SUBJECT: City Wide Secondary Plan Review (PED08017(a)) (City Wide)

RECOMMENDATION:

That Economic Development and Planning Committee receive Report PED08017(a) identifying priority areas for future Secondary Plan and Community Strategy work to be completed by the Department of Planning and Economic Development.

EXECUTIVE SUMMARY:

The Department of Planning and Economic Development has undertaken a comprehensive review of the City of Hamilton to determine where and when Secondary Plans and Community Strategies should be prepared. This review included the creation of consolidated mapping with information from the Growth Related Integrated Development Strategy (GRIDS) and the Hamilton Transportation Master Plan, as well as additional mapping which reflected consolidated projects from other City Divisions and Departments. Information was also collected regarding the issues and opportunities in each Ward during meetings with many of the Ward Councillors. This information, coupled with the mapping, formed the basis for which staff determined priority areas for this work program.
Based on this methodology, staff has created a draft work program that identifies immediate, mid-term, and long term priority projects. Most of this work is to be undertaken by the Community Planning and Design Section of the Department’s Planning Division. This work program focuses on three main tasks: (1) Preparation of new Secondary Plans; (2) Preparation of Community Strategies; and (3) Review and monitoring of existing Secondary Plans. It is intended that this work program be reviewed annually, or as warranted, in order to continue to confirm priorities and alignment with other major City initiatives.

Staff has identified a number of areas that would benefit from a Secondary Plan; where more detailed direction is needed for land use, infrastructure, transportation, environmental protection, urban design, or similar matters beyond the general framework provided by the Official Plan. These new Secondary Plan study areas have been ranked by level of priority.

Since the Community Strategy tool is relatively new to the City, some basic details of what a Community Strategy entails has been provided. As this initiative is advanced, staff will be working with a consultant to review best practices from other municipalities, both within Canada and around the world, to create a “made in Hamilton” process for the preparation and implementation of these strategies. Several areas have been identified as potential candidates for a Community Strategy in this report; including the McQuesten Neighbourhood as a potential pilot project area.

Secondary Plans should be reviewed periodically to ensure proper implementation and monitoring. Accordingly, staff has also provided a list of existing Secondary Plans which would benefit from review. In particular, as outlined in the City’s Strategic Plan, the Downtown Secondary Plan is required to be reviewed by staff in 2010.

Therefore, based on the research conducted, staff has identified the top three priority areas as being the two potential terminus points, as well as the Main/King/Queenston corridor currently being considered for rapid transit. The immediacy for this Secondary Plan is to ensure proper coordination of the project with the background studies for the rapid transit line. The main focus of this Secondary Plan will be to encourage intensification and mixed use along the corridor, and ensure that new intensification is balanced with the appropriate community services/facilities to create complete communities.

**BACKGROUND:**

On January 15, 2008, Information Report PED08017 (Appendix “B”) was presented to the Economic Development and Planning Committee. This report outlined the need to develop an organized and comprehensive work plan, and set out the process through which the Department of Planning and Economic Development would promote community development through the creation of Secondary Plans and Community Strategies for the next 10 - 20 years.
(a) **Policy Changes:**

The process of land use planning has evolved significantly over the last 10 years with the introduction of new policy documents at the Provincial level and important changes to the legislative tools that govern planning in Ontario (i.e. the Planning Act). Now, more than ever, current provincial and local planning policy initiatives direct City planning in a holistic manner. Policy documents such as the Provincial Policy Statement, Places to Grow Growth Plan, and the Greenbelt Plan, as well as Hamilton’s Growth Related Integrated Development Strategy (GRIDS), and the Council adopted new Urban Official Plan, provide a broad, large scale vision for how the City of Hamilton will grow and develop in the future.

Through the Provincial Policy Statement, 2005, and the Places to Grow Growth Plan for the Greater Golden Horseshoe, the Province has taken a firm stance and developed strong policies on the direction of land use planning and protection of resources. Both of these policy documents require municipalities to intensify lands within the urban boundary to protect valuable natural resources.

In addition to the Provincial plans, Staff reviewed the City of Hamilton planning documents to ensure that future Secondary Planning would be in conformity. The City underwent an extensive review through the Growth Related Integrated Development Strategy (GRIDS) to determine where and how the City will grow. This work has aided in the development of the Urban Official Plan, which provides goals and direction for how the City will evolve. Information on Nodes and Corridors was used in determining priority areas for future Secondary Plans where growth is intended to be focused.

(b) **Different Types of Planning Documents:**

The Official Plan provides an overall vision, goals and objectives for growth and development, protection of resources, and construction of infrastructure for sustainable, complete communities. The City has recently completed and adopted the new Urban Official Plan (June 29, 2009), which has been forwarded to the Province for approval, but is not yet in effect. This Official Plan will be the parent document in which Secondary Plans will be amended into and will conform with.

Secondary Plans are more detailed land use plans that guide how certain defined areas of the community will grow in the future.

A brief explanation of the various types of plans is provided:

- **Secondary Plans** - Generally, Secondary Plans include a land use plan with implementing policies that are adopted into the Official Plan to ensure that their intent is legally binding. Secondary planning is a more specific tool which provides an understanding of the opportunities and addresses issues related to land use in certain defined geographic areas. These plans provide specific policies for those areas of the City where more detailed direction is needed for
land use, infrastructure, transportation, environmental protection, urban design, or similar matters beyond the general framework provided by the Official Plan. Secondary Plans also provide opportunity to promote consistency in new developing areas and compatibility within existing areas in need of revitalization. Development which conforms to these policies makes communities a better place to live, work, and play.

In addition to Secondary Plans, the former City of Hamilton and the former City of Stoney Creek also have Neighbourhood Plans. These plans provide a guide for future development for small areas or neighbourhoods. Neighbourhood Planning was done extensively throughout the former City of Hamilton, and to a lesser extent, in the former City of Stoney Creek from 1960 to 1992. These plans include a land use map, and in some cases policies, to identify future land uses and direct how these uses will be developed. Neighbourhood Plans are only endorsed by Council resolution and are not incorporated into the Official Plan through the amendment process. Therefore, although development should conform to these plans, they generally provide guidance/reference only. Planning staff has not prepared these plans in recent years, opting instead to concentrate on Secondary Plans which provide legal policy direction. Staff will consult the Neighbourhood Plan, if one has been adopted, as background information when starting a new Secondary Plan or Community Strategy.

- **Community Strategies** - In addition to Secondary Plans and Neighbourhood Plans, staff is investigating the use of Community Strategies to address a range of issues that are not able to be addressed through traditional land use planning process. Examples of issues that may be addressed through community strategies include access and equity, access to housing and services, health inequalities, property maintenance, community appearance, economic stability, and crime. Such issues are often complex and require community-based partnerships among many different agencies for their resolution. Community Strategies may identify other initiatives or studies that need to be undertaken to solve identified problems, or may make direct recommendations to address the issues identified. Community Strategies shall include identification and analysis of needs, issues, and opportunities in a defined geographical area. Community Strategies should be undertaken with collaboration between the City and community partners, or by the City with active participation from local community groups, agencies, not-for-profit or other organizations.

(c) **Review Process:**

Since Staff Report PED08017 (attached as Appendix “B”) was presented, Planning staff has undertaken a review of the City on a Ward by Ward basis. The initial step of this process was the preparation of Ward maps, which consolidated major City projects. The maps included information on the preferred growth option identified in GRIDS, the transportation priorities identified in the Hamilton Transportation Master Plan, available information on parks and open space, and the boundaries of any approved Secondary Plans. This process
synthesized high level information into a map that was easy to read and understand.

The next step was the preparation of individual Ward packages, which included a copy of the consolidated Ward map with information on GRIDS and the Hamilton Transportation Master Plan, the draft Urban Official Plan, a Parks Phasing plan, copies of any Secondary Plans and Neighbourhood Plans in the identified Ward. The analysis was done on a Ward by Ward basis as this approach allowed staff to utilize other studies and information available in a universally understood format. This package formed the basis for further review and consideration for Secondary Plans.

Staff also requested meetings with all the Ward Councillors to discuss the issues and opportunities for Secondary Planning and Community Strategies in their wards. Staff met with many of the Councillors, as their schedules allowed, over the summer of 2008. A package (as noted above) was customized to each individual Ward and provided to the Councillors at the meetings. For those Councillors who were unable to meet, the package was provided and follow-up was conducted. A summary of the items discussed was prepared to analyze the input that the Councillors provided, and incorporate this information in determining the priority areas.

Since there are numerous benefits to undertaking Secondary Planning in conjunction with other large City initiatives, input was also solicited from the Consolidated Secondary Planning Technical Advisory Committee (TAC). The TAC is made up of representatives from a number of different Sections, Divisions and Departments within the City (Appendix "C"). Community Planning staff requested that TAC members provide a list of current and future projects, including planned servicing upgrades, Environmental Assessments and traffic studies, new community facilities, or other considerable endeavours that have a significant impact on a neighbourhood. This information was also mapped on a Ward by Ward basis to illustrate the projects and identify correlations between the information in the original mapping.

From the various meetings and subsequent analysis of the information gathered, opportunities and issues for land use planning in each Ward were determined. This information was used to compile a list of the areas which would benefit from a Secondary Plan or Community Strategy. A priority level for each area was also established based on urgency of issues identified, as well as timing of any aligning City initiatives.

In addition to determining areas for new Secondary Plans, a review was done of the existing Secondary Plans to establish when each of the plans was originally prepared. From this information, the Secondary Plans were ranked based on eligibility and the need for review. A process for review will also be explained in the Analysis/Rationale section of this report.
Based on the review process identified above, a work plan was created with three areas of concentration: (1) Areas requiring new Secondary Plans; (2) Analysis of the Community Strategy Process and identification of areas requiring Community Strategies; and, (3) Review and monitoring of existing Secondary Plans to ensure effectiveness. The overall work will be explained in greater detail in the following sections.

**ANALYSIS/RATIONALE:**

1. **Secondary Plans**

Secondary Plans create a vision for the future and provide the process for how to get from where you are to where you want to be. Secondary Plans are prepared to address certain issues, such as:

- Need for a mix of residential, commercial, and employment uses;
- Need for a mix and range of residential densities to accommodate a variety of housing styles;
- Ensure compatibility among land uses;
- Need to revitalize a declining area;
- Direct the future use of vacant land;
- Preserve cultural and natural heritage resources;
- Identify infrastructure requirements/improvements; and,
- Develop urban design guidelines to ensure appropriate and compatible design.

Staff used four general criteria for evaluating candidate areas for future Secondary Plans. The first criterion examined if the area met local and provincial planning policy direction. The Province sets our goals and targets for land use planning on a broad scale throughout Ontario, while the City sets goals that are tailored to the land use in Hamilton. Of particular importance, is the City’s recently adopted new Urban Official Plan. The Official Plan provides a high level policy direction that relies on detailed Secondary Plan work to implement the intent at the ground level. The Official Plan also provides direction for implementation of the Nodes and Corridors preferred growth strategy. This strategy guides intensification to the core or centre of the established communities and along the major roads that connect these nodes. This growth option became integral in ranking priority areas.
The next criterion that staff considered was coordination with other major City projects. Information was collected pertaining to infrastructure improvements, environmental assessments, and/or community investments. Specifically, information was collected on parkland deficiencies, park initiatives, cultural heritage resource conservation, natural heritage resource protection, and other major City projects on a Ward by Ward basis. The rationale stands that where other City projects are ongoing or proposed within a study area, there is a greater benefit for Secondary Plan review.

The third criterion is the need and desire to create sustainable, complete communities. Complete communities generally include a mix of uses and densities, strong urban design direction, a range of neighbourhood amenities and a variety of transportation options. This criterion was used in reviewing both the larger context of the City, as well as the mix and balance of uses within each study area. Based on the planning principles of the past, many of today’s communities are neither complete nor sustainable. The Secondary Plan tool can be used as a proactive measure to anticipate how the community will evolve and where development pressure will be in the future. Through this analysis, the City will have the policies in place when the area is ready for development/redevelopment.

The final criterion is the need for revitalization of a declining neighbourhood or protection of valuable resources. Secondary Plans provide opportunity for the creation of urban design guidelines, which will assist in better integration of uses within a community and can facilitate other studies, which promote consistency in new developing areas and compatibility within existing areas in need of revitalization. In addition, Secondary Plans provide the opportunity for strong and specific policies to protect cultural, natural, or community resources. The need for these additional studies within priority areas was taken into consideration in the review process.

The above criteria were considered in determining areas which require a Secondary Plan, as well as how the area was ranked by level of importance.

**Priority Areas for Future Secondary Plan Work:**

In recognizing the Community Planning and Design Section’s role includes community development, the traditional Secondary Plan process may need to be altered to effectively address the different study areas. Staff has identified a number of study areas that will be considered for future Secondary Plans. The study areas were ranked by level of priority based on correlations with other City initiatives, development/redevelopment pressure, and need for specific studies. The order within the priority area category for the work plan does not represent the order for completion of the Secondary Plan within that priority area. In addition, staff will review the priority lists periodically to ensure that the priority areas identified are reviewed in the appropriate sequence. For illustrative purposes only, staff has mapped the approximate areas for investigation on the
Immediate Priority Areas

Immediate Priority Areas were initially chosen for their correlation with other major City initiatives. Currently, the City is undertaking the Rapid Transit initiative, which focuses primarily on two main corridors, the B-Line (a top 15 priority project as determined by Metrolinx), which extends between Eastgate Square and McMaster University along the Main/King corridor, and the A-Line (a 15 year priority project as determined by Metrolinx), which extends between the Waterfront and the Airport along the James/Upper James corridor). This initiative was heavily factored into determining the level of priority, particularly given available short term funding for improvements to the existing transit services along these corridors. This major project will require coordinated efforts from various Divisions and Departments across the City to ensure successful implementation in a timely fashion. The stability and revitalization of the surrounding neighbourhoods will also rely heavily on strong policy direction. In addition to the areas immediately adjacent to the rapid transit line, other outlying neighbourhoods will also be impacted to various degrees based on new travel patterns and economic spin-offs and/or investments.

In addition, the new Urban Official Plan identifies the need to protect and preserve historic downtowns through strong policy direction, as well as the desire to create urban design requirements to integrate new development. This need was also factored into the evaluation of study areas.

1. Rapid Transit Terminus Nodes and Main Street/King Street/Queenston Road Corridor

   The potential study area is illustrated as #1 on Appendix “A”, and includes the two terminus nodes (Eastgate Node at Queenston Road and Centennial Parkway, and Dundas University Plaza at Main Street West and Osler Drive) identified in GRIDS and as the future terminus stations by the Rapid Transit team for the first phase of the Rapid Transit B-Line. The study area will also include the Main Street/King Street/Queenston Road Corridor, including approximately 400 metres north and south of the corridor. This study will take a holistic approach to allow coordinated community development that reflects the transit oriented nature of the area.

   It should be noted that although the funding has not been granted for the Rapid Transit project, this project is still a major priority for the Planning and Economic Development Department. The Council adopted Urban Official Plan designates the Eastgate terminus node as “Sub Regional Service node” and “Mixed Use - High Density”, the Dundas terminus node as “District Commercial”, and the Main Street/King Street/Queenston Road Corridor as a “Primary Corridor” with focus on higher order transit.
and higher densities. On either side of the corridor, the designations are generally "Mixed Use - Medium Density" and "Neighbourhoods" land uses, and there is opportunity to intensify this area and provide direction for infill projects and implementing density targets in existing communities.

In considering the Rapid Transit project, it is very important that work is completed on land use along the corridor and, in particular, the station locations, as the City proceeds with the implementation of the transit line. Staff will work closely with the Rapid Transit team to coordinate Secondary Plan policy work with the technical work that the Public Works Department is undertaking. As with all Secondary Plans, this study would be presented at the monthly Technical Advisory Committee for input from the various City Divisions and Departments.

The Secondary Plan work will allow staff to review and define the nodes and corridor, as well as the area around the corridor in a much more detailed and coordinated approach. A Secondary Plan can provide policy to promote mixed use intensification and design requirements along the rapid transit line. This intensification will be important to encourage and support transit ridership. The review will include a detailed investigation of land uses along the corridor and assess the potential development or redevelopment opportunities both along the corridor and at the nodes. Through this review, the study will also look beyond the immediate corridor to ensure the compatibility of existing uses and future uses within a 400 metre or more radius. Coordination with other Divisions/Departments will facilitate review of needs in the area, and ensure that schools, parks, community facilities, and a proper mix of land uses can be accommodated. Throughout this process, staff will also garner public input through an extensive public consultation process. Additional work would also be done to complete urban design policy and guidelines to create a pedestrian-friendly, walkable corridor and the opportunity for public realm improvements.

It is staff’s intent to work as a corporate team to concurrently prepare this extensive study area relating to the rapid transit nodes and the corridor, and in conjunction with the rapid transit initiative. In addition, this review would provide further opportunity for monitoring of both the Downtown Secondary Plan and the Ainslie Wood/Westdale Secondary Plan to ensure their effectiveness.

2. Waterdown Community Node

The potential study area (#2 on Appendix “A”) would include Hamilton Street between Dundas Street and Parkside Drive, as well as Dundas Street from Hamilton Street east to the new proposed Arterial Road in Waterdown South. This area has been designated as a “Community Node” in the new Urban Official Plan. The “Community Node” is to
function as a vibrant, mixed use area containing a range of housing and employment opportunities.

Waterdown is currently undergoing tremendous growth and change. Areas at each end of the Town are being developed - Waterdown North, Clappison's Corners Business Park, Waterdown South and UpCountry - as well as ongoing work with the proposed transportation corridor and servicing studies. Staff has identified this area as a high priority due to the need to protect the heritage characteristics of the historical downtown through sympathetic conservation, the need for urban design guidelines for consistent redevelopment, the integration of old Waterdown with the newer developing areas, and to address concerns related to traffic and access along Hamilton Street.

3. Ancaster Community Node

The potential study area (#3 on Appendix “A”) extends along Wilson Street from Rousseaux Street to Highway 403, and is intended to address concerns related to downtown Ancaster. This area has also been designated as a “Community Node” in the new Urban Official Plan. Similar to Waterdown, staff has ranked this area as a high priority to incorporate policies for protection of the heritage character and identity. In addition, the Secondary Plan would correspond and incorporate recommendations of the ongoing Downtown Ancaster Transportation Master Plan.

Mid-Term Priority Areas

Mid-term priority areas were chosen based on the Urban Official Plan direction for Community Nodes for the remainder of the former municipal downtowns and an identified need to provide strong policies for areas with development/redevelopment pressure.

4. Elfrida Urban Expansion Area Secondary Plan

The Elfrida Urban Expansion Area (#4 on Appendix “A”) is a Greenfield area identified as a “Community Node”, and potentially the next location for an urban boundary expansion. The Special Policy Area was removed from the Rural Official Plan by the Ministry of Municipal Affairs and Housing through the detailed review and approval process. However, this removal is under appeal by the landowners to the Ontario Municipal Board.

Extensive work will be required to justify the expansion of the Urban Boundary, as well as the area needed for the expansion. As part of the five-year review of the Official Plan, the background information and studies required to advance the process to expand the Urban Area Boundary will be completed. This process will review all potential
expansion areas, and provide justification for the most appropriate area for urban growth and community development. Since the study area is not within the urban boundary, and the exact area to be expanded is yet to be determined, a Secondary Plan cannot be implemented until this expansion occurs. The background research and studies prepared for the Urban Boundary Expansion will feed into the Secondary Plan process. This process will then prepare detailed policies and a land use plan which ensure integration of the new community within the existing community, as well as provide direction for intensification, resource protection, and urban design.

5. **Limeridge Node**

The potential study area (#5 on Appendix “A”) extends along Upper Wellington Street to Mohawk Road East, between Fennell Avenue and Mohawk Road to the north, along Upper Sherman Avenue to the Lincoln Alexander Parkway. This area is an identified “Regional Node” in GRIDS and the new Urban Official Plan, and is targeted for growth and expansion. Limeridge Mall is also being considered as a transit hub for the Rapid Transit A-Line. Staff intends to commence the background research for the Upper James Street Corridor in conjunction with this review.

6. **Upper James Street Corridor**

The potential study area (#6 on Appendix “A”) is the identified Rapid Transit A-Line along James Street from King Street to White Church Road. This has been identified as a preferred corridor in GRIDS and the new Urban Official Plan. The Upper James/Rymal intersection has also been identified as a Community Node. The Upper James route is also a direct route to the Hamilton International Airport. Upper James Street is a heavily developed commercial corridor which would benefit from unified urban design direction and promotion of mixed use development. Additional accesses and traffic measures must also be considered. As previously mentioned, the background research for this priority area will commence at the same time as the Limeridge Node in order to work comprehensively with the Rapid Transit project.

7. **Centre Mall Node**

The potential study area (#7 on Appendix “A”) for this node includes east of Gage Avenue North, south of Industrial Drive, midway to Parkdale Avenue and north of Cannon Street East. Centre Mall is currently undergoing a major transformation, and further study of the evolution of land uses surrounding this area is warranted. The interface of the existing industrial area could be reviewed, and a Secondary Plan could provide direction for redevelopment options. There may also be opportunity for redevelopment of underutilized sites (Brownfields) in this area, and it will
be important to have a plan in place for how these sites will integrate within the existing established neighbourhood. This area was also chosen for the lack of specific policy planning done in the past.

8. **Downtown Dundas**

The potential study area (#8 on Appendix “A”) would be the downtown core along King Street from Cootes Paradise to the base of the Escarpment. Downtown Dundas has been identified as a Community Node in GRIDS and the new Urban Official Plan. This area was also chosen for the lack of secondary planning done in the past. A Secondary Plan could address community issues such as changing demographics, ongoing intensification, and the protection of surrounding natural heritage resources. In addition, Downtown Dundas would benefit from urban design and heritage protection policies.

9. **McQuesten East/West Neighbourhoods**

The potential study area is identified as #9 on Appendix “A”. This study area will be assessed for a Secondary Plan following the completion of the Community Strategy. In order to coordinate with ongoing efforts of the Community Services Department, it has been determined that the need should be focussed on addressing the social issues or soft services through the Community Strategy. Information from the Community Strategy will help to determine land use issues and the feasibility of a Secondary Plan.

10. **East of Downtown**

The potential study area (#10 on Appendix “A”) would extend from Wellington Street North to the rail line, and Gage Avenue North south of Cannon Street East. This area is projected to have a tremendous amount of change in the near future as the spin-off effects of the Rapid Transit line expand into the established neighbourhoods. In addition, it is sandwiched between two other study areas (Downtown Secondary Plan and the proposed Centre Mall Secondary Plan), and will draw from information collected through these studies. The land use exercise would be beneficial in directing potential future development and redevelopment throughout this study plan area. For example, potential hospital redevelopment, need for additional uses, and how this area will change as a result of the rapid transit system.

**Low Priority Areas**

Low Priority Areas were chosen as areas that staff would like to consider in the future. These areas may not have immediate issues; however, it is important to keep them on the radar for future review. Several of these areas have not had
long term planning analysis completed in the past, and would benefit from an overall, detailed review.

11. **East Mountain**

   The potential study area (#11 on Appendix “A”) would include Mountain Brow Boulevard, Mohawk Road East, Upper Sherman Avenue, and the Escarpment brow. Staff determines the long term need for a secondary plan area due to the limited focus on detailed planning in the past. In addition, major intersections along Fennell Avenue and Mohawk Road East were identified in GRIDS as having potential for intensification.

12. **Review Meadowlands for Possible Revitalization**

   The potential study area (#12 on Appendix “A”) includes the “big box” development in Ancaster along Golf Links Road. This study area was chosen as a low priority area in anticipation of the changing market and the decline in desirability of the big box store. It is anticipated that this area could be subject to a major transformation in land use in the future.

13. **Lakeshore Extension (west of Fruitland Road) and Hamilton Beach Area**

   The potential study area (#13 on Appendix “A”) would run along the lakeshore north of the Queen Elizabeth Way, west of Fruitland Road, and encompassing the area of the existing Hamilton Beach Neighbourhood. The purpose of this review would be to ensure appropriate protection and conservation of this dynamic resource. In addition, there are many other aspects of the waterfront that should be considered such as accessibility, connectivity, views, trails, mixed land use, and stronger urban design control. Staff has included this as a long term priority to ensure that this area is flagged for future review. The new Urban Official Plan policies may provide adequate protection of the shoreline, and a Secondary Plan may not be warranted. However, this will need to be reviewed following the implementation and monitoring of the Official Plan policies.

**Conclusion**

To summarize, a table (Appendix “E”) has been prepared illustrating how each study area meets the evaluation criteria. Following the presentation of this report to Committee, staff will commence background studies and terms of reference for the Secondary Plans noted as ‘Immediate Priority’. Staff can generally complete a Secondary Plan within a two-year timeframe. This timeframe is largely dependent on the complexities of the study area, the associated studies and projects, availability of information, as well as the availability of staff and resources.
2. **Work Plan for Community Strategies**

As the Community Planning and Design Section's function includes not only land use planning but also community development, the Section has initiated the investigation of the Community Strategy tool. A Community Strategy goes beyond land use planning to promote enhanced quality of life, while addressing complex social challenges. It promotes sustainability by concentrating on the social, economic, and environmental well-being of the subject area through a multi-agency approach and important partnerships. Such challenges may include, but are not limited to, tackling social inclusion, access to services, and health inequalities.

Since the Community Strategy tool is relatively new to the City, a study is needed to fully understand this tool and how it can be used in the Hamilton context. The Community Strategy Study will examine what other communities, both local and international, have done to address social issues within defined areas or neighbourhoods. Information will also be gathered through extensive consultation with City staff, agencies, community associations/organizations, and the public/interested stakeholders. The desired result of this tool will be to help to regenerate the sense of community by bringing neighbourhoods together for a common purpose. It is expected that the information gathered from the study will aid in developing a specific framework for implementing this tool successfully in neighbourhoods throughout Hamilton.

The Community Strategy tool is used extensively in England and the United States to address complex challenges that are normally not addressed through typical land use planning. In the past, the City of Hamilton has not made significant use of this tool, focusing on land use tools supported by the Planning Act. One example where staff has prepared a Community Strategy is in the Ainslie Wood/Westdale area. The purpose of this Community Strategy is to complement the intent of the Ainslie Wood/Westdale Secondary Plan, and to address certain social or “non-landuse” issues related to rental housing and associated property standard issues.

Through preparation of this report, a basic review of the Community Strategy tool was undertaken. The Community Strategy should have four key parts to function effectively. The first part would include a clear long-term vision for the study area, which focuses on the end results to be achieved. Community strategies should focus on priorities for action arising from the specific needs of the different communities that they serve. The next part is to identify an action plan with shorter-term priorities and activities that will contribute to the achievement of long-term outcomes. The third part is to encourage shared commitment to implement the action plan, and a clear plan for execution which outlines tasks and completion requirements. They should provide a means of joining up services and tackling cross-cutting Departmental issues in a coherent and integrated way. Finally, arrangements for monitoring and periodic review of the progress of the strategy are very important to ensure that the strategy is performing, as intended. Equally important to the success of the strategy is...
reporting the progress to the local communities. This “report card” can generate wider interest and involvement throughout the neighbourhood.

As the concept of the Community Strategy is advanced in the City of Hamilton, there are several guiding principles that are imperative to the operation and success of these projects. Above all else, the Community Strategy must engage and involve the public to generate excitement for the strategy and build support. In addition, the Strategy will involve active participation of and encourage partnerships between Departments, community groups, external agencies, politicians, and City staff. This principle will ensure longevity of the Strategy by ensuring that those that live, work, and play in the neighbourhood accept and endorse the strategy. Finally, the Community Strategy must be based on a proper assessment of needs and the availability of resources. Community Strategies would promote sustainable, inclusive communities by providing guidance and tools for fostering partnerships and enhancing local quality of life.

**Authority for Community Strategies**

The Planning Act provides the authority for a Council to adopt land use plans representing Council's direction. Since Community Strategies are not considered land use plans under the Act, these strategies cannot be amended into the Official Plan. Therefore, the implementing authority for Community Strategies would be similar to that of Neighbourhood Plans (i.e. give status through Council adoption). Amendments to Section 2.1 of the Planning Act, added through Bill 51, gives more authority to Council adopted planning documents if challenged at the Ontario Municipal Board. Prior to Bill 51, Council adopted planning documents were considered a reference guide only, which did not have binding authority to require planning applications to conform to these documents. However, the use of Community Improvement Plans under the Planning Act may also be used to assist the City in implementing Community Strategies.

**Work Plan for Community Strategies**

Staff will be initiating the Community Strategy tool as part of its mandate for healthy community development. It is believed that this tool can not only empower community residents to work together to solve social issues and improve their neighbourhoods; but can foster and strengthen a sense of community to enhance quality of life.

Community Strategies may be stand alone documents or may be prepared in conjunction with or following a Secondary Plan. Since this tool is relatively new to the City, the first task is to fully understand this tool, and how it can be used in the Hamilton context. Staff will project manage a consultant to lead this review and to develop a “made in Hamilton” approach to using the Community Strategy, which benefits the local community.
Through the Community Strategy study process, staff will undertake a complete review of the Community Strategy tool. This will include a review of best practices, examples from other communities, both locally (if applicable) and internationally, and preparation of a framework for implementation. The study shall also review City approved documents and initiatives in light of the Community Strategy to ensure that this initiative is in line with Council direction, and is not duplicating work that has been completed in the past or that is currently ongoing. This review will include such high level documents as: Vision 2020; the Growth Related Integrated Development Strategy (GRIDS); the Corporate Strategy; the Council adopted new Urban Official Plan; and, the Human Services Plan. In particular, it is understood that the Human Services Plan may provide broad direction for these more detailed strategies. Throughout this study, there will be extensive consultation between Divisions and Departments; with collaboration between Planning and Community Services specifically; as well as with other community stakeholders.

Based on various discussions with a number of different Divisions throughout the City, staff has determined that the McQuesten East/West Neighbourhoods would be an ideal candidate area for a pilot Community Strategy. There have been a number of different initiatives in this area spearheaded by both the City and other community non-government organizations. The community organizations, such as Hamilton Community Fund, have taken a grass roots approach to encouraging involvement and interaction from the residents in this neighbourhood. Staff will work with these organizations to develop a strategy that can be implemented by the community members and will complement efforts already in place. From this basis, the Community Strategy will expand and adapt to address the unique issues facing that study area.

Based on current information, staff has also identified several other areas that might benefit from a Community Strategy. These areas have been mapped on Page 2 of Appendix “A” with the corresponding letter below:

a. Pilot - McQuesten East/West Neighbourhoods.

b. Durand, Corktown, Stinson Neighbourhoods.

c. Downtown Secondary Plan Area.

d. Around Mohawk College (Buchanan, Bonnington, Mohawk, and Southam).

e. Stone Church Road West, to Ward 7/8 Boundary, West 5th Avenue to Upper Wellington Street.

f. West Harbour Area.

g. Mohawk East Campus (Guernsey Neighbourhood).
h. Centre Mall Node.

i. Eastgate Mall Node.

The areas identified above are preliminary at this time and based on current information available to staff. As previously mentioned, a Community Strategy Study will be undertaken to research and review how this tool can benefit Hamilton. As part of this study, staff will review each of the areas noted above to ensure that they meet the criteria for a Community Strategy as defined in the study. Therefore, these areas may change, or more areas may be added as a result of this further study. Since this further review is required to confirm final areas for Community Strategies, staff has not ranked the areas or provided a priority level for review of these areas.

**Review of the Ainslie Wood/Westdale Community Strategy**

As a component of the preparation of this report, staff reviewed the Ainslie Wood Westdale Community Strategy to determine its effectiveness in addressing the social issues in the neighbourhood. This Community Strategy was developed in response to the non-traditional land use related concerns expressed by the community members through the Secondary Plan public consultation process. Issues such as the high rate of conversion of dwellings for rental purposes, traffic and parking, property standards and By-law enforcement were repeatedly raised by the community during the process. The Community Strategy approach was taken to address and resolve these land use issues that are not necessarily dealt with through Official (Secondary) Plan policy and Zoning By-law regulations under the [Planning Act](#).

The Community Strategy relies heavily on partnerships and stakeholder participation. In the case of the Ainslie Wood/Westdale Community Strategy, there were three separate working groups made up of individuals, and each with a vested interest in participating in the process. Each group focussed on an area of major concern: Student Housing; Town & Gown and Sense of Community; and Parking Enforcement, By-laws and Property Standards. Each of these areas of concern was assessed through these working groups, and recommendations for implementation were determined.

Staff undertook a review of the success of the Ainslie Wood/Westdale Community Strategy based on our consultations with the Ward 1 Councillor. Through staff discussions, it was noted that this Community Strategy has not been as effective as intended in addressing issues seen in the community. Through this discussion and subsequent review, it appears that there is no clear direction for implementation and monitoring of the Community Strategy. Once the document was complete, the Community Planning staff was no longer involved, and it is uncertain how the strategy was actually implemented. It also appears that there was no clear lead for administration and implementation of the recommendations.
Since the Ainslie Wood/Westdale Community Strategy has not been entirely successful in resolving its identified issues, it is important to undertake the Community Strategy Study mentioned above. This study will review best practices and create a framework for Community Strategies for future implementation. The study will also provide direction on the roles that each participant will play to create/implement an effective Community Strategy (i.e. City staff, community members, agencies/organizations, etc.), and details on how the community will take ownership of the strategy and follow through with implementation and monitoring once it is complete.

3. **Review and Monitoring of Existing Secondary Plans**

There are a number of Secondary Plans that have previously been completed or are pending completion in the former municipalities. These Secondary Plans will remain in effect and will be incorporated into the new Urban Official Plan as Volume 2 - Chapter B. Some of these Secondary Plans are quite old, and may be ineffective in promoting current sustainable development and intensification principles that are required through local and provincial planning documents. If this is the case, these plans may be updated to conform to new standards or be eliminated if it is determined that they are no longer needed to guide growth and development of the area.

Similar to the Official Plan, Secondary Plans are meant to be monitored and reviewed to ensure they are being effectively implemented. The need to review and monitor Secondary Plans is integral to assessing a plan’s effectiveness. This process will examine how development and redevelopment is proceeding and provide the opportunity to ensure that the evolution of land uses are meeting the goals and objectives of the Secondary Plan. As part of this review, staff will also monitor and address any unforeseen issues, ensure intensification targets are being met, and determine any information gaps. This information would then be forwarded to the respective City Divisions to inform other studies and/or targets (i.e. servicing capacity).

The review of existing Secondary Plans will be completed by staff as time permits and in addition to other work requirements. Staff has prepared a table to track the date of the enactment for each of the existing Secondary Plans. This table has been included as Appendix “D”. The Secondary Plans that have an asterisk are a high priority for review.

**ALTERNATIVES FOR CONSIDERATION:**

The only alternative to preparing and implementing a work plan is to take no action and prepare Secondary Plans in a reactive, ad hoc manner. The end result of this alternative may be that Secondary Plans would not correspond with other City initiatives and additional work would need to be undertaken to align studies. In addition, the overall work done on each Secondary Plan may be less comprehensive and may require longer timeframes to prepare. An additional implication of preparing Secondary
Plans in a reactive manner is the lack of direction for a larger area when individual planning applications are submitted.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

Financial - Consultants may be required to assist staff in the preparation of specific Secondary Plans to provide specific areas of expertise. Staff would act as a Project Manager to the consultant.

Funding has been approved and included in the 2009 budget to hire a consultant to prepare background information and best practices for Community Strategies. This information will be used to create a “made in Hamilton” approach to implementing these strategies. Additional funds are proposed as part of the 2010 Capital Budget.

Staffing - Based on the current projections and workloads, no new staff is required to implement the priority projects identified provided the Community Planning and Design Section is at full staff complement, and staff resource assistance is provided from the Strategic Services/Special Projects Division as well.

Legal - N/A.

**POLICIES AFFECTING PROPOSAL:**

*Provincial Policy Statement*

Any proposed Secondary Plan must be consistent with the 2005 Provincial Policy Statement (PPS). The PPS promotes healthy, livable, and safe communities through efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. In addition, 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 contributes to creating complete communities.

Downtown Hamilton has been identified as an Urban Growth Centre in the Places to Grow Growth Plan. Although 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,
City Council approved a higher gross density target of 250 persons and jobs per hectare in the new Urban Official Plan.

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.

Criteria contained in the Places to Grow policy must be considered through the Secondary Planning process. Therefore, it is important for the City to be proactive and plan for communities now and ensure the vision and goals are achieved 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 and Special Projects Division recently completed the new Urban Official Plan (OP), and the OP has been adopted by Council.

The new Urban Official Plan incorporates policy direction to guide future growth for the amalgamated City of Hamilton. The OP will provide the underlying framework for the Secondary Plan(s). The work program and priority areas are consistent with the new Official Plan.

**City Strategic Plan**

The City’s Strategic Plan helps the organization define its focus and set common goals for overall success. Staff reviewed the vision, mission, and focus areas to ensure that the work plan was inline with the Strategic Plan. The following Desired End Results and Key Activities specifically relate to the Community Planning and Design work plan:

4.9 Meet the established growth targets of 540,000 people and 230,000 jobs for GRIDS and Places to Grow. Both the review of the Downtown Secondary Plan and the preparation of Secondary Plans for nodes and corridors (Item 4.9.4) will achieve this desired result.
7.5 Develop a community development strategy to enhance community and neighbourhood involvement by 2011. This result will be addressed through the Community Strategy Study by providing a framework for community engagement and empowerment. This tool will require staff to work directly with the residents in the community to address social issues. It is also considered to be a cross-divisional/departmental initiative to ensure coordination of efforts.

Several other desired end results will be achieved as a result of the multi-disciplinary work undertaken through the Secondary Plan process. For example, natural areas will be protected and new or upgraded infrastructure will be investigated through the Secondary Planning process.

**RELEVANT CONSULTATION:**

The *Consolidated Secondary Planning Technical Advisory Committee* (TAC) provided the initial input on the current and future projects affecting the City. Once mapped, this information was further reviewed by the TAC. In addition, staff provided a copy of the preliminary draft work plan map showing the priority areas for future secondary plans and community strategies. Comments were requested from the TAC prior to finalizing this report. These comments were considered and weighted in determining the final priority areas.

City staff met with the *City Councillors* to obtain input on opportunities and constraints in each Ward. This information was factored in when choosing the priority areas.

Specifically, input was provided by:

**Public Works Department:**

*Strategic Planning (Rapid Transit Team)* in Public Works Department was consulted regarding the progress of the Rapid Transit project, the preferred route (if determined), and the timing of completion. Staff was advised that the City is working with Metrolinx to move forward with a rapid transit system. The rapid transit team concurred with the high priority area along the B Line (Eastgate Node/Dundas Transit Node/Main, King, Queenston Corridor). It was also suggested that the (Upper) James Street Corridor be moved up to high priority to allow for coordination of background research.

*Parks and Open Space Development* provided information on the parkland deficiencies for each Ward and the location where parks were proposed in the future.

**Community Services Department:**

*Housing Division* was consulted on the priority areas and community strategies. Through this discussion, staff determined that the McQuesten Neighbourhoods would make an excellent candidate for a pilot community strategy.
Planning and Economic Development Department:

*Strategic Services and Special Projects Division* provided comments on how the proposed priority areas would be needed to implement the new Urban Official Plan.

The final priority areas, as outlined in this report, reflect the input from the various agencies and circulations.

**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
This work plan will ensure that public services and programs are delivered in an equitable manner, coordinated, efficient, effective, and easily accessible to all citizens. In particular, Community Strategies strive to ensure equality and address social issues.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Secondary Plans will ensure that natural, cultural, and community resources are protected, and examine human health and safety.

Economic Well-Being is enhanced. ☑ Yes ☐ No
The purpose of Secondary Planning is to promote compact, mixed use development, which will minimize land consumption and reduce servicing costs. This process was undertaken to coordinate with other City projects to save duplication of studies.

Does the option you are recommending create value across all three bottom lines? ☑ Yes ☐ No
The option provides a thorough and well researched work plan that considered all three implications through priority ranking. Further, as each project moves forward, the Secondary Planning process will consider each of the aspects in greater detail.

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☑ Yes ☐ No
The work plan, as presented in this report, provides a coordinated approach across City Divisions/ Departments to effectively and efficiently use resources.

:KM

Attachs. (5)
Legend

Future Secondary Plans:
Note: Study Areas are not ranked within category

Immediate Priority Areas
1 Rapid Transit Terminus Nodes and Main Street/King Street/Queenston Road Corridor
2 Waterdown Community Node
3 Ancaster Community Node

Mid-Term Priority Areas
4 EastSide Secondary Plan (work to be done in conjunction with Urban Boundary Expansion)
5 Limeridge Node
6 Upper James Street Corridor
7 Centre Mall Node
8 Downtown Dundas
9 McQuesten East/West Neighbourhoods
10 East of Downtown

Low Priority Areas
11 East Mountain
12 Review Meadowlands for possible revitalization
13 Lakeshore Extension (West of Fruitland Road) and Hamilton Beach Area

Approved Secondary Plans
Pending Secondary Plans
Urban Boundary
Niagara Escarpment

Secondary Plan Study Areas
Community Planning & Design Section

Date: September 2009

Appendix ‘A’ to Report PED08017(a) Page 1 of 2
To: Chair and Members  
Economic Development and Planning Committee

From: Tim McCabe  
General Manager  
Planning and Economic Development Department  
Telephone: 905-546-4339  
Facsimile: 905-546-4364  
E-mail: tjmccabe@hamilton.ca

Date: December 12, 2007

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:

```
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.
```

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 Glenbrook 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.

_______________________
Tim McCabe
General Manager
Planning and Economic Development Department

:KM
## Consolidated Technical Advisory Team Members 2009-2010

<table>
<thead>
<tr>
<th>Planning and Economic Development</th>
<th>Director/Manager</th>
<th>Member</th>
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<tbody>
<tr>
<td>Cultural Heritage</td>
<td>Brenda Khes (Acting)</td>
<td>Megan House, Joseph Muller</td>
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<td>Natural Heritage</td>
<td>Brenda Khes (Acting)</td>
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<td>Urban Design</td>
<td>Brenda Khes (Acting)</td>
<td>Khaldoon Ahmad</td>
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<td>Development Planning</td>
<td>Steve Robichaud</td>
<td>Jason Thompson, Peter De Iulio</td>
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<td>Legislative Approvals</td>
<td>Michelle Sergi</td>
<td>Trevor Horzelenberg</td>
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<td>Gavin Norman</td>
<td>John Morgante, Helen McArthur, Gavin Norman, Sally Yong-Lee</td>
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<td>Ron Marini</td>
<td>Alan Waterfield</td>
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<td>Al Fletcher</td>
<td>Shannon Hamilton</td>
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<td>Joanne Hickey-Evans</td>
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<td>Building Engineering and Zoning</td>
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<td>Scott Baldry</td>
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<td>Ted Arnold, Sebastian Stula</td>
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<td>Industrial Parks and Airport Development</td>
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<td>Ray Lee</td>
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<td>Neil Everson</td>
<td>Jacqueline Norton</td>
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<td>Finance and Administration</td>
<td>Sue O'Dwyer</td>
<td>Angela Monaco</td>
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### Public Works

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<thead>
<tr>
<th>Capital Planning and Implementation - Environmental Planning</th>
<th>Christine Lee Morrison</th>
<th>Christine Lee Morrison, Lorissa Skrypniak</th>
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<tbody>
<tr>
<td>Capital Planning and Implementation - Strategic Planning Transportation/Transit</td>
<td>Al Kirkpatrick</td>
<td>Mohan Philip</td>
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<td>Elizabeth Panicker</td>
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<td>Planning - Watershed Management</td>
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<td>Capital Planning and Implementation - Rapid Transit</td>
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<td>Open Space, Development and Parks</td>
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<td>Leanne Cunliffe</td>
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<td>Andy McLaughlin</td>
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<td>Transit</td>
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<td>Pat Parker</td>
<td>Anne Winning</td>
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<td>Abdul Khan</td>
<td>Gord Baguley (behalf of UE)</td>
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<td>Barbara Powell</td>
<td>Christina Gallimore</td>
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<td>Social Development and Early Childhood Development</td>
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<td>Dale Wood</td>
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<td>Erin Mifflin</td>
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<td>Nora Jamieson</td>
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<td>Dave Cunliffe</td>
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## Existing Secondary Plans for Review

### Approved Secondary Plans

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<th>SECONDARY PLAN</th>
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<td>West Waterdown Secondary Plan</td>
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<td>Greensville Secondary Plan</td>
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Potential to review and combine Meadowlands Secondary Plans
## Existing Secondary Plans for Review

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### Pending Secondary Plans

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<td>Flamborough</td>
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* Secondary Plan that will be reviewed in conjunction with a new Secondary Plan identified in the work plan
** Denotes a Secondary Plan with an identified need for review.
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Appendix “E” to Report PED08017(a)