WHAT WE HEARD

ELFRIDA GROWTH AREA STUDY

Community Meeting #2

December 2017

WSP
The Planning Partnership
Archaeological Services Inc.
Cushman & Wakefield
Metro Economics
# WHAT WE HEARD

**ELFRIDA GROWTH AREA STUDY**

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Introduction

The City of Hamilton is growing and the population is projected to increase to 660,000 by 2031. While the City has made efforts to grow within the current Urban Boundary to meet targets for intensification, a future urban boundary expansion growth area is required to accommodate population growth.

The City held Community Meeting #2 for the Elfrida Growth Area Study and Subwatershed Study. The purpose of the meeting and workshop was to review the constraints and opportunities of Phase 1 of the Subwatershed Study and help develop a vision for how the future community could develop.

Elfrida Subwatershed Study
The purpose of the Elfrida Subwatershed study is to develop a management strategy for surface water (streams, storm water), groundwater and natural areas (wetlands, woodlots) for future development.

The vision for this area is to create a compact, transit oriented urban community that efficiently uses servicing infrastructure and is well integrated with the surrounding agricultural lands. The purpose of the study is to develop a comprehensive and viable growth scenario for the Elfrida area.

This report summarizes “What We Heard” at the second Community Meeting on Wednesday, December 6, 2017.

Study Area: 1,256 hectares
Community Meeting #2 took place on Wednesday, December 6, 2017 at the Valley Park Recreation Centre and Arena (970 Paramount Drive, Stoney Creek).

The Community Meeting had two identical sessions:

Session 1 took place from 4:00-6:00 p.m. and Session 2 took place from 6:30-8:30 p.m.

The meeting included:

- A presentation on three conceptual development options being considered for the Growth Area.
- Small table group discussions followed the presentation where attendees provided input on each one of the development options.
- Attendees wrote comments directly onto Note-taking Templates for each concept with regards to:
  1. Natural Heritage System
  2. Roads
  3. Mixed Use/Commercial
  4. Institutional and Parks
  5. Residential
- Following the Community Meeting additional comments were submitted to the design team online.

Participants attended Community Meeting #2

Comments were emailed in after Community Meeting #2
Concepts and Comments

Concept 1: Development Pods
Concept 1

**Natural Heritage System**

*I don’t like it*

Natural Heritage System is based on Sub-watershed Study characterization which is only Phase 1

Needs to be tested

Overly designated, too specific

**Roads**

*I don’t like it*

20 metre right of ways

Consider alternate right of way standards

Roads don’t create a network

**Residential**

*I don’t like it*

Need more differentiation of land uses, concentrate density

Should still have higher density along major transit routes

**Other Comments**

Map shows a small section of natural heritage system along the west of First Road East (between Highland Road and Mud Street), this doesn’t currently exist

Natural heritage pocket (west side of Regional Road 56) should be on a final plan

Best plan to lessen transportation burden to give time to improve system
Concept 2: Central Node
Concept 2

Natural Heritage System

*It's okay*
Preserve agriculture lands as much as possible

*I don't like it*
Natural Heritage System based on Sub-watershed Study characterization report
Needs to be tested
This impacts areas for development

Roads

*I love it*
Arterial roads as shown look okay
Prefer network connectivity

*It's okay*
It's okay

*I don't like it*
20 metre right of ways on local roads
Consider alternative standards
I don't like it

Mixed Use/Commercial

*I love it*
Consider Concept 3 (spread out, not concentrated in one place)

*I don't like it*
Commercial not to be centralized
Too centralized, may be too much traffic in one area
Too much concentration of commercial and higher densities on upper Centennial and 53 Highway
Explore other options for business park on Swayze Road
We don't like it
Separate commercial areas for each area, decrease traffic on Centennial
Too congested in one area

Institutional & Parks

*I love it*
This size community warrants a large park facility in addition to normal neighbourhood parks. There may still be a need for a community park

*It's okay*
It's okay

Residential

*I love it*
High rise locations look right. Even with high rise and medium density, the low rise will be small singles and or towns to meet 80 people per hectare

*It's okay*
It's okay

Other Comments

Since studies will be refined overtime, even after adoption of the Secondary Plan, it is imperative that the Secondary Plan policies allow for refinement of all features, roads, densities etc. without requiring further amendment to the Plan

High density residences will cause massive increase in transportation problems, need good transit network to overcome problems and reduce automotive traffic

Phasing of development should begin from the Mud Street / Upper Centennial quadrant of the study area, going south towards Highland Road

Need transit links to GO Transit

First Road East, south of Mud Street, should be removed

Like the curving road at the top of the study area

Just nuts, too much commercial

Combo of the central node and the sub-nodes

Commercial/mixed use area is too big

Community complexes are good (park, schools and community centres located together)
Concept 3: Nodes and Corridors
Concept 3

Natural Heritage System

*I love it*
- Good connectivity
- Like the organic farm
- I love it, the plan brings higher densities and commercial closer to the neighbourhoods
- I love it
- Environmental protection is key
- Impact on agriculture must be considered

*It’s okay*
- It’s okay

*I don’t like it*
- Natural Heritage System is based on current Sub-watershed Study which is only in characterization phase
- Needs to be tested
- Too enhanced
- Stick to significant features to be protected

Roads

*I love it*
- East/west arterial is good but the location needs to be reviewed
- Like east-west collector south of Rymal Road
- I love it
- Increase public transit
- Walkable community is important, bike paths and links to light rail transit and GO Transit
- Walkability is vital for health and community

*It’s okay*
- It’s okay

*I don’t like it*
- Consider alternative right of way standards
- Need more collector road connectivity

Mixed-Use/Commercial

*I love it*
- Several nodes are preferable, locations should be reviewed
- More pedestrian friendly with local centres
- Brings higher densities and commercial closer to neighbourhoods, good plan
- Like the multiple commercial nodes
- Will encourage pedestrians and cycling and reduce vehicular traffic
- Amount of ‘brick and mortar’ commercial into the future will not be as great due to online shopping, consider when determining amount of commercial space in buildings
- I love it
- To create a community where citizens can work and play and stay
- Schools, parks and events bring community together
- Commercial areas that are within walking distance, less cars

*It’s okay*
- It’s okay

*I don’t like it*
- Smaller commercial at Highland Road/First Road East already on Upper Centennial Parkway

Institutional & Parks

*I love it*
- Organic farm could only be a temporary use because once it is part of the urban area, it will ultimately be developed
- I love it
- Preserve natural areas, enhance areas of play to enhance health and well-being

*It’s okay*
- School locations should be reviewed
- It’s okay
Residential

*I love it*

Good mix of density

I love it

Low rise buildings and higher density

Will there be affordable/subsidized housing also?

Suggest mixture for all incomes

*It's okay*

It's okay

*I don't like it*

High density block on Fletcher Road. Relocate to major transit way

Other Comments

Prefer the road pattern in Concept 2

Better suited for phasing

175 Swazie Road will require road connection for safe access

Worried about odors from the organic farm, else it's my favourite

Prefer not to get rid of the streams

Tie in the development of phasing with servicing

Must consider Binbrook traffic

This might be the most walkable to destinations

Trails and natural areas are important

Commercial/mixed-use area needs to be big enough to attract residents from Heritage Green

Might need significant road capacity

Transit to Eastgate Square
Online Comments

Natural Heritage System

The floodplain should not form part of the Natural Heritage System, it should be shown separately. Floodplains may be adjusted through study and/or engineering solutions when there are no environmental implications.

The stream that is associated with the floodplain crosses through farm fields and in part is plowed through with no other natural features and little or no mature vegetation along it.

Buffers along the stream as part of the Natural Heritage System may be appropriate but expanding it along a floodplain as is proposed in Option 3 when there are no other natural features along the stream is not appropriate.

The HDF (Headwater Drainage Feature) designation of the southern drainage feature as "mitigation" type is not significant and can be removed and as such should be removed from Conceptual Development Option 1.

Roads

There is no more room on the QEW for more vehicles, the High Occupancy Lanes are not working for us either. Need the lane opened up to all vehicles again before the city is completely gridlocked.

None of the three growth scenarios for Elfrida show the road (Kingsborough Drive) that is part of the approved draft plan of The Crossings and intended to cross the hydro corridor to lands on the other side which are a part of Elfrida.

Residential

Submission to create a new mixed use community at Twenty Road West, centred along the Garth Street extension spine (opening up valuable employment lands).

Recognize the need for the City to include Elfrida as part of its overall growth management study; the City should not be doing so to the exclusion of other potential areas for growth.
## Concept 1: Development Pods

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### Concept 2: Central Node

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Concept 3: Nodes and Corridors

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Other comments:

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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

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

Scope of the Study

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

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Elfrida Growth Area Study What We Heard 17
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.

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.
### Development Program: 3 Concepts

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### Notes

- **Elfrida Growth Area Study**
- **What We Heard**

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**Development Program 3 Concepts**

**Concepts**

- Government
- Public Safety
- Transportation
- Energy
- Heritage

**Inputs**

- Phase 1 Consultation
- Community
- Innovation
- Environment

**Goals**

- Concentrated
- Diverse
- Compact
- Livable

**Strategies**

- Strategic Planning
- Participatory
- Urban Design

**Actions**

- Policy
- Engagement
- Regulation

**Monitoring**

- Evaluation
- Impact

**Outcomes**

- Accessibility
- Sustainability
- Livelihood

**Adoption**

- Innovation
- Governance
- Development
Natural Heritage System

Concept 1
Development Pods

Concept 2
Central Node

Concept 3
Nodes & Corridors

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
Natural Heritage System

Legend:
- Development帕克 Inventory
- Residential
- Commercial
- Institutional
- Elementary School
- Secondary School
- Parks and Open Space
- Community Centre
- Neighbourhood Park
- Natural Heritage System
- Roads
- Utility Corridor
- Neighbourhood (400m radius)
Concept 1: Development Pods
Natural Heritage System + Roads

Legend
- Residential
- Commercial
- Employment
- Elementary School
- Secondary School
- Place of Worship

Concept 1: Development Pods
Natural Heritage System + Roads + Mixed Use / Commercial

Legend
- Residential Zone Boundary
- Community Centre
- Neighborhood Park
- Natural Heritage System
- Roads
- Utility Corridor
- Neighborhood infrastructure
- Place of Worship
Concept 1: Development Pods
Natural Heritage System + Roads + Mixed Use / Commercial + Institutional & Parks
Concept 1: Development Pods within the context of existing and planned development
Concept 2: Central Node
Natural Heritage System

Legend:
- Secondary Plan Inventory
- Low Rise Residential
- Linx Rise Residential
- High Rise Residential
- Commercial / Mixed Use
- Employment
- Elementary School
- Secondary School
- Place of Worship
- Community Centre
- Community Park
- Neighbourhood Park
- Nature Heritage System
- Stormwater Management Pond
- Roads
- Utility Corridor
- Neighbourhood (KPR restraint)

Concept 2: Central Node
Natural Heritage System + Roads
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

Legend:
- Secondary Plan boundary
- Low-Rise Residential
- Mid-Rise Residential
- High-Rise Residential
- Commercial / Mixed Use
- Employment
- Secondary School
- Places or Hubs

Community Centre
- Community Park
- Neighborhood Park
- Natural Heritage Island
- Waterway Management Plan
- Roads
- Library
- Neighbourhood / DNA nodes

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Concept 2: Central Node within the context of existing and planned development

Concept 3: Nodes & Corridors

Natural Heritage System
Concept 3: Nodes & Corridors
Natural Heritage System + Roads

Legend
- Secondary Plan Boundary
- Low Rise Residential
- Mid Rise Residential
- High Rise Residential
- Commercial / Mixed Use
- Employment
- Elementary School
- Secondary School
- Place of Worship
- Public Park
- Private Park
- Neighborhood (within 500m)
- Natural Heritage System
- Stormwater Management Road
- Roads
- Utility Corridor

Concept 3: Nodes & Corridors
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
- Public Park
- Private Park
- Neighborhood (within 500m)
- Natural Heritage System
- Stormwater Management Road
- Roads
- Utility Corridor
- Mixed Use / Commercial
- Community Centre
- Community Hall
- Neighborhood Park
- Natural Heritage System
- Stormwater Management Road
- Roads
- Utility Corridor
- Neighborhood (within 500m)
Concept 3: Nodes & Corridors

Natural Heritage System + Roads + Mixed Use / Commercial + Institutional & Parks

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
- Neighborhood Park
- Natural Heritage System
- Organic Farm
- Stormwater Management Pond
- Roads
- Transit Center
- Neighborhood (within study area)

Concept 3: Nodes & Corridors

Natural Heritage System + Roads + Mixed Use / Commercial + Institutional & Parks + Residential

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
- Neighborhood Park
- Natural Heritage System
- Organic Farm
- Stormwater Management Pond
- Roads
- Transit Center
- Neighborhood (within study area)
Concept 3: Nodes & Corridors within the context of existing and planned development
**Development Yields**

Total People and Jobs (p+j)

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<tr>
<td>Gross Land Area</td>
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<td>80 p+j combined</td>
<td>72,456</td>
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Population equivalent to the size of Peterborough or Belleville

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**Inputs to the Evaluation of Concepts**

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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

- Ensure a compact, complete and healthy community
- Respond appropriately to long term urban structure implications
- Develop in an environmentally appropriate manner that protects, restores and enhances the natural environment and its associated features and functions
- 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.
Overview of the Municipal Class EA Process

- 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.

Study Area and Alternative Sites

Contains public sector data made available under the City of Hamilton’s Open Data License.
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

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