To: Chair and Members
Economic Development and Planning Committee

From: Tim McCabe
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Re: City Wide Secondary Plan Review (PED08017) (City Wide)

Council Direction:

Not applicable.

Information:

Report Summary

Planning staff is reviewing the City on a Ward by Ward basis to investigate where secondary plans would be beneficial in directing and managing community growth and development. Staff has initiated this process to ensure that priority areas are addressed based on comprehensive analysis and policy review of community development. In the coming months, Community Planning staff will be meeting with other City Departments to obtain information on upcoming projects and works planned for the City, together with City Councillors, to discuss the potential areas for review. This process will help to shape and form a focussed work plan for the Community Planning and Design Section for the coming years.

Background

Secondary plans are one of two types of community plans that guide how the community will grow in the future. These two types of community plans are Secondary Plans and Neighbourhood Plans. In the past, Hamilton has used both types of plans to guide community growth and development in the City.
Secondary Plans provide a guide for future development for large areas such as groups of neighbourhoods or defined areas. Secondary Plans are vital in contributing to creating a vibrant, attractive, healthy community that offers a mix of land uses and amenities. This planning tool can assist in the revitalization of existing neighbourhoods by directing future growth in such a way to rejuvenate and restore vitality to the community. The City of Hamilton secondary plans typically include a land use plan with implementing policies that are adopted through Official Plan Amendment into the Official Plan to ensure that their intent is legally binding.

Neighbourhood Plans provide a guide for future development for small areas or neighbourhoods. These plans include a land use map and policies to identify future land uses and direct how these uses will be developed. Neighbourhood Plans in Hamilton are endorsed by Council, but not incorporated into the Official Plan.

Given that Secondary Plans have the ability to implement and impose binding direction for community development, Planning staff has been concentrating efforts on preparing these plans in recent years. This report focuses on Secondary Plans and the process for creating a work plan for the Community Planning and Design Section.

Secondary Plan Work Program

Current provincial and local planning policy initiatives direct City planning in a comprehensive and holistic manner. Policy documents such as the Provincial Policy Statement, Places to Grow Growth Plan and the Greenbelt Plan, as well as the Growth Related Integrated Development Strategy (GRIDS) and the ongoing work on the new City of Hamilton Official Plan, guide how the City of Hamilton will grow and develop in the future. Secondary planning can be an effective tool for implementing policies for intensification, incorporating density targets and applying the recommended growth option through GRIDS for specific areas of the City.

Community Planning staff is currently reviewing the City on a Ward by Ward basis to determine the areas which would benefit from the preparation of a Secondary Plan. Mapping is being completed which will show the location of all parks, neighbourhood boundaries, and the existing secondary plan areas for each Ward. In addition, information on nodes, transit corridors and intensification areas identified in GRIDS and the Hamilton Transportation Master Plan will also be included on the mapping.

Staff intends to meet with other City Departments to review the ward mapping and obtain additional information regarding proposed future works. For example, proposed or in progress traffic studies or servicing upgrades could make a neighbourhood more appropriate for review. Planning staff will also consider the following criteria to determine the need for a secondary plan:

- The need for a mix of residential, commercial and industrial uses.
- The need for a mix and range of residential densities to accommodate a variety of housing styles.
- Ensuring compatibility amongst land uses.
• Need to revitalize a stagnant area.

• Direct the future use of vacant land.

• Preserving cultural and natural heritage resources.

• Creating area specific design guidelines.

Once the mapping and analysis has been finalized, Community Planning staff will meet with Councillors individually to discuss the appropriateness for future secondary plans in their Ward. Following these meetings, a work plan will be drafted for the Community Planning and Design Section which will outline priority areas, future projects and work to be completed for the next 3 to 10 years. This will also assist in determining future budgeting needs for this Section, as well as other Sections and Departments in the City.

Planning Framework

Staff has provided a brief overview of the provincial and local planning policy in support of this project.

Provincial Policy Statement

Any proposed Secondary Plan must be consistent with the 2005 Provincial Policy Statement (PPS) which states:

1.1.1 Healthy, livable and safe communities are sustained by:

a. Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.

b. Accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs.

c. Avoiding development and land use patterns which may cause environmental or public health and safety concerns.

d. Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas.

e. Promoting cost-effective development standards to minimize land consumption and servicing costs.

f. Improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society.
g. Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

In addition to the above noted policies, the Province directs municipalities to encourage intensification, provide a mix of housing types, protect natural and cultural resources, and use existing services efficiently. All of these aspects are considered in the Secondary Plan review process.

**Places to Grow**

The Province’s Growth Plan for the Greater Golden Horseshoe, as prepared and approved under the **Places to Grow Act, 2005**, took effect on June 16, 2006. This Act requires that all decisions under the **Planning Act** conform to the Growth Plan.

Policy 2.2.7 of the Growth Plan requires new development to be planned, designated, zoned and designed in a manner that:

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  a) Contributes to creating complete communities.
  b) Creates street configurations, densities, and an urban form that supports walking, cycling, and the early integration and sustained viability of transit services.
  c) Provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods.
  d) Creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.
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Downtown Hamilton has been identified as an Urban Growth Centre in the Places to Grow Growth Plan. The Hamilton Urban Growth Centre is required to achieve a minimum gross density target of 200 residents and jobs per hectare by the year 2031.

In regards to growth in designated Greenfield Areas, the Growth Plan requires that new Greenfield development be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare. In addition, general intensification policies state that 40% of all new residential development is required to be accommodated within the built-up area by the year 2015.

Each of the above criteria contained in the Places to Grow policy is considered through the Secondary Planning process. Therefore, it is important for the City to be proactive and plan for communities now and in the future.

**Regional Municipality of Hamilton-Wentworth Official Plan**

The Hamilton-Wentworth Regional Official Plan provides policy direction for area municipalities to undertake Secondary Plans to target density, population/employment ratio and intensification. The land use designations outlined in a Secondary Plan will result in opportunities for intensification through increased density in the urban area. This, in turn, will make efficient use of existing and proposed services and infrastructure.
Local Official Plan

The Official Plans of the six former local municipalities and the Regional Official Plan are still in effect. The Strategic Services/Special Projects Division is currently working towards the creation of a new Official Plan for the entire City. This Official Plan will incorporate policy direction to guide future growth for the amalgamated City of Hamilton.

There are many Secondary Plans which have already been completed over the past 15 years. These Secondary Plans will be incorporated into the new City of Hamilton Official Plan. The existing approved Secondary Plans are:

WARD 1
1. Ainslie Wood Westdale Secondary Plan

WARD 2
2. Downtown Hamilton Secondary Plan

WARD 8
3. Chedmac Planning Area Secondary Plan

WARD 9
4. Old Town Planning District Secondary Plan
5. West Mountain Planning District, Heritage Green Secondary Plan

WARD 10
6. Western Development Area Secondary Plan

WARD 11
7. Urban Lakeshore Area Secondary Plan
8. Winona Urban Community Secondary Plan
9. Rymal Road Secondary Plan
10. North Glanbrook Industrial – Business Park Secondary Plan (Council Adopted)
11. Airport Industrial – Business Park Secondary Plan (Council Adopted)
12. Binbrook Village Secondary Plan
13. Mount Hope Secondary Plan

WARD 12
14. Meadowbrook West Neighbourhood Secondary Plan
15. Shaver Neighbourhood Secondary Plan
17. Meadowlands Mixed Use Areas Secondary Plan
18. Meadowlands Neighbourhood III Secondary Plan
19. Meadowlands Neighbourhood IV Secondary Plan
20. Meadowlands Neighbourhood V Secondary Plan
WARD 13
21. Lower Spencer Creek Study Area Secondary Plan

WARD 14
22. Copetown Rural Settlement Area Secondary Plan

WARD 15
23. Clappison's Corner Industrial-Business Park Secondary Plan
24. West Waterdown Secondary Plan
25. Greensville Secondary Plan

The Secondary Plans that Community Planning staff are currently working on or have not received final approval are:

WARD 1
1. Strathcona Neighbourhood Secondary Plan Study
2. West Hamilton Innovation District

WARD 2
3. Setting Sail Secondary Plan for West Harbour

WARD 9
4. Nash Neighbourhood Secondary Plan Study
5. Trinity Neighbourhood Secondary Plan Study

WARD 11
6. SCUBE (Stoney Creek Urban Boundary Expansion Secondary Plan Study)

WARD 15
7. Waterdown North Secondary Plan Study
8. Waterdown South Secondary Plan Study

Consultation Process

Through the current secondary planning process, Planning staff works with various City Departments and Sections, as well as other relevant outside agencies. The Community Planning and Design Section has recently created a consolidated Technical Advisory Committee Team. This Team consists of representatives from the various Departments or Sections normally required to comment on Secondary Plans. The purpose of this team is to make the secondary plan review process more efficient and ensure that plans and policies are reviewed in a comprehensive and coordinated manner. The following Sections have appointed a representative and alternate to the consolidated Technical Advisory Committee:
Planning and Economic Development Department:

- Development Planning
- Parking and By-law Services
- Development Engineering
- Zoning By-law Reform
- Strategic Planning and Special Projects
- Downtown and Community Renewal
- Building, Engineering and Zoning

Public Works Department:

- Plant Capital and Planning
- Transit (HSR)
- Environmental Planning
- Open Space Development
- Traffic, Engineering and Operations

Community Services:

- Social Development
- Recreation

Other Agencies:

- Hamilton Conservation Authority

Conclusion

Planning staff will report back with a draft work plan following appropriate consultation with City Councillors, staff and other appropriate agencies in the coming months.

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