WELCOME

ELFRIDA
GROWTH AREA STUDY
The City of Hamilton is growing and the population is projected to increase to 680,000 by 2031. While the City has planned for a substantial amount of growth within its current urban boundary, an urban boundary expansion is required to accommodate future population growth.

**PREFERRED LOCATION FOR NEW GROWTH**

In reviewing opportunities for where growth could occur, the Elfrida area was identified through the City’s comprehensive Growth Related Integrated Development Strategy (GRIDS) process in 2006, as the preferred location to accommodate new growth to 2031 and beyond.

The Elfrida Growth Area Study is a unique opportunity to develop a complete urban community that:

- achieves transit supportive development with multi-modal connections to existing urban areas
- efficiently uses existing and new servicing infrastructure
- integrates well with the adjacent urban and rural lands
- provides a mix of land uses and community facilities
- protects important natural environmental features

The following studies will be undertaken as part of this project:
The Secondary Plan and its supporting studies are only some of the pieces of the puzzle. Other plans, directions and initiatives work together to create a thriving community.

**CURRENT INITIATIVES UNDERWAY**

<table>
<thead>
<tr>
<th>Initiative</th>
<th>Website/Email Details</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>GRIDS 2 and Municipal Comprehensive Review</td>
<td><a href="http://www.hamilton.ca/grids">www.hamilton.ca/grids</a> <a href="mailto:grids2-mcr@hamilton.ca">grids2-mcr@hamilton.ca</a></td>
<td>Heather Travis 905-546-2424 ext. 4168</td>
</tr>
<tr>
<td>Urban Forest Strategy</td>
<td><a href="http://www.hamilton.ca/urbanforeststrategy">www.hamilton.ca/urbanforeststrategy</a> <a href="mailto:Catherine.plosz@hamilton.ca">Catherine.plosz@hamilton.ca</a></td>
<td>Catherine Plosz 905-546-2424 ext. 1231</td>
</tr>
<tr>
<td>Commercial and Mixed Use Zoning</td>
<td><a href="http://www.hamilton.ca/cmu">www.hamilton.ca/cmu</a> <a href="mailto:cmuzoning@hamilton.ca">cmuzoning@hamilton.ca</a></td>
<td>Timothy Lee 905-546-2424 ext. 1249</td>
</tr>
<tr>
<td>Transit Oriented Corridor Zoning</td>
<td><a href="http://www.hamilton.ca/lrtzoning">www.hamilton.ca/lrtzoning</a> <a href="mailto:Madeleine.Giroux@hamilton.ca">Madeleine.Giroux@hamilton.ca</a></td>
<td>Madeleine Giroux 905-546-2424 ext. 2664</td>
</tr>
<tr>
<td>City-wide Transportation Master Plan update</td>
<td><a href="http://www.hamilton.ca/tmp">www.hamilton.ca/tmp</a> <a href="mailto:tplanning@hamilton.ca">tplanning@hamilton.ca</a></td>
<td>Steve Molloy 905-546-2424 ext. 2975</td>
</tr>
</tbody>
</table>

Coming Soon!
City-wide Residential Zoning
### Technical Area Evaluation By Area Reasons and Recommendations

<table>
<thead>
<tr>
<th>Technical Area</th>
<th>Evaluation By Area</th>
<th>Reasoning and Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning &amp; Urban Design</td>
<td>Lacks a broader mix of land uses (i.e., commercial/retail) within accessible walking distance. Has significant natural heritage, parks, open space and likely trail opportunities.</td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td>Limited north-south/neighbourhood connections does not support the establishment of a connected community. Also negatively impacts transit opportunities.</td>
<td></td>
</tr>
<tr>
<td>Natural Heritage</td>
<td>Conserves all core features, all headwater drainage features, all restore/enhancement areas - most extensive &amp; connected natural heritage system.</td>
<td></td>
</tr>
<tr>
<td>Cultural Heritage</td>
<td>Potential for a high level of retention of existing cultural heritage resources.</td>
<td></td>
</tr>
<tr>
<td>Water / Wastewater</td>
<td>Greatest number of natural heritage crossings - mitigate with trenchless technology. Most natural system for stormwater management.</td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>Opportunities for phasing to minimize impacts on existing farm operations in the short and mid-term.</td>
<td></td>
</tr>
<tr>
<td>Financial</td>
<td>Lower development yields will result in less revenues for the City.</td>
<td></td>
</tr>
<tr>
<td>Health</td>
<td>Meets medium/high-density opportunities, but in a dispersed manner. Difficult to service with public transit, disconnected and density not focused on corridors.</td>
<td></td>
</tr>
</tbody>
</table>

---

*Image 1 of 1*
## EVALUATION OF OPTIONS - CONCEPT 2 - CENTRAL NODE

<table>
<thead>
<tr>
<th>TECHNICAL AREA</th>
<th>EVALUATION BY AREA</th>
<th>REASONING AND RECOMMENDATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning &amp; Urban Design</td>
<td>Improved road connectivity, and more parkland. Not very ‘walkable’; the single central node may encourage a reliance on cars. Does not provide for a complete community.</td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td>First and last mile connectivity would be a challenge as trips would be centred on the central commercial node.</td>
<td></td>
</tr>
<tr>
<td>Natural Heritage</td>
<td>Conserves only core features, resulting in a discontinuous natural heritage system, limits long-term viability (movement of wildlife/seeds/plant materials).</td>
<td></td>
</tr>
<tr>
<td>Cultural Heritage</td>
<td>Proposes increased commercial development in the current location of three identified cultural heritage resources.</td>
<td></td>
</tr>
<tr>
<td>Water / Wastewater</td>
<td>Would likely require the highest fire flow, and largest diameter watermains and sewers due to central high density node. Difficult to phase cost-effectively.</td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>Opportunities for phasing to minimize impacts on existing farm operations in the short and mid-term.</td>
<td></td>
</tr>
<tr>
<td>Financial</td>
<td>Assuming market demand is sufficient to capture the proposed supply, Option 2 would likely result in the greatest fiscal impact to the City.</td>
<td></td>
</tr>
<tr>
<td>Health Assessment</td>
<td>A single major node results in a less connected community and limited active transportation opportunities.</td>
<td></td>
</tr>
</tbody>
</table>
## Evaluation of Options - Concept 3 - Nodes and Corridors

### Technical Area Evaluation by Area

<table>
<thead>
<tr>
<th>Technical Area</th>
<th>Evaluation by Area</th>
<th>Reasoning and Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning &amp; Urban Design</td>
<td>Provides the greatest diversity of land use/residential built form/housing densities. Accommodates neighbourhood-serving commercial and employment opportunities.</td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td>Linear green space provides trail opportunities to complement active transportation. Better options for transit and phasing, with 3 primary nodes.</td>
<td></td>
</tr>
<tr>
<td>Natural Heritage</td>
<td>Conserves core features of the Subwatershed Study as well as some headwater drainage features. Connectivity and consideration for natural corridors is accommodated.</td>
<td></td>
</tr>
<tr>
<td>Cultural Heritage</td>
<td>Potential to retain portions of existing cultural heritage resources.</td>
<td></td>
</tr>
<tr>
<td>Water / Wastewater</td>
<td>Requires the most additional connections to the existing trunk sewer. Best able to incorporate traditional and new stormwater management techniques.</td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>Opportunities for phasing to minimize impacts on existing farm operations in the short and mid-term.</td>
<td></td>
</tr>
<tr>
<td>Financial</td>
<td>Assuming market demand is sufficient to capture the proposed supply, Option 3 would likely result in the second greatest fiscal impact to the City.</td>
<td></td>
</tr>
<tr>
<td>Health Assessment</td>
<td>Best connectivity, diverse range of densities and nodal locations along corridors to encourage active transportation.</td>
<td></td>
</tr>
</tbody>
</table>
The Elfrida Community is envisioned to become a complete, healthy, 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.

**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 to ensure that it 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 uses, employment opportunities, and 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, including affordable housing.

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 system of parks, open spaces, and multi-use trails.

9. Utilize 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.
**DENSITY - PERSONS AND JOBS PER HECTARE (P+J/HA)**

**What is the required minimum density?**

New greenfield areas must achieve a minimum density of 80 persons and jobs per hectare.

**How density is calculated...**

Density is the ratio of residents and jobs to a land area - the measure of how many people live and work in an area.

Density = persons + jobs per hectare

Density can vary and is calculated as an average across the entire area.

Natural heritage features, electricity transmission lines (e.g. Hydro corridor), railways, freeways, employment areas (industrial), and cemeteries are excluded from the overall calculation in a designated greenfield area.

**What it looks like...**

**RESIDENTIAL NEIGHBOURHOOD AREA**

- Access and connections to Greenway (Open Spaces & Parks)
- Single-loaded road adjacent to Greenway
- Neighbourhood organized around a mix of uses such as a park, retail, mixed-use nodes, and transit stop
- Connected peds to the open space system
- Heritage building integrated with urban design
- Mid-rise development with a mix of uses

**MIXED USE REGIONAL CORRIDOR/NODE**

- Enhanced streetscape and built form transition to adjacent low density neighborhoods
- Heritage building integrated with urban design
- Heritage building integrated with urban design
- Pedestrian-oriented connections through parking areas and development blocks
- Single-loaded road with pedestrian and bicycle connections to the Greenway

**Employment Areas excluded**

**Natural Heritage Features excluded**

**Source:** The Planning Partnership and the City of Markham

**Features excluded**

Employment Areas

- Employment areas (industrial), and cemeteries

* Note: Features excluded from the overall calculation in a designated greenfield area.
PREFERRED COMMUNITY STRUCTURE ELEMENTS

mixed use centres

societal needs

parks and open spaces

The Natural Heritage System mapping is not final and is subject to the final recommendations of the Subwatershed Study.
PREFERRED COMMUNITY STRUCTURE ELEMENTS

- Major Greenlands System
- Major Road Network
- Parks and Open Space
- Mixed Use Centres
- Mixed Use Transit Corridors
- Community Centres
- Secondary Schools
- Elementary Schools
- Residential

The Natural Heritage System mapping is not final and is subject to the final recommendations of the Subwatershed Study.

mix of housing types
- single detached
- townhouse

transit corridors and active transportation
- cycle lanes
- local transit
- pedestrian focus
- supportive land use

natural environment + trails
- natural heritage
- bicycle paths
- community gardens
WHERE WE ARE IN THE PROCESS

We are currently beginning Phase 3 - Recommended Option, to develop the preferred land use scenario and Secondary Plan for Elfrida.

ADDITIONAL STUDIES

Concurrent and additional studies are required to inform the future Secondary Plan, some of which are already underway. These include:

- Municipal Comprehensive Review
- Land Needs Assessment
- Subwatershed Study
- Water and Wastewater Servicing Master Plan
- Transportation Master Plan
- Agricultural Impact Assessment
- Urban Design Guidelines
- Financial Investment Strategy
- Phasing Study

These plans will contribute to further informing the Elfrida Growth Area Study, and assist in the final phase of this study to develop a preferred land use scenario and Secondary Plan.

<table>
<thead>
<tr>
<th>PHASE 1 - PROJECT LAUNCH</th>
<th>PHASE 2 - LAND USE OPTIONS</th>
<th>PHASE 3A - COMMUNITY STRUCTURE IDEAS</th>
<th>PHASE 3B - RECOMMENDED OPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Focus Group (CFG) Mtg 1 June 13 2017</td>
<td>CFG Mtg 2 Nov. 13 2017</td>
<td>CFG Mtg 3a Mar. 30 2018</td>
<td>CFG Mtg 3b</td>
</tr>
</tbody>
</table>

Next Steps
Please fill in a comment sheet before you leave, or take one with you to fill in later. We would appreciate receiving your comments by **WEDNESDAY JULY 4, 2018**.

**THANK YOU**

for attending this Public Information Centre. Your participation in this process is important and will contribute to the Elfrida Growth Area Study.

**WE WANT TO HEAR FROM YOU — OTHER WAYS TO GET INVOLVED**

**SIGN UP FOR E-MAIL OR MAIL UPDATES**
Elfrida@hamilton.ca

**VISIT WEBSITE**
www.hamilton.ca/elfrida

**COMMENT SHEETS**
Fill out and leave with team or e-mail/mail to staff listed below

**CONTACT STAFF**
Call, e-mail or meet with staff to discuss.

*If you would like a copy of the information presented tonight, it will be available on the website at www.hamilton.ca/elfrida*
## PREFERRED COMMUNITY STRUCTURE IDEAS PLAN

The Natural Heritage System mapping is not final and is subject to the final recommendations of the Subwatershed Study.

### COMMENTS

<table>
<thead>
<tr>
<th>Greenlands System and Parks</th>
<th>Road Network</th>
<th>Mixed Use Centres</th>
<th>Transit Corridor</th>
<th>Institutional</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOVE IT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IT’S OK</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DON’T LIKE IT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>