

WELCOME



MCR GRIDS²

Moving Forward Together



GRIDS 2

GRIDS

Hamilton City Council approved the first Growth Related Integrated Development Strategy (GRIDS) in May 2006. GRIDS identified:

- A land use structure for the city based on a Nodes and Corridors Strategy;
- How infrastructure master plans will align with the land use structure;
- An Economic Development Strategy; and
- A financial analysis of the growth options

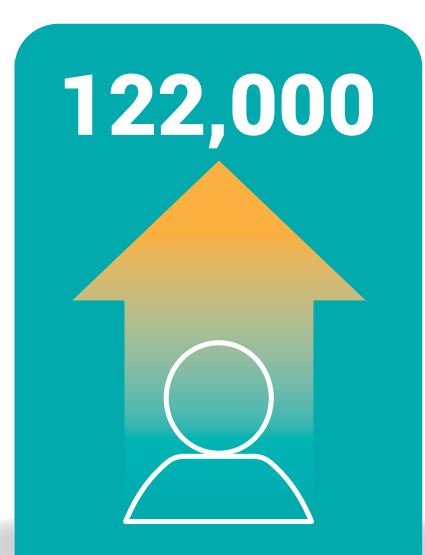


The growth option identified by GRIDS planned for the Provincial growth forecasts to the year 2031.

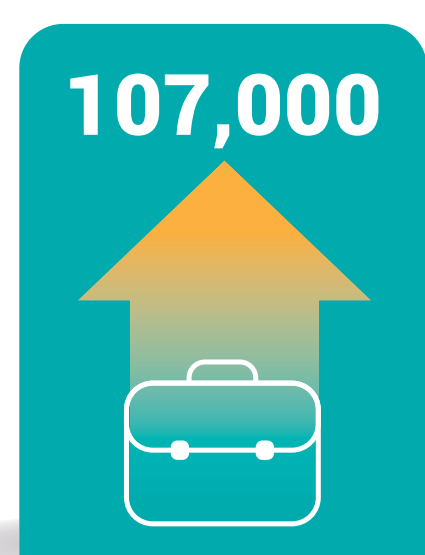
GRIDS 2 - AN UPDATE TO GRIDS

Changes to the Provincial Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan) require the City of Hamilton to plan for population and employment growth to the year 2041.

FORCASTED GROWTH 2016 - 2031



An increase of 122,000 people, for a total population of 680,000 people.



An increase of 107,000 jobs, for a total employment of 310,000 jobs.

FORCASTED GROWTH 2031 - 2041



An increase of 100,000 people, for a total population of 780,000 people



An increase of 40,000 jobs, for a total employment of 350,000 jobs

GRIDS 2 will identify where and how the additional people and jobs will be accommodated. Updates to the infrastructure master plans (stormwater, water/wastewater, and transportation) will also be undertaken as part of GRIDS 2.

MUNICIPAL COMPREHENSIVE REVIEW

WHAT IS THE MUNICIPAL COMPREHENSIVE REVIEW?

A municipal comprehensive review (MCR) is a planning process undertaken by a municipality to implement the policies of the Provincial Growth Plan. Many of the studies required for the MCR also provide necessary information for GRIDS 2. Therefore, the City is completing GRIDS 2 and the MCR at the same time. Studies required through the MCR include:



An Official Plan Amendment will implement the growth forecasts, targets, and associated policies emerging from the GRIDS 2 and MCR studies.

TIMELINE



* Phase 2 and 3 will overlap because components of these phases are interrelated

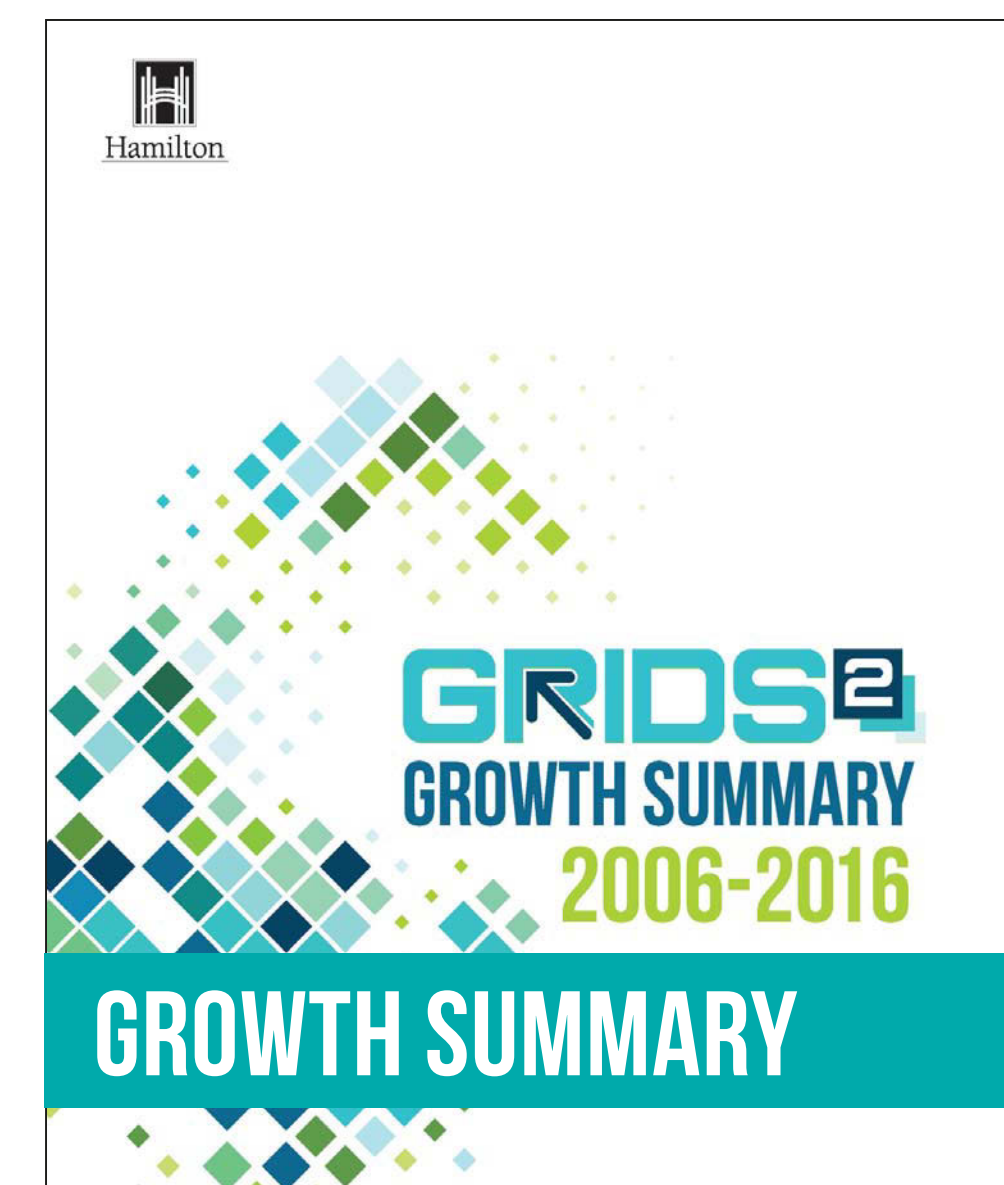


GROWTH SUMMARY

GROWTH SUMMARY 2006 - 2016

As part of the background work in Phase 1, City staff completed a Growth Summary, 2006–2016, which summarized the City’s growth and development over the last 10 years in the following areas:

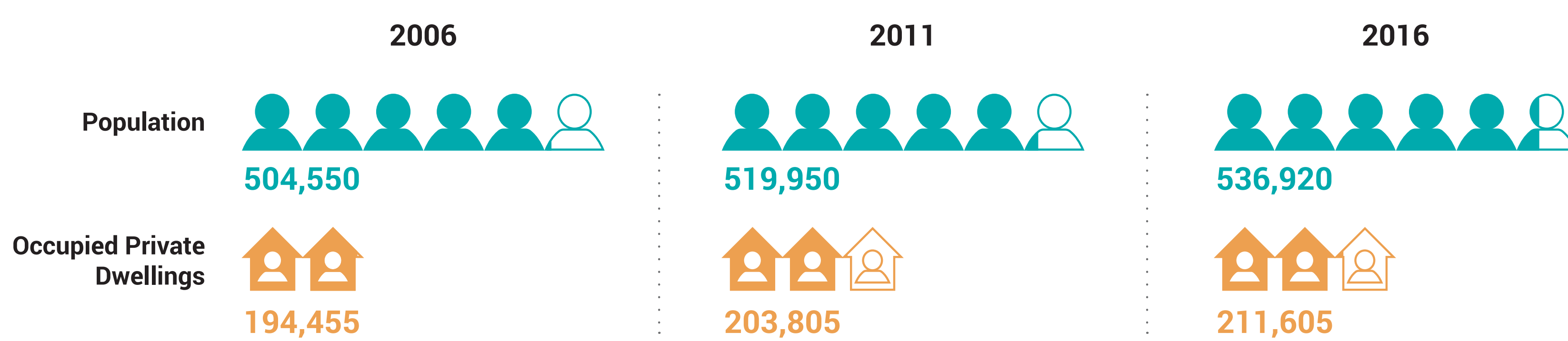
- Population and demographics;
- Intensification;
- Node review;
- Greenfield development;
- Rural area; and,
- Employment.



Information from the Growth Summary will be presented throughout these panels through Infographics highlighting key data and statistics.

HOW HAVE WE GROWN?

GROWTH IN POPULATION AND DWELLINGS 2006 - 2016



ARE WE MEETING THE PROVINCIAL GROWTH FORECAST?

YEAR	PROVINCIAL GROWTH FORECAST	CENSUS POPULATION	CENSUS POPULATION PLUS UNDERCOUNT*	POPULATION VARIANCE
2001	510,000	490,260	505,485	- 5,515
2011	540,000	519,955	540,750	+ 750
2016	565,000	536,920	558,397	- 6,603
2021	590,000	-	-	-
2031	680,000	-	-	-
2041	780,000	-	-	-

* Census undercount represents an adjustment made to account for people who are missed, counted twice, or should not have been counted.



HAMILTON'S URBAN STRUCTURE

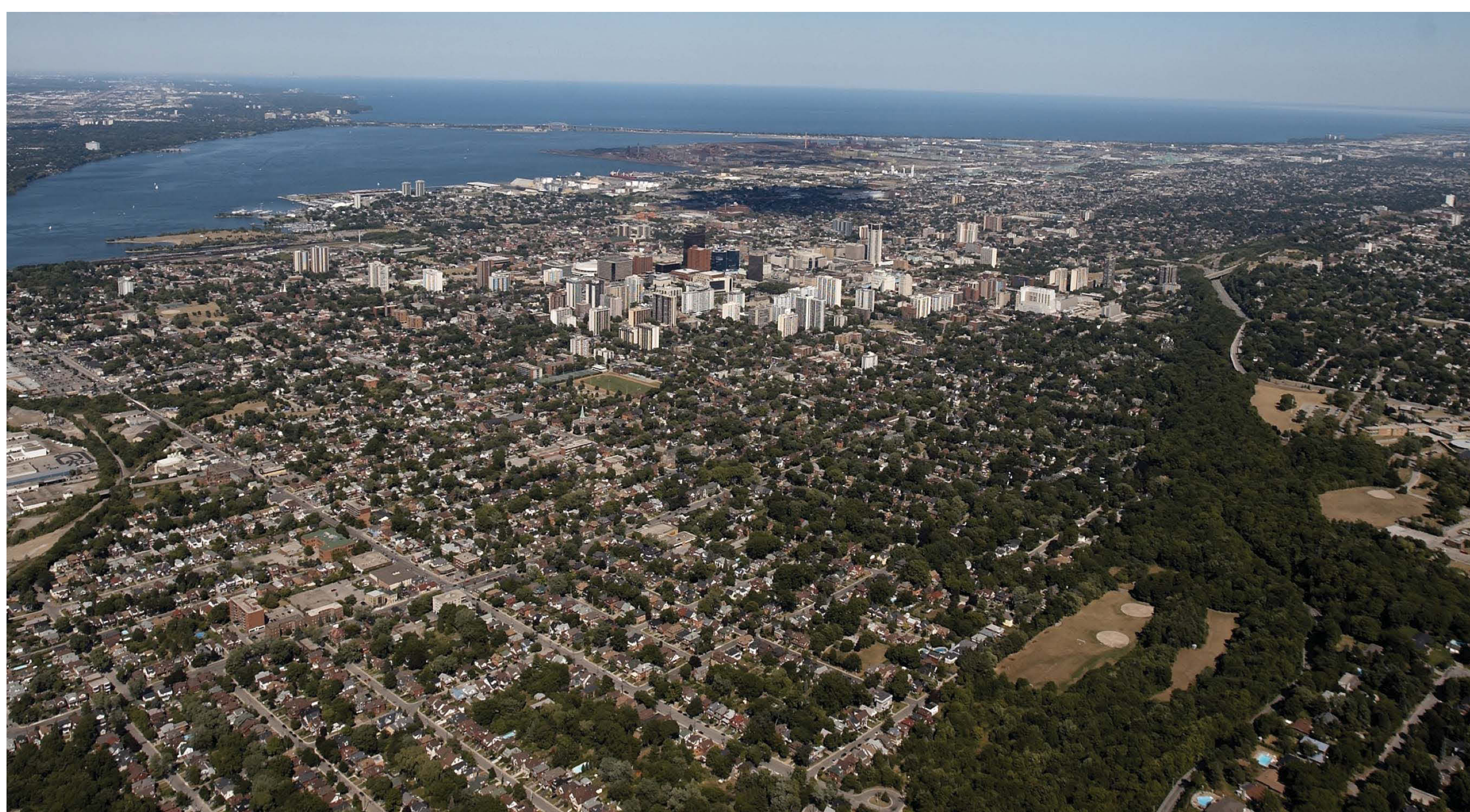
WHAT IS HAMILTON'S URBAN STRUCTURE?

Hamilton's "Nodes and Corridors" Urban Structure was recommended by GRIDS (2006) and implemented in the Urban Hamilton Official Plan (UHOP) as Schedule E. Key elements identified in the Urban Structure include:

- Nodes and Corridors;
- Neighbourhoods (community areas);
- Employment Areas;
- Major Activity Centres (McMaster and Mohawk); and,
- Major Open Space.

WHY IS THE URBAN STRUCTURE IMPORTANT?

The urban structure provides guidance on how the City will grow over the long term by establishing a high-level land use vision. The urban structure guides decision-making, infrastructure and community investments, and policy development.





NODES AND CORRIDORS

WHAT DOES A “NODES AND CORRIDORS” URBAN STRUCTURE MEAN?

Nodes are intended to provide for a broad range and mix of uses in areas of higher density and activity than surrounding Neighbourhoods. Corridors connect nodes (communities) and other components of the urban structure. Together, Nodes and Corridors are:

- the focus of redevelopment activities
- activity focal points for neighbourhoods and communities
- interconnected and served by transit
- planned for a vibrant pedestrian environment with high quality urban design
- planned for higher density, mixed use development

WHAT TYPES OF NODES ARE THERE?

The UHOP sets out a hierarchy of Urban Nodes, and includes density targets in terms of persons and jobs per hectare (pjh) for each type of node based on size and function. The types of nodes, density target and existing density for each node are shown on the next panel.



Through the MCR, additional Strategic Growth Areas may be identified, such as the Major Transit Station Areas along the future LRT corridor.



RESIDENTIAL INTENSIFICATION



WHAT IS RESIDENTIAL INTENSIFICATION?

Residential intensification is the development of a property, site or area at a higher residential density than currently exists, and includes site redevelopment (including brownfields), development of vacant sites, infill and expansion or conversion of existing buildings.

WHAT ARE THE BENEFITS OF RESIDENTIAL INTENSIFICATION?

Both the Provincial Growth Plan and the Urban Hamilton Official Plan prescribe intensification targets and general policy direction that encourages intensification in the urban area. Residential Intensification achieves the following benefits:

- more efficient use of infrastructure;
- greater access to public service facilities, public transit, and local services;
- access to a range of housing;
- shorter commute times and access to a range of jobs;
- protection of valuable resources, such as agricultural lands, water resources, and natural areas; and,
- reduction of greenhouse gas emissions.

WHAT ARE THE INTENSIFICATION REQUIREMENTS?

In addition to prescribing forecasted growth for the City of Hamilton to the year 2041, the Growth Plan also requires that a certain amount of that growth must occur as intensification within the delineated built-up area.

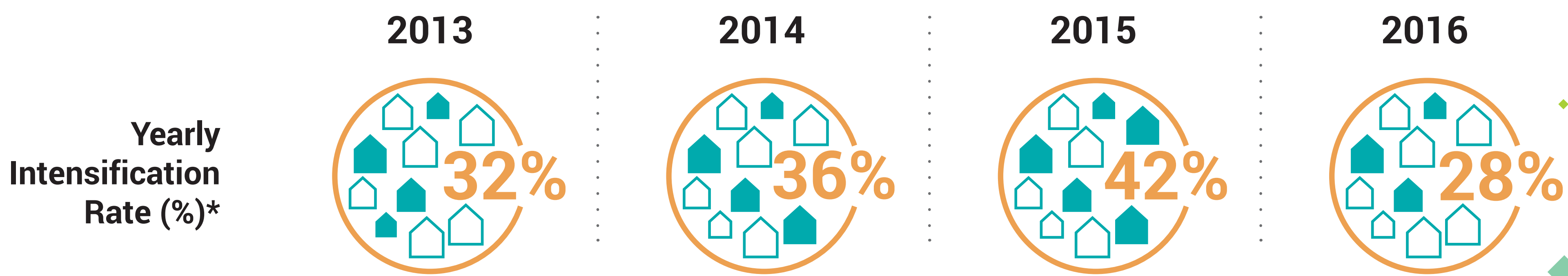
The map on the next panel shows the built-up area, and the intensification targets for the amount of growth that must occur within the built-up area.

RESIDENTIAL INTENSIFICATION

HOW MUCH INTENSIFICATION HAS BEEN OCCURRING?

The City's current intensification target in the UHOP is 40%, meaning that 40% of all new residential units built each year must be located within the built-up area. Achieving this target on a yearly basis is challenging. The City's intensification rate over the four years from 2013 to 2016 is summarized below:

CITY'S INTENSIFICATION RATE FROM 2013 - 2016



*(Number of units constructed within built boundary/Total number of units constructed)

Through the MCR, a Residential Intensification Review will be completed which will identify tools and methods that can be utilized to encourage compatible intensification.

WHERE HAS INTENSIFICATION BEEN OCCURRING?

The UHOP identifies targets for where residential intensification should occur. The targets are based on geographic location: Urban Growth Centre (downtown); Nodes; Corridors; and remaining Neighbourhoods.

A comparison of the actual intensification rate versus the targeted intensification rate by geographic area is provided here:

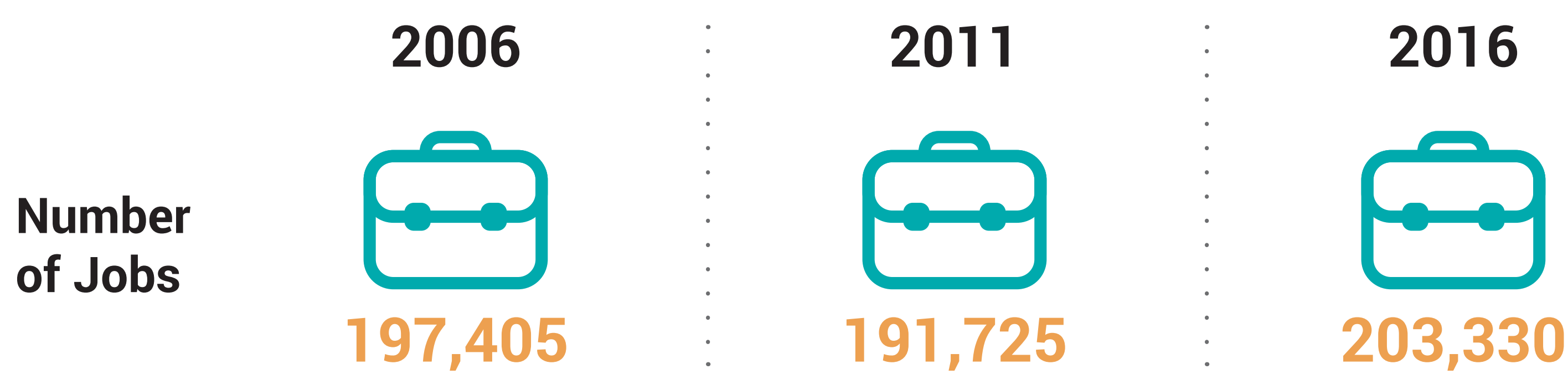
	TARGETED INTENSIFICATION RATE	ACTUAL INTENSIFICATION RATE
Urban Growth Centre (UGC)	20%	13%
Nodes	40% combined	19% combined
Corridors		
Remaining Neighbourhoods	40%	68%

Through the MCR, we have an opportunity to review these intensification targets to determine if they are still appropriate, or if revisions are required.

EMPLOYMENT

HOW HAS THE CITY'S EMPLOYMENT GROWN?

Employment growth is key to the success of the City's economy. Employment growth is measured in the number of jobs in the City, obtained through place of work data from the census. The number of jobs in the City has varied over the period from 2006 to 2016.



ARE WE MEETING PROVINCIAL EMPLOYMENT TARGETS?

The Growth Plan forecasts employment growth for Hamilton to reach 350,000 jobs by the year 2041. To date, the City's employment growth (# of jobs) has not met the provincial targets.

YEAR	FORECAST	ACTUAL NUMBER OF JOBS
2011	234,000	191,725
2016	252,000	203,330
2031	310,000	-
2041	350,000	-

Through the MCR, we will complete an employment strategy which will examine the City's future employment growth, including opportunities to intensify the City's existing employment lands.

EMPLOYMENT LAND REVIEW

As part of the MCR, and in accordance with Provincial and Municipal criteria, City staff are reviewing Employment Land designations on Schedule E-1 of the Urban Hamilton Official Plan to identify if there are any Employment Lands that may warrant conversion to a non-employment use. The results of this analysis will inform the Land Needs Assessment.

COMMENTS

PLEASE GIVE US YOUR THOUGHTS!

After reviewing the City's Urban Structure and considering the data on intensification and density presented here today, do you have any comments on the City's Urban Structure?

QUESTIONS TO CONSIDER:

1. ARE THERE ADDITIONAL AREAS WHERE YOU FEEL INTENSIFICATION SHOULD BE FOCUSED APART FROM THE CITY'S NODES AND CORRIDORS?
2. ARE THERE ADDITIONAL CORRIDORS THAT SHOULD BE IDENTIFIED?
3. ARE THERE ADDITIONAL NODES THAT SHOULD BE IDENTIFIED?

Please feel free to indicate your comments directly on the Urban Structure map, using the markers provided, or on the large sheets provided.

Or, you may take a comment sheet and submit your comments on-line, by mail/email, or in the drop box at the welcome table on your way out.



NEXT STEPS

City staff will review the feedback and comments received from the public and other stakeholders.

The MTSA Planning work will be concluded. If necessary, the City will submit an application to the Province for a reduced density target for certain stations that may not reach the required 160 persons and jobs per hectare target.

Staff will continue working on the other required technical studies such as the residential intensification update, housing strategy, employment strategy and the land needs assessment. Results from these technical reviews will be discussed at the next round of public consultation.

Next Public Consultation Events:

OPEN HOUSE ROUND 2 - LATE 2018:

- Update on technical studies
- Land Needs Assessment
- Evaluation framework

OPEN HOUSE ROUND 3 - SPRING 2019:

- Growth options evaluation

FOR MORE INFORMATION:

VISIT OUR WEBSITE

www.hamilton.ca/grids2-mcr

CONTACT STAFF

Call or e-mail staff to discuss.

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