Hamilton

Elfrida Growth Area Study

Public Information Centre #2

December 6, 2017
6:00 - 8:30 pm
Purpose of the Study

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

- This area was selected through the City’s comprehensive Growth Related Integrated Development Strategy (GRIDS) process.
Identification of the Study Area


• 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 concepts

• Identified Elfrida lands to accommodate growth to 2031
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
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)
Background Studies

**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

**Secondary Plan**
- Detailed policy and land use direction for future growth

**GRIDS 2**
- Population and employment forecasts (2041)
Scope of the Study

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

Phase 1
Background Research & Analysis
- Community Working Group 1
- Visioning & Design Workshop 1
  June 21 & 22, 2017

Phase 2
Land Use Scenarios
- Community Working Group 2
- Public Workshop 2
  Review concepts

Phase 3
Preferred Land Use Scenario & Secondary Plan
- Community Working Group 3
- Public Workshop 3
  Review preferred land use scenario

February – Early Fall 2017
Early Fall 2017 to Early 2018
Early 2018 to Summer 2018
Input from Phase 1 Consultation: Vision

The Elfrida Growth Area is envisioned to become a complete, transit-supportive, mixed-use community that is compact, well-connected and both environmentally and economically sustainable, through a long-term strategy that respects the neighbouring land uses.
Input from Phase 1 Consultation: Principles

1. Develop in an **environmentally appropriate manner** that protects and restores the natural environment.

2. Encourage the **responsible use of resources** to ensure long-term sustainability, reduce greenhouse gas emissions, and reduce demands on energy, water, and waste systems.

3. **Manage growth** over time that is logical, efficient, and cost effective.

4. Ensure a diverse community with a **mix and range of land uses** to ensure a proper balance of residential, employment, community facilities, and services.

5. Develop a **well-designed and connected community** of residential neighbourhoods that provide for a range of housing types and choices.
Input from Phase 1 Consultation: Principles

6. Ensure an efficient transportation network that includes mobility options, is transit supportive, includes active transportation, walking and cycling, and accommodates vehicles.

7. Provide an interconnected system of streets and pedestrian supportive streetscapes.

8. Provide for a connected and integrated parks, open spaces, and trails system.

9. Use green infrastructure to make use of the absorbing and filtering abilities of plants, trees, and soil to protect water quality, reduce runoff volumes, and recharge groundwater supplies.
Input from Phase 1 Consultation: Concepts
## Development Program: 3 Concepts

<table>
<thead>
<tr>
<th>Natural Heritage System</th>
<th>Development Program 1</th>
<th>Development Program 2</th>
<th>Development Program 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Potential Restoration Areas</strong></td>
<td><strong>Development Program 1</strong></td>
<td><strong>Development Program 2</strong></td>
<td><strong>Development Program 3</strong></td>
</tr>
<tr>
<td>Mitigation HDF’s (Headwater Drainage Features)</td>
<td>given</td>
<td>do not consider</td>
<td>moderate enhancement</td>
</tr>
<tr>
<td>Hedgerows</td>
<td>enhance all</td>
<td>retain some</td>
<td>retain some</td>
</tr>
<tr>
<td></td>
<td>retain/enhance</td>
<td>do not retain</td>
<td>retain some</td>
</tr>
<tr>
<td><strong>Community Structure</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roads</td>
<td>disjointed, pods of development</td>
<td>moderately connected, focus on existing road network</td>
<td>permeable and connected, identify ‘corridors’ and ‘centres’</td>
</tr>
<tr>
<td><strong>Design Details</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks</td>
<td>centralized system of parks, large neighbourhood parks</td>
<td>very large community park, smaller neighbourhood parks</td>
<td>variety of parks, linked to NHS/SWM and within neighbourhood centres (small)</td>
</tr>
<tr>
<td>Commercial</td>
<td>no major commercial, neighbourhood focus</td>
<td>focus on major node, some neighbourhood commercial</td>
<td>mix of small and large scale retail, focused in centres and corridors</td>
</tr>
<tr>
<td>Schools</td>
<td>connected to park system, standard school size</td>
<td>school campus associated with central park</td>
<td>centralized in neighbourhoods, urban scale school sites</td>
</tr>
<tr>
<td>Housing Distribution</td>
<td>integrated and even distribution of low, medium, and high density housing in neighbourhoods</td>
<td>major mixed use centre at Upper Centennial Parkway and Rymal Road, high density housing focused in centre</td>
<td>medium and high density housing distributed in centres and corridors, medium and low residential in neighbourhoods</td>
</tr>
<tr>
<td>Employment (office/population serving)</td>
<td>employment related to primary road access</td>
<td>no employment, only major retail and schools</td>
<td>employment campus</td>
</tr>
<tr>
<td>Stormwater Management</td>
<td>focus on LID, minimize SWM ponds</td>
<td>all SWM ponds - traditional</td>
<td>combination of LID and SWM ponds</td>
</tr>
</tbody>
</table>

**Considerations:**
- **Schools (# of students required)** Hamilton-Wentworth District School Board (HWDSB)
  - Elementary - 500 to 600 students, 2.4ha
  - Secondary - 1000 to 1250 students, 6.0ha
  - [http://www.hwdsb.on.ca/about/facilities-master-plan/](http://www.hwdsb.on.ca/about/facilities-master-plan/)

- **Persons per unit (PPU)**
  - Adjusted 20-year average PPU’s by dwelling type are as follows:
    - Low density: 3.39
    - Medium density: 2.45
    - High density: 1.76

- **Transit Supportive**
  - Passive solar orientation
  - Active Transportation

- **Energy Conservation**
  - Proximity to services
  - Walkability

- **Park Sizes**
  - Community Park - 7.0ha
  - Neighbourhood Park - 2.0ha

City of Hamilton Development Charge Background Study, October 2014
Roads

Concept 1
Development Pods

Concept 2
Central Node

Concept 3
Nodes & Corridors
Mixed Use / Commercial

Concept 1
Development Pods

Concept 2
Central Node

Concept 3
Nodes & Corridors
Institutional & Parks

Concept 1
Development Pods

Concept 2
Central Node

Concept 3
Nodes & Corridors
Concept 1
Development Pods

Concept 2
Central Node

Concept 3
Nodes & Corridors

Residential
Concept 1: Development Pods
Natural Heritage System
Concept 1: Development Pods
Natural Heritage System + Roads
Concept 1: Development Pods
Natural Heritage System + Roads + Mixed Use / Commercial
Concept 1: Development Pods
Natural Heritage System + Roads + Mixed Use / Commercial + Institutional & Parks
Concept 1: Development Pods
Natural Heritage System + Roads + Mixed Use / Commercial + Institutional & Parks + Residential
Concept 1: Development Pods
Concept 1: Development Pods within the context of existing and planned development
Concept 2: Central Node
Natural Heritage System
Concept 2: Central Node
Natural Heritage System + Roads
Concept 2: Central Node
Natural Heritage System + Roads + Mixed Use / Commercial

Legend
- Secondary Plan boundary
- Low Rise Residential
- Mid Rise Residential
- High Rise Residential
- Commercial / Mixed use
- Employment
- Elementary School
- Secondary School
- Place of Worship
- Community Centre
- Community Park
- Neighbourhood Park
- Natural Heritage System
- Stormwater Management Pond
- Roads
- Utility Corridor
- Neighbourhood (400m radius)
Concept 2: Central Node
Natural Heritage System + Roads + Mixed Use / Commercial + Institutional & Parks
Concept 2: Central Node
Natural Heritage System + Roads + Mixed Use / Commercial + Institutional & Parks + Residential
Concept 2: Central Node
Concept 2: Central Node within the context of existing and planned development
Concept 3: Nodes & Corridors
Natural Heritage System

Legend
- Secondary Plan boundary
- Low Rise Residential
- Mid Rise Residential
- High Rise Residential
- Commercial / Mixed Use
- Employment
- Elementary School
- Secondary School
- Place of Worship

Legend
- Community Centre
- Community Park
- Neighbourhood Park
- Natural Heritage System
- Organic Farm
- Stormwater Management Pond
- Roads
- Utility Corridor
- Neighbourhood (400m radius)
Concept 3: Nodes & Corridors
Natural Heritage System + Roads
Concept 3: Nodes & Corridors
Natural Heritage System + Roads + Mixed Use / Commercial
Concept 3: Nodes & Corridors
Natural Heritage System + Roads + Mixed Use / Commercial + Institutional & Parks
Concept 3: Nodes & Corridors
Natural Heritage System + Roads + Mixed Use / Commercial + Institutional & Parks + Residential
Concept 3: Nodes & Corridors
Concept 3: Nodes & Corridors within the context of existing and planned development
### Development Yields

#### Total People and Jobs (p+j)

<table>
<thead>
<tr>
<th>Concept 1</th>
<th>Concept 2</th>
<th>Concept 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gross Land Area</strong></td>
<td>905.70 ha</td>
<td>1,000.34 ha</td>
</tr>
<tr>
<td><strong>80 p+j combined</strong></td>
<td>72,456</td>
<td>80,027</td>
</tr>
</tbody>
</table>

Population equivalent to the size of Peterborough or Belleville
Inputs to the Evaluation of Concepts

Concept 1 → Concept 2 → Concept 3

Evaluation Inputs

Public  Community Focus Group  City Staff Team  Technical Advisory Committee  Consulting Team

Preferred Land Use Plan
Evaluation of Concepts

The Concepts shown tonight are schematic illustrations that highlight key relationships of different development patterns.

It is anticipated that no one Concept shown tonight will be selected in its entirety. Your comments on the layers of each Concept will help the team identify the “best of” each Concept to become the preferred concept plan.

Comment on the characteristics/layers of the Concepts. Input will become part of the analysis contributing to the project team’s preparation of a recommended land use vision for Elfrida.

That refined concept shall be the focus of our next public information centre in spring 2018.
**Evaluation Themes**

1. Ensure a compact, complete and healthy community

2. Respond appropriately to long term urban structure implications

3. Develop in an environmentally appropriate manner that protects, restores and enhances the natural environment and its associated features and functions

4. Protect opportunities to farm land
Evaluation Themes

- Conserve cultural heritage
- Promote a coordinated, efficient and cost-effective transportation network
- Promote coordinated, efficient and cost-effective water, wastewater and stormwater management systems
- Promote fiscal responsibility
Elevated Water Storage Facility and Pumping Station Study for Pressure District 7

- The purpose of this Municipal Class Environmental Assessment (EA) study is to select the preferred sites for a new elevated water storage facility and pumping station.

- This new infrastructure is required to provide water supply for future growth within Pressure District 7 (PD7), and to address security of supply and water system balancing.

- To meet projected population growth, the elevated water storage facility is required by approximately 2021 and the pumping station by 2027.
• The Ontario *Environmental Assessment Act (EAA)* requires that most municipal infrastructure projects follow an approved Class EA process.

• This study is being conducted in accordance with the approved requirements for a Schedule “B” project as described in the Municipal Engineers Association’s Municipal Class EA document.

• The study is currently in **Phase 2: Alternative Solutions**. The results of the evaluation – the preferred sites for the elevated water storage facility and pumping station – will be presented at a second Public Information Centre (PIC) in Spring/Summer 2018.

---

**Overview of the Municipal Class EA Process**

- **Phase 1: Problem or Opportunity**
  - Identify the problem(s) or opportunities

- **Phase 2: Alternative Solutions**
  - Identify alternative solutions
  - Inventory natural, cultural and socio-economic environments
  - Identify potential impacts of the alternative solutions and mitigation
  - Evaluate the alternative solutions considering environmental and technical impacts
  - Identify a recommended solution
  - Confirm the preferred solution based on input from the PIC and review agencies

- **Project File Report**
  - Prepare Project File Report to describe the activities undertaken through Phases 1 and 2
  - Notify stakeholders of study completion and the Part II Order provision in the EAA
  - Place Project File Report on public record for review for 30-calendar days

- **Implementation**
  - Subject to comments received, proceed to detailed design and construction
Study Area and Alternative Sites
Next Steps Secondary Plan

February – Early Fall 2017

Phase 1
- Background Research & Analysis
  - Community Working Group 1
  - Visioning & Design Workshop 1
    - June 21 & 22, 2017

Early Fall 2017 to Early 2018

Phase 2
- Land Use Scenarios
  - Community Working Group 2
  - Public Workshop 2
    - Review concepts

Early 2018 to Summer 2018

Phase 3
- Preferred Land Use Scenario & Secondary Plan
  - Community Working Group 3
  - Public Workshop 3
    - Review preferred land use scenario

- Pop-Up Consultation Events
- Small Group Meetings
- Online Engagement / Project Website
Tonight’s meeting

**Table group discussions** to provide comments on the three concepts with respect to the location and distribution of the:

- Natural heritage system
- Roads
- Mixed use/commercial uses
- Institutional uses and parks
- Residential uses

**Input** will assist the team in identifying the “best of” each concept to help prepare a preferred land use scenario for the Elfrida Growth Area.

The preferred land use plan will be prepared considering all inputs on the three concepts.
Next Steps

Evaluation of the Concepts with inputs from
- the public
- consulting team
- City of Hamilton
- Technical Advisory Team
- Community Focus Group

Preparation of draft preferred land use scenario

Review study progress [www.hamilton.ca/elfrida](http://www.hamilton.ca/elfrida)

Contact us:
Elfrida Growth Area Study
Alissa Mahood, MCIP, RPP
905-546-2424 Ext. 1250 | E-Mail: alissa.mahood@hamilton.ca

Water Storage Facility and Pumping Station Study
Elizabeth Panicker, Project Manager
905-546-2424 Ext 6393 | Email: elizabeth.panicker@hamilton.ca