GRIDS

Hamilton City Council approved the first Growth Related Integrated Development Strategy (GRIDS) in May 2006. GRIDS identified:

- A land use structure for the city based on a Nodes and Corridors Strategy;
- How infrastructure master plans will align with the land use structure;
- An Economic Development Strategy; and
- A financial analysis of the growth options

The growth option identified by GRIDS planned for the Provincial growth forecasts to the year 2031.

GRIDS 2 - AN UPDATE TO GRIDS

Changes to the Provincial Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan) require the City of Hamilton to plan for population and employment growth to the year 2041.

FORCASTED GROWTH 2016 - 2031

<table>
<thead>
<tr>
<th></th>
<th>Forecast 2016 - 2031</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>122,000</td>
</tr>
<tr>
<td>Employment</td>
<td>107,000</td>
</tr>
</tbody>
</table>

GRIDS 2 will identify where and how the additional people and jobs will be accommodated. Updates to the infrastructure master plans (stormwater, water/wastewater, and transportation) will also be undertaken as part of GRIDS 2.
WHAT IS THE MUNICIPAL COMPREHENSIVE REVIEW?

A municipal comprehensive review (MCR) is a planning process undertaken by a municipality to implement the policies of the Provincial Growth Plan. Many of the studies required for the MCR also provide necessary information for GRIDS 2. Therefore, the City is completing GRIDS 2 and the MCR at the same time. Studies required through the MCR include:

- **MTSA Planning**: Determine Major Transit Station Area (MTSA) boundaries and concept plans.
- **Housing Strategy**: Determine future housing needs and a strategy for provision of a full range of housing options.
- **Land Needs Assessment (Land Budget)**: Determine land needed to accommodate residential and employment growth.
- **Employment Strategy**: Determine target density, intensification opportunities, and boundary refinements for Employment Areas (Industrial Areas).
- **Designated Greenfield Area Target Analysis**: Determine how density target of 60 persons and jobs per hectare can be achieved in the existing greenfield area.
- **Intensification Strategy**: Prepare a strategy for encouraging intensification and the development of complete communities.

An Official Plan Amendment will implement the growth forecasts, targets, and associated policies emerging from the GRIDS 2 and MCR studies.
TIMELINE

PHASE 1: Background work
- Existing Population and Employment allocations
- Intensification update

PHASE 2: Technical Studies
- Residential Intensification Strategy
- Urban Structure Review
- Housing Strategy
- Employment Land Conversion Analysis
- Employment Strategy
- Major Transit Station Area Planning
- Greenfield Analysis
- Land Needs Assessment

PHASE 3: Analysis of Growth Options
- Major Transit Station Area Densities
- Growth Options Evaluation Framework
- Growth Options Evaluation
- Identification of Preferred Growth Option
- Master Plan Updates

PHASE 4: Official Plan Review
- Conformity with Provincial Growth Plan
- Update Forecasts and Targets
- Official Plan Amendment

OPEN HOUSES: Round 1
- Major Transit Station Area Planning
- Urban Structure Review

OPEN HOUSES: Round 2
- Land Needs Assessment
- Evaluation Framework for Growth Options
- Update on Major Transit Station Area and Residential Intensification work

OPEN HOUSES: Round 3
- Preferred Growth Option

*Phase 2 and 3 will overlap because components of these phases are interrelated
GROWTH SUMMARY 2006 - 2016

As part of the background work in Phase 1, City staff completed a Growth Summary, 2006–2016, which summarized the City’s growth and development over the last 10 years in the following areas:

- Population and demographics;
- Intensification;
- Node review;
- Greenfield development;
- Rural area; and,
- Employment.

Information from the Growth Summary will be presented throughout these panels through Infographics highlighting key data and statistics.

HOW HAVE WE GROWN?

GROWTH IN POPULATION AND DWELLINGS 2006 - 2016

<table>
<thead>
<tr>
<th>Year</th>
<th>Provincal Growth Forecast</th>
<th>Census Population</th>
<th>Census Population Plus Undercount*</th>
<th>Population Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001</td>
<td>510,000</td>
<td>490,260</td>
<td>505,485</td>
<td>↓ 5,515</td>
</tr>
<tr>
<td>2011</td>
<td>540,000</td>
<td>519,955</td>
<td>540,750</td>
<td>↑ 750</td>
</tr>
<tr>
<td>2016</td>
<td>565,000</td>
<td>536,920</td>
<td>558,397</td>
<td>↓ 6,603</td>
</tr>
<tr>
<td>2021</td>
<td>590,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2031</td>
<td>680,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2041</td>
<td>780,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

* Census undercount represents an adjustment made to account for people who are missed, counted twice, or should not have been counted.
WHAT IS HAMILTON’S URBAN STRUCTURE?
Hamilton’s “Nodes and Corridors” Urban Structure was recommended by GRIDS (2006) and implemented in the Urban Hamilton Official Plan (UHOP) as Schedule E. Key elements identified in the Urban Structure include:

- Nodes and Corridors;
- Neighbourhoods (community areas);
- Employment Areas;
- Major Activity Centres (McMaster and Mohawk); and,
- Major Open Space.

WHY IS THE URBAN STRUCTURE IMPORTANT?
The urban structure provides guidance on how the City will grow over the long term by establishing a high-level land use vision. The urban structure guides decision-making, infrastructure and community investments, and policy development.
WHAT DOES A “NODES AND CORRIDORS” URBAN STRUCTURE MEAN?

Nodes are intended to provide for a broad range and mix of uses in areas of higher density and activity than surrounding Neighbourhoods. Corridors connect nodes (communities) and other components of the urban structure. Together, Nodes and Corridors are:

- the focus of redevelopment activities
- activity focal points for neighbourhoods and communities
- interconnected and served by transit
- planned for a vibrant pedestrian environment with high quality urban design
- planned for higher density, mixed use development

WHAT TYPES OF NODES ARE THERE?

The UHOP sets out a hierarchy of Urban Nodes, and includes density targets in terms of persons and jobs per hectare (pjh) for each type of node based on size and function. The types of nodes, density target and existing density for each node are shown on the next panel.
WHAT IS RESIDENTIAL INTENSIFICATION?

Residential intensification is the development of a property, site or area at a higher residential density than currently exists, and includes site redevelopment (including brownfields), development of vacant sites, infill and expansion or conversion of existing buildings.

WHAT ARE THE BENEFITS OF RESIDENTIAL INTENSIFICATION?

Both the Provincial Growth Plan and the Urban Hamilton Official Plan prescribe intensification targets and general policy direction that encourages intensification in the urban area. Residential Intensification achieves the following benefits:

- more efficient use of infrastructure;
- greater access to public service facilities, public transit, and local services;
- access to a range of housing;
- shorter commute times and access to a range of jobs;
- protection of valuable resources, such as agricultural lands, water resources, and natural areas; and,
- reduction of greenhouse gas emissions.

WHAT ARE THE INTENSIFICATION REQUIREMENTS?

In addition to prescribing forecasted growth for the City of Hamilton to the year 2041, the Growth Plan also requires that a certain amount of that growth must occur as intensification within the delineated built-up area.

The map on the next panel shows the built-up area, and the intensification targets for the amount of growth that must occur within the built-up area.
**How much intensification has been occurring?**

The City’s current intensification target in the UHOP is 40%, meaning that 40% of all new residential units built each year must be located within the built-up area. Achieving this target on a yearly basis is challenging. The City’s intensification rate over the four years from 2013 to 2016 is summarized below:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>TARGETED INTENSIFICATION RATE</th>
<th>ACTUAL INTENSIFICATION RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>20%</td>
<td>13%</td>
</tr>
<tr>
<td>2014</td>
<td>36%</td>
<td>19% combined</td>
</tr>
<tr>
<td>2015</td>
<td>42%</td>
<td>19% combined</td>
</tr>
<tr>
<td>2016</td>
<td>28%</td>
<td>68%</td>
</tr>
</tbody>
</table>

*(Number of units constructed within built boundary/Total number of units constructed)*

**Where has intensification been occurring?**

The UHOP identifies targets for where residential intensification should occur. The targets are based on geographic location: Urban Growth Centre (downtown); Nodes; Corridors; and remaining Neighbourhoods.

A comparison of the actual intensification rate versus the targeted intensification rate by geographic area is provided here:

<table>
<thead>
<tr>
<th>AREA</th>
<th>TARGETED INTENSIFICATION RATE</th>
<th>ACTUAL INTENSIFICATION RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Growth Centre (UGC)</td>
<td>20%</td>
<td>13%</td>
</tr>
<tr>
<td>Nodes</td>
<td>40% combined</td>
<td>19% combined</td>
</tr>
<tr>
<td>Corridors</td>
<td>40%</td>
<td>68%</td>
</tr>
<tr>
<td>Remaining Neighbourhoods</td>
<td>40%</td>
<td>68%</td>
</tr>
</tbody>
</table>

Through the MCR, a Residential Intensification Review will be completed which will identify tools and methods that can be utilized to encourage compatible intensification.
How has the City’s employment grown?

Employment growth is key to the success of the City’s economy. Employment growth is measured in the number of jobs in the City, obtained through place of work data from the census. The number of jobs in the City has varied over the period from 2006 to 2016.

<table>
<thead>
<tr>
<th>Year</th>
<th>Forecast</th>
<th>Actual Number of Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>234,000</td>
<td>191,725</td>
</tr>
<tr>
<td>2016</td>
<td>252,000</td>
<td>203,330</td>
</tr>
<tr>
<td>2031</td>
<td>310,000</td>
<td>-</td>
</tr>
<tr>
<td>2041</td>
<td>350,000</td>
<td>-</td>
</tr>
</tbody>
</table>

Are we meeting Provincial employment targets?

The Growth Plan forecasts employment growth for Hamilton to reach 350,000 jobs by the year 2041. To date, the City’s employment growth (# of jobs) has not met the provincial targets.

Employment Land Review

As part of the MCR, and in accordance with Provincial and Municipal criteria, City staff are reviewing Employment Land designations on Schedule E-1 of the Urban Hamilton Official Plan to identify if there are any Employment Lands that may warrant conversion to a non-employment use. The results of this analysis will inform the Land Needs Assessment.
PLEASE GIVE US YOUR THOUGHTS!

After reviewing the City’s Urban Structure and considering the data on intensification and density presented here today, do you have any comments on the City’s Urban Structure?

QUESTIONS TO CONSIDER:

1. ARE THERE ADDITIONAL AREAS WHERE YOU FEEL INTENSIFICATION SHOULD BE FOCUSED APART FROM THE CITY’S NODES AND CORRIDORS?
2. ARE THERE ADDITIONAL CORRIDORS THAT SHOULD BE IDENTIFIED?
3. ARE THERE ADDITIONAL NODES THAT SHOULD BE IDENTIFIED?

Please feel free to indicate your comments directly on the Urban Structure map, using the markers provided, or on the large sheets provided.

Or, you may take a comment sheet and submit your comments on-line, by mail/email, or in the drop box at the welcome table on your way out.
City staff will review the feedback and comments received from the public and other stakeholders.

The MTSA Planning work will be concluded. If necessary, the City will submit an application to the Province for a reduced density target for certain stations that may not reach the required 160 persons and jobs per hectare target.

Staff will continue working on the other required technical studies such as the residential intensification update, housing strategy, employment strategy and the land needs assessment. Results from these technical reviews will be discussed at the next round of public consultation.

Next Public Consultation Events:

OPEN HOUSE ROUND 2 - LATE 2018:
- Update on technical studies
- Land Needs Assessment
- Evaluation framework

OPEN HOUSE ROUND 3 - SPRING 2019:
- Growth options evaluation

FOR MORE INFORMATION:

VISIT OUR WEBSITE
www.hamilton.ca/grids2-mcr

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