

October 7, 2022

462-22

Via Email

Honourable Steve Clark,
Minister of Municipal Affairs and Housing

and

Ms. Erika Ivanic
Municipal Services Office – Central Ontario

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

Dear Mr. Clark and Ms. Ivanic:

**RE: Request for Redesignation of Lands for Development – Urban Hamilton Official Plan
128-130 Tope Crescent, City of Hamilton
ERO No. 5732**

UrbanSolutions Planning & Land Development Inc. is the authorized planning consultant acting on behalf of Alexander Tools (2021) Inc. and Ronald Braley who collectively own the lands located at 128-130 Tope Crescent, in the City of Hamilton.

On September 8, 2022, the Ministry of Municipal Affairs and Housing (MMAH) initiated an invitation for public consultation on the proposed amendments to the City of Hamilton’s Rural and Urban Official Plans, which introduce new policies to guide growth and development to the year 2051. The commenting period is established as September 8, 2022 to October 8, 2022. The site in question is well suited for future growth and intensification, as will be discussed throughout the remainder of this letter. Accordingly, our request today is to take the justification outlined below for the site to be redesignated in both the Urban Hamilton Official Plan and Ainslie Wood Westdale Secondary Plan to better align with the goals and objectives of the Province.

Lands Proposed for Redesignation

The subject lands are located in the Westdale South neighbourhood and are approximately 0.16 hectares (0.4 acres) in size. The lands are comprised of two separate lots, 128 and 130 Tope Crescent, both of which are currently vacant.

Oddly, 128 Tope Crescent is designated ‘Employment Area – Industrial Land’ on Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan and ‘Employment Area – Industrial Lands’ on

Map B.6.2-1 of the Ainslie Wood Westdale Secondary Plan. This parcel is zoned 'M6' Light Industrial in the City of Hamilton Zoning By-law No. 05-200. It is important to note, this parcel is not considered Provincially Significant Employment Land by the Province of Ontario.

Meanwhile, the abutting parcel to the west, 130 Tope Crescent and the balance of the homes to the west are designated Neighbourhoods on Schedule E-1 of the Urban Hamilton Official Plan and Low Density Residential 3 in the Ainslie Wood Westdale Secondary Plan. It is zoned 'D/S-1361' Urban Protected Residential – One and Two Family Dwellings, Etc. in the Former City of Hamilton Zoning By-law No. 6593.

Planning Merit

On its own, 128 Tope Crescent, being 1,012 square metres (0.25 acres), is simply too small to be developed for industrial purposes. Further, development of this one isolated parcel is not required for the municipality to meet its employment jobs target established by the Growth Plan.

With the land assembly created by the two current owners, 128 and 130 Tope Crescent can be developed for residential purposes in a manner much more compatible with the surrounding uses than the current employment designation would allow. In this regard, five street townhouses are envisioned for the subject lands and a formal consultation submission to the City of Hamilton is imminent.

The formal consultation process will confirm the required *Planning Act* applications and identify the studies and plans necessary to evaluate the proposal. In this regard, this submission via the ERO process could negate the need for an official plan amendment application, thus providing an opportunity to bring these units onstream to the market in a more timely and cost-effective manner.

Section 2.2.1 of the Places to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides policy direction as to where and how municipalities should grow. Specifically, Schedule 3 of the Plan identifies a population target of 820,000 for the City of Hamilton by the year 2051. To accommodate this growth, the Plan offers policy direction on growth management, including prioritizing intensification and higher densities to make efficient use of land and infrastructure and providing a diverse range and mix of housing options. Further, Section 2.2.2 of the Plan established a minimum intensification target of 50 percent of all residential development to occur within delineated built-up areas. Accordingly, the development of subject underutilized lands for residential purposes is well aligned with the goals and objectives of the Growth Plan and Urban Hamilton Official Plan.

Recommended Changes to the UHOP

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

1. Schedule E-1 – Urban Land Use Designations of the UHOP is amended to include the subject property in a 'Neighbourhoods' designation as illustrated in Appendix A.
2. Map B.6.2-1 – Urban Hamilton Official Plan Ainslie Wood Westdale Secondary Plan – Land Use Plan be amended to include the subject property in the Low Density Residential 3 designation as illustrated in Appendix B.

As proposed, the aforementioned changes will place the subject property into the most appropriate land use designation within the UHOP and Ainslie Wood Westdale Secondary Plan to recognize the existing conditions on site and implement the growth and intensification objectives laid out by the Province. Additionally, the site's proximity to existing residential uses to the south further supports the proposed redesignation, which is intended to facilitate a compatible form of development that is in keeping with the character of the surrounding neighbourhood.

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, MPL, BA (Hons)
Planner

cc: Alexander Tools (2021) Inc., 35 Glen Road, Hamilton, ON
Mr. Ronald Braley, 35 Glen Road, Hamilton, ON

Appendix A

Change to Schedule E-1 – Urban Land Use Designations of the UHOP

APPEALS

--- The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.

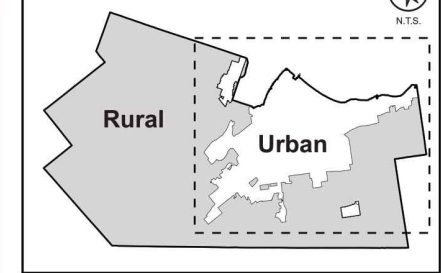
UHOPA NO. 69 APPEALS - PL171450

- ★ - 71 Main Street West and 10 Baldwin Street, Appellant # 8
- 3011 Homestead Drive (Glanbrook), Appellant # 4
- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20
- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14

UHOPA NO. 102 APPEALS - PL180548

- ★ - 215, 217, 219, 221, 225 and 231 Main Street West, 67 & 69 Queen Street South and 62 & 64 Hess Street South

Key Map



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

- Neighbourhoods
- Open Space
- Institutional
- Utility

Commercial and Mixed Use Designations

- Downtown Mixed Use Area
- Mixed Use - High Density
- Mixed Use - Medium Density
- District Commercial
- Arterial Commercial

Employment Area Designations

- Industrial Land
- Business Park
- Airport Employment Growth District
- Shipping & Navigation

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

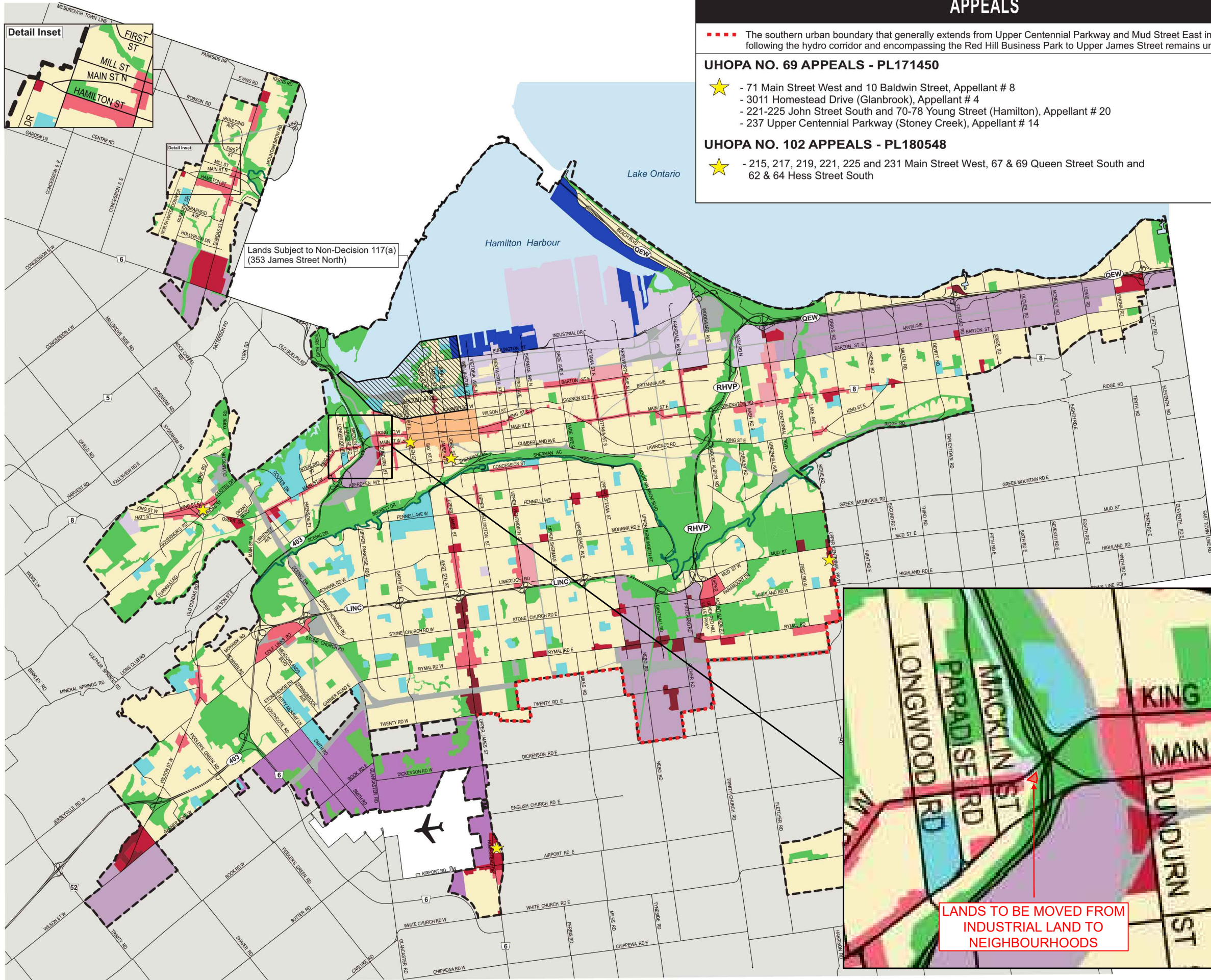
Urban Hamilton Official Plan Schedule E-1 Urban Land Use Designations



Date: May 2022

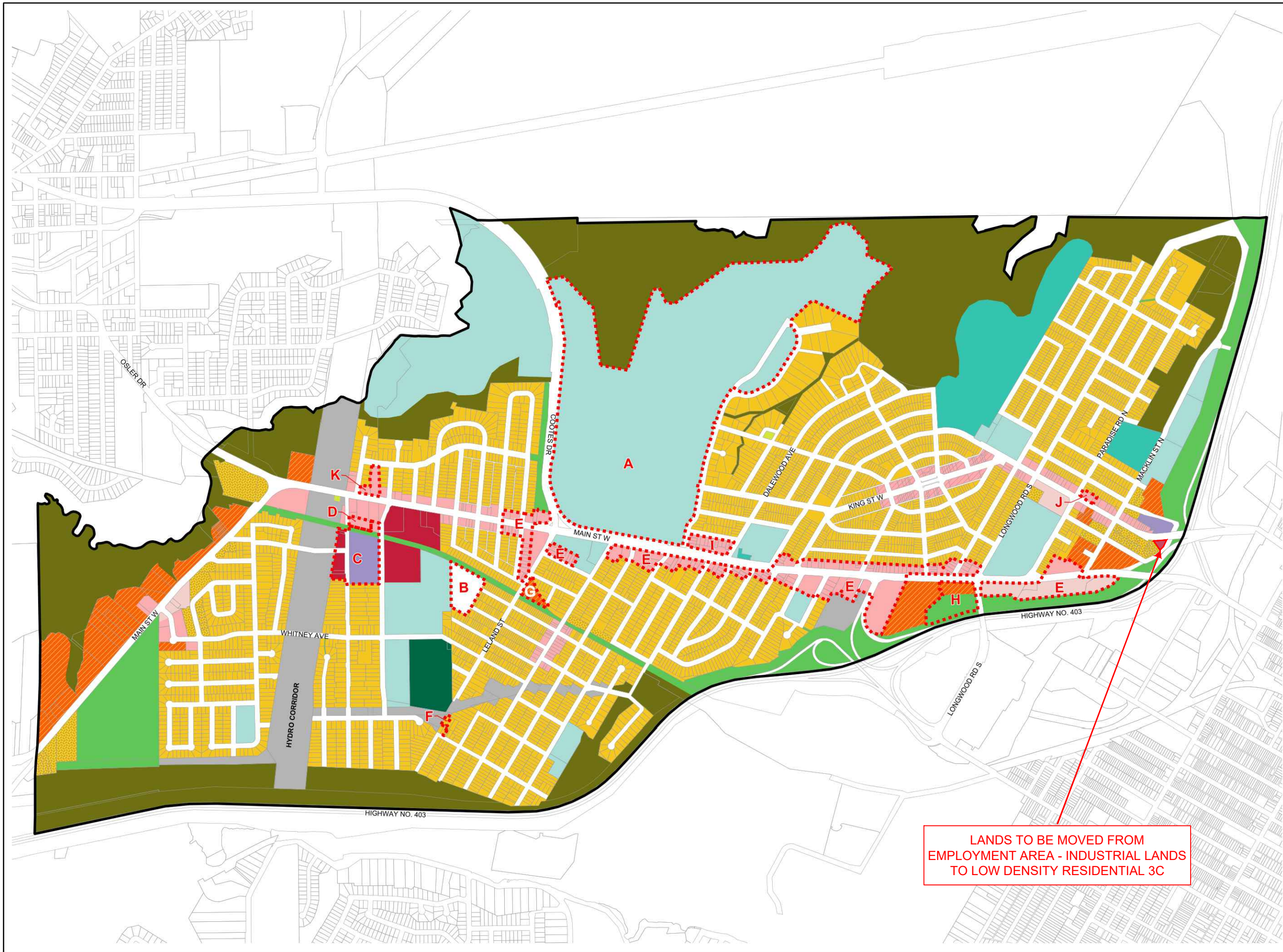
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Appendix B

Change to Map B.6.2-1 – Urban Hamilton Official Plan Ainslie Wood Westdale Secondary Plan



Legend

- Residential Designations**
 - Low Density Residential 2
 - Low Density Residential 3c
 - High Density Residential 1
- Commercial and Mixed Use Designations**
 - Local Commercial
 - Mixed Use - Medium Density
 - Mixed Use - Medium Density - Pedestrian Focus
 - District Commercial
- Parks and Open Space Designations**
 - Parkette
 - Neighbourhood Park
 - Community Park
 - General Open Space
 - Natural Open Space
- Other Designations**
 - Institutional
 - Employment Area - Industrial Lands
 - Utility
- Other Features**
 - Area or Site Specific Policy
 - Secondary Plan Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
Ainslie Wood Westdale
Secondary Plan
 Land Use Plan
 Map B.6.2-1



Not To Scale



Hamilton

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LANDS TO BE MOVED FROM
 EMPLOYMENT AREA - INDUSTRIAL LANDS
 TO LOW DENSITY RESIDENTIAL 3C