

November 25, 2022

468-22

Via Email

Attn: Honourable Steve Clark,
Minister of Municipal Affairs and Housing

777 Bay Street, 16th Floor
Toronto, ON M7A 2J3
greenbeltconsultation@ontario.ca
c/o minister.mah@ontario.ca

**RE: Summary of Requests to Facilitate Removal of Lands from Greenbelt
10 Lorado Drive, City of Hamilton
ERO No. 019-6217**

On November 4th, 2022, the Ministry of Municipal Affairs and Housing (MMAH) initiated an invitation for public consultation on the proposed amendments to the Greenbelt Plan, which proposed to make several land additions and deletions from the Greenbelt boundary. This letter discusses justification the lands municipally known as 10 Lorado Drive in the City of Hamilton as a candidate for removal from the Greenbelt Plan and redesignation.

The site in question is designated as ‘Niagara Escarpment’ in the Greenbelt Plan, ‘Escarpment Protection Area’ in the Niagara Escarpment Plan, and ‘Open Space’ in the Rural Hamilton Official Plan. Further, the subject property currently abuts the Fruitland-Winona Secondary Plan boundary with municipal servicing at the property line. The site in question is a strong candidate for urban growth and intensification, as will be discussed throughout the balance of this memo. Below, we outline the recommended changes to the Greenbelt Plan, Niagara Escarpment Plan, and Hamilton Official Plans to accommodate the future development of the subject lands and ensure alignment between the applicable provincial and municipal policy.

Site History

In 2004, a portion of the subject property (approximately 9.3 acres) was subject to an Official Plan Amendment application to extend the urban boundary and the Winona Community boundary of the former Stoney Creek Official Plan. The application also sought to redesignate the lands from “Agricultural” to “Low Density Residential” to permit residential development. At this time, the lands were also subject to a concurrent Niagara Escarpment Plan Amendment application (NEPA PW-138-01) to facilitate their redesignation from “Escarpment Protection Area” to “Minor Urban Centre” in the Niagara Escarpment Plan (NEP). It is important to note that at this time, the lands were designated “Urban” on Map 1 in the 1995 Council-approved Hamilton-Wentworth Regional Official Plan.

1, 2007. Ultimately, the lands remained outside of the urban boundary as a result of the decision from the Joint Hearing Board.

Lands Proposed for Redesignation and Planning Merit

The removal and redesignation of the lands for future development can be considered appropriate and in keeping with the growth objectives established by the Growth Plan and the Province as a whole. The property in question is currently occupied by one single-detached dwelling and is surrounded by existing servicing and residential development which contains frontage on a collector road (Winona Road). The property is +/- 9.3 acres in size and is in close proximity to existing urban development, rendering it a non-viable option for a farm use or farming activity. Any agricultural operation on site would present potential conflicts with abutting residential development as a result of potential odour, pesticide application, and traffic impacts.

It should be noted that both Peachtree Road and Lorado Drive are roadway stubs that were constructed on the premise that urban land uses were anticipated on the subject lands. This includes provisions of full watermain, sanitary sewer, and stormwater infrastructure as outlined in Figure 2.

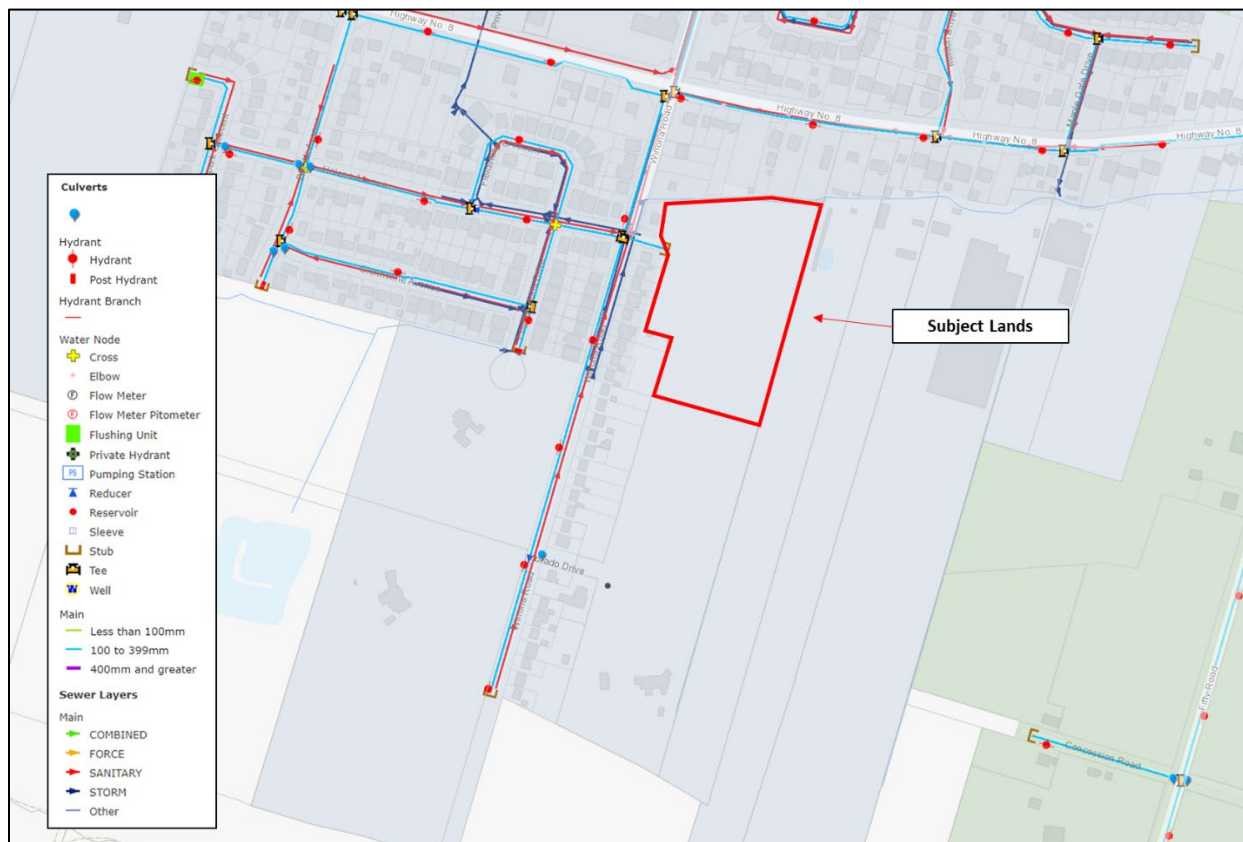


Figure 2: Water and Wastewater Servicing Map

A Concept Plan is contained in Appendix A of this Letter outlining how the subject property could be built out and seamlessly integrated into the surrounding built form, should the lands be redesignated in the Urban Hamilton Official Plan. The plan illustrates a design that accommodates 89 residential units; which would aid the City of Hamilton in achieving the population target of 820,000 people established in Schedule 3 of the Growth Plan for the Greater Golden Horseshoe. This concept can be easily implemented as the property already is in close proximity to municipal infrastructure including; servicing, Secondary & Elementary Schools and Daycare, Grocery stores, and QEW access.

As noted above:

- The lands have direct access to full municipal servicing;
- The lands to be developed will exceed more than 10% attainable housing; and,
- The lands will accommodate 47 single-detached dwelling units and 42 back-to-back townhouse dwelling units.

Actions Required/Next Steps

The proposed changes to the Hamilton Official Plan(s) will ensure the site has the appropriate policy applied to acknowledge the change from a rural, Greenbelt property to a residential property in the City's Urban Boundary.

Step 1 – Removal of property from the Greenbelt Plan

The subject property is requested to be removed from the Greenbelt boundary as part of the modifications being made to the Greenbelt Plan.

Step 2 – Removal of the property from the Niagara Escarpment Plan

As illustrated in Figure 3, the subject property is requested to be removed from the Niagara Escarpment Plan boundary.

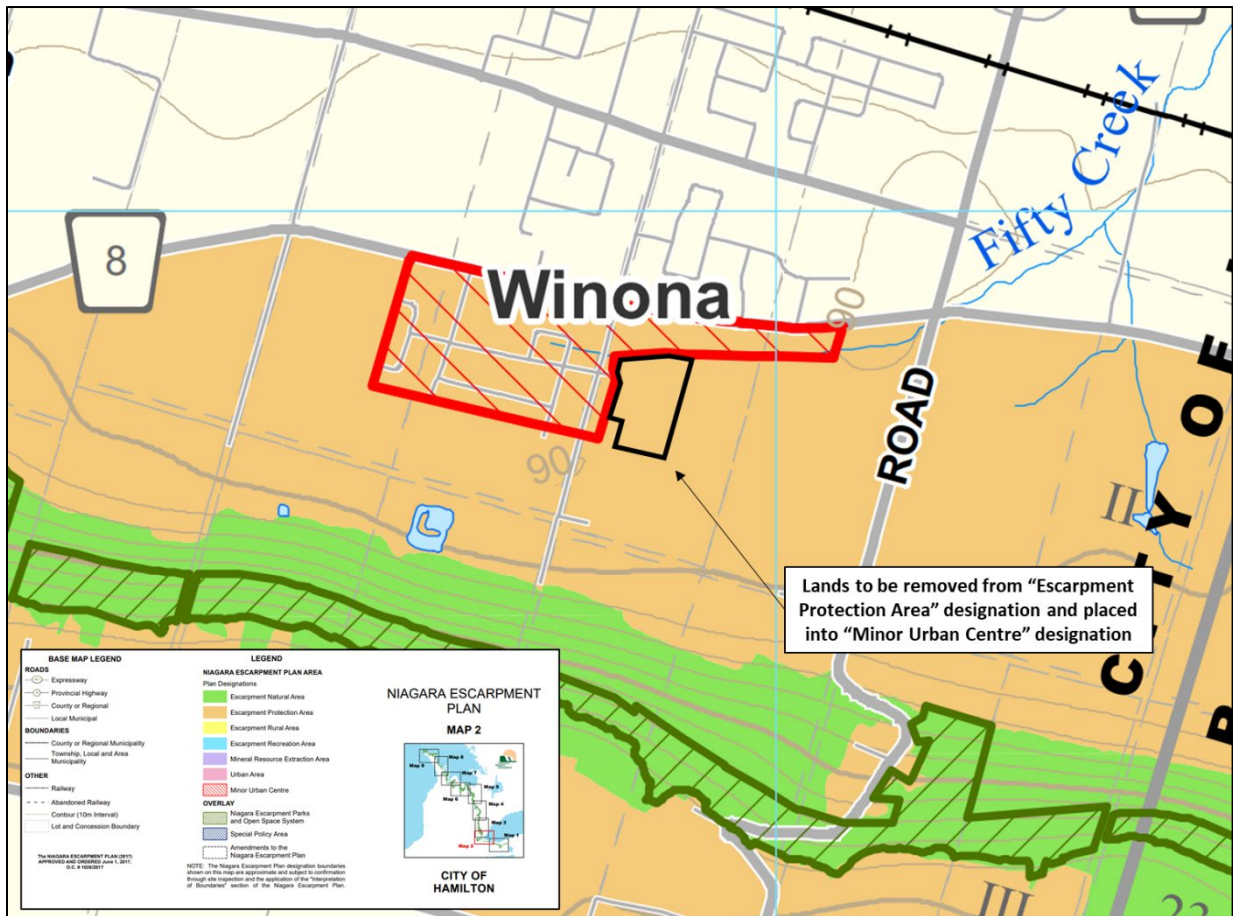


Figure 3: Amendment to the Niagara Escarpment Plan

Step 3 – Removal from the Rural Hamilton Official Plan (RHOP) and inclusion in the Urban Hamilton Official Plan (UHOP)

As illustrated in Figures 4 and 5, the subject property is currently located outside of the Hamilton’s Urban Boundary, located instead in the Rural Hamilton Official Plan. As such, the boundary of the RHOP and UHOP will need to be altered to *exclude* the property in the case of the RHOP and *include* the property in the case of the UHOP.

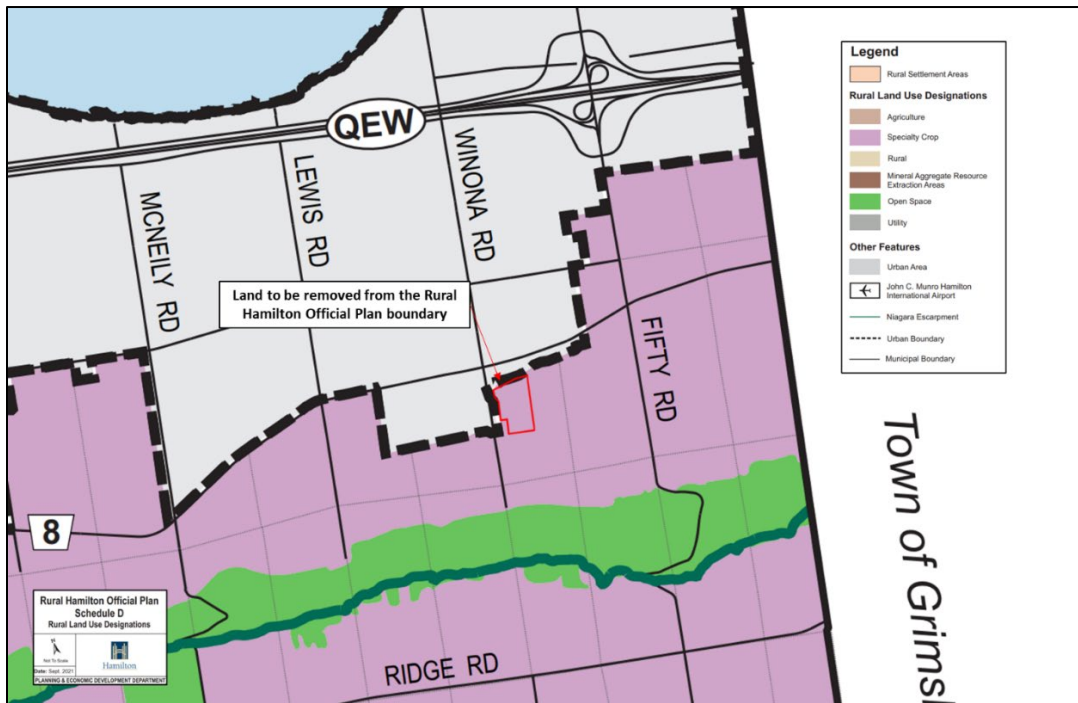


Figure 4: Amendment to the Rural Hamilton Official Plan Boundary

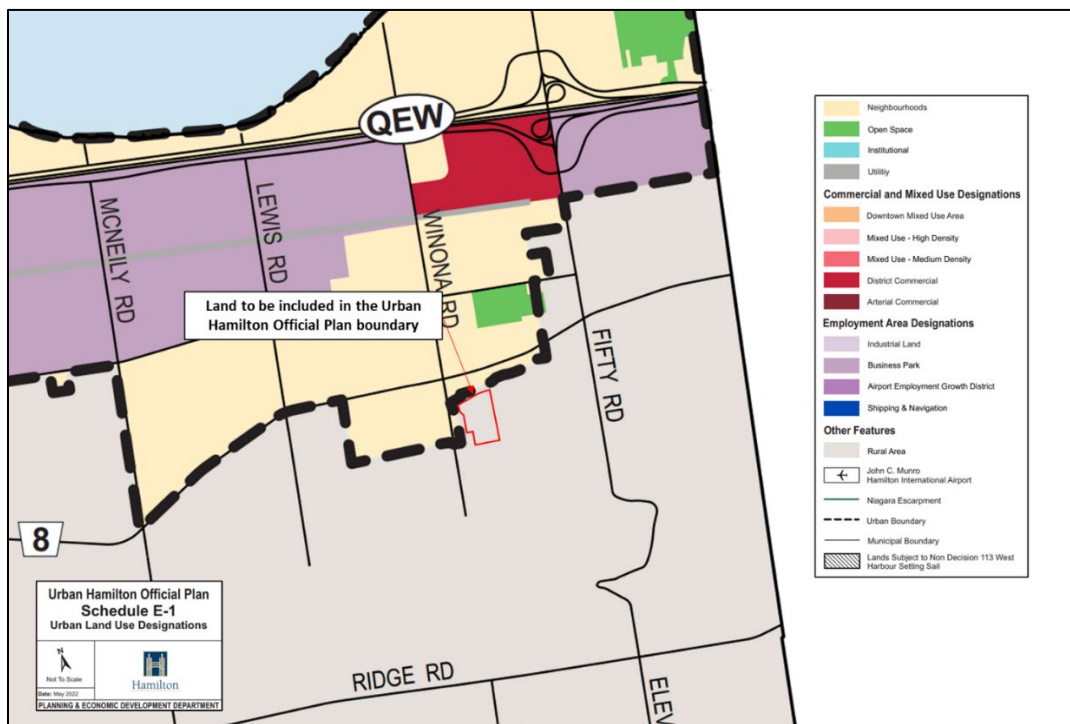


Figure 5 – Amendment to the Urban Hamilton Official Plan Boundary

Step 4: Redesignation of property from the ‘Open Space’ designation in the RHOP to the ‘Neighbourhoods’ designation in the UHOP

As illustrated in Figure 6, the subject lands will need to have their Official Plan designation changed from ‘Open Space’ to ‘Neighbourhoods’ in order to allow for residential development on the property. This action ensures the Official Plan policy aligns with the property’s removal from the Greenbelt and inclusion in the Urban Area – should the Province approve our request.

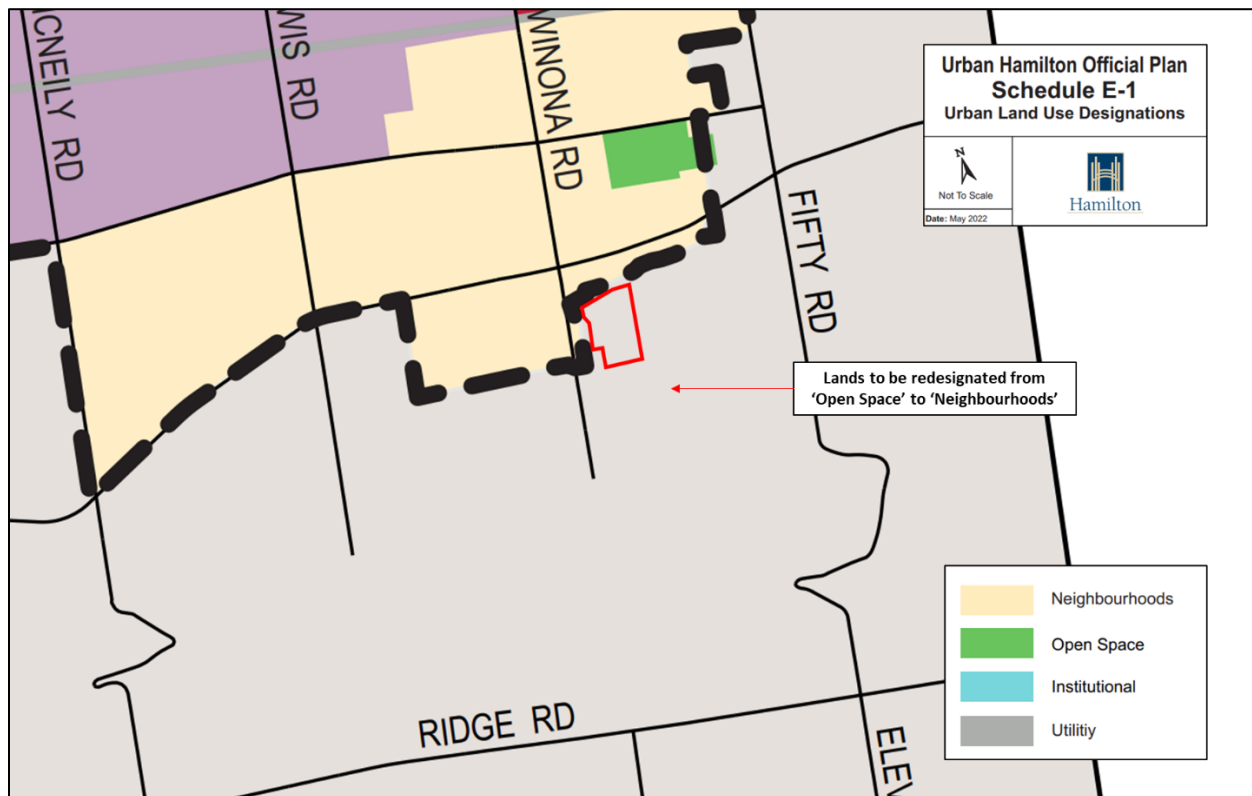


Figure 6: Redesignation in the Rural and Urban Hamilton Official Plans

Step 5: Inclusion of the property in the Fruitland-Winona Secondary Plan and designation of the property as ‘Low Density Residential 3’ in the Fruitland-Winona Secondary Plan

As illustrated in Figure 7, the subject lands about the existing Fruitland-Winona Secondary Plan and will need to be included within this Secondary Plan boundary to ensure the community in its entirety is contemplated by the Secondary Plan. Accordingly, we recommend that the lands be placed in the ‘Low Density Residential 3’ designation as the associated policies align with proposed built form as well as that of the surrounding neighbourhood.

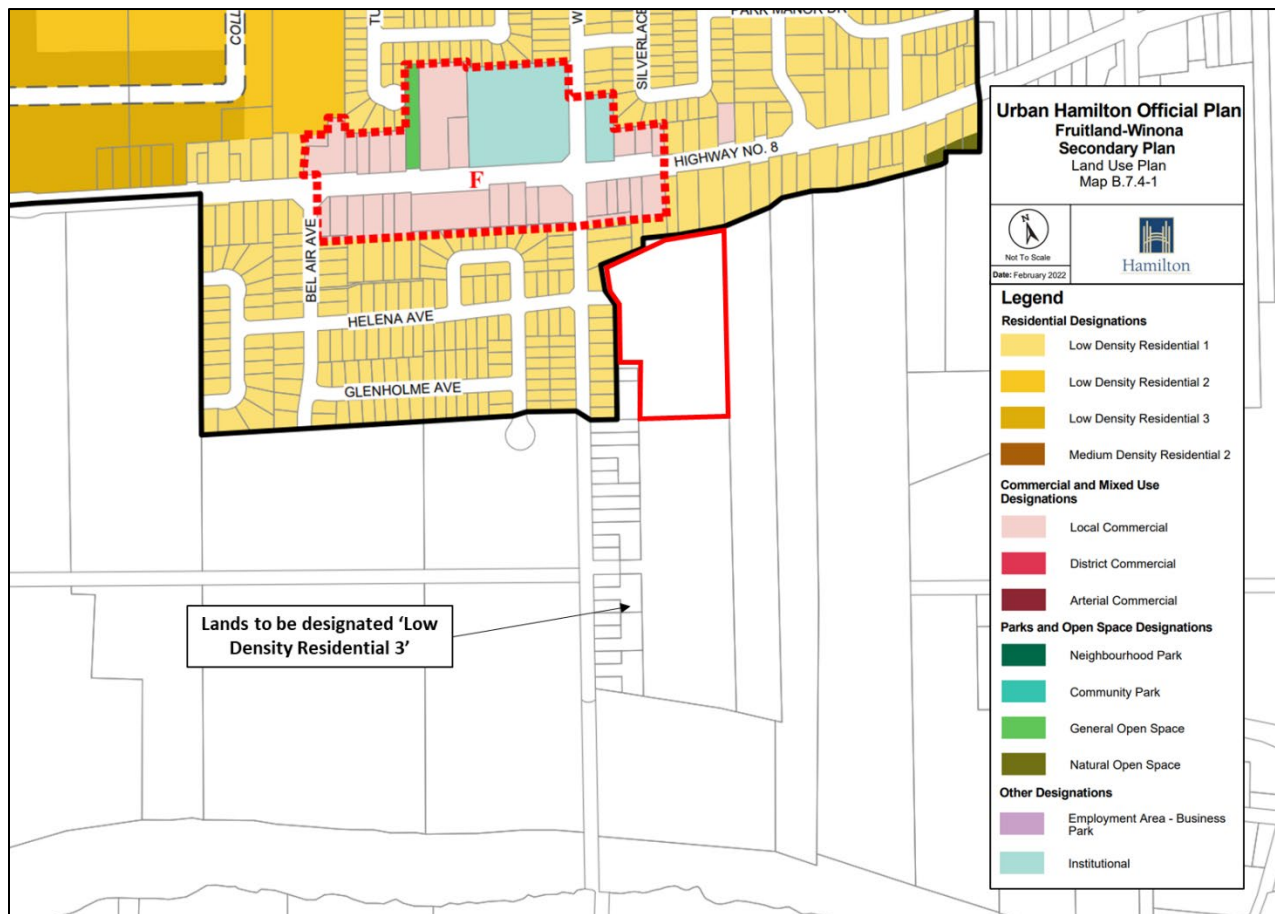


Figure 7: Amendment to the Fruitland-Winona Secondary Plan

Recommended Map Changes

Accordingly, UrbanSolutions recommends the following three changes to the Urban Hamilton Official Plan and Rural Hamilton Official Plan:

1. Schedule 1 – Greenbelt Area of the Greenbelt Plan is modified to redesignate the subject property from ‘Greenbelt Area’ to ‘Settlement Area Outside the Greenbelt’.
2. Map 2 – Niagara Escarpment Plan of the Niagara Escarpment Plan is modified to redesignate the subject property from ‘Escarpment Protection Area’ to ‘Minor Urban Centre’.
3. Schedule D – Rural Land Use Designations of the RHOP is modified by removing the subject property from the Rural Boundary.
4. Schedules A – C-2 and Schedules E – G are modified to include the subject property in the Urban Boundary.

5. Schedule D – Rural Land Use Designations of the RHOP is modified by redesignating the subject property from ‘Open Space’ to ‘Neighbourhoods’.
6. Schedule E – Urban Structure of the UHOP is modified by redesignating the subject property as ‘Neighbourhoods’.
7. Schedule E-1 – Urban Land Use of the UHOP is modified by redesignating the subject property from ‘Open Space’ to ‘Neighbourhoods’.
8. Map B.7.4-1 Land Use Plan of the Fruitland-Winona Secondary Plan of the UHOP is amended to include the subject property in the Low Density Residential 3 designation, while Map B.7.4-2, B.7.4-3 and B.7.4-4 be amended to bring the lands within the Secondary Plan boundary.

As proposed, the aforementioned changes will; place the subject lands into the most appropriate land use designation within the Hamilton Official Plan(s) to recognize the existing conditions on site and implement the growth and intensification objectives laid out by the Province.

Timeline Concerns

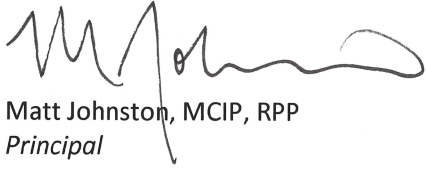
In the Environmental Registry of Ontario posting regarding the proposed Greenbelt Plan amendments, it is stated that the lands removed from the Greenbelt are expected to commence construction no later than 2025. Further, it is noted that should construction not commence on the lands by 2025, they will be returned to the Greenbelt boundary.

Our concern lies in the feasibility of timelines for securing the Planning Act approvals required by 2025. Given the political regime now in place with Hamilton City Council, an Official Plan Amendment application for an Urban Boundary expansion and related changes will not be well received, making a 2025 timeframe impossible to meet.

To achieve this timeframe, the Province must make these modifications to the Hamilton Official Plan. Doing so will limit the Planning Act approvals to a Zoning By-law Amendment application followed by a 12-18 month site plan application, making the 2025 timeframe achievable.

We look forward to working with you and your staff to discuss the outlined request in greater detail and coordinate the implementation of said request. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Kind Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



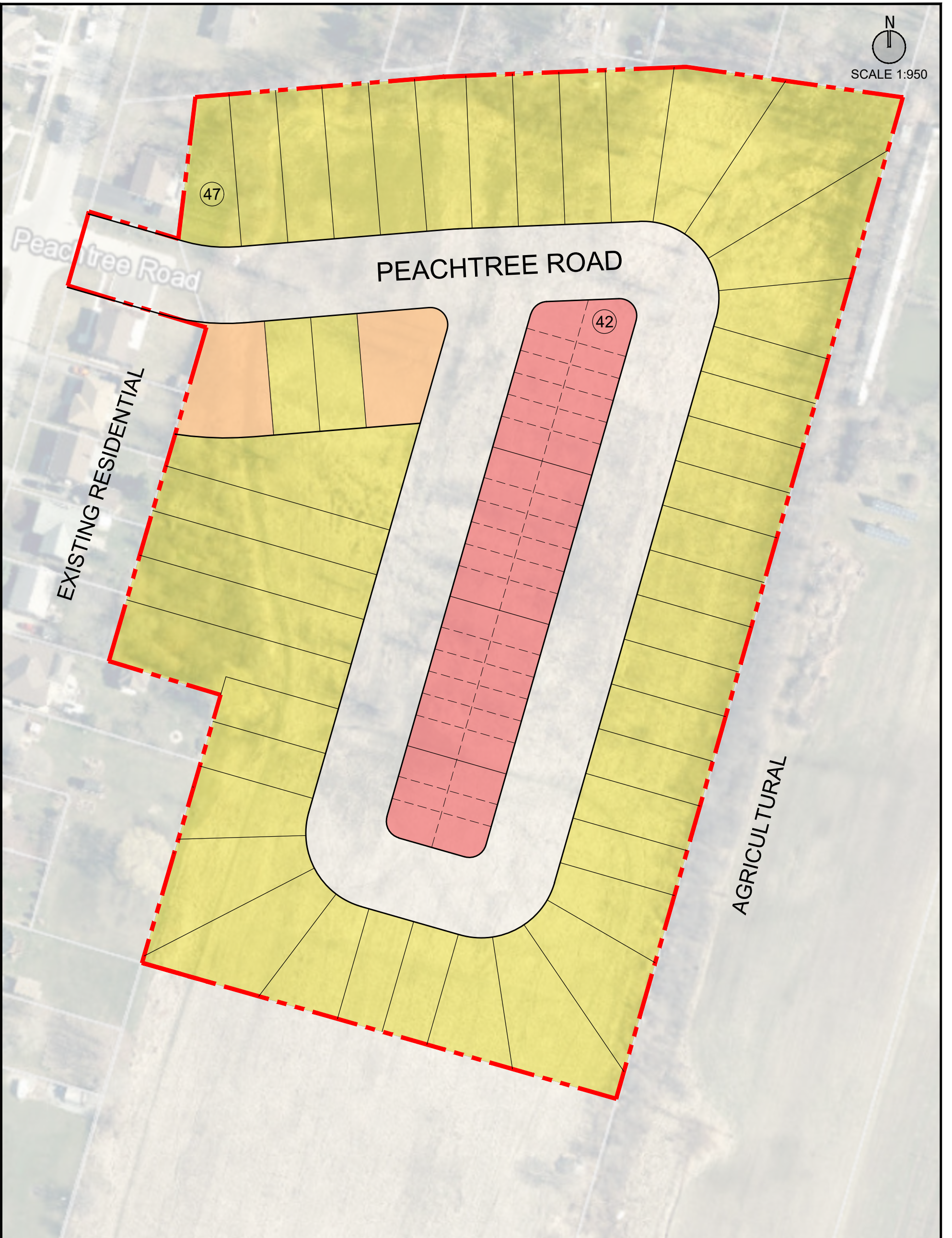
Matthew LeBlanc, M.PL, BA (Hons)
Planner

cc: Minister Neil Lumsden, MPP Hamilton East Stoney Creek
Honourable Donna Skelly, MPP, Flamborough – Glanbrook
Mr. Gabriel DeSantis

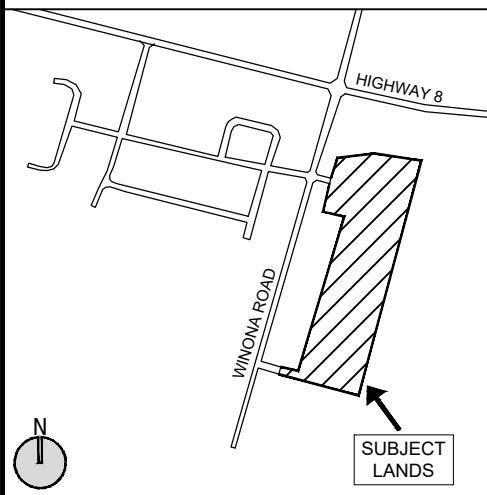
Appendix A - Concept Plan







SCALE 1:950



KEY MAP - N.T.S.



LEGEND:

-  SUBJECT LANDS
-  40' SINGLE DETACHED
-  LARGER THAN 40' SINGLE DETACHED
-  BACK TO BACK TOWNHOUSES

SCALE 1:950
METRES



PREPARED BY:



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HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

TITLE:

**LOTTED
CONCEPT PLAN**

PROJECT:

**10 LORADO
CITY OF HAMILTON**

CLIENT:

DESANTIS INC.

DESIGN BY: J. STANLEY

CHECKED BY: M. JOHNSTON

DRAWN BY: J. STANLEY

DATE: NOVEMBER 25, 2022

U/S FILE NUMBER:

468-22

SHEET NUMBER: