

Hamilton Elfrida Growth Area Study

Community Focus Group Meeting #1

Fortintos

June 13, 2017

6:00 p.m. – 8:00 p.m.

The Community Focus Group Meeting #1 was held on June 13, 2017. The following were in attendance:

- John Voortman, Countrywide Recycling (asked by Chamber of Commerce to attend)
- Mel Switzer, farmer, President of Hamilton Wentworth Federation of Agriculture
- Henry Swierenga, Ontario Federation of Agriculture
- Brianne Comley, Hamilton-Halton Homebuilders Association (alternate)
- Judy Sykora, landowner (grew up here)
- Kathy Della-Nebbia, Realtor's Association of Hamilton-Burlington
- Don McLean, Environment Hamilton (Lynda Lukasik as an alternate)
- Steve Spicer, Summit Park developer, landowner (as well as other landowners who organized the OP Review)
- Drew Spolstra, Chair of the Agricultural Rural Affairs Committee, lease land within study area, local farmer
- Mary Nardini, HWCDSB, School Board Trustee
- Roy Shuker, Agriculture and Rural Affairs Committee, local farmer
- Observers: Lynda Lukasik (Environment Hamilton); Elaine Vyn (landowner) Carmen Chiaravaicz (landowner)
- City: Christine Newbold, Alissa Mahood, Kirsten McCauley, Elyse Menray
- WSP: Joe Nethery
- TPP: Donna Hinde

Suzanne Mammel was absent.

Following introductions of all those in attendance, a presentation provided an overview of the purpose and scope of the study, the purpose and role of the Community Focus Group and tabled two questions for a round table discussion with the group (see attached).

The following is a summary of the questions asked before the round table discussion:

1. *Do we know why Province appealed the matter? I thought it had something to do with the airport*
Partially. There is a multi-phase hearing associated with the AEGD. This is why the land budget work is important because it helps to answer a number of these questions. Part of the work needed
2. *Are other lands being looked at for an urban area expansion?*
No. We are only looking at Elfrida at this time.
3. *New Growth Plan has new greenfield density targets. Does it factor into this study?*
Yes, we will evaluate the new targets as part of this project.
4. *Will a report be prepared that documents input received?*
Each workshop is followed with a "What we heard" report that contains an event summary and results (including documentation prepared). This information will be made available online.
5. *Is the flyer available electronically, for posting on Facebook?*
It will be circulated after tonight.

6. *Is there a timeline for development occurring?*
 (Developer in the room) says “five years: three years for draft plan approval, followed by servicing approvals.”
 A phasing plan will also be prepared as part of this study that identified timing, including provision of infrastructure (and future servicing studies).
 Agencies will be contacted as part of study to identify school locations.
7. *What is the timeline for this process? How does this study work alongside those other necessary policy studies? What project is completed first?*
 We should put a timeline together of the ongoing concurrent processes. This will be available at the Public Information Centre on June 21 and 22, 2017.
 This process is to establish growth through to 2031, as informed by GRIDS (2006). Current MCR is looking at accommodating growth to 2041, alongside other new Provincial policies with respect to community development, the natural environment, and other matters of Provincial interest.
8. *Is this a process where others thinking growth should occur elsewhere can consider that decisions? There are many landowners elsewhere in City who would prefer to have that growth.*
 GRIDS (2006) identified this location as the preferred location for future growth. Elfrida is Council’s direction. The end result of this study would require an Official Plan Amendment, which would be appealable. The original policy adoption in 2009 was also subject to appeal (remains under appeal).
 We will be sure to include a couple of slides that clarify this subject at workshop.
 Province has indicated to City is that the urban area expansion was not the problem, but how it was stated in plan.
9. *Do these points indicate a development model that looks like a Downtown Hamilton?*
 Mixed use, compact communities do environ a more integrated form. There are many models and structures that look could take.
10. *How much employment will be included in Elfrida?*
 Part of MCR includes an Employment Lands Review, which will determine if there is any need for additional “production employment”-type lands. Current thinking is there is a role for Elfrida in population-related employment (service sector jobs including offices—though Downtown Hamilton is the preferred location for major offices. Community nodes can accommodate additional office as well.)
11. *Question- Has the Province changed its expectations?*
 The Province has updated their density forecasts through the update Growth Plan to plan to 2041. They have the same expectation about building complete communities that are compact and dense.

Comment: To clarify about development charges the various provincial limitations plus city exemptions mean that DCs cover much less than 75 percent of even just the initial costs of new growth.
12. *When you undertake the new MCR, will you be focussing on Elfrida or might other land areas come into play?*
 It depends on the land budget: intensification estimates and potential, greenfield land requirements will drive that question. Clarification of GRIDS (2006), GRIDS 2, and MCR will be provided at the workshop. We are studying this area.

Round Table Discussion

Question #1

What are the biggest opportunities and challenges for change in the Elfrida Study Area?

Key Opportunities

- New GO Station and LRT, opportunities for connections to those new lines (especially to new southeast end node). Money is a challenge.
- Transit connections across South Mountain, to airport.
- Other nearby neighbourhoods are filling up with housing, having more urban areas can help keep more people in this neighbourhood (aging). Plus new people.
- Biking opportunities.
- Upper Centennial Parkway is not at capacity, and could be a direct link to the GO Station.
- Exciting to build a whole new community from scratch.
- We could use smaller commercial to mitigate the impact on the residential tax base.

- Expanded tax base
- This growth (190,000 more to 2041) will give this City the opportunity to grow into its own. Development charges alone would be over \$1 billion, based on a quick calculation.
- Placing growth in one area allows for infrastructure investments to be concentrated in one place.
- Zoning to support this more intense development can be accommodated.
- Increased paving of surface sends more water to a full Lake Ontario.
- Opportunity to create a transit-centred community.

Key Challenges

- Transportation. Getting to a corner store is fine, but getting to people's jobs.
- Half of these people are going to go to Toronto. Linc is already horrendous in the mornings, so Trinity Church Road is filling up. How can we link these people to Toronto?
- Getting infrastructure into the area.
- Have to balance the loss of productive agricultural lands (and food production) to urban development. What sort of buffer is provided between new community and continued agricultural production? (I have no examples of a good coexistence between urban and farming. Lands becoming urban are no longer being improved for farming.)
- I've had conflicts with houses being built near me: noise, smell, working the farm at night.
- 20,000 people moved into Binbrook and there is no new way to move them in and out.
- Don't want to tear up roads again to put in sewer lines again (if going to Binbrook).
- We are gridlocked getting in and out of the area today. It cannot happen on the existing roads today. City hasn't gotten it right today, and MTO created reduced capacity on the QEW.
 - *As part of GRIDS 2, all City-wide master plans are being updated to accommodate growth to 2041. There are opportunities to bring changes to those studies.*
- Can't put a road through existing development. Local area is okay, but downstream from here is stop-and-go. To get to Downtown Hamilton is a nightmare, stoplights at every corner.
- Development can't take away from other initiatives elsewhere.
- Getting through these areas with big agricultural equipment is a nightmare today.
- The hydro corridor should be avoided.
- Trespassing on privately owned lands needs to be looked at.
- Had a lot of flooding in Hamilton this year, climate instability is contributing to this.
- Planning for expansion when facing a \$3.5 billion infrastructure deficit, without having resolved that situation in current Hamilton. Best Development Charges only cover 75% of construction cost.
- There is a lot of incredibly viable land within the Study Area that should not be developed as houses. (Group showed a line on north side of Golf Club Road, roughly mid-block between the road and the hydro corridor, as those lands in question.)

Question #2

What's most important from your perspective?

Design of New Communities

- As high a density as we can get, leaves more land untouched (for agricultural, natural heritage, and transportation purposes). Central Park Stoney Creek identified as an example worth investigating. What do people think about Aldershot?
- Choice and affordability.
- Given how density is now being measured, looking at probably 110 p+j/net ha in Elfrida. More midrise apartments, fewer detached dwellings. (Downtown Hamilton is 190 p+j/net ha.)
- I think people need space, living on top of each other creates all kinds of social problems.
- Should attract more light industrial
- Should be more mixed housing, including apartments.
- Community stores.
- Use as little of the agricultural lands as possible.
- See lots of row houses all over, and then a large detached dwelling in between. The big houses take up too much of a footprint.
- Prefer low density. Everyone has two cars, garage is an extended portion of the house.
- Understand that row houses are affordable, but there needs to be character associated with the building.
- Difficult to find housing for older persons. Some developments around have incorporated age-friendly elements (e.g. at-grade entrances).

Transportation

- Don't want area to sprawl out of control
- Names of roads
- Can't get fire trucks down the streets in Binbrook
- Have to go back to the transportation issue
- Need places for cars in the community
- Wider sidewalks, ability to walk to stores and amenities (less cookie cutter).

Natural Features and Open Spaces

- Usual species at risk will be found, coming here increasingly (Bobolink, bats)
- As a farmer, I want lots of space
- The main watercourses will need to be looked at.
- If not for the Fairgrounds, there would be no green space in Binbrook.
- Needs lots of open space to support agriculture.
- Taking natural heritage out of the study area will change opportunities for housing.
- Lower Stoney Creek used to be fruit lands now all cleared for housing. Agricultural land is being destroyed.

Heritage and Culture

- As high a density as we can get, leaves more land untouched (for agricultural, natural heritage, and transportation purposes).

Servicing

- As high a density as we can get, leaves more land untouched (for agricultural, natural heritage, and transportation purposes).
- Catholic School Board is going two-storey to use less land. All of last six schools built were multi-storey (but not yet campus-style collocated).

Next Steps

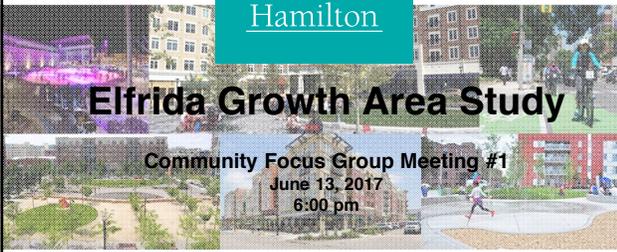
- Visioning and Design Workshop at the Valley Park Recreation Centre and Arena, June 21 and 22, 2017
- Community Focus Group Meeting, fall 2017
- Members are encouraged to distribute flyers to others who would be interested in attending the June 21 and June 22 meetings



Hamilton

Elfrida Growth Area Study

Community Focus Group Meeting #1
June 13, 2017
6:00 pm



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Purpose of the Study



The Elfrida Area has been identified as the preferred location to accommodate new growth to 2031 and beyond

The Study will establish future land uses to accommodate growth that will result in a new community

Identification of the Study Area

Growth Related Integrated Development Strategy (GRIDS) (2006)

- Planning process that identified **Nodes and Corridors Structure** for growth and development for the City of Hamilton
- Associated **Infrastructure requirements**
- **Economic Development Strategy**
- **Financial Implications** for growth options
- Identified Elfrida lands to accommodate growth to 2031



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Chronology

Rural Hamilton Official Plan

- Elfrida Study Area – Special Policy Area
 - Outlined the process and studies to be carried out to include the lands in the urban boundary
 - Province removed the Special Policy Area
 - Province's decision appealed by City and Landowners

Urban Hamilton Official Plan

- General set of policies for an urban boundary expansion
 - Reference to Elfrida as a future growth area
 - Province removed the reference to Elfrida
 - Province's decision appealed by City and Landowners



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Chronology

- No resolution to appeals at this time
- City preparing an **updated Municipal Comprehensive Review and Land Budget Analysis** to determine the exact amount of land required to accommodate growth to 2041
- Ontario Municipal Board hearing dates have not been scheduled

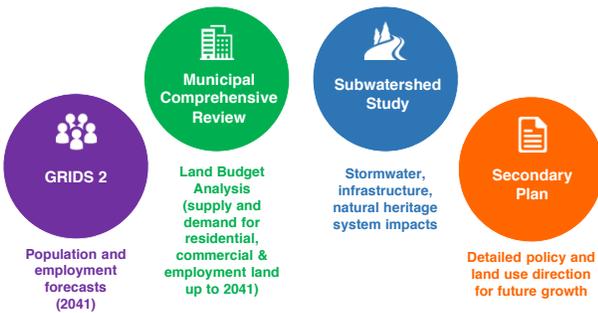


Background

- Although the **Urban Hamilton Official Plan (UHOP)** and **Rural Hamilton Official Plan (RHOP)** relating to the Elfrida lands are under appeal, urban boundary expansion policies are in effect (in the UHOP)
- Urban boundary expansion policies in the UHOP:
 - Provide guidance and direction for studies required to bring Elfrida into the urban boundary and assign appropriate land uses (Municipal Comprehensive Review, background studies, public consultation, secondary plan)

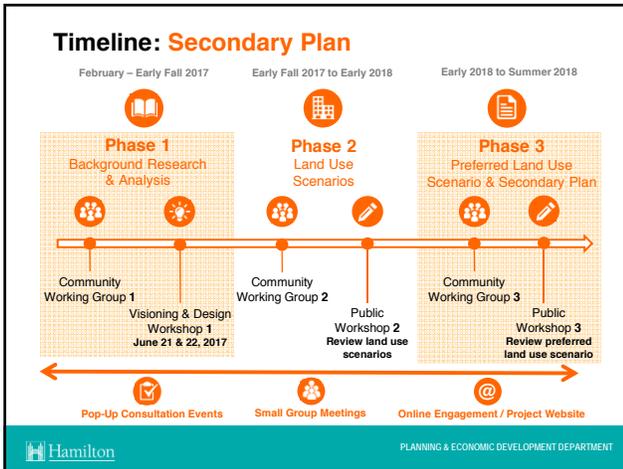


Inputs to the Elfrida Growth Area Study



The Secondary Plan





Community Focus Group: Purpose

- Assist in the **identification of current and potential opportunities, issues and constraints** relative to land use, transportation, servicing, natural heritage and other aspects of the project
- **Share knowledge** of the area
- **Review** the project team's work in progress and provide input to the study team at key milestones throughout the study
- Provide **feedback** that reflects the needs and interests of the local community and/or their represented interest group
- Assist with **communicating the study's progress** to the larger community
- **Attend public information centres** where possible
- Not a decision making body

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Community Focus Group: Role and Responsibilities

- **Familiarize themselves** with the study area and material on the Elfrida Growth Area Study website
- **Come prepared** to meetings by reviewing materials provided
- **Participate equally** in the meetings providing feedback to the information shared by City staff and the Consulting Team
- **Share information** with members of your community and/or stakeholder group
- **Attend** each of the three Community Focus Group meetings (or provide regrets in advance of the meeting)
- **Act respectfully** towards other Community Focus Group members, City staff, the consulting team and Councillors

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Visioning and Design Workshop

Wednesday, June 21, 2017
4:00 to 6:00 pm OR 6:30 to 8:30 pm

- **Background, givens, key directions and design principles**
- **Presentation** by the team, followed by **table group discussions**: what's important, what are the foundational principles for optional concepts?

PRODUCT:
Vision and Guiding Principles

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Visioning and Design Workshop

Thursday, June 22, 2017
3:00 to 5:00 pm OR 6:00 to 8:00 pm

Design Day

- Preregistration for participation in the **development of options** for the Elfrida planning area
- Join one of three groups to **work with a designer from the project team to explore community options** for the Elfrida planning area

PRODUCT:
Three options for Elfrida



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Visioning and Design Workshop: Development Program for Three Options

Each option will explore variables in:

-  **The natural heritage system**
-  **Urban structure**
 - road system,
 - park system,
 - location of neighbourhoods and centres
 - distribution of density
-  **Approach to storm water**



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The Basis of the Secondary Plan

-  potential to **use existing infrastructure** and to **complete the existing communities**
-  use existing and planned **transportation networks**
-  **inter-connected and multi-modal** transportation network
-  emphasis on **transit and pedestrian connections** to encourage **active and alternative transportation** choices



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The Basis of the Secondary Plan

-  meet the provincial targets for **population growth and intensification**
-  designed as a **compact urban community**
-  a model of **excellence in urban development**



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The Basis of the Secondary Plan

-  environmentally sound policies that promote **sustainable development**
-  conserve the **natural and cultural heritage**
-  protect **source water** and allow encourage **low impact development**
-  conformity with **agricultural policies** and **support for continued agriculture** if desired



Round table discussion

What are the **key opportunities for growth** in the Elfrida Planning Area?

What are the **key challenges for growth**?

Round table discussion

What's 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

Next Steps



Attend the **Visioning and Design Workshop**
June 21 and 22, 2017



Attend the **Community Focus Group** meeting
Fall of 2017 – date and location to be confirmed