Agenda & Meeting Purpose:
Public Information Centre #3

Agenda:
• Review Display materials (6:00 – 6:30pm)
• Presentation (6:30 – 7:00pm)
• Working Groups and Reporting Back (7:00 – 8:30pm)

Meeting Purpose:
• Review qualitative evaluation of three options
• Present and receive your input on the Preferred Community Structure Ideas Plan (Draft)
The Elfrida Area has been identified as the preferred location to accommodate new greenfield growth to 2031 and beyond.

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

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).

City preparing an updated Municipal Comprehensive Review and Land Budget Analysis to determine the amount of land required to accommodate growth to 2041.
How We Got Here – Consultation Process

- PIC #1 - June 21 and 22, 2017, resulting in the development of a **Vision Statement, Guiding Principles**, a list of important Community Characteristics and six **Preliminary Land Use Explorations**.

- PIC #2 – December 6, 2017, resulting in feedback on the **3 Development Options** and evaluation criteria.

- Qualitative evaluations of the Development Options have been prepared.

- Preferred community structure ideas have been identified based on the evaluation.

- Community Focus Group meetings #2 and #3 held to review Development Options and emerging Preferred Community Structure Ideas.
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

Secondary Plan

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

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
Evaluation of Development Options

- Qualitative analysis of Development Options by technical disciplines based on 25 evaluation criteria (8 themes), identified by the Study Team.

- The draft evaluation is a work in progress. The complete evaluation will be included in the Final Report.

- Evaluation provides direction in preparing the Preferred Concept Plan, that is pending, based on further inputs from the:
  - City’s Municipal Comprehensive Review (GRIDS II) to determine land needs to 2041 and the timing/phasing of growth within Elfrida; and
  - Recommendations of the City’s Subwatershed Study to finalize the Natural Heritage System.

- A detailed technical evaluation of the Preferred Concept Plan will be undertaken and supported by further transportation, water/wastewater, and stormwater management analysis.
Evaluation of Options – Concept 1

DEVELOPMENT PODS

Legend:
- Secondary Plan boundary
- Greenbelt
- Commercial
- Employment
- Elementary School
- Secondary School
- Place of Worship
- Community Centre
- Neighbourhood Park
- Natural Heritage System
- Roads
- Utility Corridor
- Neighbourhood (400m radius)

[Map of Development Pods with various land use areas marked]
## Evaluation of Options – Concept 1

### DEVELOPMENT PODS

<table>
<thead>
<tr>
<th>TECHNICAL AREA</th>
<th>EVALUATION BY AREA</th>
<th>REASONING AND RECOMMENDATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning &amp; Design</td>
<td>![Thumb Up]</td>
<td><strong>Locks 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.</strong></td>
</tr>
<tr>
<td>Transportation</td>
<td>![Thumb Down]</td>
<td><strong>Limited north-south/neighbourhood connections does not support the establishment of a connected community. Also negatively impacts transit opportunities.</strong></td>
</tr>
<tr>
<td>Water Management</td>
<td>![Thumb Up]</td>
<td><strong>Conserves all core features, all headwater drainage features, all restore/enhancement areas - most extensive &amp; connected natural heritage system.</strong></td>
</tr>
<tr>
<td>Culture Heritage</td>
<td>![Thumb Up]</td>
<td><strong>Potential for a high level of retention of existing cultural heritage resources</strong></td>
</tr>
<tr>
<td>Water / Westwater</td>
<td>![Thumb Up]</td>
<td><strong>Greatest number of natural heritage crossings mitigate with trenchless technology. Most natural system for stormwater management.</strong></td>
</tr>
<tr>
<td>Agriculture</td>
<td>![Thumb Up]</td>
<td><strong>Opportunities for phasing to minimize impacts on existing farm operations in the short and mid-term.</strong></td>
</tr>
<tr>
<td>Financial</td>
<td>![Thumb Down]</td>
<td><strong>Lower development yields will result in less revenues for the City.</strong></td>
</tr>
<tr>
<td>Health</td>
<td>![Thumb Down]</td>
<td><strong>Meets medium/high-density opportunities, but in a dispersed manner. Difficult to service with public transit, disconnected and density not focused on corridors.</strong></td>
</tr>
</tbody>
</table>
Evaluation of Options – Concept 2

CENTRAL NODE

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)
## 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></td>
<td>![Thumbs Up]</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. First and last mile connectivity would be a challenge as trips would be centred on the central commercial node.</td>
</tr>
<tr>
<td></td>
<td>![Thumbs Down]</td>
<td>Conserves only core features, resulting in a discontinuous natural heritage system, limits long-term viability (movement of wildlife/seeds/plant materials).</td>
</tr>
<tr>
<td></td>
<td>![Thumbs Up]</td>
<td>Proposes increased commercial development in the current location of three identified cultural heritage resources.</td>
</tr>
<tr>
<td></td>
<td>![Thumbs Down]</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>
</tr>
<tr>
<td></td>
<td>![Thumbs Up]</td>
<td>Opportunities for phasing to minimize impacts on existing farm operations in the short and mid-term.</td>
</tr>
<tr>
<td></td>
<td>![Thumbs Up]</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>
</tr>
<tr>
<td></td>
<td>![Thumbs Up]</td>
<td>A single major node results in a less connected community and limited active transportation opportunities.</td>
</tr>
</tbody>
</table>
Evaluation of Options – Concept 3

NODES AND CORRIDORS

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
- Organic Farm
- Stormwater Management Pond
- Roads
- Utility Corridor
- Neighbourhood (400m radius)
### Evaluation of Options – Concept 3

#### NODES AND CORRIDORS

<table>
<thead>
<tr>
<th>TECHNICAL AREA</th>
<th>EVALUATION BY AREA</th>
<th>REASONING AND RECOMMENDATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic/Urban Design</td>
<td>thumb up</td>
<td>Provides the greatest diversity of land use/residential built form/housing densities. Accommodates neighbourhood-serving commercial and employment opportunities.</td>
</tr>
<tr>
<td>Transportation</td>
<td>thumb up</td>
<td>Linear green space provides trail opportunities to complement active transportation. Better options for transit and phasing, with 3 primary nodes.</td>
</tr>
<tr>
<td>Water management</td>
<td>thumb up</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>
</tr>
<tr>
<td>Cultural Heritage</td>
<td>thumb up</td>
<td>Potential to retain portions of existing cultural heritage resources.</td>
</tr>
<tr>
<td>Buildings/Water</td>
<td>thumb up</td>
<td>Requires the most additional connections to the existing trunk sewer. Best able to incorporate traditional and new stormwater management techniques.</td>
</tr>
<tr>
<td>Agriculture</td>
<td>thumb up</td>
<td>Opportunities for phasing to minimize impacts on existing farm operations in the short and mid-term.</td>
</tr>
<tr>
<td>Financial</td>
<td>thumb up</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>
</tr>
<tr>
<td>House/Infrastructure</td>
<td>thumb up</td>
<td>Best connectivity, diverse range of densities and nodal locations along corridors to encourage active transportation.</td>
</tr>
</tbody>
</table>
A Successful Community

VISION

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 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.
A Successful Community

PRINCIPLES (cont’d)

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. 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.
Preferred Community Structure Ideas: Nodes & Corridors

Major Greenlands System

The Natural Heritage System mapping is not final and is subject to the final recommendations of the Subwatershed Study.
Preferred Community Structure Ideas: Nodes & Corridors

Major Road Network
Preferred Community Structure Ideas: Nodes & Corridors
Parks and Open Space System
Preferred Community Structure Ideas: Nodes & Corridors

Mixed Use Centres
Preferred Community Structure Ideas: Nodes & Corridors
Mixed Use Transit Corridors
Preferred Community Structure Ideas: Nodes & Corridors

Community Centres
Preferred Community Structure Ideas: Nodes & Corridors
Elementary and Secondary Schools
Preferred Community Structure Ideas: Nodes & Corridors

Residential
Next Steps

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

Additional studies are required to inform the future Secondary Plan, some of which are already underway, such as GRIDS II and the Subwatershed Study. These plans will contribute to further informing the Elfrida Growth Area Study, and assist in the final phase of this study; developing a preferred land use scenario and Secondary Plan.

Upcoming events include:

• **Planning Committee Meeting:** September 4, 2018

• **Community Focus Group Meeting (#3b)**

• **Public Workshop (#3b)**

Your input will help inform the preparation of the Recommended Option and Secondary Plan
QUESTIONS?

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