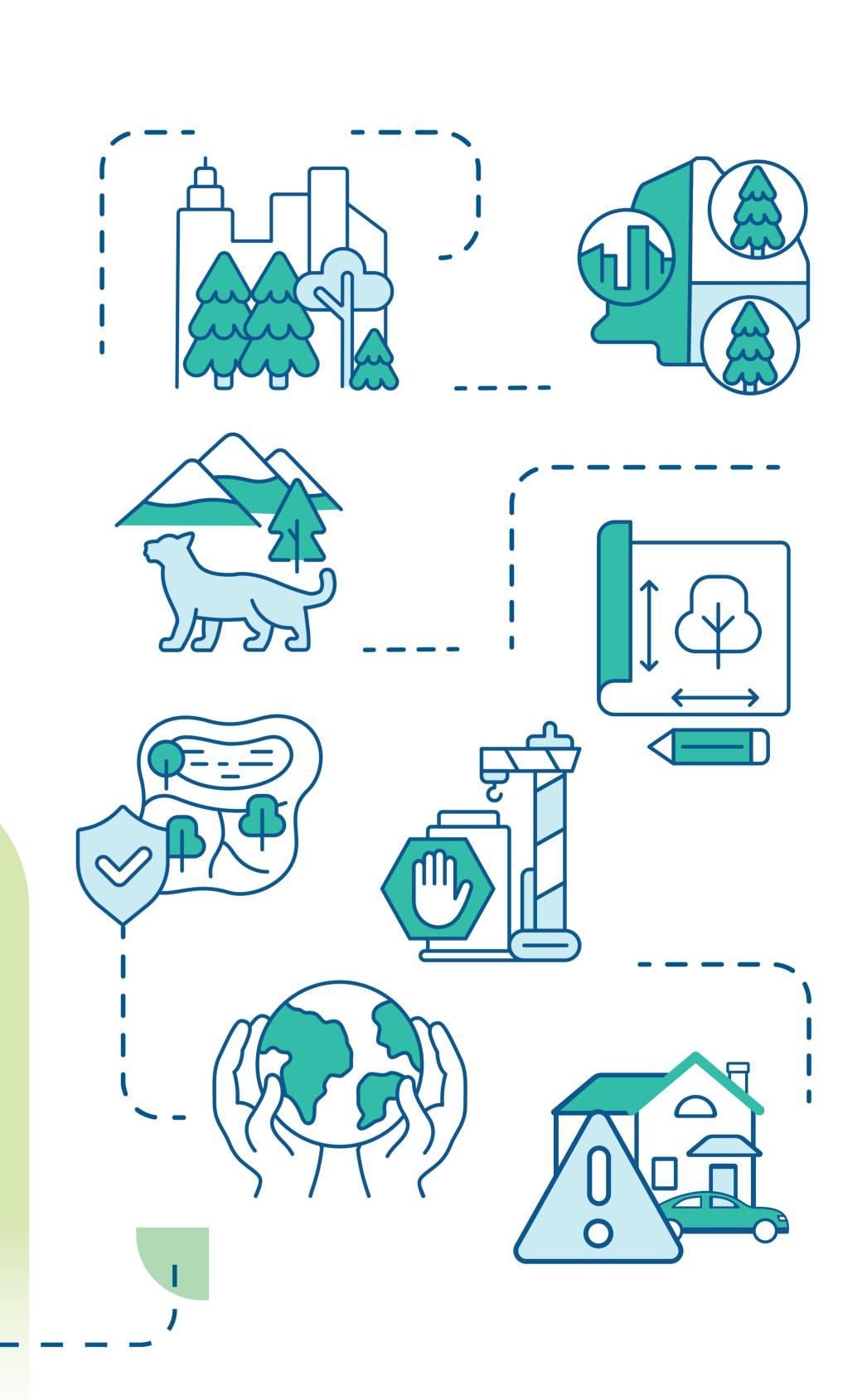
MELCOME

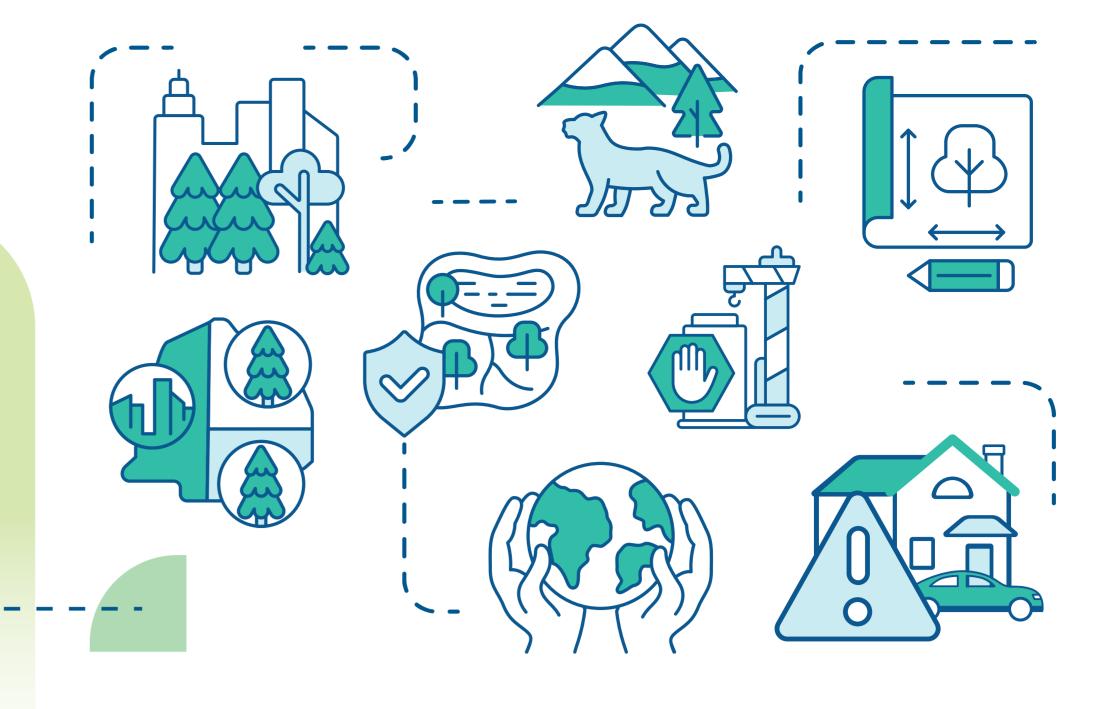
FORMER GRENBELT LANDS

Development
Objectives and
Community Benefit
Priorities



OPEN HOUSE

BACKGROUND



Notwithstanding the City's opposition, the Province removed 795 hectares (1964.5 acres) of land within the City of Hamilton from the Greenbelt Plan Area. This is approximately two times the size of Binbrook.

The lands removed from the Greenbelt Plan Area are separate from the 2,200 hectares of land added to Hamilton's Urban Boundary by the Government of Ontario in November 2022 despite Council's endorsement of a "No Urban Boundary Expansion" growth strategy.

The Province has indicated the lands removed from the Greenbelt are intended for residential use to support the goal of building 1.5 million homes over the next 10 years. The Province expects significant progress on development approvals to be achieved by the end of 2023, and that development be substantially underway no later than the end of 2025.









The Government of Ontario requested comments on proposed changes to the Greenbelt Plan.

City Council approved comments stating that the City does not support the removal of the lands from the Greenbelt Plan.



16 2022

DEC

The Province removed approximately 795 hectares of land from the Greenbelt Plan within the City of Hamilton.



Open House and Special Meeting of Planning Committee to receive public input.

City Council approved a motion directing staff to obtain public input on priorities for development objectives and community benefits and to provide this input to the Provincial Land and Development Facilitator respecting the development of the lands and associated community benefits.

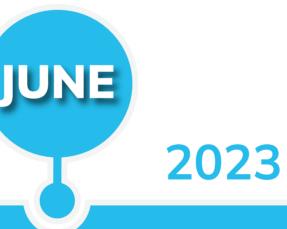


2023

JUNE



The Province indicated municipalities will have the opportunity to provide input with respect to how the lands are developed and to negotiate certain community benefits.



City Council approved a motion opposing the removal of these lands from the Greenbelt Plan Area.



2023



Summary report of public feedback submitted to City Council.

The City of Hamilton's priorities for development objectives and community benefits will be conveyed to the Provincial Land and Development Facilitator.



after OCT 2023

The Government of Ontario states construction of new homes will begin on these lands no later than 2025. No timetable has been provided to the City respecting the issuance of a Minister's Zoning Order (MZO) for these lands.

THE PROVINCE'S ROLE



It was the Province's decision to remove the lands from the Greenbelt Plan and it is expected the Minister of Municipal Affairs and Housing will make a Minister's Zoning Order to enable urban residential development on the former Greenbelt Plan lands.

A Minister's Zoning Order does not:

- Follow the municipal led Zoning By-law amendment process under the *Planning Act*.
- Does not require approval by City Council.
- Is not subject to appeals to the Ontario Land Tribunal.
- Is no longer required to conform to local Official Plans or Provincial policies (based on the Province's recent adoption of Bill 97 in June 2023).

It is the City's understanding the Province does not intend to undertake any public consultation related to the development of the former Greenbelt Plan lands.

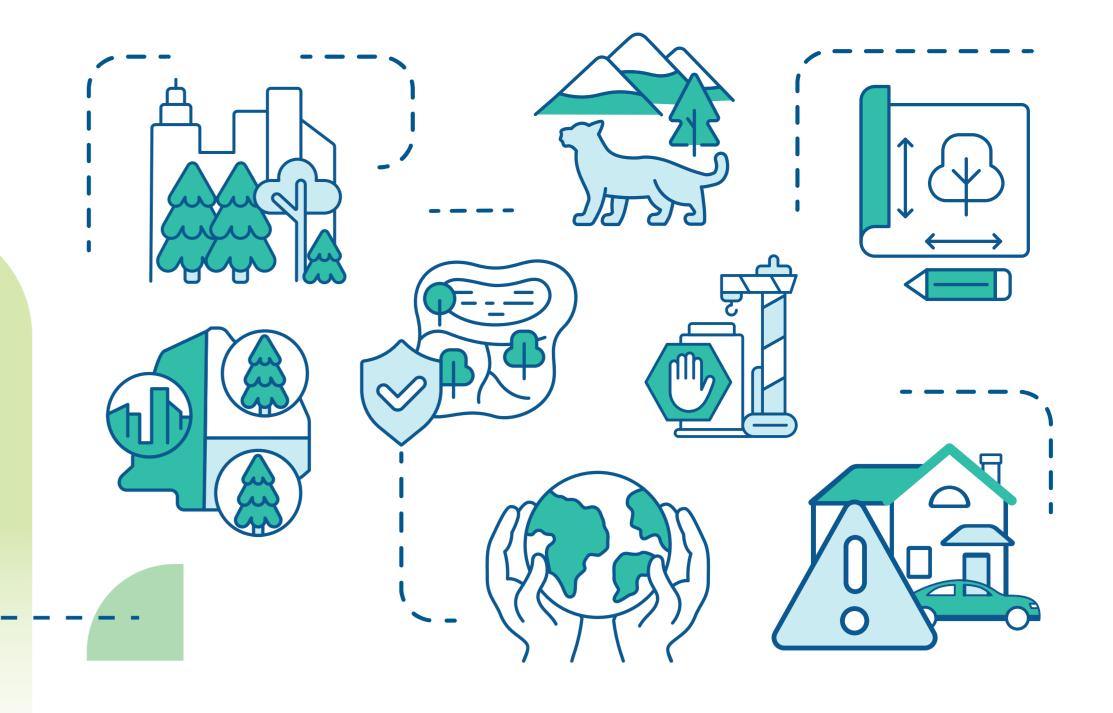
Any questions related to how these lands may be developed or the MZO process should be directed to the Minister of Municipal Affairs and Housing or the Office of the Provincial Facilitator.



Email: greenbeltconsultation@ontario.ca



THE CITY'S ROLE



The City opposes the removal of these lands from the Greenbelt Plan.

The Government of Ontario's Land and Development Facilitator has engaged with the City of Hamilton on these lands and has indicated that the City will have an opportunity to provide input with respect to how the lands are developed, and also to negotiate and request certain "community benefits," above and beyond standard *Planning Act* requirements.

Side Note: The Provincial Land and Development Facilitator is appointed by the Minister of Municipal Affairs and Housing with the stated role of providing impartial facilitation services or by acting as a negotiator on behalf of the Government of Ontario.

On July 14, 2023, City Council directed Planning and Economic Development staff to:

- provide feedback to the Provincial Land and Development Facilitator under protest with respect to any private development proposals and associated community benefits for the former Greenbelt Plan lands
- utilize the Ten Directions to Guide Development as framework for the City's input and added the following as an eleventh Direction
- schedule a special public meeting of Planning
 Committee for the purpose of obtaining public input
 about the City's priorities and expectations with respect
 to the development of the former Greenbelt Plan lands
- engage with the City's Public Engagement Staff to ensure best practices for engagement are utilized including
 - scheduling the meeting in the evening,
 - locating the meeting in a publicly accessible facility in close proximity to the Book Road lands; and,
 - having the meeting live streamed.



The City of Hamilton considers agricultural use to be of prime consideration along with the protection of wetlands and natural heritage features.



WHERE ARE THE FORMER GREENBELT LANDS?



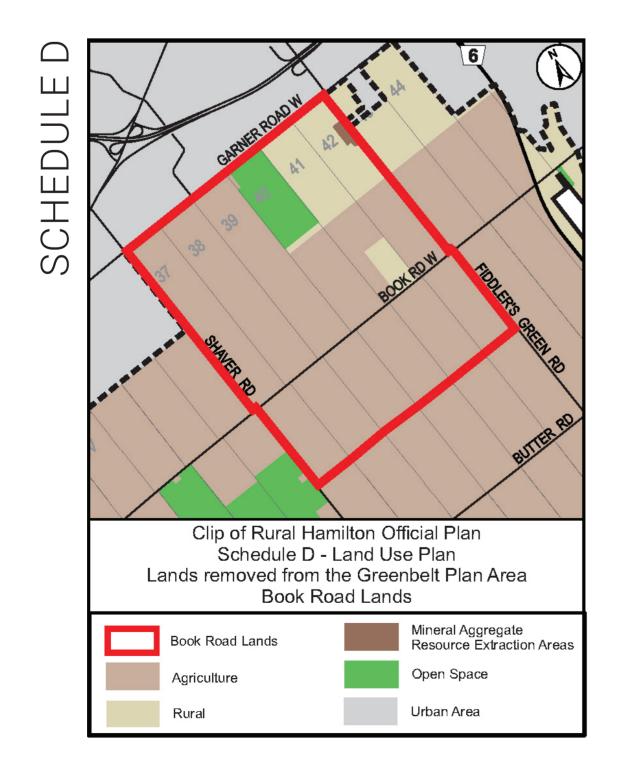
BOOK ROAD LANDS 727 HECTARES

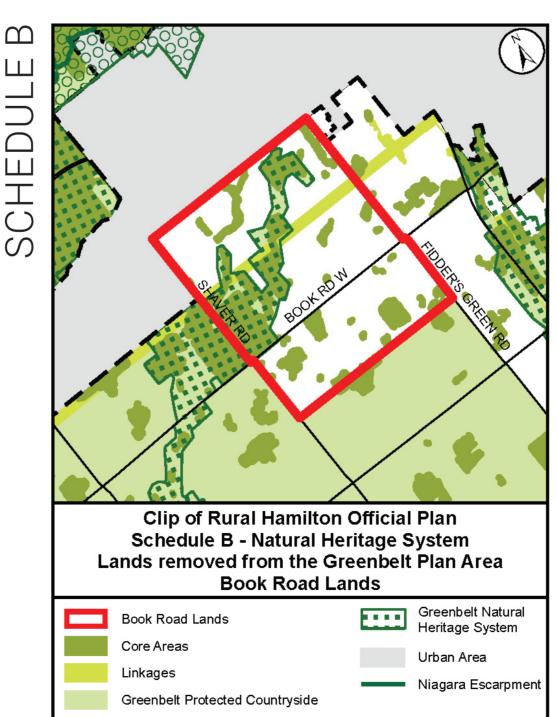


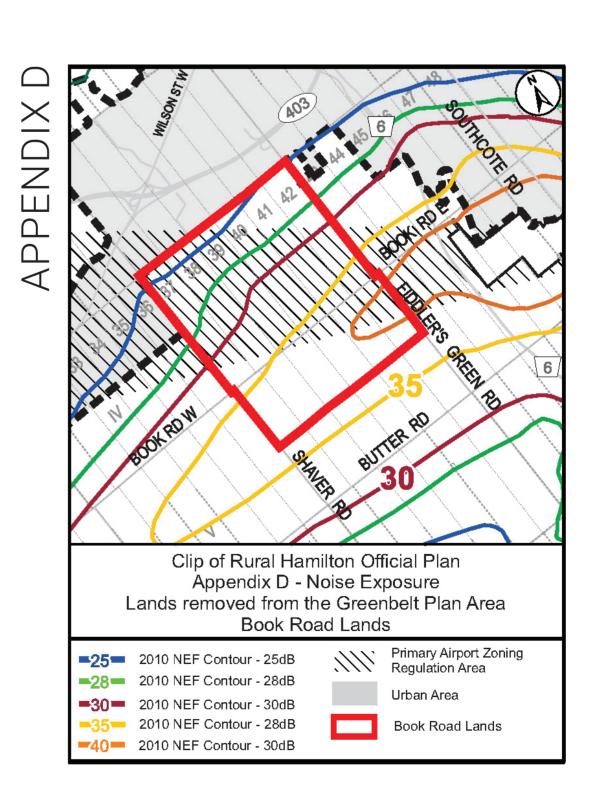


Description of Lands

The Book Road Lands is the largest area removed from the Greenbelt in Hamilton. The area is 727 hectares in size with 185 hectares identified as a Core Area (e.g. significant woodlands or wetland area). The majority of the lands are impacted by noise from the airport.







WHERE ARE THE FORMER GREENBELT LANDS?



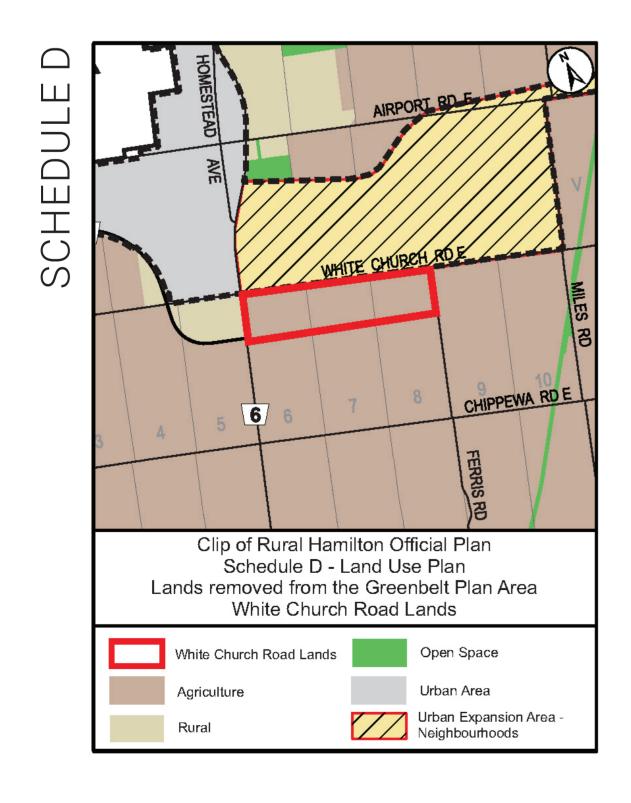
WHITE CHURCH ROAD LANDS 64 HECTARES

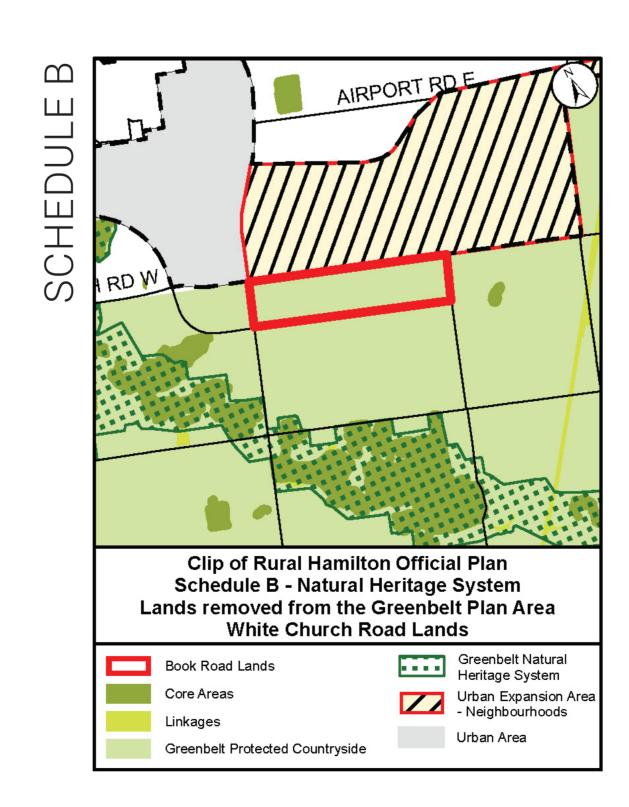




Description of Lands

The White Church Road lands are 64 hectares in size and located immediately south of Hamilton's new urban boundary, south east of Mount Hope. The lands are not identified as a Core Area (e.g. significant woodland or wetland area) in the City's Rural Official Plan.



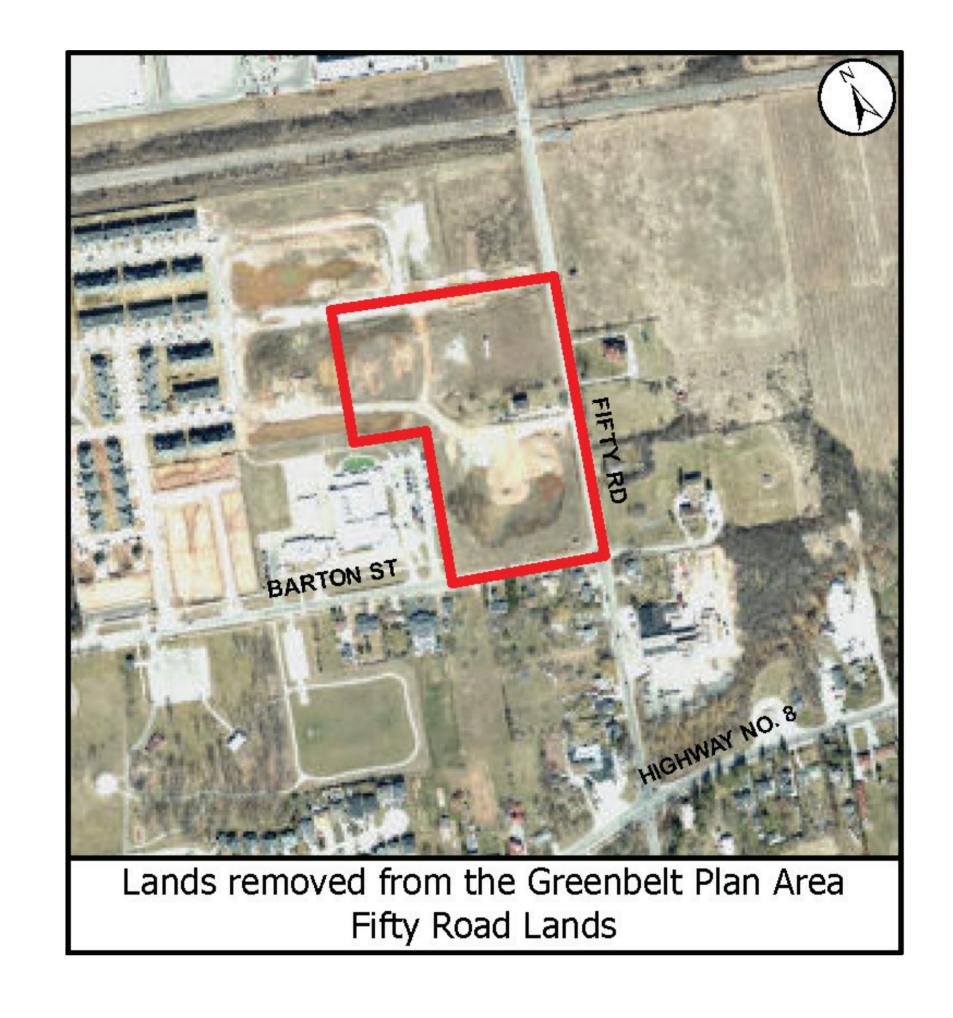


WHERE ARE THE FORMER GREENBELT LANDS?



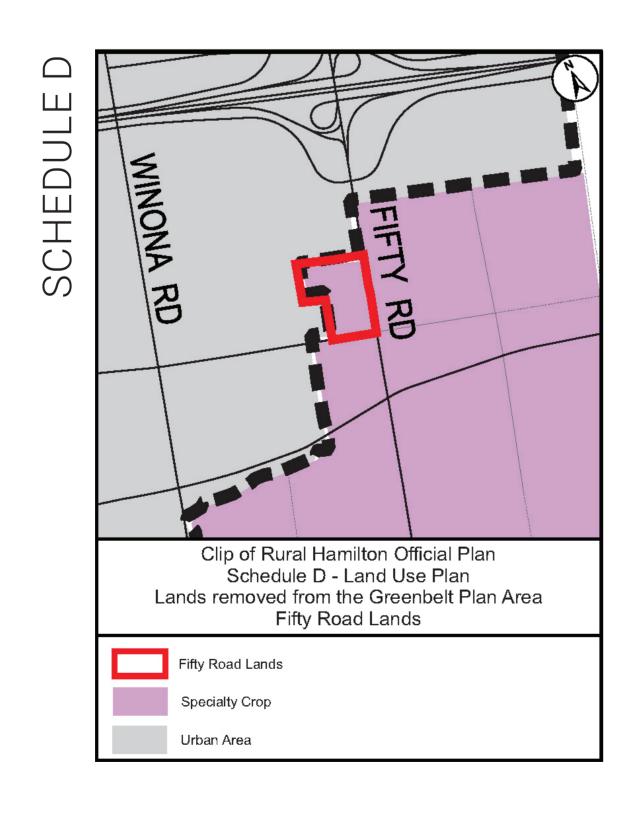
FIFTY ROAD LANDS 4 HECTARES

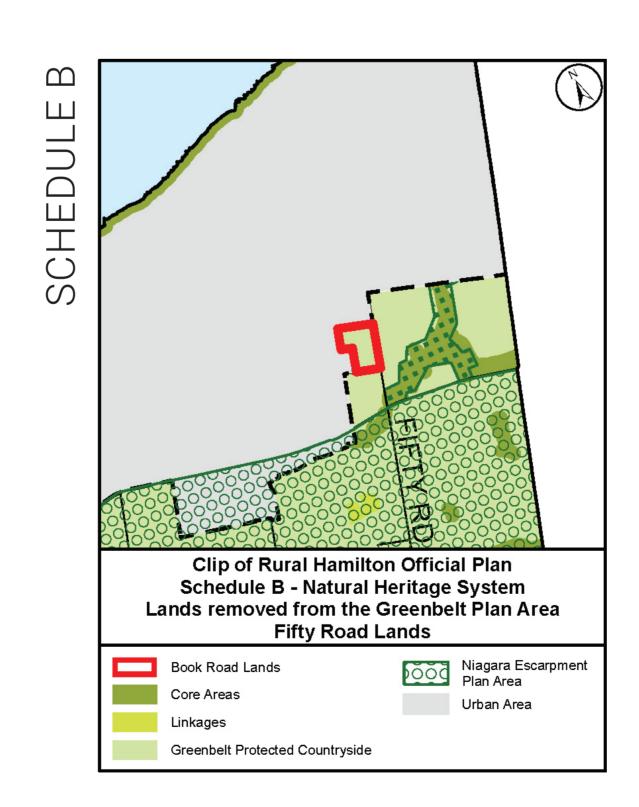




Description of Lands

The Fifty Road lands are four hectares in size and located adjacent to St. Gabriel Elementary School. The lands are currently designated as a Specialty Crop Area, meaning it's in an area suitable for growing fruit.





DIRECTIONS TO GUIDE DEVELOPMENT





City Council adopted Ten Directions to Guide Development during the Growth Strategy / Municipal Comprehensive Review process to evaluate decisions related to growth and development.

In July 2023 City Council added the 11th Direction specifically to lands removed by the Government of Ontario from the Greenbelt Plan.



Maintain and create attractive public and private spaces and respect the unique character of existing buildings, neighbourhoods and communities, protect cultural heritage resources, and support arts and culture as an important part of community identity.



The City of Hamilton considers agricultural use to be of prime consideration, along with the protection of wetlands and natural heritage features.



Plan for climate change mitigation and adaptation and reduce greenhouse gas emissions.

02

03

04

05



Encourage a compatible mix of uses in neighbourhoods, including a range of housing types and affordability, that provide opportunities to live, work, learn, shop and play, promoting a healthy, safe and complete community.



Protect ecological systems and the natural environment, reduce waste, improve air, land and water quality, and encourage the use of green infrastructure.

11 10

09

08

Expand transportation options

through the development of

complete streets that encourage

travel by foot, bike and transit,

and enhance efficient inter-regional

DIRECTIONS

01

TO GUIDE **DEVELOPMENT**



Concentrate new development and infrastructure within existing built-up areas and within the urban boundary through intensification and adaptive re-use.



Maximize the use of existing buildings, infrastructure, and vacant or abandoned land.



06

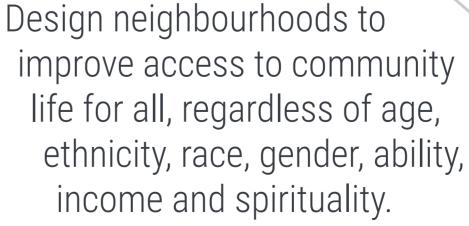


Protect rural areas for a viable rural economy, agricultural resources, environmentally sensitive recreation and the enjoyment of the rural landscape.



Retain and intensify existing employment land, attract jobs in Hamilton's strength areas and targeted new sectors, and support access to education and training for all residents.

Hamilton

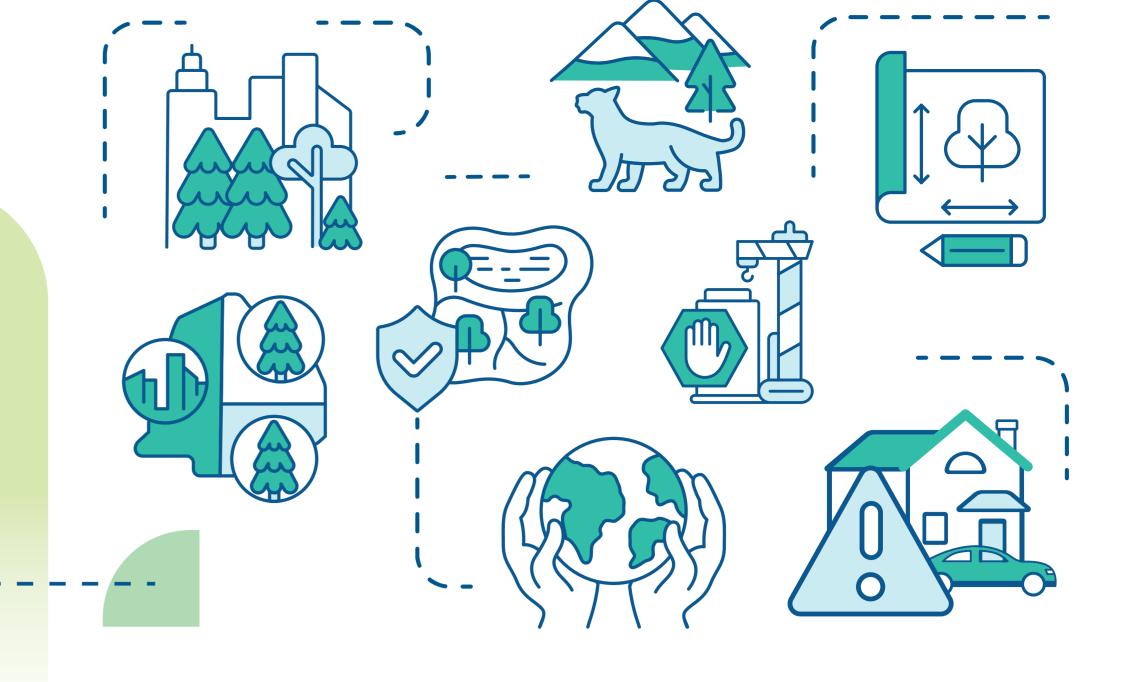






transportation connections.

DEVELOPMENT OBJECTIVES AND COMMUNITY BENEFITS



What are Development Objectives?

Development Objectives refers to how new neighbourhoods should look and function. This includes the types of land uses and residential densities together with the type, location and design of new streets, sidewalks, parks, trails and other infrastructure to support the development.

What are Community Benefits?

Community Benefits refers to developer contributions to the community over and above what the City can require under the *Planning Act*. Areas for consideration with respect to community benefits would include:

- Provision of affordable housing;
- "Re-wilding" and enhancements to the Natural Heritage System above and beyond the City's natural heritage standards;
- Protection of cultural heritage resources;
- Implementation of green development standards; and
- Payment of additional Development Charges and/or increased parkland.

BOOK ROAD LANDS DEVELOPMENT OBJECTIVES



Please take a maximum of FIVE dots and place the dots beside your top priorities for Development Objectives for the Book Road lands.

CLIMATE CHANGE	
Green Infrastructure (such as Greenroofs)	
Incorporate existing buildings into development	
Low Impact Stormwater Infrastructure (such as permeable pavers)	
COMPLETE COMMUNITIES	
Inclusion of Employment uses	
Mixed Use Buildings (buildings that include residential, commercial, etc. uses)	
Inclusion of Institutional uses (such as Places of Worship or Schools)	
HOUSING	
Long term care homes/ supportive housing	
Different Low-Rise Housing Types (e.g. Townhouses, Walk-up Apartments)	
Medium and High-Rise Housing Types (e.g. Apartment buildings)	
NATURAL AREAS	
Tree Preservation	
Preservation of Natural Areas (such as Woodlots)	
Bird Friendly Design	
TRANSPORTATION NETWORK	
Bicycle Lanes	
Public Transit	
Barrier free pathways and trails	



BOOK ROAD LANDS COMMUNITY BENEFITS



Please take a maximum of FIVE dots and place the dots beside your top priorities for Community Benefits for the Book Road lands.

CLIMATE CHANGE	
Enhanced energy efficiency building standards	
Incorporation of renewable energy technologies (e.g. solar panels)	
Ground source heat pumps	
COMMUNITY CONTRIBUTIONS	
Farmers market and local food market	
Dedicated land or financial contributions for community and/or cultural organizations	
Community gardens	
HOUSING	
Dedicated land to affordable housing providers	
Financial contribution to affordable housing providers	
Incorporation of affordable housing in developments (e.g. Inclusionary Zoning)	
NATURAL AREAS	
Establishment of an ecological preserve	
Financial contributions to environmental stewardship organizations	
RECREATIONAL AMENITIES	
Fund / construct new public facilities (e.g. recreational centre, library, indoor swimming pool, splash pads)	
Parkland creation above minimum requirements	

HAVE YOUR SAY BOOK ROAD LANDS



Using a Post-it note, add what other development objectives or community benefits should be prioritized for the lands removed from the Greenbelt.

DEVELOPMENT OBJECTIVES	COMMUNITY BENEFITS

WHITE CHURCH ROAD LANDS DEVELOPMENT OBJECTIVES



Please take a maximum of FIVE dots and place the dots beside your top priorities for Development Objectives for the White Church Road lands.

CLIMATE CHANGE	
Green Infrastructure (such as Greenroofs)	
Incorporate existing buildings into development	
Low Impact Stormwater Infrastructure (such as permeable pavers)	
COMPLETE COMMUNITIES	SIONEY CREEK ABBAA A RECREATION CHORE 22 C-48 GIANS STREET WAST
Inclusion of Employment uses	
Mixed Use Buildings (buildings that include residential, commercial, etc. uses)	Chedoke Chedoke
Inclusion of Institutional uses (such as Places of Worship or Schools)	Dundurn Street Entrance Lancaster Catery of Checkoler Golf Course
HOUSING	Freyon Welcomel
Long term care homes/ supportive housing	
Different Low-Rise Housing Types (e.g. Townhouses, Walk-up Apartments)	
Medium and High-Rise Housing Types (e.g. Apartment buildings)	TERRAWARE CONTINUES OF THE PROPERTY OF THE PRO
NATURAL AREAS	
Tree Preservation	
Preservation of Natural Areas (such as Woodlots)	
Bird Friendly Design	
TRANSPORTATION NETWORK	
Bicycle Lanes	
Public Transit	AMARETTU.
Barrier free pathways and trails	



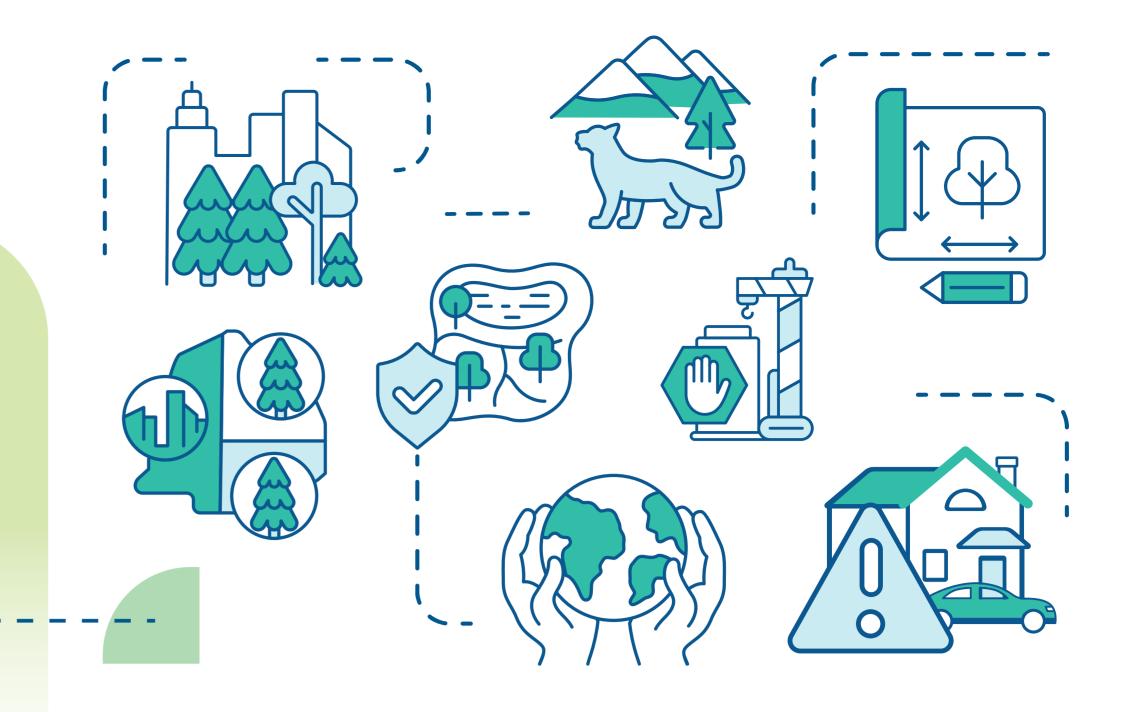
WHITE CHURCH ROAD LANDS COMMUNITY BENEFITS



Please take a maximum of FIVE dots and place the dots beside your top priorities for Community Benefits for the White Church Road lands.

CLIMATE CHANGE	
Enhanced energy efficiency building standards	
Incorporation of renewable energy technologies (e.g. solar panels)	
Ground source heat pumps	
COMMUNITY CONTRIBUTIONS	STOLLEY CREEK AUGUA A DESCRIPTION CENTRE Hamilton
Farmers market and local food market	
Dedicated land or financial contributions for community and/or cultural organizations	Chedoke Radial Trail
Community gardens	Dundurn Street Entrance
HOUSING	*** Such Colors Calcury at Chedoke Golf Course Cart Food Pain Bark ** Such Pain ** Such Pain Bark ** Such Pain ** Such ** Such Pain ** Such ** Su
Dedicated land to affordable housing providers	
Financial contribution to affordable housing providers	
Incorporation of affordable housing in developments (e.g. Inclusionary Zoning)	TERRAWARE SOUTH ASSESSMENT OF THE PROPERTY OF
NATURAL AREAS	
Establishment of an ecological preserve	
Financial contributions to environmental stewardship organizations	
RECREATIONAL AMENITIES	
Fund / construct new public facilities (e.g. recreational centre, library, indoor swimming pool, splash pads)	
Parkland creation above minimum requirements	

HAVE YOUR SAY WHITE CHURCH ROAD LANDS



Using a Post-it note, add what other development objectives or community benefits should be prioritized for the lands removed from the Greenbelt.

DEVELOPMENT OBJECTIVES	COMMUNITY BENEFITS

FIFTY ROAD LANDS DEVELOPMENT OBJECTIVES

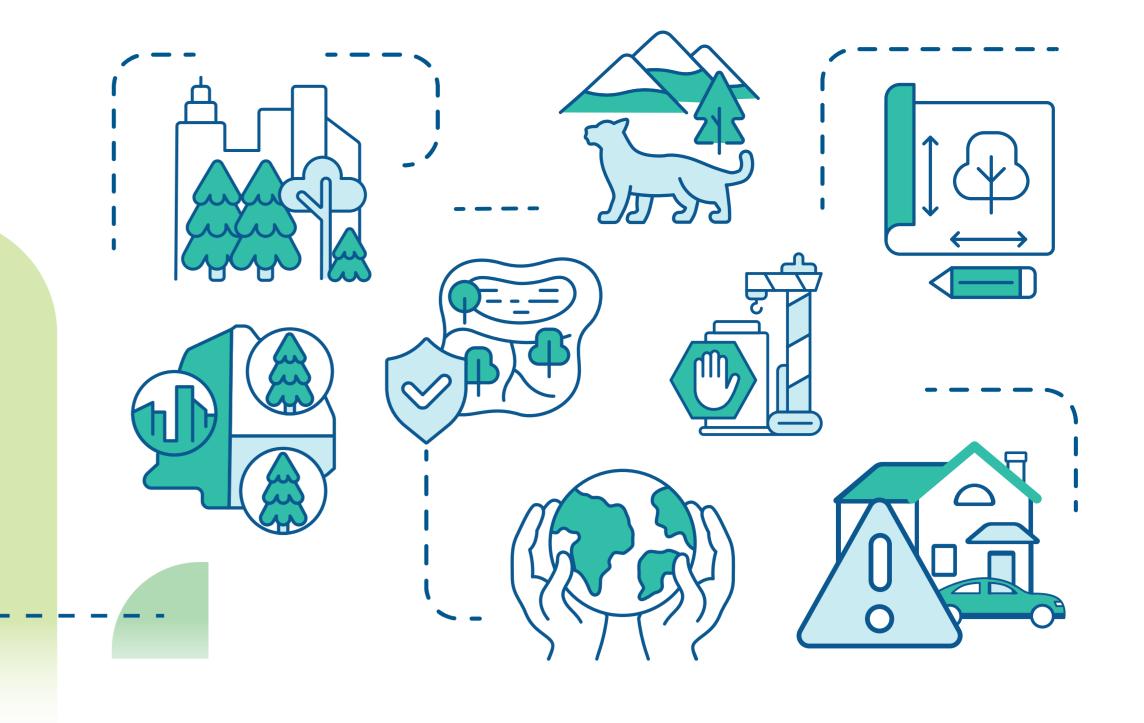


Please take a maximum of FIVE dots and place the dots beside your top priorities for Development Objectives for the Fifty Road lands.

CLIMATE CHANGE	
Green Infrastructure (such as Greenroofs)	
Incorporate existing buildings into development	
Low Impact Stormwater Infrastructure (such as permeable pavers)	
COMPLETE COMMUNITIES	
Inclusion of Employment uses	
Mixed Use Buildings (buildings that include residential, commercial, etc. uses)	
Inclusion of Institutional uses (such as Places of Worship or Schools)	
HOUSING	
Long term care homes/ supportive housing	
Different Low-Rise Housing Types (e.g. Townhouses, Walk-up Apartments)	
Medium and High-Rise Housing Types (e.g. Apartment buildings)	
NATURAL AREAS	
Tree Preservation	
Preservation of Natural Areas (such as Woodlots)	
Bird Friendly Design	
TRANSPORTATION NETWORK	
Bicycle Lanes	
Public Transit	
Barrier free pathways and trails	



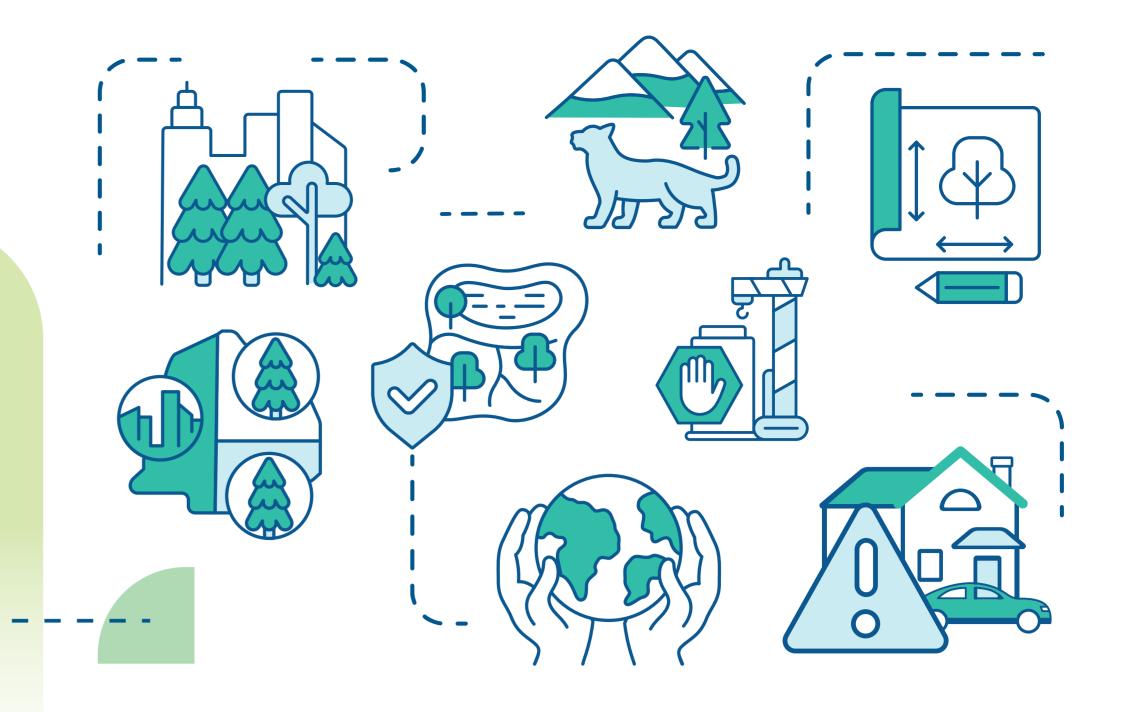
FIFTY ROAD LANDS COMMUNITY BENEFITS



Please take a maximum of FIVE dots and place the dots beside your top priorities for Community Benefits for the Fifty Road lands.

CLIMATE CHANGE	
Enhanced energy efficiency building standards	
Incorporation of renewable energy technologies (e.g. solar panels)	
Ground source heat pumps	
COMMUNITY CONTRIBUTIONS	
Farmers market and local food market	
Dedicated land or financial contributions for community and/or cultural organizations	
Community gardens	BINBRO CO
HOUSING	
Dedicated land to affordable housing providers	
Financial contribution to affordable housing providers	
Incorporation of affordable housing in developments (e.g. Inclusionary Zoning)	
NATURAL AREAS	
Establishment of an ecological preserve	
Financial contributions to environmental stewardship organizations	
RECREATIONAL AMENITIES	
Fund / construct new public facilities (e.g. recreational centre, library, indoor swimming pool, splash pads)	
Parkland creation above minimum requirements	

HAVE YOUR SAY FIFTY ROAD LANDS



Using a Post-it note, add what other development objectives or community benefits should be prioritized for the lands removed from the Greenbelt.

DEVELOPMENT OBJECTIVES	COMMUNITY BENEFITS





Special Meeting of Planning Committee

WHEN:

Thursday, September 14, 2023 beginning at 6:30 pm

WHERE:

Ancaster Memorial Arts Centre, Peller Hall, 357 Wilson Street East, Ancaster

Please contact the Legislative Coordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5 or by email **clerk@hamilton.ca** to submit written comments, submit a recorded video with comments or pre-register to make oral submissions.

The feedback received at today's Open House will be reported at the special Planning Committee meeting and will be used to communicate the City's priorities to the Provincial Land.

THANK YOU

For attending this Open House.
Your participation to determine the key priorities for these lands is appreciated.

