RECOMMENDATION

That the 2014 Capital Budget submission (Project #8121355605) for $500,000 to undertake studies for the Elfrida Urban Boundary Expansion be removed from its “parked” status and approved.

EXECUTIVE SUMMARY

Council previously approved in 2013 $500,000 (Project #8121355605) towards background studies for an urban boundary expansion in the Elfrida area.

As part of the 2014 Capital Budget process, an additional $500,000 was submitted by staff which would bring the total funding for this project to $1 million. Council on December 11, 2013 approved the City’s 2014 Capital Budget in Report FCS13096. Council had directed staff at the December 6, 2013, Capital Budget General Issues Committee (GIC) to park the submitted Capital Project “Elfrida Urban Boundary Expansion – Background Studies” for $500,000, pending a report to the Planning Committee outlining timelines for the works to be completed as well as the status of this matter at the Ontario Municipal Board (OMB). As a result of the direction given to staff
at the December 6, 2014 GIC for this project, Report FCS13096 had this project in a “parked” status pending further Council direction.

With the approval of the additional funds, the Subwatershed Study can be completed as one (1) study, however it will be divided into three (3) phases. There are efficiencies on retaining one (1) Professional Consulting firm to undertake all three (3) phases of the Subwatershed Study. Staff anticipates commencing the Subwatershed Study in Q2-2014, and it will take approximately two (2) to three (3) years to complete due to the seasonal monitoring requirements. The remaining studies (Transportation, Water/wastewater, Secondary Planning) will rely on information obtained through the Subwatershed Study and therefore, will start in 2016. For the reasons listed above the funding request was spread over a number of years.

A list of the necessary background studies and estimated costs are outlined in Table 1 below. The Studies’ cost estimates will be refined through the development of terms of reference, and will capture the staff time required to deliver the project.

<table>
<thead>
<tr>
<th>Study</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subwatershed Study</td>
<td>$ 750,000</td>
</tr>
<tr>
<td>Secondary Planning</td>
<td>$ 225,000</td>
</tr>
<tr>
<td>Water/wastewater Servicing Plan</td>
<td>$ 225,000</td>
</tr>
<tr>
<td>Transportation Master Plan</td>
<td>$ 225,000</td>
</tr>
<tr>
<td>Agricultural Impact Assessment and Capability Study</td>
<td>$ 75,000</td>
</tr>
</tbody>
</table>

Approval of funds allow the City to initiate studies for an Urban Boundary Expansion in the Elfrida area to meet housing targets as set out in the Provincial Growth Plan for the Greater Golden Horseshoe.

Alternatives for Consideration – See Page 6

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial:

Approval of $500,000 2014 Capital Budget Submission (Account 8121355605) for Elfrida Urban Boundary Expansion – Background Studies, funded 90% from Development Charges, 10% Capital Levy per the regulations of the Province’s Development Charges Act 1997 regarding eligible “soft service” growth costs.

Staffing: Not applicable.
HISTORICAL BACKGROUND

On May 18, 2006, City Council endorsed Growth Related Integrated Development Strategy (GRIDS), which identified the preferred “Nodes and Corridors” scenario, for future growth to the Year 2031. Included in the preferred growth scenario was the Elfrida lands (see Appendix “A” to Report PED14011), which addresses the City’s need for residential lands to the Year 2031. Elfrida is Hamilton’s next major mixed-use growth area following Fruitland-Winona.

The Elfrida growth area was included as a special policy area in the Rural Hamilton Official Plan adopted by Council on September 27, 2006. The special policy area mapped the Elfrida lands and identified the process and studies required to bring the lands into the urban boundary. When the Rural Hamilton Official Plan was approved by the Province (December 24, 2008), the Province deleted the special policy area. This deletion was appealed to the OMB by land owners in the area.

The Urban Hamilton Official Plan (UHOP), adopted July 9, 2009, included a more generic set of policies that address urban boundary expansion, and a policy reference to the Elfrida area as a future growth area. The Elfrida area was not mapped. Similar to the Rural Hamilton Official Plan policies, the policies in the UHOP outlined the studies that would need to be completed to bring a proposed expansion area into the urban boundary. When the UHOP was approved, the Province deleted the references to the Elfrida area; but, the polices on urban boundary expansion were left in the Plan. The modification that deleted the specific references to Elfrida was appealed to the OMB by the City, as well as land owners in the area. The remaining growth management policies in the UHOP were also appealed to the OMB.

Although the Rural and the Urban Hamilton Official Plans on the Elfrida matters are currently before the OMB, the Urban Boundary Expansion Policies (Section B.2.2, Volume 1) as adopted by Council, provide the guidance and framework for this work plan that will review the need to bring Elfrida into the urban boundary and assign appropriate land uses.

As part of the 2013 Capital Budget Submission, Council approved $500,000 to initiate studies for the Elfrida Urban Boundary Expansion. A 2014 Capital Budget submission was made for an additional $500,000. The funds will be used to initiate the Subwatershed Study and the Agricultural Impact Assessment and Capability Study which is expected to commence Q2-2014.
POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Urban Boundary Expansion policies (Section B.2.2, Volume 1), conform to the Growth Plan for the Greater Golden Horseshoe, managing growth and urban boundary expansion.

The policies in the UHOP indicate that the exact limits of the land to be included in a future urban boundary expansion, would be determined through a comprehensive review and secondary planning process, and would include the completion of background studies, community planning, and public consultation. The background studies and consultation process will assist in identifying the layout of future land uses, determining more precise needs, land supply, and infrastructure requirements, and development of community growth management policies and designations. More specifically, the policies indicate that this work shall include:

1. Comprehensive Review and Land Budget Analysis, to determine if sufficient opportunities to accommodate forecasted growth are not available;
2. Subwatershed Plan, to address stormwater infrastructure and natural heritage system impacts;
3. Environmental Impact Statements;
4. Agricultural Capability Review, to ensure that there are no reasonable alternatives on lower priority agricultural lands;
5. Agricultural Impact Study, to mitigate the impacts from the urban area expansion on agricultural operations;
6. Designation of appropriate land uses;
7. Completion of Class EAs, for major urban servicing infrastructure;
8. Phasing, staging, or implementation strategy; and,
9. Financing Policy, for urban services and other community infrastructure.

The Elfrida work plan meets the intent of this policy and, is therefore, compliant with the above noted Provincial plan and policies.

RELEVANT CONSULTATION

Not applicable.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The Elfrida work plan is outlined in Figure 1, and is based on the direction provided by the UHOP. It requires several background studies and will take approximately five (5)
years to complete. The following studies will be prepared as part of the Elfrida work plan:

**Comprehensive Review and Land Budget Analysis**

The Comprehensive Review and Land Budget Analysis is required in association with the Ontario Municipal Board hearing on the Rural Hamilton Official Plan and the UHOP, therefore, this component of the required studies will be completed through the OMB process, rather than the Elfrida work plan. However, an update may be required to address 2041 targets set by the Province. An enhancement may be needed if this additional work is required.

**Subwatershed Study – Natural Heritage System**

The Subwatershed Study will commence in 2014 and will be completed in three (3) stages. Stage 1 will review the environmental constraints, complete all required modelling work for the watershed, and compile a natural environment inventory for the study area. At the completion of Stage 1, the general character of the Subwatershed Area will be known, and a clear understanding of the major issues and opportunities will have been developed.

Stage 2 involves assessing the impacts of future land use changes within the subwatershed on the natural environment, using data obtained in Stage 1 through the review of background information sources and supplementary fieldwork. The intent of Stage 2 is to develop a subwatershed management strategy that protects the critical elements of the subwatershed, and prevents environmental degradation, provides adequate flexibility for integration with adjacent development and redevelopment areas, assists in the establishment of open space linkages, identifies opportunities and constraints to development, provides a strategy to manage existing land uses, details location and area requirements for stormwater management facilities, and identifies restoration and enhancement opportunities.

Stage 3 will set the stage for the implementation and monitoring of the preferred subwatershed management strategy. An implementation and monitoring plan will be developed that sets out the requirements for phasing, financing, operation of facilities, and monitoring, to ensure compliance with the subwatershed management strategy. The Subwatershed Study will take the longest to complete, given the monitoring and inventory work required. This study will be initiated ahead of the other studies.

**Agricultural Capability Study and Impact Assessment**

This study will consider and assess the extent and significance of the agricultural resources in the Elfrida boundary and surrounding areas. The study will also investigate the potential for negative impacts arising from the introduction of new urban
uses to the area, and assess the compatibility of the proposed urban uses with existing agricultural uses, and conformity with existing agricultural policies. This study will be completed in 2015 and does not require input from the Subwatershed Study.

Secondary Plan

Through consultation with the public and agency stakeholders, information from the other Elfrida studies will be analyzed to develop a secondary plan including appropriate land use designations and associated policies. This study will be initiated in 2016.

Water/Wastewater Servicing Plan

The servicing plan will locate and provide sizing requirements for water and wastewater servicing for the area. The servicing plan will be initiated in 2016.

Transportation Master Plan

This study will identify an internal transportation network, including roads, transit, bike lanes, and pedestrian walkways, taking into consideration the City’s overall Transportation Master Plan (TMP). It will also identify potential external transportation Corridors. The TMP will be started in 2016.

Figure 1 – Elfrida Work Plan

ALTERNATIVES FOR CONSIDERATION

The alternative includes not endorsing the recommendation noted in this report. This would result in the City not being able to comprehensively study the Elfrida area and determine future residential areas. This would result in the City’s inability to accommodate future residential land as per the Province’s population growth forecast.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #1
A Prosperous & Healthy Community
WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

Strategic Objective

1.2 Continue to prioritize capital infrastructure projects to support managed growth and optimize community benefit.

Strategic Priority #2

Valued & Sustainable Services

WE deliver high quality services that meet citizen needs and expectations, in a cost effective and responsible manner.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED14011 - Elfrida Study Area

MS/SYL/mah