SUBJECT: Staging of Development Plan (2010 - 2012) (PED08205(a))
(City Wide)

RECOMMENDATION:


(b) That the Planning and Economic Development Department be directed to further develop and refine the Staging of Development Program by enhancing the coordination of initiatives and developing policies and processes to:

(i) determine the appropriate staging and priority for development using weighted evaluation criteria. This will be undertaken through the establishment of a Staging Review Committee;

(ii) monitor intensification and density commitments as set out in the Province’s Growth Plan and the City’s new Urban Official Plan and its growth objectives; and,

(iii) monitor water and wastewater capacity to ensure that growth is in harmony with the City’s Water and Wastewater Master Plan Strategy.
(c) That the General Manager of the Planning and Economic Development Department be given the authority to bring forward 'non-scheduled' subdivisions to Council for approval in the current year where deemed appropriate, such as, infil developments.

Tim McCabe  
General Manager  
Planning and Economic Development Department

**EXECUTIVE SUMMARY:**

Staging of Development refers to the process of managing the rate and timing of subdivision development for lands within the urban boundary of the City. It is a growth management tool. The Staging of Development Program, in preparation since 2005, has resulted in the completion of the 2010-2012 Staging of Development Report (Appendix A) that among several other purposes identifies the City’s intention toward the processing of draft approval and registration of Plans of Subdivision for residential and industrial subdivision developments within the City. It specifically documents active Plans of Subdivision that the City intends to give priority to processing of approvals and servicing in the coming year (2010), the following year (2011), and post 2011.

Moreover, it establishes a staging sequence for the planning and development of future growth areas and provision of municipal infrastructure needed to support growth as defined in the Official Plan and Growth Related Integrated Development Strategy (GRIDS), through engineering studies, Master Plans, and the Capital Budget process. In addition, it will be used to better track and monitor the City’s requirements for meeting Provincial growth targets outlined in GRIDS and the City’s new Urban Official Plan. Using staging as a growth management tool ensures effective and efficient growth in existing and newly developing areas.

Staging of Development is a key policy component of the new Urban Official Plan. Once approved, the Staging of Development Report will be used to guide development and allocate resources and Capital financing for the following year and will be updated annually with input from the landowners/developers and evaluated against specific priority setting criteria which are being developed.
Consultation

The preparation of the City’s first Staging of Development Plan has included extensive stakeholder input. Through its development, staff has made contact and corresponded with local landowners, developers, builders and the Hamilton-Halton Home Builders’ Association (HHHBA), school boards, as well as internally, for input. Following vetting of the first draft Staging Plan with the industry in 2008, the City received endorsement from the HHHBA. Moving forward, consultation will include annual requests to landowners to submit for consideration of municipal financing for Capital infrastructure, and continuing dialogue with stakeholders as staff refines the Staging Plan as a growth management tool.

Next Steps

With Council endorsement of the recommended 2010-2012 Staging Plan; prior to publication, staff will update the Staging of Development Report to reflect additional information gathered from year-end inventories and permit activity and any corrections and/or clarifications to subject data. It is not anticipated that there will be a material difference from plan that is approved by Council.

Going forward, staff will continue to further develop and refine the Staging of Development Plan process. As a first step, staff will establish a Corporate Staging Review Committee chaired by the Director of Development Engineering to evaluate comprehensively issues related to timing, priority setting, funding requests and appeals by land owners, budget impact, potential conflicts, and system capacity. This is critical to the ongoing process of staging growth in accordance with GRIDS and will include developing policies and processes to:

- determine the appropriate staging and priority for development using weighted evaluation criteria;
- monitor intensification and density commitments as set out in the Province’s Growth Plan and the City’s new Urban Official Plan and its growth objectives; and,
- monitor water and wastewater capacity to ensure that growth is in harmony with the City’s Water and Wastewater Master Plan Strategy.

Transition Period

It is important to note that historically there has been little control on the acceptance of draft plans by the City for processing, i.e. as long as the applicant provides sufficient information for an application to be deemed complete, it then becomes active and City is required to process applications based on mandatory timelines prescribed in the Planning Act. Therefore, it is acknowledged that the first couple of years of using Staging of Development as a growth management tool are ones of transition given the number of active plans already before the City. In that regard, the recommended Staging Plan purposely accommodates the majority of active applications regardless of the likelihood of them proceeding because it will take some time for the development community to adjust to the implementation of the Staging Plan being used to manage growth.
In subsequent years, the Staging Plan will be refined to provide better direction as to the priority of what development plans will be considered for processing, and which ones will not, in order that the City can ultimately meet housing density targets set by the Province in Places to Grow (2005) and GRIDS, as well as financial obligations for infrastructure needed to support growth. This will be accomplished as noted above, by establishing a process for priority setting using an evaluation matrix with weighted criteria which will include: plan status, land supply and Provincial requirements, servicing restrictions, financing, and market forces.

**BACKGROUND:**

In 2005, staff of the Planning and Economic Development Department initiated the City’s first Staging of Development Program with the intent of developing a multi-year staging plan and a process to manage the rate, location, and timing of development to complement the implementation of GRIDS. As a growth management tool the Staging of Development Plan’s primary function is to establish municipal intention toward the processing and registration of Plans of Subdivision for residential and industrial developments.

Since 2005, the Staging of Development Program has been moving forward with the compilation and integration of existing planning and Capital Budget databases in order to organize track and better understand the City’s position as it relates to the status of development related Corporate interests. These include, but are not limited to: active Plans of Subdivision, infrastructure and land use planning, serviced land inventories, Development Charge funding and reserves, Capital Budget planning and implementation, and the coordination of Capital works with the Public Works Department.

In August 2008 Council endorsed the continued development of the plan in Report PED08205 (see Appendix B to Report PED08205(a)) including integration with the annual budget process and directed staff to consult with other departments, landowners and stakeholders before reporting back with a recommended Staging Plan.

Staging of Development is not a new concept. Formal staging of development processes exist in several municipalities across the Province in various forms; the cities of Kitchener, Waterloo, and Guelph are examples. York Region and Halton Region have staging initiatives that are used to allocate servicing capacity.

It is important to note that the Staging of Development Plan is primarily for the managing of growth related to Plans of Subdivision where it is critical to plan effectively for the provision of infrastructure to support growth as well as the type of growth. Lands subject to Site Plan control follow a separate process because these lands generally fall within already zoned and serviced areas.
The use of a Staging Plan to facilitate growth is intended to replace the current approach which can be described as adhoc in that development applications are administered on a first-come first-serve basis without formal documented consideration about the merits of the plan moving forward as it relates to available Capital funding, services, Provincial housing targets, or the logical sequence of growth. In that regard, a Staging of Development Plan will assist the City and the development industry, as well as other stakeholders such as school boards, in ensuring that the appropriate infrastructure to support anticipated development is in place.

More specifically, a Staging Plan can enhance the way we do business and meet legislated requirements by allowing the City to:

- plan for and co-ordinate Capital expenditures with the objective being to define the infrastructure needs through the Capital Budget process;
- meet Provincial requirements to provide a three (3) year supply of serviced residential land as well as GRIDS and Provincial growth and housing density targets;
- co-ordinate and direct the City’s growth and maintain a logical development sequence, considering the location, rate, and type of development, and current market conditions;
- optimize the use of existing infrastructure;
- assist the development industry in its investment decisions and the planning of its development projects by providing growth and staging information and an indication of municipal intention for Capital expenditures;
- assist in the preparation of Development Charges background studies and Development Charge By-Law; and,
- more efficiently allocate staff resources.

The 2010-2012 Staging of Development Plan has been developed in accordance with the City’s new Urban Official Plan (adopted by Council: July 9, 2009 - Ministerial approval: pending). Chapter F, Section 3.6 ‘Staging of Development’ of the Official Plan is included as Appendix “C” to Report PED08205(a).

As a primary function, the Staging Plan outlines active development projects that the City intends to give priority to processing of approvals and servicing in the coming year (2010), the following year (2011), and post 2011. As a Council approved document, it will be used to guide development and allocate resources for the following year and will be updated annually with input from the landowners/developers and evaluated against specific priority setting criteria which have been developed.
Plan Status

(i) Pending Draft Plans
Currently, there are forty-five (45) active pending draft plans being processed by the City, of which twenty-five (25) of these consist of approximately 5,412 dwelling units could, by way of noted intentions of developers, foreseeably be presented to Council for consideration of Draft Plan approval in 2010. However, with current market conditions staff anticipate considerably less will actually move to draft approval.

With approval of the Staging of Development Plan (2010-2012), staff resources will be devoted to evaluating only these applications referenced in the respective year, and resolving issues associated with these draft plans so they can be moved forward.

The Staging Plan identifies the remaining pending draft plans expected to be processed in the subsequent years (nine (9) in 2011 and five (5) beyond 2011). Draft plans identified for priority processing beyond the current year (2010) will be re-evaluated annually to determine their appropriateness of moving to the “current year” based on several factors which include, but are not limited to: the completion of studies, available Capital funding, changing market conditions, available servicing, recognizing that a developer’s plans can and will change (i.e. their intentions to proceed) based on a multitude of factors, including new unexpected opportunities (e.g. a land assembly).

(ii) Draft Plans to Registration
In addition to the processing of draft plans to approval, the Staging Plan is used to schedule the anticipated timing of draft plans moving to registration. Based on current intentions identified by developers there are thirty-one (31) draft approved plans of subdivision (or parts of these plans) that could receive approval to proceed with servicing in 2010; representing approximately 4,100 serviced lots and 78 hectares of industrial/commercial/institutional lands. It should be noted, however, given historical growth patterns (i.e. the City oversees the creation of between 1,500 and 2,000 serviced lots annually) and current market conditions, it is expected that only about 1,000 new lots will be created by plan of subdivision and serviced in 2010; similar to numbers expected by end of 2009. In terms of housing forms, the focus will be on singles and townhouses.
Overall, current market forces are currently making it difficult for the City to ultimately meet long term growth and density targets set by the Province and GRIDS; e.g. there has been little recent activity in the creation of new apartments. In subsequent years, the Staging of Development Program will be enhanced and refined such that it will direct the City’s priorities for the processing of plans to draft approval and registration with a focus on aligning the type of growth with approved density targets. Processing and moving forward in the employment land subdivisions will certainly be given priority as well.

(iii) **Unscheduled Subdivision Applications**

The General Manager of Planning and Economic Development will have the authority and responsibility of considering whether or not the City should process unscheduled subdivision applications during the current year. The decision to process unscheduled subdivision applications will depend on whether:

- staff resources can be allocated to it;
- all major planning and servicing studies have been completed and approved that will allow the development to proceed;
- there is opportunities to create “shovel-ready” industrial land; and,
- plans advance the City’s goals for intensification.

(b) **Development Activity in 2008 and 2009 (September 16, 2009)**

(i) **Draft Plan Approvals**

Eight (8) residential plans of subdivision were processed to draft approval in 2008 resulting in creation of additional 724 units within the City’s draft approved lands inventory. The majority created were singles and townhouses, 92% and 7% respectively; 1% were semi-detached. Of note there were no apartments approved in the density mix. As such, while the City’s target for singles and semis were met in 2008; the targets of 21.25% and 27.5% for townhouses and apartments, respectively, were not. This is contributing to an existing over-supply overall of singles and semi-detached (representing 63.0% of existing supply), and townhouses (representing 30.2% of existing supply) and shortfall of apartments (representing 5.9% of existing supply) and hinders our ability to meet Provincial density targets going forward.

It should be noted that although no apartments were created under plan of subdivision in 2008, apartments can also be created outside of a plan of subdivision; e.g. building conversions and vacant lot site plan developments (refer to section B. iv) Building Permit Activity).
For 2009 (ending September 16, 2009), five (5) plans of subdivision were processed to draft approval creating 1,524 units consisting predominately of singles and townhouses.

(ii) **Plans Registered and Lands Serviced in 2008 and 2009**
Twenty-one (21) residential plans of subdivision were processed to registration in 2008 and 2009 as were twenty-four (24) plans of condominium. In total, 1,777 lots comprised of 801 singles and semi-detached, 976 townhouses, and zero (0) apartments were created and added to the vacant lot inventory. Similar to the processing of draft plans, the focus of current development activity is on singles, semis and townhouses which is impacting the longer term ability to meet Provincial targets for intensification.

Of significance, three (3) industrial plans of subdivision were registered in 2008 and 2009.

(iii) **Location of Growth in 2008 and 2009**
Processing of draft approved plans to registration across the City has been broken down to show activity levels by community and gives indication where growth is focused in the short term.

<table>
<thead>
<tr>
<th>Community</th>
<th>Dwelling Units in Registered Plans</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2008</td>
<td>2009</td>
</tr>
<tr>
<td>Ancaster</td>
<td>387</td>
<td>149</td>
</tr>
<tr>
<td>Binbrook/Glanbrook/Mount Hope</td>
<td>547</td>
<td>0</td>
</tr>
<tr>
<td>Hamilton</td>
<td>173</td>
<td>183</td>
</tr>
<tr>
<td>Dundas</td>
<td>100</td>
<td>34</td>
</tr>
<tr>
<td>Stoney Creek</td>
<td>114</td>
<td>78</td>
</tr>
<tr>
<td>Waterdown/Flamborough</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,333</strong></td>
<td><strong>444</strong></td>
</tr>
</tbody>
</table>

(iv) **Building Permit Activity**
In 2008, 2,056 new units were created consisting of 1,036 singles, forty (40) semis, 836 townhouses and 144 apartments. Housing starts for 2008 is consistent with the five (5) year average starts of approximately 2,000 units.

Note: 2009 Building Permit activity statistics were not available at the time of writing of this report.
(c) **Implementation**

(i) **Transition Period**

It is acknowledged that the first year of the Staging Plan is one of transition given the number of active plans already before the City. In that regard, the recommended Staging Plan purposely accommodates all active applications regardless of the likelihood of them proceeding because it will take some time for the development community to adjust to the implementation of the Staging Plan being used as a growth management tool. In subsequent years the Staging Plan will be refined to provide better direction as to what development plans will be considered for processing and which ones will not.

(ii) **Next Steps**

In an effort to further develop and refine the Staging of Development Plan process, staff will establish a Corporate committee to evaluate comprehensively issues related to timing, priority setting, initial requests for consideration by land owners, budget impact, potential conflicts, and system capacity. This is critical to the ongoing process of staging growth and will include developing policies and processes to:

- determine the appropriate staging and priority for development using weighted evaluation criteria;
- monitor water and wastewater capacity to ensure that growth is in harmony with the City’s Water and Wastewater Master Plan Strategy; and,
- monitor intensification and density commitments as set out in the Province’s Growth Plan and the City’s growth objectives.

**ALTERNATIVES FOR CONSIDERATION:**

Should Council not approve the Staging of Development Plan then staff will have to resort to the current approach to managing the rate, location, and timing of development where applications are processed on a “first-come first-serve” basis. The result is a tendency to facilitate development applications to approval such that the timing of submission dictates how staff resources are allocated and subsequently the timing and location of where growth will occur. The following describes the issues associated with the current approach.
(a) **Servicing Implications**

Facilitating approvals in this manner can be problematic from a servicing perspective, as plans often get draft approved years in advance of available services and sit idle or can only be partially built until either adjacent landowners provide outlets or the City obtains Class Environmental Assessment (EA) approvals and constructs major infrastructure required for growth (e.g. a sanitary pumping station). The delay in full services often leads to approved plans coming forward to registration with draft conditions that do not comply with updated policies and standards. This can result in inconsistencies with the City’s Financial Policies for Development, how projects get approved and even how they look compared to neighbouring projects.

Moreover, this lack of logical staging in the approvals also leads to fragmented growth when developers tired of waiting for appropriate services, continually look for new ways to carve off lots from their land which in turn leads to difficulties in implementing the original neighbourhood plan when full services are finally implemented.

(b) **Meeting Growth and Density Targets set by GRIDS and Places to Grow**

With our current approach, the City is unable to properly manage the approval and timing of housing mix and corresponding densities that will enable the meeting of targets set by the Province and approved in GRIDS and set out in the City’s new Urban Official Plan. For example, the housing mixes that we are currently approving are meeting the expectation of the market, but falling short on the full range of dwelling types that are ultimately required.

(c) **Resource Allocation**

From a staff resource perspective, the first-come first-serve approach invariably leads to an overload of plan submissions that cannot be managed effectively by staff. The City is required to process applications based on mandatory timelines prescribed in the Planning Act, and are mandated to process complete applications within 180 days or the applicant can proceed to the Ontario Municipal Board (OMB) for approval. This often happens when plans cannot be expedited because the amount of resources required to work through the issues is unavailable because of the sheer number of plans in circulation. This route typically is expensive and ties up even more staff time and resources. Conversely, if staff does manage to process the application in a timely manner, it is often approved with conditions that can be onerous to meet (e.g. front-end financing, and temporary works with throwaway costs) because of various planning, servicing, and financial considerations that have not yet been finalized.
Capital Funding

From a Capital funding perspective, for a development project to proceed, Development Charge dollars may be required to pay for growth related infrastructure; e.g. oversizing of infrastructure, stormwater management ponds and municipal services across the frontage of a new City park. With the current approach, allocation of available funding is also, for the most part, on a first-come first-serve basis. It is facilitated annually when staff formally requests the development industry to advise the City of their intentions for the coming year and to submit a detailed summary of expected cost sharing from the City. Staff reviews these requests and determine priorities based on estimated Development Charge revenue available in the upcoming year and other factors that could benefit future and existing development.

This somewhat adhoc approach to funding can be problematic in that the City is reacting to development pressures and lacking in firm direction and organization in the allocation of limited development charge dollars and levy expenditures. Another flaw with this approach is that major infrastructure requirements to support anticipated growth are not necessarily being integrated and coordinated effectively with the City’s Capital Budget program.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial:

The status of Development Charges is an important component of the review of Plans of Subdivision and the services and Capital expenditures needed to facilitate development. With the limitation on the availability of Capital dollars and Development Charge revenue it is important to optimize the use of the existing infrastructure. Through the preparation of the Staging of Development Plan and the processing of subdivision applications, a greater emphasis is being placed on facilitating development in areas where infrastructure has already been made available. This approach promotes the complete development of existing neighbourhoods before starting new growth areas, and ensures that past financial commitments and infrastructure are used efficiently.

Development Charge revenues are currently collected at the Building Permit stage and is highly dependent on the pace of growth and economic conditions. Development Charge revenues are a key source of financing for the City’s growth infrastructure. The Staging of Development Program will assist in the identification and co-ordination of water, wastewater and road projects to support growth and will ensure that sufficient Development Charge revenues are in place prior to committing to paying for the infrastructure. Updating the plan annually will allow staff to fine tune timing and staging of growth infrastructure projects.
To minimize risk to the City, staff will augment the Staging of Development Program with other funding, risk minimization strategies such as pre-payment agreements and effective private-public partnerships.

**Staffing:**

The purpose of the Staging of Development Plan is to help prioritize the use of staff time and resources to focus their efforts on processing applications that fit into the overall staging plan for the City, where municipal infrastructure has been, or will be made available.

**Legal:**

The 2010-2012 Staging of Development Plan has been prepared in accordance with the City’s new Urban Official Plan (adopted by Council: July 9, 2009 - Ministerial approval: pending). As such, with an approved Official Plan and Staging Plan, policies included therein, the City will have the ability to accept, or not accept, plan submissions and/or add timing conditions and process plans to registration based on the timing as set out in the Staging Plan.

For draft plans, based on mandatory timelines prescribed in the Planning Act, once a draft plan is submitted, the City has 180 days to make a decision on the application if the application is deemed to be complete. Without a decision, the applicant can proceed to the Ontario Municipal Board (OMB) for a decision. With an approved staging plan, if a draft plan is submitted “out of turn”, i.e. not in accordance with the schedule in the staging plan, the General Manager of Planning and Economic will have the authority to deem the plan premature in that it is not in conformance with the Official Plan. Similarly, for the processing of plans to registration, the General Manager will have the same authority.

It is anticipated that the Staging of Development Program will eventually result in a reduction of trips to the OMB which in turn is financially beneficial. With annual updating of the three (3) year plan to reflect changing priorities of the City and stakeholders (development industry, school boards, etc.) and ongoing consultation with stakeholders it is expected that the submission of unplanned, or what may be considered premature, draft plans will decrease and that if any come forward they will be managed using a priority setting evaluation policy and protocol to be developed in 2010.

**POLICIES AFFECTING PROPOSAL:**

The City’s new Urban Official Plan includes policies to support Staging of Development. Imbedded in the document is the fundamental principle that the rate and direction of development in new growth areas will be governed by the City’s ability to provide and extend municipal services, including servicing capacity, as well as meet financial obligations for the provision of the required service.
Therefore, the 2010-2012 Staging of Development Plan has been developed in accordance with the City’s Growth Related Infrastructure Development Strategy (GRIDIS) approved in May 2006 and the City’s new Urban Official Plan (Adopted by Council: July 9, 2009 - Ministerial Approval: Pending). Chapter F, Section 3.6 ‘Staging of Development’ of the Official Plan is included as Appendix “C” to Report PED08205(a).

**RELEVANT CONSULTATION:**

The Staging of Development Plan was developed in consultation with the development industry and interested stakeholders. A Technical Review Committee comprised of key staff members, along with an External Committee comprised of members from the Hamilton-Halton Home Builders’ Association held regular meetings in 2007 to gather technical and financial information, establish the policy framework, and to develop selection criteria to assess priorities.

On November 14, 2008 staff presented the Staging of Development Program including a draft 2009-2011 Staging Plan to the HHHBA at a regularly scheduled liaison meeting held with the City of Hamilton. At the request of the HHHBA, staff attended the HHHBA Development Council meeting on November 20, 2008 to also present the program and the draft 2009-2011 Staging Plan. A letter has been sent to the City from the HHHBA on March 13, 2009 indicating their endorsement of the plan (see Appendix D to Report PED08205(a)).

In addition, a Public Information Session for the draft 2009-2011 Staging Plan was held on Wednesday, February 18, 2009 at the Warplane Heritage Museum, Dofasco Dome where approximately 50 people attended. Copies of the draft Staging Plan were made available to all attendees.

Through the consultation process there is indication that the Staging of Development Program is endorsed by the development community as it should provide more certainty with their investment decisions and short and long term planning. It is also supported by internal City departments and external agencies as a resource management tool to meet agreed upon priority settings.

**Consultation in Preparation for the 2010-2012 Staging Plan**

In July 2009, as part of the annual budget process, letters to landowners were sent requesting that they provide indication of what their development intentions are in the following budget year as well as subsequent years (see Appendix E to Report PED08205(a) for correspondence sent to landowners). This is instrumental in the staging process because information received is used to identify funding allocations required for each development. Twenty-two (22) written responses were received and brief responses are outlined below.
(a) **Ancaster Meadows Phase 2 (25T200601)**

The applicant anticipates draft plan approval in late 2009; however, we recommend **2010A** Priority Timing (2010A Priority Timing refers to the first half of 2010; similarly 2010B refers to the second half of 2010). This plan is contingent on the adjacent lands to the east (25T200518) which is recommended for 2010A Priority timing.

(b) **Red Hill Developments – First Road West and Green Mountain Road (25T200901)**

The applicant anticipates draft plan approval in late 2009; however, we recommend **2010A** Priority Timing to coincide with the timing for the construction of the Centennial trunk sanitary sewer to service these lands commencing in 2010.

(c) **Nash Neighbourhood (25T200803)**

The applicant’s submission requests that the lands be considered for 2010 Priority timing. As these lands are also dependent on the construction of the Centennial trunk sanitary sewer which is slated to commence in 2010 to 2011, we recommend **2010A** Priority Timing.

(d) **Dussin Estates (25T200710)**

We recommend **2010A** Priority Timing which will be in alignment with the developer’s intentions to proceed with servicing and registration in 2010.

(e) **Glancaster Meadows Extension (25T200713)**

No Priority timing has been assigned to this development as this plan is before the Ontario Municipal Board.

(f) **Miles Estates Addition (25T200810)**

We recommend **2010B** Priority Timing which will be in alignment with the developer’s intentions to proceed with servicing and registration in 2011.

(g) **Mountaingate (25T200723)**

We recommend **2010A** Priority Timing which is consistent with the developer’s intentions.

(h) **Chedoke Hospital (555 Sanatorium Road) (25T200724)**

**2010A** Priority Timing has been recommended and is intended to proceed with servicing in 2010.
Southcote Road Subdivision (25T200906)

The applicant's submission anticipates draft approval in late 2009 or early 2010. Given that services are existing, **2010A** Priority Timing has been assigned to this plan.

Trustwood Industrial Park (25T200720)

We recommend **2010B** Priority Timing.

Binbrook Heights Addition (25T200609)

**2010B** Priority Timing assigned; which is consistent with the developer’s submission.

203 Parkside - MC2 Homes Phase 2 (25T200709)

No Priority Timing has been assigned to this development as this plan is before the Ontario Municipal Board.

157 Parkside (25T200802)

No Priority Timing has been assigned to this development as this plan is before the Ontario Municipal Board.

Woodland Manor (25T200612)

We recommend **2010B** Priority Timing which will be in alignment with the developer’s intentions to proceed with servicing and registration in 2011.

Stonehenge Drive (25T200902)

We are in agreement with the developer’s intentions for **2010A** Priority Timing.

Penny Lane Estates (25T200808)

We are in agreement with the developer’s intentions for **2010B** Priority Timing.

Fairgrounds West (25T2006140)

We are in agreement with the developer’s intentions for **2011** Priority Timing.

Losani Homes (Barton Assembly) (25T200526)

No Priority Timing has been assigned to this development as this plan is before the Ontario Municipal Board.
Staff has reviewed each request and have finalized the recommended “Draft” 2010-2012 Staging Plan; however, because of the time lag between plan preparation and approval by Council and that the data used to populate the plan is always changing, staff intends to update the Staging Plan to reflect additional information gathered from inventories and permit activity and any corrections and/or clarifications to subject data prior to being printed and released. It is not anticipated that there will be a material difference from plan that is approved by Council.

The following Departments and Agencies were circulated and solicited for comments:

**City Departments**

**Public Works**
- HSR Planning and Marketing
- Environmental Planning
- Infrastructure and Source Water Planning
- Strategic Planning
- Transportation Demand
- Traffic and Engineering Operations
- Capital Planning and Implementation (CPI), Design and Construction
- CPI, Survey/Technical Services
- CPI, Open Space Development and Park Planning
- CPI, Asset Management

**Planning and Economic Development**
- Planning
- Strategic Services - Special Projects

**Corporate Services**
- Budgets and Finance
- Legal Services

**Agencies**
- Hamilton-Wentworth District School Board (HWDSB)
- Hamilton-Wentworth Roman Catholic District School Board
- Hamilton Conservation Authority
- Grand River Conservation Authority
- Niagara Peninsula Conservation Authority
- Conservation Halton
- Horizon Utilities
- Union Gas
- Bell
- Source Cable
- Cogeco Cable
- Mountain Cable Vision
CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes ☐ No

The Staging of Development Program will allow the City to establish development priorities to allow for a logical staging of growth which will enhance both existing and growing communities.

Environmental Well-Being is enhanced. ☑ Yes ☐ No

Proper and orderly development contributes to creating a healthy City with high quality environmental amenities.

Economic Well-Being is enhanced. ☑ Yes ☐ No

The Staging of Development Program will provide for greater certainty with respect to assessment growth by planning for infrastructure investment that will be of most benefit to the City.

Does the option you are recommending create value across all three bottom lines? ☐ Yes ☑ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☑ Yes ☐ No

SYL:tl
Attachs (5)