ELFRIDA STUDY TEAM

- Project management
- Planning and design
- Transportation
- Water and wastewater
- Stormwater management
- Natural heritage
- Agricultural impact assessment
- Financial investment strategy

The Planning Partnership

- Planning and design
- Public engagement

ASI

CUSHMAN & WAKEFIELD

- Commercial land needs
- Demographics

metro economics

Aquafors Beech Limited

- Subwatershed Study
PURPOSE OF THIS STUDY

- Develop future land uses and an urban vision for the Elfrida Study Area
- Includes supportive Master Plan studies to service the growth

1,256 hectares
5.3 kilometers
4.1 kilometers
ABOUT ELFRIDA

Existing uses within the Study Area

- Agricultural uses
- Rural residential
- Commercial developments along major routes
- Employment uses (including a small industrial park along Swayze Road)
Wards 9 and 11, compared to Hamilton overall (based on 2011 census):

- Slightly lower proportion of seniors (65+)
- Fewer single parent families
- Lower unemployment rate
- Higher household incomes
- Fewer commutes by active transportation
Vision 2020

1992 visioning exercise that created a number of sustainability indicators

GRIDS

2006 Council-approved Growth Related Integrated Development Strategy (GRIDS)

GRIDS 2 Study update underway

RHOP UHOP

Vision, goals, objectives, and policies to guide growth and development across Hamilton

MCR underway

Our Future Hamilton

2015 visioning study engaged 54,000 community members on their vision for the future of Hamilton

2016-2025 Strategic Plan

Aims to create a healthy, safe, prosperous and sustainable community
PROJECT TIMELINE

2001: City Amalgamation

2006: Growth Plan for the Greater Golden Horseshoe (Growth Plan)

2009: Growth Related Integrated Development Strategy (GRIDS) Approved by Hamilton City Council

2011: UHOP approved by Province

2013: Elfrieda Subwatershed Study starts

2015: Elfrieda Growth Area Study begins

2016: GRIDS 2 and Municipal Comprehensive Review (MCR) starts

2017: Province adopts update of Greenbelt Plan and Growth Plan

2018: Elfrieda Secondary Plan Preferred Land Use Plan and policies
1. There are a number of municipal studies underway to review growth management in Hamilton.

2. Study team is tasked with developing an urban vision for the full study area.

3. This study is part of the City’s integrated approach to evaluating big and pressing questions related to growth.

4. The results of these other studies will inform the recommendations and outcomes of this study (and *vice versa*).

5. The policies of the 2017 Growth Plan mean that Elfrida will develop in a form and function differently and uniquely from any other new community in Ontario.

**WHAT DOES ALL THIS MEAN?**
INPUTS TO THE STUDY

- GRIDS 2
  Population and employment forecasts (2041)

- Municipal Comprehensive Review
  Land Budget Analysis (supply and demand for residential, commercial & employment land up to 2041)

- Subwatershed Study
  Stormwater, infrastructure, natural heritage system impacts
ELFRIDA STUDY OVERVIEW

- Subwatershed Study
- Natural Heritage Review
- Transportation Master Plan
- Cultural Heritage Assessment
- Water / Wastewater Servicing Master Plan
- Agricultural Impact Assessment
- Archaeological Assessment
- Commercial Lands Review
- Financial Investment Strategy
- Urban Design Guidelines
- Phasing / Staging / Implementation

A Future Secondary Plan
The Elfrida Growth Area Study is being undertaken in accordance with the joint Master Plan process identified through the Planning Act and the Environmental Assessment Act.

The City is also undertaking two Master Plans as components of the Elfrida Growth Area Study:

1. Transportation Master Plan
2. Water and Wastewater (W&WW) Servicing Master Plan

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**STUDY OVERVIEW**

- **Phase 1**
  - Identify Problem and Opportunity

- **Phase 2**
  - Develop and Evaluate Alternative Solutions

- **Phase 3**
  - Develop and Evaluate Alternative Design Concepts for Preferred Solution

- **Phase 4**
  - Prepare an Environmental Study Report

- **Phase 5**
  - Project Implementation
WHAT IS A SECONDARY PLAN?

• An additional level of Official Plan policy
• Detail land use, infrastructure, design policies for specific geographic areas
• Provide for consistency of development within a new community
STUDY TIMELINE

February – Early Fall 2017

Phase 1
Background Research & Analysis

Community Focus Group Mtg 1
June 13
Visioning & Design Workshop (#1)
June 21 & 22

Early Fall 2017 to Early 2018

Phase 2
Land Use Scenarios

Community Focus Group Mtg 2

Public Workshop (#2)
Review land use scenarios

Early 2018 to Summer 2018

Phase 3
Preferred Land Use Scenario & Secondary Plan

Community Focus Group Mtg 3

Public Workshop (#3)
Review preferred land use scenario

We are here

Pop-Up Consultation Events

Small Group Meetings

Online Engagement / Project Website
Transportation
Cultural Heritage
Agriculture
Water and Wastewater
Subwatershed Study
Commercial Lands Review
TRANSPORTATION
Hamilton Transportation Master Plan

Outlines overall vision of an integrated and balanced transportation network in Hamilton

“Rapid Ready” Report

Provides direction on rapid transit initiatives and improving existing transit in the City

Shifting Gears: Cycling Master Plan

Provides direction on active transportation initiatives in the City

Hamilton Recreational Trails Master Plan

Step Forward: Pedestrian Mobility Plan

10-Year Local Transit Strategy
EXISTING TRANSIT NETWORK
PROPOSED TRANSIT NETWORK
KEY DIRECTIONS

1. Foster a connected and accessible on-road and off-road pedestrian path network which promotes a culture of walking

2. Build an extensive on-road and off-road cycling network which can connect cyclists for utilitarian, commuting and recreational uses

3. Create an expanded transit network that can support ridership demand until the implementation of rapid transit through the proposed LRT / BRT routes (25-year horizon)

4. Design a complete street network that would be supportive of all modes of travel as well as supporting vehicle and goods movement (including agricultural equipment) demands
CULTURAL HERITAGE
STUDY OVERVIEW

Stage 1 Archaeological Assessment
• Will identify areas of Indigenous and historical potential
• Will map all areas requiring further Stage 2 Archaeological Assessment

Cultural Heritage Resource Assessment
• Will identify cultural heritage resources
• Will provide general mitigation recommendations to assess and, where possible, and/or avoid negative impacts
FINDINGS TO DATE

Stage 1 Archaeological Assessment

• Over 200 registered archaeological sites within a 1 km radius of the study area
• Sites demonstrate a long history of Indigenous occupation and Euro-Canadian settlement

Cultural Heritage Resource Assessment

• Agricultural land use and settlement within and adjacent to the study area began in the early nineteenth century
• The City of Hamilton’s Heritage Register lists 24 cultural heritage resources within or adjacent to the study area
KEY DIRECTIONS

1. Conservation and protection of identified cultural heritage resources should be upheld through appropriate planning and design measures as identified in applicable legislation.

2. Conservation and protection of cultural heritage landscapes should occur through implementing development and site alteration activities that protect, maintain, and enhance those areas.

3. Non-designated, and non-registered cultural heritage properties shall be appropriately identified, evaluated, and conserved through applicable legislation.

4. Protect, conserve, and mitigate archaeological sites and areas of archaeological potential through applicable legislation; avoid harmful disruption or disturbance of known archaeological sites or areas of archaeological potential.

5. Include Indigenous consultation as part of work program.
AGRICULTURE
Agricultural related considerations that will require management and coordination include:

- **Compatibility** – plan future land uses utilizing a phased method to minimize the potential for issues of compatibility, particularly with respect to Minimum Distance Separation, nuisance, water and agricultural chemical use.

- **Parcel Fragmentation** – development should consider avoiding fragmenting parcels which could obstruct access to fields and cause excessive heavy and slow moving farm equipment to travel using urban streets.

- **Goods Movement** – consider options to support movement of vehicles shipping agricultural goods to markets.
Farms and farmers are protected under the **Farming and Food Production Protection Act (FFPPA, 1998):**

- Farmers are protected from nuisance complaints made by neighbours, provided they are following normal farm practices.
- No municipal by-law applies to restrict a normal farm practice carried on as part of an agricultural operation.
KEY DIRECTIONS

1. Agricultural lands where the use would likely remain agricultural will be identified, evaluated, and considered throughout the planning and design process.

2. Any adverse impacts on agricultural operations and on the agri-food network from expanding settlement areas would be avoided or, if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment.

3. Integrating and mitigation of public feedback (questions/concerns) of future effects during transition from agricultural setting to a more urban setting with inclusion of urban agriculture.
WATER AND WASTEWATER SERVICING MASTER PLAN
WATER & WASTEWATER MASTER PLAN

- Preferred alternative to service the Southeast Mountain:
  - An expansion to the existing HD007 pumping station
  - Includes a new water tank to provide storage, security and operational flexibility
WASTEWATER COLLECTION

- There is no wastewater infrastructure currently servicing the Elfrida Study Area as it is outside the urban boundary.

- The Upper Centennial Parkway Sanitary Trunk Sewer is currently under construction and will be extended through the Elfrida Study Area from Green Mountain Road to Golf Club Road.

- The trunk sewer is 1,800 mm in diameter and was designed to connect to proposed and existing sanitary infrastructure.
The preferred alternative to service the Southwest Mountain:

- Entire Southeast Mountain area drains to a new trunk sewer along Centennial Parkway
- Sewer depth may eliminate the need for a pumping station

Preferred Southeast Mountain Wastewater Servicing Alternative (KMK Consultants Limited, 2006)
1. Consider ease of connecting any future water and wastewater infrastructure to the City’s existing water and wastewater infrastructure

2. Maintain or enhance drinking water quality

3. Provide efficient wastewater collection with a focus on the protection of property and the environment
SUBWATERSHED STUDY
• The Elfrida Subwatershed Study is one of several component studies which will be undertaken in support of the Elfrida Growth Area Study process.

• The purpose of the Subwatershed Study is to develop a plan that allows sustainable development, while ensuring maximum benefits to the natural and human environments on a watershed basis.
KEY FINDINGS: FLOODPLAIN HAZARDS
KEY FINDINGS: GROUNDWATER RECHARGE

Elfrida Subwatershed Study

Legend
- Areas of Significant Groundwater Recharge
- Study Area
- Watercourse

Figure 3.13
Areas of Significant Groundwater Recharge
Date: May 2016
Data Source: City of Hamilton 2016

[Map of Elfrida Subwatershed Study showing areas of significant groundwater recharge and study area.]
SUBWATERSHED STUDY

NEXT STEPS

Preferred land use strategy to be developed (Winter 2018)

SWS Phase 2
• Evaluation of potential impacts of land uses on the Natural Heritage System
• Development and evaluation of preferred subwatershed management strategies
• Selection of preferred subwatershed management strategy
• Present preferred strategy

SWS Phase 3
• Implementation
### SWM VS. LID

<table>
<thead>
<tr>
<th>Traditional Stormwater Management (SWM) Techniques</th>
<th>Low Impact Development (LID) Techniques</th>
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<tbody>
<tr>
<td>• Treat rainwater as a liability and waste that needs to be flushed away from urban areas</td>
<td>• Treat rainwater as a resource to be protected and managed</td>
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<tr>
<td>• Provide water quantity and quality control only</td>
<td>• Provide water balance control and landscape functionality in addition to water quantity and quality control</td>
</tr>
<tr>
<td>• Depend on end-of-pipe treatment only</td>
<td>• Stormwater quantity, quality, and water balance are treated from source to receiving waters (e.g. river, lake, pond)</td>
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<tr>
<td>• Tend to use pipes and hard structures to convey stormwater runoff rates</td>
<td>• Tend to use natural / urban landscapes, including soils, pipes, and trees</td>
</tr>
<tr>
<td>• Engineering-based</td>
<td>• Watershed-based, and can be easily linked to overall goals and targets, and adaptive watershed management</td>
</tr>
<tr>
<td>• Not easy to link to watershed goals, objectives, and targets</td>
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KEY DIRECTIONS

1. Identify and explore land use design options that enhance or are compatible with the Natural Heritage System.

2. Identify and integrate compatible recreation opportunities that connect the community to the Natural Heritage System.

3. Consider enhancement opportunities and opportunities to integrate non-core features into the design (e.g. hedgerows).
Currently, the Primary Trade Area has nearly 2.3 times the amount of shopping centre-type space per capita compared to the City of Hamilton average.

There is room for considerable population growth within the Primary Trade Area (which encompasses the Elfrida Study Area, and beyond) – in the range of 35,100 persons – without a requirement for additional provision of retail-commercial lands.

This does not restrict local, neighbourhood commercial uses.
Day 2: June 22, 2017
3:00 OR 6:00 PM
Each of the three different development options will explore variables in:

- The natural heritage system
- Urban structure
  - road system,
  - park system,
  - location of neighbourhoods and centres
  - distribution of density
- Approach to stormwater management

Please pre-register if interested
DISCUSSION QUESTION #1

What is most important from your perspective with respect to:

1. Design of new communities and neighbourhoods
2. Transportation: transit, vehicles, pedestrians, cycling
3. Natural features and open spaces
4. Heritage and culture
5. Servicing
A Vision Statement for the Elfrida Growth Area describes a preferred future condition - the aspiration for the character and form of new development in the Elfrida Growth Area.

Brainstorm with others at your table. Write a list of words or phrases you think should be captured in a Vision Statement.

From the list, choose your top three words or phrases. Write one word/phrase on one sheet of paper.