPROVAL ACTIVITIES IN 2011, 2012 AND 2013

Over the last several years there has been a decline in Draft Plan approval activity of greenfield lands within the City’s urban boundary with eleven (11) subdivision applications receiving Draft Approval in 2011, eight (8) in 2012, and four (4) in 2013 (Tables 4, 5, and 6). These plans added 3295 potential dwelling units (962 singles, 202 semi-detached dwellings, 1293 townhouses and 838 apartment units) to the supply of dwelling units in the City.

**Table 4: Draft Plan Approval Activity in 2011**

Plan No.		Subdivision Name	Single	Semi-Detach	Town/house	Apt.	Commercial/Institutional/Industrial
25T200403	AN	Lime Kiln Estates	40				
25T200904	FL	MC2 Homes Phase 3	31				
25T200526	SC	Ridgeview	73				173,408 sq.ft.
25T200804	FL	125 Parkside Drive	94		65		
25T200601	AN	Ancaster Meadows Ph 2	192	78	257		
25T200518	AN	Ancaster Woodlands	64			117	
25T201002	GL	Koppercreek (345 Glancaster Road)			45		
25T200906	AN	431-497 Southcote Road	57				
25T200807	FL	Spencer Creek Estates Phase 2	13				
25T201101	SC	Oasis Phase 1			54		
25T201104	HA	Greenhill Glen	5	16	7		
		<b>TOTAL</b>	<b>569</b>	<b>94</b>	<b>428</b>	<b>117</b>	

**Table 5: Draft Plan Approval Activity in 2012**

Plan No.		Subdivision Name	Single	Semi-Detach	Town/house	Apt.	Commercial/Institutional/Industrial
25T200724	HA	555 Sanatorium Road	14	48		80	
25T200615	BIN	Fairgrounds East Phase 3	51		25		
25T200712	HA	Chedoke Browlands				529	
25T201108	SC	Paramount	115	48	174	32	
25T201102	SC	Village Creek	10			80	
25T201203	HA	101 Nash Road	20				
25T201105	HA	Sherman Oaks	83		34		
25T201103	SC	Oasis Phase 2			50		
		<b>TOTAL</b>	<b>293</b>	<b>96</b>	<b>283</b>	<b>721</b>	

**Table 6: Draft Plan Approval Activity in 2013**

Plan No.		Subdivision Name	Single	Semi-Detach	Town/house	Apt.	Commercial/Institutional/Industrial
25T200808	SC	Penny Lane Estates Ph 3	33				
25T201201	SC	Orchard Park (Dewitt Road Assembly)	50				
25T201003	FL	Parkside Hills Ph 2	6		322		
25T201107	SC	Foothills of Winona Ph 2	11	12	260		
		<b>TOTAL</b>	<b>100</b>	<b>12</b>	<b>582</b>	<b>0</b>	

While the supply of lots over the past several years for new dwellings remains relatively strong it should be noted no new supply was added in the Dundas Community and a marginal increase with 76 new potential units created in Binbrook. There are limited pockets of developable lands in the Dundas Community, whereas Binbrook has a supply of land that could be developed in the upcoming 5 year time frame.

Draft Plan approval activity in 2011 to 2013 has continued to see a balanced supply of a full range of dwelling unit types. A breakdown of dwelling unit types is outlined in Table 7. New single detached dwellings account for a smaller percentage of new construction at 29.2%, 6.1% for semi-detached, 39.3% for townhouses, and 25.4% for apartment units.

**Table 7: Draft Plan Approval Activity by Dwelling Unit Types (2011 to 2013)**

Year	Single	Semi-Detach	Townhouse	Apartment	Commercial/Institutional/Industrial
2011	569	94	428	117	173,408 sq.ft. (industrial)
2012	293	96	283	721	
2013	100	12	582	0	
<b>TOTAL</b>	<b>962</b>	<b>202</b>	<b>1293</b>	<b>838</b>	<b>173,408 sq.ft.</b>
%	<b>29.2</b>	<b>6.1</b>	<b>39.3</b>	<b>25.4</b>	

## 5.0 SUMMARY OF REGISTRATION ACTIVITIES IN 2011, 2012 AND 2013

Fifty one (51) plans of subdivisions and thirty four (34) condominium plans were registered in 2011 to 2013 resulting in the potential creation of 4959 dwelling units (Tables 8 and 9). A detailed list of the registered plans of subdivision and condominium by dwelling unit types can be found in Appendix C.

Within the 4959 potential units created from subdivision and condominium registrations 30.7% was in the Binbrook/Glanbrook community, 21.0% in Hamilton, and 13% to 18% in the Waterdown/Flamborough, Stoney Creek and Ancaster communities (Table 10).

**Table 8: Registered Plans of Subdivision and Condominium**

Year	Subdivision Registrations	Condominium Registrations
2011	21	9
2012	16	12
2013	14	13
<b>TOTAL</b>	<b>51</b>	<b>34</b>

**Table 9: Dwelling Unit Types in Registered Plans of Subdivision and Condominium**

Year	Single	Semi-Detach	Townhouse	Apartment	Total
2011	1366	168	522	0	2056
2012	656	42	967	10	1675
2013	557	54	472	145	1228
<b>TOTAL</b>	<b>2579</b>	<b>264</b>	<b>1961</b>	<b>155</b>	<b>4959</b>

**Table 10: Registered Plans of Subdivision and Condominium**

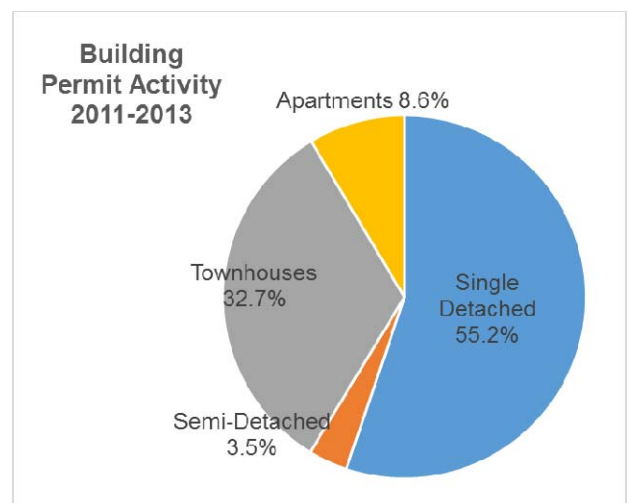
Community	Dwelling Units in Registered Plans			%
	Subdivision	Condominiums	Total	
Ancaster	755	167	922	18.6
Binbrook/Glanbrook/Mount Hope	989	531	1520	30.7
Hamilton	756	287	1043	21.0
Dundas	0	0	0	0
Stoney Creek	615	192	807	16.3
Waterdown/Flamborough	667	0	667	13.4
<b>TOTAL</b>	<b>3782</b>	<b>1177</b>	<b>4959</b>	<b>100</b>

## 6.0 BUILDING PERMIT ACTIVITY

Table 11 below outlines building permit activity in 2006 to 2013. Since the 2009 general economic slowdown there has been a recovery in building permit activity averaging 1780 units in the last 5 years.

Between January 2011 and the end of December 2013, there were 1750, 2117, and 1765 building permits issued for new dwelling units issued in 2011, 2012 and 2013 respectively in the City of Hamilton. There continues to be a customer preference for low rise housing, especially single detached dwellings which accounts for over 50% of the housing forms in the last three years (2011 to 2013).

**Figure 1: Building Permit Activity by Dwelling Types 2011-2013**

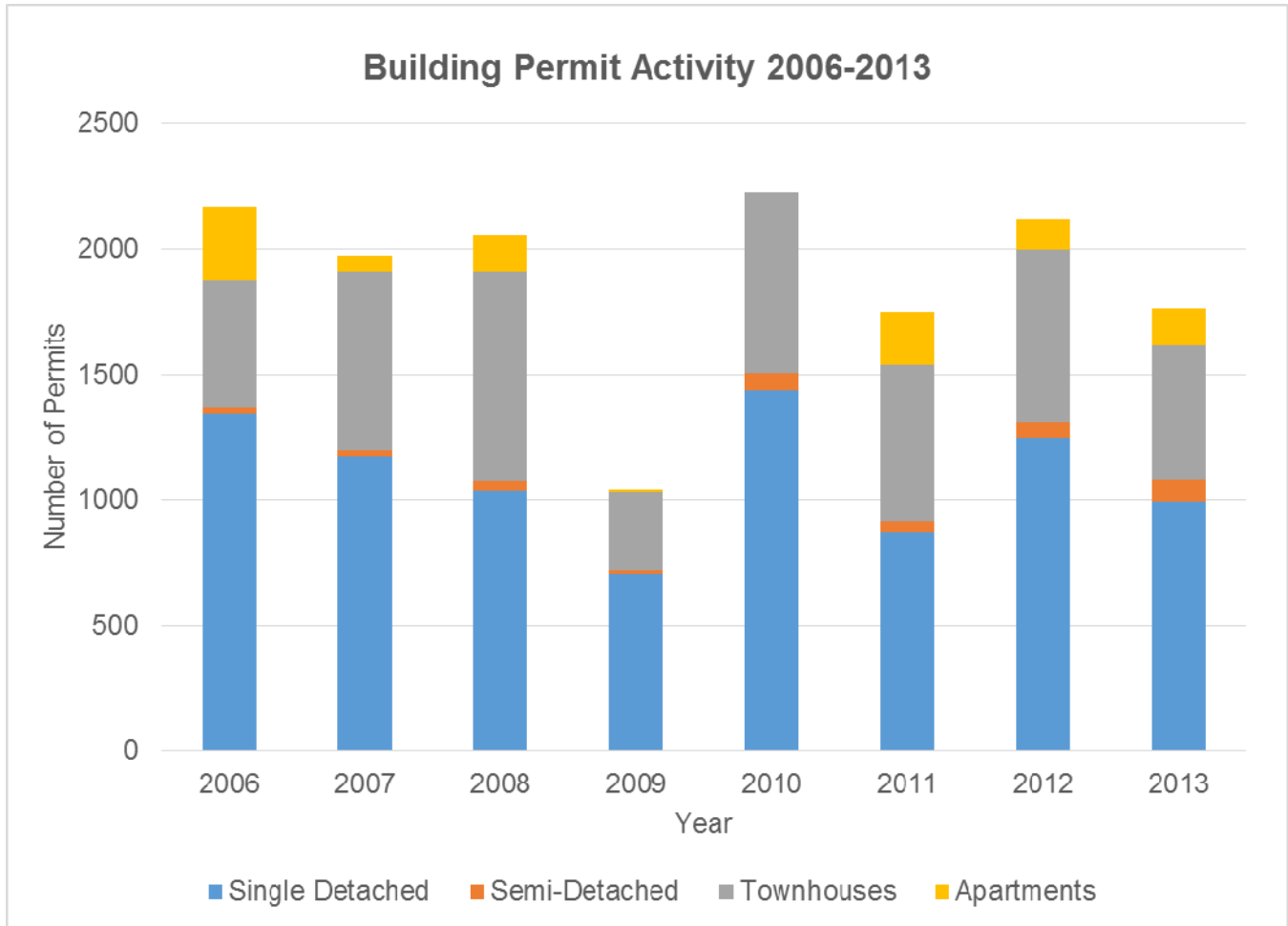


**Table 11: Building Permit Activity (2006-2013)**

	2013	2012	2011	2010	2009	2008	2007	2006
<b>Single Detached</b>	993	1247	868	1439	707	1036	1174	1342
<b>Semi-Detached</b>	88	64	48	64	12	40	25	26
<b>Townhouses</b>	533	688	621	724	313	836	710	505
<b>Apartments</b>	151	118	213	0	11	144	63	297
<b>TOTAL</b>	<b>1765</b>	<b>2117</b>	<b>1750</b>	<b>2227</b>	<b>1043</b>	<b>2056</b>	<b>1972</b>	<b>2170</b>

Source: GIS Planning and Analysis Building Permit Database

**Figure 2: Building Permit Activity 2006-2013**



## 7.0 SUMMARY OF UNIT SUPPLY FORECAST

The Provincial Policy Statement (2005) directs planning authorities to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents. It requires Municipalities to maintain at all times land with servicing capacity sufficient to provide a three (3) year supply of housing through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

**Table 12: Unit Supply Table**

	<b>Single</b>	<b>Semi-Detach</b>	<b>Townhouse</b>	<b>Apartment</b>	<b>Total</b>
Units in Registered Plans (Vacant Lot Inventory) as of December 31, 2013	730	64	924	260	1978
Units in Draft Approved Plans as of December 31, 2013	2982	364	2843	2049	8238
<b>TOTAL APPROVED UNIT SUPPLY</b>	<b>3712</b>	<b>428</b>	<b>3767</b>	<b>2309</b>	<b>10216</b>
Units in 2014 Priority Processing for Draft Plan Approval (Table 2)	1289	0	343	232	1864
<b>TOTAL PENDING UNIT SUPPLY</b>	<b>5001</b>	<b>428</b>	<b>4110</b>	<b>2541</b>	<b>12080</b>

Source: City of Hamilton, Planning and Economic Development Department

The City's 5 year average (2009-2013) of building permits is 1780 units per year. Based on this average, the City needs to have approximately 5340 residential units available to meet the three year supply requirement. As of the end of 2013, the inventory of vacant lots in registered plans was 1978 units and the draft approved inventory was 8238 units, for a total registered and draft plan inventory of 10216 units (Table 12). Including the 1864 units that are anticipated to receive draft approval in 2014 this results in a 6.8 year supply of housing within the City.

## 8.0 CONSULTATION WITH DEVELOPMENT INDUSTRY

Drafting of the staging report involves consultation with the stakeholders. In August 2013 stakeholders were consulted for their input in terms of their short term future development intentions and the identification of potential municipal financing for capital infrastructure. From the information received a "DRAFT" Staging of Development Plan (2013-2016) was prepared taking into consideration a number of criteria in establishing the staging sequence. The "Draft" Staging of Development Plan was circulated to the industry in May 2014 and was finalized with their input.

The recommended Staging of Development Plan is presented in Tables 1 and 3.

## 9.0 INFRASTRUCTURE TO SUPPORT GROWTH

Growth generally impacts the municipal infrastructure systems. New developments and redevelopments will require extension of municipal services such as sanitary sewage, storm drainage, waterworks, and roads. Growth may also require that the existing infrastructure be expanded or upsized to accommodate expansion and continued growth. It is important to identify, plan and have the available infrastructure required to *support the growth*.

The Staging of Development program is used to assist in the development of a comprehensive, multi-year Capital Works program in order to ensure adequate infrastructure is in place to support growth in the City. The City's 10 year Capital Budget forecast is for a 10 year projection and includes a list of planned projects, by year and does not constitute

approval and only reflects the City's priorities at the date of the adoption of the budget albeit it will provide developers certainty on the timing of their developments. Projects must still receive Council approval and allocation in each given year.

New developments and redevelopment projects are responsible for its proportionate share of the cost of the municipal infrastructure systems expansions to serve the developments. This is the underlying philosophy of the Development Charges By-Law. The proposed 10 year Development Charged funded Capital Budget plan (2014 to 2023) is summarized in Appendix D.

## 9.1 2012 AND 2013 CAPITAL WORK PROGRAM HIGHLIGHTS

In 2012 and 2013, the City committed approximately \$76 million of Development Charge funds towards the planning and construction of new water, wastewater, storm and roadway projects to support new growth. Some of these projects that have been completed are highlighted below.

**Table 13: 2012 and 2013 Capital Work Program Highlights**

	Project Description	Status
1	<p><b>New East-West Road Corridor Class Environmental assessment from Highway No. 6 to Brant Street</b></p> <ul style="list-style-type: none"> <li>New by-pass road will help take commuter traffic off local roads in Waterdown alleviating traffic congestion in the rapidly growing Waterdown Community.</li> </ul>	<p>Study completed and ESR filed on June 1, 2012 for 45 day review period</p> <p>Awaiting MOE decision on Part II Orders</p>
2	<p><b>Waterdown Road Corridor Class Environmental Assessment from Craven Avenue to Dundas Street</b></p> <ul style="list-style-type: none"> <li>Widening of the road from north of Craven Avenue to Mountain Brow Road, then along the existing Mountain Brow Road to the intersection of the Mid-block Road and the Mid-block road alignment through the South Waterdown development lands to Dundas.</li> <li>Improvements are aimed to improve traffic flow and road safety.</li> </ul>	<p>Study completed and ESR filed on June 1, 2012 for 45 day review period.</p> <p>Awaiting MOE decision on Part II Orders</p>
3	<p><b>Centennial Trunk Sewage Main (Phase 1) from King Street to Green Mountain Road</b></p> <ul style="list-style-type: none"> <li>Trunk main will service growth in the Upper Stoney Creek, Binbrook and AEGD areas.</li> </ul>	<p>Tunnel was substantially completed on December 13, 2012</p>



	<b>Project Description</b>	<b>Status</b>
4	<p><b>Garner Neighbourhood Master Drainage Plan</b></p> <ul style="list-style-type: none"> <li>Stabilization and relocation of portions of Ancaster Creek within the Hamilton Golf and Country Golf Course lands (between Highway 403 and Golf Links Road) to prevent the further erosion and degradation of the creek and to support new upstream developments.</li> </ul>	Works substantially completed in December 2012
5	<p><b>Borer's Creek Vegetation Removal</b></p> <ul style="list-style-type: none"> <li>Vegetation maintenance management within the Borer's Creek corridor to improve channel capacity.</li> </ul>	Works substantially completed in December 2012
6	<p><b>Parkside Drive Class Environmental Assessment from Highway No. 6 to 500m East of Churchill Avenue</b></p> <ul style="list-style-type: none"> <li>Study recommends corridor improvements to address future travel demands on Parkside Drive. Two lane minor arterial road widened with a two-way left turn lane and sidewalks on both sides.</li> </ul>	<p>Study completed and ESR filed on June 28, 2013 for 30 day review period</p> <p>Awaiting MOE decision on Part II Orders</p>
7	<p><b>Twenty Road and Dartnall Road Extension</b></p> <ul style="list-style-type: none"> <li>Urbanization of Twenty Road and Dartnall Road to an industrial standard.</li> </ul>	Roads substantially completed by end of 2013
8	<p><b>Rymal Road from Dartnall Road to Fletcher Road</b></p> <ul style="list-style-type: none"> <li>Detailed design for the urbanization of Rymal Road to a five (5) lane roadway with sidewalks on both sides.</li> </ul>	Continuation of detailed engineering design
9	<p><b>Stormwater Management Facility – Maple Leaf Foods (H-20)</b></p> <ul style="list-style-type: none"> <li>Design and construction of a 26000m<sup>3</sup> facility adjacent to the future extension of Dartnall Road to service industrial lands within the Red Hill Business Park.</li> </ul>	Stormwater management facility substantially completed on December 4, 2012
10	<p><b>Stormwater Management Facilities</b></p> <ul style="list-style-type: none"> <li>Six (6) new stormwater management facilities constructed in new developments (Summit Park Phase 7 (SM-9), Ancaster Glen (A-9), Kaleidoscope (W-10), Paramount (SM-14), Victory Ridge Phase 1 (SM-5), and Summerlea West (B-7).</li> </ul>	New facilities designed and constructed in conjunction with new developments

## 9.2 2014 and 2015 CAPITAL WORK PROGRAM HIGHLIGHTS

Tables 14 and 15 highlight growth related initiatives/projects that are recommended for prioritization in the immediate timeframe.

**Table 14: 2014 Capital Work Program Highlights**

	Project Description	Timing/Status
1	<p><b>Highland Road PS Upgrades (HD007)</b></p> <ul style="list-style-type: none"> <li>Construction commenced in late 2013 and substantial completion is anticipated for August 2014.</li> <li>Pump station expansion includes replacing existing pumps with larger units to increase pumping capacity to service ROPA 9 lands, Binbrook and GRIDS growth area.</li> </ul>	<p>Anticipated commissioning and in service for August 2014</p> <p><b>On Schedule</b></p>
2	<p><b>Rymal Road East Widening from Dartnall Road to Fletcher Road</b></p> <ul style="list-style-type: none"> <li>Widening of Rymal Road East to 5 lanes with a center turn lane to address capacity deficiencies.</li> <li>Project also includes sidewalks on both sides and intersection signalizations.</li> </ul>	<p>Construction start June 2014 and completion in 2015</p>
3	<p><b>Centennial Trunk Sewage Main (Phase 2) from Green Mountain Road to Golf Club Road</b></p> <ul style="list-style-type: none"> <li>Extension of the trunk wastewater main from Green Mountain Road to Golf Club Road.</li> <li>Trunk sewer will service growth areas on Hamilton Mountain within the Airport lands (AEGD), South-East mountain urban boundary expansion (ROPA 9) and Binbrook.</li> </ul>	<p>In design, construction is expected to be completed by end of 2015/early 2016</p>
4	<p><b>New Trinity Church Arterial Road from Stone Church Road East to Rymal Road East</b></p> <ul style="list-style-type: none"> <li>Project also includes sidewalks on both sides and intersection signalizations.</li> <li>Roadway will also incorporate an “eco-passage” corridor.</li> </ul>	<p>Construction is expected to commence in 2014</p>
5	<p><b>Upper Hannon Creek and Master Servicing Strategy</b></p> <ul style="list-style-type: none"> <li>Update the master plan and functional servicing design of the stormwater system for the Upper Hannon Creek.</li> </ul>	<p>Study to commence in 2014 and completion in 2015</p>
6	<p><b>Parkside Drive Urbanization from 725m East of Highway No. 6 to 75m East of Main Street</b></p> <ul style="list-style-type: none"> <li>Urbanization (2 lanes) of Parkside Drive including turn lanes, sidewalks and bike lanes.</li> </ul>	<p>Initiate detailed engineering design in 2014</p>

	<b>Project Description</b>	<b>Timing/Status</b>
7	<b>SCUBE Block Plan Servicing Strategy</b> <ul style="list-style-type: none"> <li>Develop terms of reference for study.</li> <li>Initiate study for one block.</li> </ul>	Study to commence in 2014
8	<b>ELFRIDA</b> <ul style="list-style-type: none"> <li>Advance the Subwatershed Study which will provide a frameworks and strategy for secondary planning for the ELFRIDA Urban Boundary Expansion.</li> </ul>	Study to commence in 2014
9	<b>William Connell Stormwater Management Facility</b> <ul style="list-style-type: none"> <li>New stormwater management facility (H-9) to be designed and constructed in co-ordination with the development of William Connell Park by the City.</li> </ul>	Initiate detailed design of stormwater management facility in 2014
10	<b>Stormwater Management Facilities</b> <ul style="list-style-type: none"> <li>2-3 new stormwater management facilities are anticipated to be constructed in new developments in 2014.</li> </ul>	New facilities will be designed and constructed in conjunction with new developments
11	<b>Springbrook Avenue Urbanization</b> <ul style="list-style-type: none"> <li>Upgrading road to an urban standard with curbs and sidewalks.</li> </ul>	Road designed and constructed in conjunction with the new developments
12	<b>Garth Street from Stone Church Road East to Rymal Road East Urbanization</b> <ul style="list-style-type: none"> <li>Four through lanes with continuous median that accommodates left turn lanes, multi-use trail on west side and sidewalk on east side.</li> </ul>	Design in 2014
13	<b>Upper Sherman Avenue from Stone Church Road East to LINC</b> <ul style="list-style-type: none"> <li>Urbanization of Upper Sherman to four lanes including sidewalks.</li> </ul>	Preliminary Design in 2014
14	<b>West 5<sup>th</sup> Street from Stone Church Road East to LINC</b> <ul style="list-style-type: none"> <li>Urbanize road from 2 lane rural to 3 lane urban.</li> </ul>	Construction in 2014
15	<b>Rymal Road West from Garth Street to West 5<sup>th</sup> Street Urbanization</b> <ul style="list-style-type: none"> <li>Urbanize road from 2 lane rural to 5 lane urban.</li> </ul>	Design in 2014
16	<b>Barton Street Improvements Class EA</b> <ul style="list-style-type: none"> <li>Study to identify corridor improvements to address future demands on Highway No. 8.</li> </ul>	Initiate study in 2014

**Table 15: 2015 Capital Work Program Highlights**

	<b>Project Description</b>	<b>Timing</b>
1	<b>Regional Road 56 Forcemain Twinning from Southbrook Drive to Golf Club Road</b> <ul style="list-style-type: none"> <li>Twin existing forcemain (610mm dia.) and connection to trunk Centennial Sewer @ Golf Club Road.</li> </ul>	In Design, construction in 2015
2	<b>Regional Road 56 Urbanization from Southbrook Drive to Cemetary Road</b> <ul style="list-style-type: none"> <li>Reconstruct road to an urban cross section.</li> </ul>	Coordinate with forcemain twinning
3	<b>Waterdown South Water Tower</b> <ul style="list-style-type: none"> <li>New elevated tank to address needs in pressure district PD24.</li> </ul>	Design in 2015 In service by end of 2016
4	<b>1200mm Trunk Watermain from Easement to Mud and Upper Centennial</b> <ul style="list-style-type: none"> <li>New feedermain is to provide security of supply to pressure districts PD7 and PD6 (portion of alignment will be through new developments).</li> </ul>	Design 2015
5	<b>Highway No. 8 Improvements Class EA</b> <ul style="list-style-type: none"> <li>Study to identify corridor improvements to address future demands on Highway No. 8.</li> </ul>	Initiate Study in 2015
6	<b>Rymal Road East from Fletcher to Upper Centennial</b> <ul style="list-style-type: none"> <li>Widening of Rymal Road East to 5 lanes with a center turn lane to address capacity deficiencies.</li> </ul>	Land acquisition 2015 followed with Design 2016