



City of Richmond

Report to Committee

To: Planning Committee
From: Brian Jackson, MCIP
Acting General Manager, Planning & Development
Re: Hamilton Area Plan
First Public Survey Findings and Proposed Development Options

Date: May 23, 2012
File: 08-4045-20-14/2012-
Vol 01

Staff Recommendation

That staff proceed with Phase 2 of the Hamilton Area Plan Update with the three proposed development options included in this Report dated May 23, 2012 from the Acting General Manager of Planning and Development.

Brian Jackson, MCIP
Acting General Manager, Planning & Development

Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF ACTING GENERAL MANAGER
Parks	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Environmental Sustainability	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Law and Community Safety Administration	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Community Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Community Social Development	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG SUBCOMMITTEE	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/>
			NO <input type="checkbox"/>

Staff Report

Origin

The purpose of this Report is to provide an update on progress regarding the first Public Survey and Open House for the Hamilton Area Plan Update and an overview of three (3) proposed Development Options to be presented at the second public Open House, ideally in late June 2012.

Finding of Fact

As part of the 2041 OCP Update Concept, with public support, in April 2011, Council endorsed undertaking more detailed planning to densify the Hamilton, East Cambie, Blundell and Garden City neighbourhood shopping centres. The 2041 OCP Update Concept anticipated, that with Council's direction, staff will lead and undertake a planning process first for the Hamilton Neighbourhood Shopping Centre, as the Hamilton community strongly supports such a process.

The Hamilton Plan Update is proceeding as Council approved in December 2011 with Oris Consulting Ltd. undertaking the approved Work Plan, under City direction (see Attachment 1 regarding affected areas). The main highlights of this five-phase Work Plan include:

- Phase 1: Prepare Baseline Information
- Phase 2: Analyse Phase 1 Findings to Prepare Policy Options
- Phase 3: Detailed Studies on Planning Options
- Phase 4: Prepare Draft Hamilton Plan Update
- Phase 5: Finalize the Hamilton Plan Update and Public Consultation.

On March 13, 2012, the first Open House was held. Invitations were sent via mass mailing to all household and business mailing addresses in Hamilton. The survey and Open House display boards were available on the City's website (www.richmond.ca) and the Place Speak website (www.placespeak.com/hamiltonareaplan). Residents were asked to complete and return the survey (one per household) forms by April 1, 2012.

There was a good Open House turnout of approximately 135 people. City staff from Policy Planning, Development Applications, Environmental Sustainability, Parks, Engineering and Transportation Divisions were present, as well as the Oris planning consultants (e.g., Dana Westermarck, Patrick Cotter). Display boards and survey forms were available (Attachment 2). City staff led the Open House with an introductory presentation which outlined the purpose and scope of the Area Plan update, followed by a consultant presentation regarding the current status of community planning matters and an open Q & A session.

Analysis

Community Consultation Survey Results

General

Hamilton has 1565 households and a population of 4825 people as of the 2011 Census (Not including undercounts yet to be provided by Stats Canada). A total of 70 completed surveys were submitted to the City (4.4% of all households).

The Public Survey (Attachments 2 and 3) include seventeen (17) questions of which question Nos. 1 to 11 involved a description of the respondents' circumstances (e.g., age, similar size, shopping habits, etc.). The remaining question Nos. 12 to 17 involved the respondent's opinions of community development options and possible amenities. The top responses to key questions, from Hamilton as a whole, from the 70 respondents are included below. Please refer to Attachment 3 for the complete survey results. (A package of colour pie and bar charts graphically representing the findings in Attachment 3 is available in the Planning and Development Department and Mayor and Councillor's Office).

Housing Choices and Density:

The Public Survey indicates that there is a sufficient choice of single-family homes and townhomes but an insufficient choice of apartment-style housing, servicing the needs of singles through to seniors.

The choice to live in Hamilton may be due to its central location within Metro Vancouver with easy access to various freeways and bridges. This survey data indicates that residents commute to work mainly in Richmond and Vancouver and shop mainly in Queensborough, Burnaby and Richmond.

54% of respondents agree or strongly agree to have more density with a further 16% staying neutral at this time. The survey has indicated support for more medium density development between 3 and 6 storeys. Specifically, the Public Survey includes the following opinions:

- *Feel there should be more medium density development (3 to 6 storey) – Question No. 14:*

Strongly Agree-19	Disagree-9
Agree-19	Strongly Disagree-12
Neutral-11	

Parks, Greenways and Pathways and Trails:

These amenities are highly valued and well used in the community as indicated by the Public Survey. 62% of respondents use the nature parks, dyke trails and bike trails while a further 38% use both the active play parks and sports parks. There was strong support for improved linkages for pedestrians and cyclists and several comments in support of off-leash areas. As well, the Public Survey includes the following opinions:

- *Hamilton Parks and Recreation Used Top Priority – Question No 15:*

Nature Parks-37; Active Play Parks-33; Sports Parks-27; Bike Trails-26; Dyke Trails-33

Transportation, Sidewalks and Safety:

There is a strong survey response for transportation improvements, in particular at Westminster and Gilley. Concerns were raised around truck traffic and vehicular speed, a lack of safe crossings for pedestrians and cyclists to access the school, community centre and shopping centre. The highest response rates were for improvements at Westminster and Gilley and Westminster Highway overall as requiring improvements for sidewalks and bike lanes. The Public Survey includes the following opinions:

- *Sidewalks and Signals Top Priority – Question No. 16a :*
Westminster Hwy & Gilley-48; Westminster Hwy & River Road-41; Westminster Hwy & Hwy 91-16; Sidewalks on Westminster Highway-56

Community Services:

The Public Survey indicates that there is a community preference for services including; a policing office, improved library services; fitness facilities, additional childcare spaces and care for seniors. There are a number of respondents who indicate concerns over not having a middle school and / or a high school in Hamilton. The Public Survey includes the following opinions:

- *Community Services Most Wanted – Question No. 12a:*
Policing Office– 21; Library Services– 18; Fitness Centre-10

Retail Services:

With over 17% of respondents preferring to shop within three (3) minutes from home, respondents have a strong desire for newer format, pedestrian-oriented retail and retail services being available close to home. The priorities are strongly identified as follows: grocery, medical, pharmacy dental; and general retail services including; specifically coffee shops and restaurants. The Public Survey includes the following opinions:

- *Personal /Commercial Services Most Wanted Question No. 12b:*
Food-25; Medical-17; Pharmacy-15

Proposed Development Options & Amenities Discussion

Based on the Public Survey results and a preliminary analysis of the market development potential of lands within Areas 2 and 3 (see map, **Attachment 1**), three (3) proposed Development Options for consideration have been created as illustrated in Attachment 5, namely:

- Option 1: Lower Medium Density
- Option 2: Mixed Medium Density
- Option 3: Higher Medium Density

It should be noted that these are generalized Development Options for initial review by Council and will be refined after comments from Council have been received before being taken to the public for review. Each option includes a new commercial village core on the site of the existing Bridgeview Shopping Centre.

For Areas 2 and 3, there is an estimated addition of 7,212 to 12,696 people under Options 1 to 3 and 4,200 people under the current OCP (Attachment 4). These additional estimated people would be added to the 2011 census population of 4825 people for all of Hamilton. This would lead to a possible built-out population of 9,025 under the current OCP to 17,521 under Option 3 (based on an assumed 2.5 people/dwelling).

As well, Oris Consulting has undertaken a preliminary analysis of the potential community amenities that could be provided in conjunction with each of the three (3) proposed Development Options (Attachment 4). Generally, with more density, more community amenities and commercial services can be provided.

Based on feedback from the second Open House and Public Survey, a preferred option and amenity package with more detail will be brought to Council for review.

Discussion of Possible Amenity Improvements

Parks, Open Space and Environmentally Sensitive Areas (ESAs)

Parks and open spaces are well distributed across the Hamilton area and meet the City's standards for neighbourhood and community park access. There is also a sufficient quantity of parks and open spaces to accommodate future growth. As the community grows, the quality of some of the parks and open spaces will have to be improved to accommodate increased use and to add greater diversity to the types of functions and activities available (e.g., more activities for seniors and youth).

The location of the 2.8 ha. (7.0 acre) Hamilton Highway Park, immediately east of Highway 91, is not ideal for a neighbourhood park. If redevelopment occurs in Area 2 under Development Option 3, then relocating the park to a more favourable location (TBD) in the Hamilton area would be considered by the City. There would be no net loss of park land in the Hamilton area.

The City would seek improvements to the existing trail system to close gaps, create better connections to the regional trail system and New Westminster, and to upgrade some trails to accommodate greater use and add more amenities such as benches and gathering areas. There may be adjustments to the generally-indicated greenways and park areas, as well as other policies to address the current and proposed ESAs and Riparian Management Areas.

Transportation

The level of road and transit improvements will be determined in accordance with the level of land use and density. The number of transportation improvements proposed increases with each successive option with increased density. It is noted that the proposed improvements would be provided adjacent to re-developed parcels by proposed developments. In the Hamilton area, only Westminster Highway is on TransLink's Major Road Network (MRN) and the City's DCC program and therefore, depending on priority and available funding, any improvements to Westminster Highway to its ultimate standard (curb and gutter, sidewalk and boulevard, and bicycle lanes) could occur independent of development. These are long-term improvements, however, with the proposed development options with increased densities, these improvements could be advanced.

More detailed transportation improvement options will be developed by Oris' traffic consultant through the traffic study being undertaken for the Hamilton Plan Update. This study would validate the currently proposed improvements and assess if additional enhancements would be needed for the preferred Development Option to be determined through the public consultation and Council review later 2012.

Community Policing Office (CPO)

The public consultations over the past several months have found that there is a general desire to establish a CPO in Hamilton. While Options 1 to 3 include a developer-constructed CPO, the operation of a CPO has long-term budget implications including additional staffing, maintenance and equipment costs that are not a priority at this time. On this basis, staff advises that the preservation of the space for future use as a CPO maybe beneficial, but should be part of a broader City study of policing response.

Public Library Branch

Previous and current public consultation and initial general discussions with the Richmond Public Library have emphasized the general desire to establish a branch library in Hamilton. Option 3 includes the provision of public library space with development contributions. A permanent library branch in Hamilton remains a lower priority for the Library Board. When a branch is built, space requirements will be approximately one (1) sq. ft. per capita thus requiring about 15,000 sq. ft. (1,400m²) at Option 3 full build out.

Indoor Community Recreation Space

There will be a need for increased indoor community recreation space, the scale of which is dependent upon the Development Option selected. The increased space needs would generally be based on the amount of population increase over the current OCP population estimates. It would also be dependent upon whether new community indoor recreation space is combined with the existing community centre building and any potential library space.

Next Steps

The next steps are to hold the second Open House and conduct a Public Survey ideally in late June 2012 in a similar manner as the first Open House and report back to Council in the Fall 2012, as per the Work Program. The proposed Development Options will be refined before the Open House, as necessary.

Financial Impact

None.

Conclusion

This report presents the findings of the first Hamilton Area Plan Update Public Survey and Open House, and three (3) proposed general Development Options to be presented at the second public Open House ideally in late June 2012.



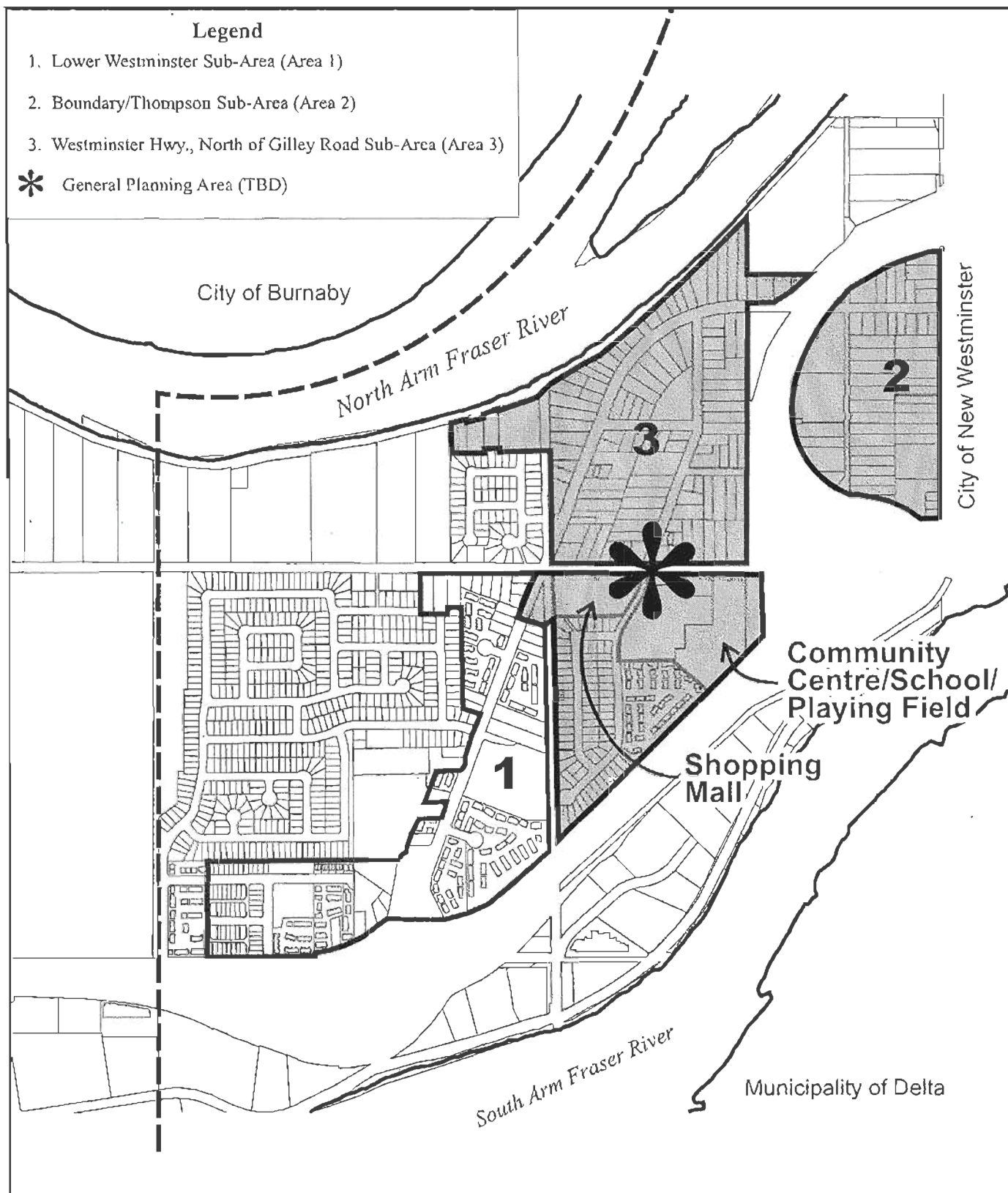
Mark McMullen,
Senior Coordinator, Major Projects
(604-276-4173)



Terry Crowe, Manager,
Policy Planning
(604-276-4139)

MM:rg

Attachment 1	Hamilton Planning Areas Map
Attachment 2	Public Survey No. 1
Attachment 3	Summary of Public Survey No. 1 Results
Attachment 4	Population Projections and List of Proposed Amenities by Development Option
Attachment 5	Proposed Development Options & Amenities and Infrastructure Improvements



Hamilton Planning Areas (Shaded Areas)

Original Date: 04/19/10

Amended Date: 03/07/12

Note: Dimensions are in METRES



City of
Richmond

Public Survey Hamilton Area Plan Update

Public Survey #1 – Community Baseline Information For the Hamilton Area Plan Update

Purpose:

The purpose of this survey, is to invite you to comment on how the 1995 Hamilton Area Plan is updated, particularly regarding Areas 2 and 3 (see Map #1 attached).

- This survey is the first of several surveys that will be undertaken as the Hamilton Area Plan is updated.
- The City of Richmond is leading the Hamilton Area Plan Update and has engaged Oris Consulting Ltd. to undertake work on the Plan Update.
- This Survey #1 focuses on your opinions about the current state of the community.
- Please complete and return the survey by April 1, 2012.
- Please only complete one survey per household.

Thank you

Please Tell Us About Yourself: *(Individual survey responses are confidential).*

1. I live in (refer to Hamilton Area Plan Map #1 attached):
 - ☐ Hamilton Area 2
 - ☐ Hamilton Area 3
 - ☐ Hamilton elsewhere
 - ☐ Richmond elsewhere
 - ☐ New Westminster – Queensborough
 - ☐ Other / Elsewhere
2. My postal code is: _____
3. I or my family own or rent the place where I live
Please choose only one of the following:
 - ☐ Own
 - ☐ Rent
4. I or my family:
 - ☐ Own a residential property in Hamilton other than where I live
 - ☐ Own a commercial property business in Hamilton
5. I live in the following type of housing:

<input type="radio"/> Single family house	<input type="radio"/> Townhouse	<input type="radio"/> Apartment
<input type="radio"/> Suite in a house	<input type="radio"/> Duplex	<input type="radio"/> Other
6. The following number of family members live in my household in each of the age brackets listed below
(please write answers(s) as numbers):

<input type="radio"/> _____ 0-5	<input type="radio"/> _____ 6-12	<input type="radio"/> _____ 13-18
<input type="radio"/> _____ 19-24	<input type="radio"/> _____ 25-44	<input type="radio"/> _____ 45-64
<input type="radio"/> _____ 65-74	<input type="radio"/> _____ 75+	

7. The following number of adult family members of my household work in the locations listed below (please write answer(s) as numbers):
- # _____ Hamilton
- # _____ Richmond elsewhere (please indicate general area) _____
- # _____ Queensborough _____
- # _____ New West elsewhere (please indicate general area) _____
- # _____ Annacis Island
- # _____ Delta elsewhere (please indicate general area) _____
- # _____ Surrey (please indicate general area) _____
- # _____ Burnaby (please indicate general area) _____
- # _____ Vancouver (please indicate general area) _____
- # _____ GVRD / Other (please indicate general area) _____
8. I own a business in Hamilton
Please choose only one of the following:
- ☐ Yes
- ☐ No
9. The number of adult members of my household commute to work in the following manner (please write answer(s) as numbers):
- # _____ Bus
- # _____ Bike
- # _____ Wheelchair
- # _____ Walk
- # _____ Car
- # _____ Carpool
10. Tell us about your patterns of shopping and service needs
I shop in the following regional shopping centers / stores
(Check as many as you like - Refer to attached Commercial Centres - Map #2):
- ☐ Bridgeport Home Depot ☐ Bridgeport Costco ☐ Lansdowne Centre ☐ Richmond Centre
- ☐ Queensborough Landing ☐ Marine Way Market ☐ Big Bend Crossing ☐ Royal City Centre
- ☐ Plaza 88 (New West) ☐ Westminster Market ☐ Nordel Crossing
- ☐ Other _____
11. a) My daily shopping needs include
(Check as many as you like – Refer to attached Grocery Stores Map #3):
- ☐ Produce store ☐ Bakery ☐ Butcher ☐ Convenience store ☐ Coffee shop
- ☐ Other (please indicate types) _____
- b) My weekly shopping needs include:
- ☐ Grocery store ☐ Pharmacy ☐ Restaurants ☐ Gas
- ☐ Other (please indicate types) _____
- c) My monthly shopping needs include:
- ☐ Clothing ☐ Household goods ☐ Bulk services ☐ Personal services ☐ Hair / nails
- ☐ Medical ☐ Dental ☐ Insurance ☐ Car services
- ☐ Other (please indicate types) _____
12. The services I most want in my community are (list in order of priority from 1 to 10, with 1 being the most wanted services):
- a) Community services:
- ☐ Policing office _____ ☐ Childcare (0 to 5) _____ ☐ After school care (K to Grade 7) _____
- ☐ Seniors care _____ ☐ Fitness center _____ ☐ Library services _____ ☐ Other _____
- b) Personal services:

o Medical _____ o Dental _____ o Food _____ o Pharmacy _____ o Other _____

Housing Choices:

13. In my neighbourhood, I feel there are enough housing choices suitable for: (Please indicate Yes or No)

- a) Single people: _____ Studio apartments _____ 1 bedroom apartments
 _____ 1 bedroom/den apartments _____ 2 bedroom apartments
- b) Couples: _____ Studio apartments _____ 1 bedroom apartments
 _____ 1 bedroom/den apartments _____ 2 bedroom apartments
 _____ 2 bedroom/den apartments _____ 3 bedroom apartments
- c) Families with children:
- Apartments: _____ 2 bedroom _____ 2 bedroom/den _____ 3 bedroom
 - Townhomes: _____ 2 bedroom/den _____ 3 bedroom _____ 3 bedroom/den
 - Single Family Homes: _____
- d) Seniors: _____ Studio apartments _____ 1 bedroom apartments _____ 1 bedroom/den apartments
 _____ 2 bedroom apartments
- e) People with disabilities or other special needs: _____ Studio apartments _____ 1 bedroom apartments _____ 1 bedroom/den apartments
 _____ 2 bedroom apartments _____ 2 bedroom/den apartments _____ 3 bedroom apartments
- f) People with low income: _____ Studio apartments _____ 1 bedroom apartments
 _____ 1 bedroom/den apartments _____ 2 bedroom apartments
 _____ 2 bedroom/den apartments _____ 3 bedroom apartments

14. I feel that there should be allowance for more medium density development (e.g., 3-storey townhouses and 4 to 6 storey apartments) in selected areas on arterial roads and along the main shopping street.

o Strongly Agree o Agree o Neutral o Disagree o Strongly Disagree o No Answer

Other Services:

15. In the Hamilton neighbourhood, I currently use (list in order of priority 1 to 10 with 1 being most wanted services):

- a) Parks & open spaces:
 _____ Nature parks _____ Active play parks _____ Sports parks _____ Bike trails _____ Dyke trails

16. In order of priority (between 1 to 10, with 1 being strongest), I would like to see:

- a) Sidewalks and traffic signals at:
- Westminster and Gilley _____
 - Westminster and River Road _____
 - Westminster and Hwy 91 _____
 - Sidewalks on Westminster Hwy _____
 - Other _____
- b) Bike lanes and wheel / walk paths:
- On Westminster Hwy _____
 - On Gilley _____
 - Other _____

17. In my neighbourhood, I am able to easily get to my daily destinations (e.g., school, work, play, library, stores) by:

Wheelchair	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer
Cycling	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer
Bus	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer
Walking	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer
Car	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer

18. My top three *exciting changes* that I would like to see in Hamilton in the future are:

1. _____
2. _____
3. _____

19. My top three favourite things *that I would not want to see changed* in Hamilton are:

1. _____
2. _____
3. _____

20. My general comments: _____

Thank you for your time

Please complete and return the survey by April 1, 2012.

1. Fill out your survey online at www.placespeak.com/hamiltonareaplan or www.richmond.ca
OR
2. Fill out your survey and submit at the Public Consultation Meeting.
3. Pick-up /drop-off a paper copy of your survey off at the Hamilton Community Centre or City Hall.
OR
4. Fax it to (604) 276-4052.
OR
5. **Mall to:** Hamilton Public Survey
Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1



Oris Consulting Ltd.
12235 - No. 1 Road
Richmond, BC
V7E 1T6

Executive Summary

To: City of Richmond – Long Range Planning
From: Oris Consulting Ltd.
Dated: May 07, 2012
RE: Survey #1 – Public Consultation for Hamilton Area Plan Update

As part of the public consultation process a survey of the residents of Hamilton and Queensborough was conducted. There has been a strong level of community engagement with an impressive showing at the Public Consultation meeting coupled with a solid response to the survey. Of the 1,900 notices delivered to Hamilton and Queensborough area residences, and the two local newspaper notifications plus one in Queensborough, over 135 members of the community attended the Public Consultation Meeting #1 and over 70 surveys were filed by Hamilton residents (only one from Queensborough).

At the open house, members were very interested in what was being proposed and generally supportive of change providing infrastructural improvements were made and valued amenities enhanced. The supportive comments and concerns vocalized at the Consultation Meeting were mirrored in both the qualitative data and the general comments section of the survey.

While the results were consistent with what Oris has been hearing informally from the community, the survey gave voice to the community interests, and set priorities of expectations to their vision for Hamilton.

Transportation, Sidewalks and Safety:

A strong response rate was received regarding a perceived need for transportation improvements in particular at Westminster and Gilley. Concerns were raised around truck traffic and vehicular speed, lack of safe crossings for pedestrians and cyclists to access the school, community centre and shopping centre. The highest respondent rate identified Westminster and Gilley and Westminster Highway overall as requiring improvements for sidewalks and bike lanes.

Civil Infrastructure:

Through the comments section of the survey, there were a number of respondents who indicated disappointment in the lack of sanitary and sewer connections.

Parks, Greenways and Pathways and Trails:

These amenities are highly valued and well used in the community. 62% of respondents use the nature parks, dyke trails and bike trails while a further 38% use both the active play parks and sports parks. In the comments section there was strong support for improved linkages for pedestrians and cyclists and several comments in support of off-leash areas.



Community Services:

The community continues to voice its priorities for community services including; a policing office, improved library services; fitness facilities, additional childcare spaces and care for seniors.

There were a number of respondents who indicated concerns over not having a middle school and / or a high school in Hamilton

Retail Services:

With over 17% of respondents preferring to shop within 3 minutes from home, respondents to the survey and in the comments section indicated a strong desire for new format retail and retail services being available close to home. The priorities were strongly identified as follows: grocery, medical, pharmacy dental ; and general retail services including; specifically coffee shops and restaurants.

Housing Choices:

As it relates to housing choice, there was a wide range of responses to the questions posed. The overall general indications from the community suggested that they felt there was sufficient choice of single family homes and townhomes in that 91% of respondents indicated they lived in Single Family Dwellings or Townhouses and 78% of respondents in both categories, indicated there was enough choice for Single Family Homes and Townhomes.

Further, a blend response of the other housing choices resulted in an overall average of 73% indicated that there was insufficient choice of apartment style housing, servicing the needs of singles through to seniors.

Respondents indicated through their comments that they place a strong importance on the 'atmosphere' in Hamilton including a "village feeling", the tranquility; cycle paths, trails and parks.

The choice to live in Hamilton may be due to its central location within the GVRD with ease of access via a number of easily access freeways and bridges. This is suggested based on work commuting routes which indicate Richmond and Vancouver as being the primary commute routes to and from work, while Queensborough, Burnaby and Richmond appear to be the primary shopping destinations for daily, weekly and monthly shopping and services.

Density:

54% of respondents agreed or strongly agreed regarding higher density (as opposed to single family homes and townhomes), with a further 16% staying neutral at this time. The community has indicated it supports an allowance for

more medium density development between 3 and 6 storey's. In the comments section of the survey, this sentiment was echoed however, it also indicated the types of amenities and improvements to the community, that would be expected in concert with density increases.

An interesting comment made in the survey was concern noted as to how one builds a community with a Translink bus depot and Westminster Highway running through its core.

Conclusion:

The results of the survey conducted to date, provide a general direction to Oris Consulting Ltd. and to the City of Richmond. Members of the community have been in regular contact with Oris Consulting Ltd. to enquire when they can expect to hear back on the survey results and the next steps to this process.

There is community support for change, and the community has indicated they are eager to continue the process through the 'next step' being an outline of a range of density options with indications as to the community amenities, services and facilities such growth would provide.

Respectfully submitted;

Rozanne Kipnes
Vice President, Development
Oris Consulting Ltd.

Question #	Questions	Total Survey's	Hamilton - Area 1	Hamilton - Area 2	Hamilton - Area 3	New West/QB	Fraserwood/ Industrial Area
	Number of survey's returned	37	8	4	24	1	0
	Place Speak	7	4	1	2		
	Community Centres	26	17		9		
	Total surveys:	70	29	5	35	1	0
1	I live in Area		Hamilton Area 1	Hamilton Area 2	Hamilton Area 3	New West/QB	
2	My Postal Code is (see comments page)						
3	I Own the place that I live	68	29	5	33	1	
	I Rent the place that I live	2			2		
	I own a residential property in Hamilton other than where I live						
4	I own a commercial property or business in Hamilton	18	6	2	10		
		3			3		

		Totals	Hamilton Area 1		Hamilton Area 2		Hamilton Area 3		New West/Q8	
5	I live in:									
	SFD	48	22		4		22			
	Suite in a house	1			1					
	Townhouse	16	6				10			
	Duplex	2					2			
	Apartment	1								
	Other	1					1		1	
6	There are this number of family members living in my household									
	0-5	19	13		1		5			
	6-12	18	7		1		10			
	13 - 18	14	12				2			
	19-24	8	5				3			
	25 - 44	62	31		4		27			
	45-64	55	27				26		2	
	65-74	11			4		7			
	75 +	6			1		5			

7	There are X number of adult family members in my household that work in the locations listed below	Totals	Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB		
			5						10			1		
	Hamilton	16	5						10			1		
	Richmond elsewhere	34	13						20			1		
	Queensborough	4	1				1		1			1		
	New Westminster elsewhere	4	2				1					1		
	Annacis Island	1										1		
	Delta elsewhere	2	1						1					
	Surrey	5	4						1					
	Burnaby	10	6				2		2					
	Vancouver	30	15				1		13			1		
	GVRD	11	5				1		5					
8	I own a business in													
	Hamilton													
	Yes	6	2						4					
	No	59	27				4		27			1		
9	This number of adult members of my household communte to work by:													
	Bus	20	8				3		9					
	Bike	3	2				1							
	Wheelchair	0												
	Walk	4	1				1		2					
	Car	86	40				7		37			2		
	Carpool	1							1					

PLN - 54

PLN - 55

PLN - 56

12	The services I most want in my community are	Priority Level	Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB	
			High	Mid	Low	High	Mid	Low	High	Mid	Low	High	
a.	Community Services		1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3	
	Policing Office		21	4	0	4	1	0	24	6	2	1	
	Seniors care		4	11	1	1	2	0	7	8	3		
	Childcare (0 to 5)		9	5	2	1	0	0	6	4	3		
	Fitness Centre		10	7	2	0	2	0	14	5	2	1	
	After school care (K to Grade 7)		6	7	2	1			5	4	5		
	Library services		18	7		1	2		12	7	1		
	Other	Shopping	1										
		Highschool	3						2				
		Gas Station							1				
		Bank							3				
		Doctor	2										
b.	Personal Services	Priority Level	High	Mid	Low	High	Mid	Low	High	Mid	Low	High	
	Medical		1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3	
	Dental		17	3	1	5	0	0	24	3	1	1	
	Food		9	7	3	0	2	0	9	8	1	1	
	Pharmacy		25	2	1	4	0	0	27	2	0	1	
	Other		15	4	1	2	1		18	6		1	

13	I feel there are enough housing choices for:	Hamilton Area 1		Hamilton Area 2		Hamilton Area 3		New West/QB	
		No	Yes	No	Yes	No	Yes		
a.	Singles:								
	Studio	15	6	3	1	17	6		
	1 bedrm/den apts	15	6	3	1	17	5		
	1 bedrm	15	7	3	1	13	7		
	1 bedrm apts	11	8	2	2	12	7		
b.	Couples:	No	Yes	No	Yes	No	Yes		
	Studio apts	14	6	2	1	15	2		
	1 bedrm / den apts	14	7	2	1	15	3		
	2 bedrm/den apts	14	7	3	2	12	4		
	1 bedrm apts	14	7	2	1	13	4		
	2 bedrm apts	12	10	2	2	13	6		
	3 bedrm apts	11	10	3	1	9	5		
c.	Families with Children								
	Apartments:	No	Yes	No	Yes	No	Yes		
	2 bedrm apts	11	11	2	1	8	6		
	2 bedrm/den apts	11	11	2	1	7	7		
	3 bedrm apts	14	8	2	1	7	6		
	Townhomes:								
	2 bedrm/den	4	19	2	1	3	12		
	3 bedrm apts	6	17	2	1	4	12		
	3 bedrm/den	6	17	2	1	5	8		
	Single Family Homes:	3	20	3		3	11		
d.	Seniors:	No	Yes	No	Yes	No	Yes		
	Studio apts	13	5	3		15	2		
	1 bedrm apts	13	5	3		12	4		
	1 bedrm / den apts	12	5	3		12	2		
	2 bedrm apts	12	5	3		12	3		

		Hamilton Area 1		Hamilton Area 2		Hamilton Area 3		New West/QB	
		No	Yes	No	Yes	No	Yes		
e.	People with Disabilities or Special Needs								
	Studio apts	11	5	3		15	2		
	1 bedrm apts	11	5	3		12	4		
	1 bedrm / den apts	10	5	3		13	3		
	2 bedrm apts	10	4	3		11	4		
	2 bedrm/den apts	11	4	3		11	4		
	3 bedrms apts	11	4	3		11	3		
f.	People with low income								
	Studio apts	No	Yes	No	Yes	No	Yes		
	1 bedrm apts	9	7	3		13	5		
	1 bedrm/den apts	9	7	3		11	5		
	2 bedrm apts	9	8	3		13	4		
	2 bedrm/den apts	9	7	3		10	5		
	3 bedrm apts	11	6	3		11	5		
		11	6	3		10	4		
14	I feel there should be allowance for more medium density development - 3 storey - 6 storey								
	Totals								
	Strongly Agree	19	8	1		10			
	Agree	19	12	1		6			
	Neutral	11	3	2		5		1	
	Disagree	9	4			5			
	Strongly Disagree	12	4	1		7			
	No answer								

Other Services:	Priority Level	Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB		
		High	Mid	Low	High	Mid	Low	High	Mid	Low	High	Mid	Low
15	In Hamilton I currently use in order of priority	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10
	Nature parks	18	5	1	3	0	1	16	4	0			
	Active Play Parks	19	3		1	1	0	13	10	0			
	Sports parks	14	3	1	2	0	1	11	7	0			
	Bike trails	9	12	1	3	0	0	14	7	0	1		
	Dyke trails	12	10	1	2	1	0	19	4	0	1		
16 (a)	In order of priority I would like to see	High	Mid	Low	High	Mid	Low	High	Mid	Low	High	Mid	Low
	Sidewalks and traffic signals at:	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10
	Westminster & Gilley	22	1	3	2	0	2	24	2	1	1		
	Westminster & River Road	17	5	1	2	0	1	22	2	1			1
	Westminster & Hwy 91	8	10	2	1	0	1	7	9	2			
	Sidewalks on Westminster Hwy	25	0	1	3	0	1	28	1	1			
	Other	North Dyke						Westminster & Smith, River Road					
	Bike lanes and wheel/ walk paths:	High	Mid	Low	High	Mid	Low	High	Mid	Low	High	Mid	Low
16 (b)	On Westminster Hwy	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10
	On Gilley	23	1	0	3	0	1	21	1	2		1	
		21	0	1	1	0	2	14	3	1			1
	Other				Boundary Road			Big ditches, River Road, Smith Cres., connect neighbourhoods			To join up with Queensborough		

		Totals	Hamilton Area 1	Hamilton Area 2	Hamilton Area 3	New West/Q8	
17	In my neighbourhood, I am able to easily get to my daily destinations						
a.	Wheelchair						
	Strongly Agree						
	Agree	2	1			1	
	Neutral	6	2		4		
	Disagree	5	3	1	1		
	Strongly Disagree	14	6	1	7		
	No Answer	23	12		11		
b.	Cycling						
	Strongly Agree	7	2	1	3	1	
	Agree	14	5	1	8		
	Neutral	10	6	1	3		
	Disagree	11	6		5		
	Strongly Disagree	6	3	1	2		
	No Answer	6	3		3		
c.	Bus						
	Strongly Agree	4	4				
	Agree	20	9	1	9	1	
	Neutral	16	5		11		
	Disagree	7	3	1	3		
	Strongly Disagree	6	4	1	1		
	No Answer	5	3		2		
d.	Walking						
	Strongly Agree	7	3	1	3		
	Agree	21	8	3	9	1	
	Neutral	6	3	1	2		
	Disagree	15	7		8		
	Strongly Disagree	10	6		4		
	No Answer	2	1		1		

e.		Totals	Hamilton Area 1		Hamilton Area 2		Hamilton Area 3		New West/QB		
	Car										
	Strongly Agree	26	10		1		15				
	Agree	30	14		3		12		1		
	Neutral	3	1		1		1				
	Disagree	2	1				1				
	Strongly Disagree	3	2				1				
	No Answer										

Population Projections and List of Proposed Amenities by Development Option

Overview for Areas 2 and 3 Hamilton Development Options			
With Current 1999 OCP Build-Out in Areas 2 & 3	Development Option 1 Lower Medium Density Build-Out in Areas 2 & 3 (e.g. 2021)	Development Option 2 Mixed Medium Density Build-Out in Areas 2 & 3 (e.g. 2021)	Development Option 3 Higher Medium Density Build-Out in Areas 2 & 3 (e.g. 2021) (Includes Several Underdeveloped Parcels in Area 1)
DUs= Dwelling Units			
Existing DUs: 153 Estimated New DUs: 1,535 Total DUs: 1,688	Existing DUs: 153 Estimated New DUs: 2,707 Total DUs: 2,860	Existing DUs: 153 Estimated New DUs: 3,544 Total DUs: 3,697	Existing DUs: 198 (Includes Area 1 lots) Estimated New DUs: 5,296 Total DUs: 5,494
Based on development mainly in ground-oriented townhouses.	Approximately 35% in Ground- oriented townhouses, 32% in stacked townhouses and 33% in four (4) to six (6) storey apartments.	Approximately 6% Ground- oriented townhouses, 30% in stacked townhouses, and 64% in four (4) to six (6) storey apartments.	Approximately 5% Ground-oriented townhouses, 14% in stacked townhouses and 81% in four (4) to six (6) storey apartments.
Estimated Population: 4,220	Estimated Population: 7,212	Estimated Population: 8,813	Estimated Population: 12,696
Community Services	Possible Enhanced Community Services Development Contributions	Possible Enhanced Community Services	Possible Enhanced Community Services
<ul style="list-style-type: none"> Recently Expanded Hamilton Community Centre (see Below under Personal Services) New Fire Hall 	<ul style="list-style-type: none"> Community Policing Office Space Reserved Additional Indoor Community Centre Recreation Space, including fitness services 	<ul style="list-style-type: none"> Community Policing Office Space Reserved Additional Indoor Community Centre Recreation Space, including fitness services 	<ul style="list-style-type: none"> Community Policing Office Space Reserved Additional Indoor Community Centre Recreation Space, including fitness services Branch Public Library
Current Transportation: (Committed Projects)	Option 1 Transportation: (Possible Enhanced Improvements)	Option 2 Transportation: (Possible Enhanced Improvements with those from previous Option shaded)	Option 3 Transportation: (Possible Enhanced Improvements with those from previous Option shaded)
<u>Short- / Medium- Term:</u>	<u>Short- / Medium- Term:</u>	<u>Short- / Medium- Term:</u>	<u>Short- / Medium- Term:</u>
<ul style="list-style-type: none"> Full Traffic Signal – Boundary Road and Westminster Hwy 	<ul style="list-style-type: none"> Full Traffic Signal – Boundary Road and Westminster Hwy 	<ul style="list-style-type: none"> Full Traffic Signal – Boundary Road and Westminster Hwy 	<ul style="list-style-type: none"> Full Traffic Signal – Boundary Road and Westminster Hwy
<ul style="list-style-type: none"> Full Traffic Signal – Westminster Hwy at Gilley Road 	<ul style="list-style-type: none"> Full Traffic Signal – Westminster Hwy at Gilley Road 	<ul style="list-style-type: none"> Full Traffic Signal – Westminster Hwy at Gilley Road 	<ul style="list-style-type: none"> Full Traffic Signal – Westminster Hwy at Gilley Road
<ul style="list-style-type: none"> Intersection realignment to provide a walkway on the west side of Westminster Hwy, Gilley Road to Fraserside Gate 	<ul style="list-style-type: none"> Intersection realignment to provide a walkway on the west side of Westminster Hwy, Gilley Road to Fraserside Gate 	<ul style="list-style-type: none"> Intersection realignment to provide a walkway on the west side of Westminster Hwy, Gilley Road to Fraserside Gate 	<ul style="list-style-type: none"> Intersection realignment to provide a walkway on the west side of Westminster Hwy, Gilley Road to Fraserside Gate
<ul style="list-style-type: none"> Delineated walkway/cycling path along Westminster Hwy. (with extruded curb) on: 1) east side, Gilley Rd. to Smith Cr. and 2) west side, Smith Cr. to Boundary Rd. 	<ul style="list-style-type: none"> Delineated walkway/cycling path along Westminster Hwy. (with extruded curb) on: 1) east side, Gilley Rd. to Smith Cr. and 2) west side, Smith Cr. to Boundary Rd. 	<ul style="list-style-type: none"> Delineated walkway/cycling path along Westminster Hwy. (with extruded curb) on: 1) east side, Gilley Rd. to Smith Cr. and 2) west side, Smith Cr. to Boundary Rd. 	<ul style="list-style-type: none"> Delineated walkway/cycling path along Westminster Hwy. (with extruded curb) on: 1) east side, Gilley Rd. to Smith Cr. and 2) west side, Smith Cr. to Boundary Rd.
<u>Long-Term:</u>	<u>Long-Term:</u>	<u>Long-Term:</u>	<u>Long-Term:</u>
<ul style="list-style-type: none"> Full upgrade of Westminster Hwy, from Hamilton Interchange to Boundary Road, with curb/gutter, sidewalks, and bicycle facilities 	<ul style="list-style-type: none"> Full upgrade of Westminster Hwy, from Hamilton Interchange to Boundary Road, with curb/gutter, sidewalks, and bicycle facilities 	<ul style="list-style-type: none"> Full upgrade of Westminster Hwy, from Hamilton Interchange to Boundary Road, with curb/gutter, sidewalks, and bicycle facilities 	<ul style="list-style-type: none"> Full upgrade of Westminster Hwy, from Hamilton Interchange to Boundary Road, with curb/gutter, sidewalks, and bicycle facilities
	<ul style="list-style-type: none"> Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density touches roadways in Planning Areas 1 and 2 	<ul style="list-style-type: none"> Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density touches roadways in Planning Areas 1 and 2 	<ul style="list-style-type: none"> Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density touches roadways in Planning Areas 1 and 2
	<ul style="list-style-type: none"> Advance the long-term committed project to upgrade 	<ul style="list-style-type: none"> Advance the long-term committed project to 	<ul style="list-style-type: none"> Advance the long-term committed project to upgrade Westminster Hwy

Population Projections and List of Proposed Amenities by Development Option

	Westminster Hwy fronting the proposed developments	upgrade Westminster Hwy fronting the proposed developments	fronting the proposed developments
	<ul style="list-style-type: none"> All streets and sidewalks in Developing Areas 2 and 3 as development occurs 	<ul style="list-style-type: none"> All streets and sidewalks in Developing Areas 2 and 3 as development occurs Area 2 internal road network as development occurs 	<ul style="list-style-type: none"> All streets and sidewalks in Developing Areas 2 and 3 as development occurs Area 2 internal road network as development occurs New east-West road links through Area 3 to River Road (subject to further traffic assessment) Road network in Area 2 – new internal roads as developments occur
Current Parks and Trails (Committed Projects)	Option 1 Parks and Trails (Possible Enhanced Improvements)	Option 2 Parks and Trails (Possible Enhanced Improvements with those from previous Option shaded)	Option 3 Parks and Trails (Possible Enhanced Improvements with those from previous Option shaded)
Connection from the north side of Westminster Hwy up to Translink Centre and River Rd.	Trail improvements along existing trails that connect developments in Areas 2 & 3	Trail improvements along existing trails that connect developments in Areas 2 & 3	Trail improvements along existing trails that connect developments in Areas 2 & 3
	WMH trail improvement at the drainage canal from Gilley to River Road	WMH trail improvement at the drainage canal from Gilley to River Road	WMH trail improvement at the drainage canal from Gilley to River Road
	Existing Hamilton VLA pocket park enhancements	Existing Hamilton VLA pocket park enhancements	Existing Hamilton VLA pocket park enhancements
	Bike & Greenway East of Smith backing on the Hwy #91 from Gilley to WMH to the North	Bike & Greenway East of Smith backing on the Hwy #91 from Gilley to WMH to the North	Bike & Greenway East of Smith backing on the Hwy #91 from Gilley to WMH to the North
		Area 3 neighbourhood East/West Greenway	Area 3 neighbourhood East/West Greenway
		Greenway along north end of Hwy #91 at WMH, to link up to Translink Greenway	Greenway along north end of Hwy #91 at WMH, to link up to Translink Greenway
		South perimeter dyke trail to WMH	South perimeter dyke trail to WMH
		Drainage canal trail improvements Gilley south, to Hwy #91	Drainage canal trail improvements Gilley south, to Hwy #91
			River Drive Dyke extension to ALR buffer, and expansion (Whillel to Translink)
			Perimeter Dyke Road and trails from River Road to West ALR Buffer, and South to WMH, East to Hwy #91
			Enhanced pedestrian / bike access crossing over Hwy #91 between Areas 2 to Area 3
			Enhanced VLA pocket park and pedestrian / bike landing, improving linkage between Areas 2 pedestrian /bike overpass and Area 3
			Creation of Boundary Road terminus pocket park – further creates ease of landing for the pedestrian / bike route overpass between Areas 2 and 3
			Greenway connection at Smith to River Road
			Greenway connection North terminus of bike trail North of WMH to River Road
			Area 2 bike connection North to River Road
			Replace Existing River Road vehicular access to pedestrian and bike trail only
			New greenway from North end of Fraserside Drive to River Road
			New pathway In Area 1 behind the existing Fire Station
			New Pathway behind Bethany Baptist Church to Area 3 South
			New greenway from Gilley West to ALR Buffer Park and two (2) points of connections to Area 1

Population Projections and List of Proposed Amenities by Development Option

			North East end of greenway Westminster Hwy, north to Daycare East
Current Personal Services:	Option 1 Possible Personal Service Improvements	Option 2 Possible Personal Service Improvements	Option 3 Possible Personal Service Improvements
As currently provided in the existing shopping centre and the Hamilton Community Centre	As currently provided in the existing shopping centre and the Hamilton Community Centre	<ul style="list-style-type: none"> As currently provided in the existing shopping centre and the Hamilton Community Centre 	<ul style="list-style-type: none"> As currently provided in the existing shopping centre and the Hamilton Community Centre
		<ul style="list-style-type: none"> Fitness Services 	<ul style="list-style-type: none"> Fitness Services
			<ul style="list-style-type: none"> Other
Current Daily / Weekly Shopping Services (Private Business)	Option 1 Possible Daily / Weekly Shopping Service Improvements (Private Business)	Option 2 Possible Daily / Weekly Shopping Service Improvements (Private Business)	Option 3 Possible Daily / Weekly Shopping Service Improvements (Private Business)
As currently provided in the existing shopping centre	New Retail / Residential "High Street"	New Retail / Residential "High Street"	New Retail / Residential "High Street"
	Coffee shop	Coffee shop	Grocery Store
	Produce / green grocer	Local neighbourhood retailers	Specialty food retailers
	Convenience store	Butcher	Specialty general retailers
	Local neighbourhood retailers	Baker	Restaurants
		Medical	Coffee shop
		Pharmacy	Butcher
		Enhanced grocery / convenience store	Baker
			Medical
			Pharmacy
			Local neighbourhood retailers

Hamilton Area Plan Update

Proposed Development Options & Amenities and Infrastructure Improvements

May 15, 2012

Existing OCP Amenities and Infrastructure & Approved Allocations

❖ TRANSPORTATION:

Full Traffic Signal – Boundary Road and Westminster Hwy

Full Traffic Signal – Westminster Hwy at Gilley Road

Westminster Hwy - Intersection Realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate

Westminster Hwy - Extruded Curb between Eastbound travel lane and shoulder to create delineated walkway/cycling path on the East side between Westminster Hwy and McLean Avenue to the South and Boundary Road to the North East

❖ PARKS AND TRAILS

Connection from the North side of Westminster Hwy up to Translink Centre and River Road

❖ PERSONAL SERVICES (Private)

As currently provided in the existing shopping centre and the Hamilton Community Centre

❖ DAILY / WEEKLY SHOPPING SERVICES (Private)

As currently provided in the existing shopping centre

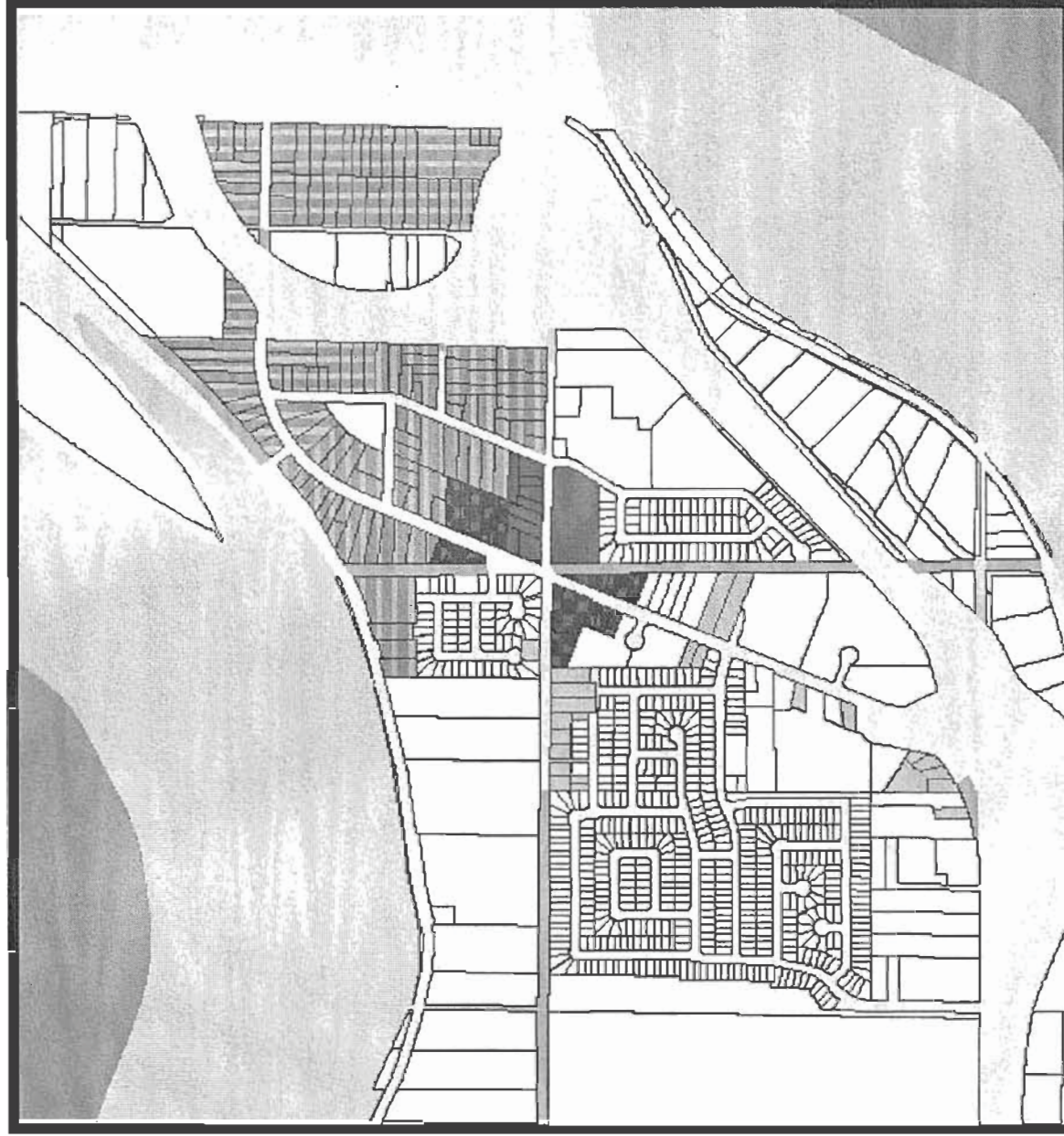
Option 1: Lower Medium Density

Estimated Units and Population

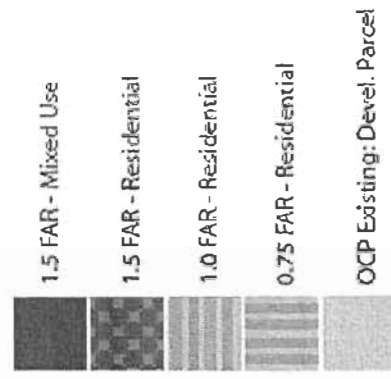
• Units:		
– Ground oriented Townhomes	.75 FAR	1001
– Stacked Townhomes	1.0 FAR	907
– Apartments	1.5 FAR	952
– Total Gross New Units		2860
• Less: existing units replaced		(153)
– Net New Units		2707
• Population		
– Total Projected		7212
– Existing population		(530)
– Net Increase Projected		6682

Survey Results: 73 % of respondents indicated there are insufficient choices of
apartment style housing for singles through to seniors

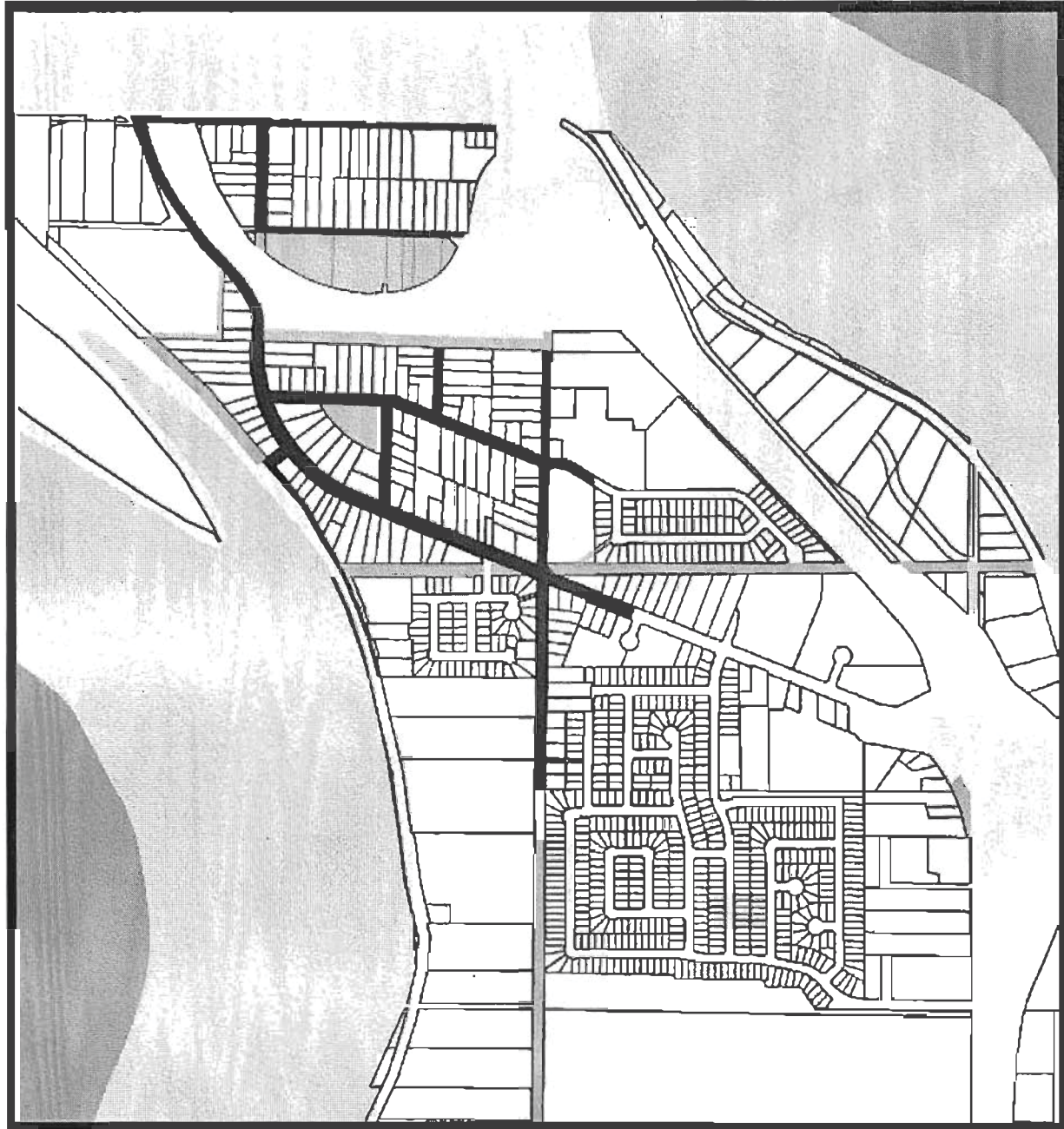
Hamilton Area Plan Update - Option #1 **LAND USE & DENSITY** (May 8th, 2012 - Revised)





LEGEND:

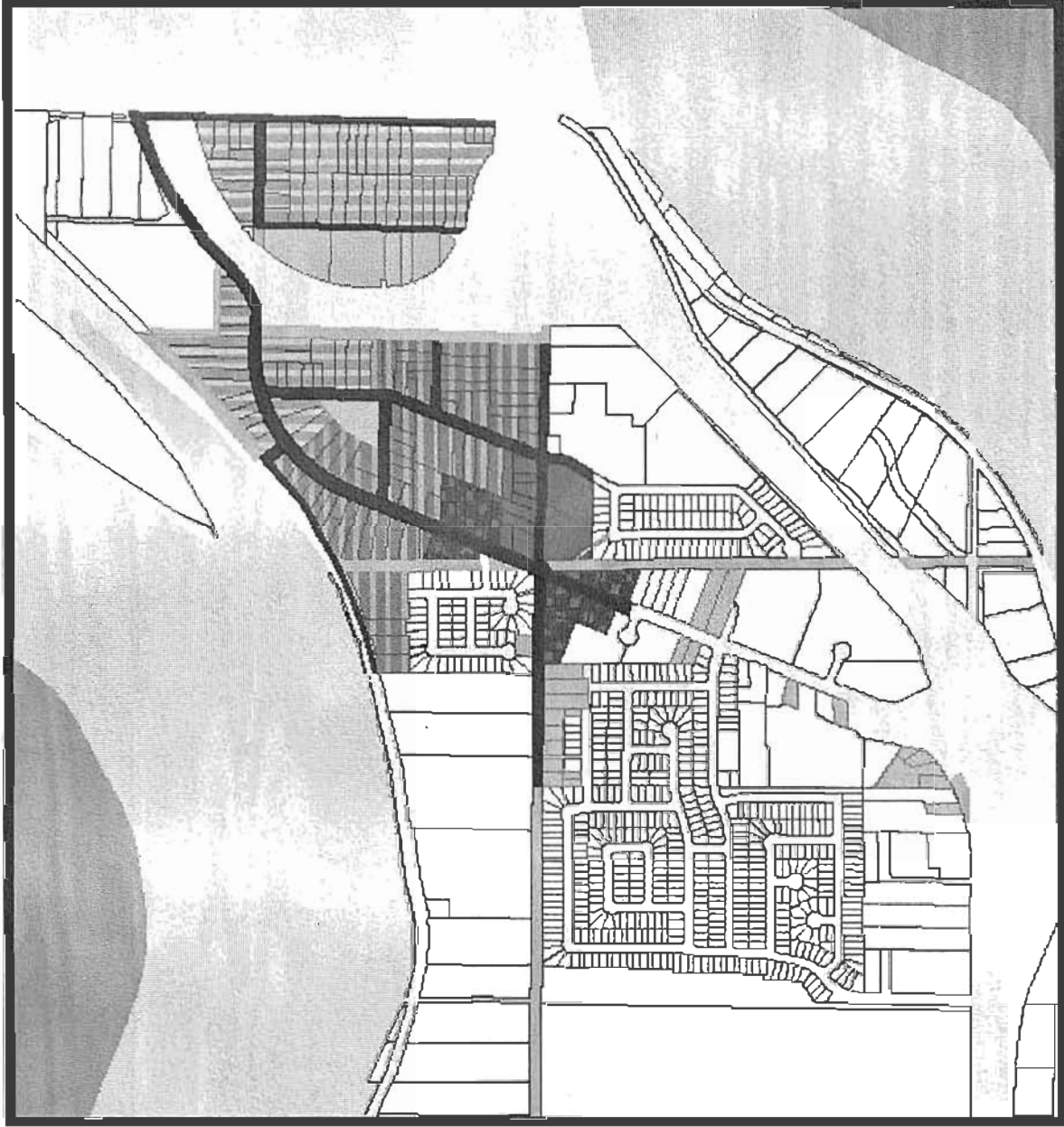


Hamilton Area Plan
Update - Option #1
AMENITIES
(May 8th, 2012)










LEGEND:

-  Parks, Greenways and Trails
-  Road Works



Hamilton Area Plan
Update - Option #1
CONSOLIDATED
(May 8th, 2012 - Revised)

LEGEND:

	1.5 FAR - Mixed Use
	1.5 FAR - Residential
	1.0 FAR - Residential
	0.75 FAR - Residential
	OCP Existing: Devel. Parcel
	Parks, Greenways and Trails
	Road Works

Amenities and Infrastructure

Allocations with Option 1

❖ TRANSPORTATION: Existing OCP

Full Traffic Signal – Boundary Road and Westminster Hwy

Full Traffic Signal – Westminster Hwy at Gilley Road

Westminster Hwy - Intersection Realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate

Westminster Hwy - Extruded Curb between Eastbound travel lane and shoulder to create delineated walkway/cycling path on the East side between Westminster Hwy and McLean Avenue to the South and Boundary Road to the North East

Option 1 Transportation Additions:

Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density abuts roadways in Planning Areas 1 and 2

Partial upgrade at Westminster Hwy and Gilley, continuing south to Norton Court – based on City's standard cross section for roads

All streets and sidewalks in Developing Areas 2 and 3 as development occurs

Note: Westminster Hwy upgrades will happen in concert with Westminster Hwy developments north of Gilley as they occur; and as City wide and Area DCC's are collected.

Amenities and Infrastructure

Allocations with Option 1

❖ PARKS AND TRAILS - Existing OCP

Connection from the north side of Westminster Hwy up to Translink Centre and River Road

Option 1 Parks and Trails Additions:

Trail improvements along existing trails that connect developments in Areas 2 and 3

Westminster Hwy trail improvement at the drainage canal from Gilley to River Road

Existing Hamilton VLA pocket park enhancements

Bike and Greenway East of Smith Road backing on the Hwy #91 from Gilley to Westminster Hwy to the North

❖ PERSONAL SERVICES: Existing OCP

Recreation services as currently provided in the existing shopping centre and the Hamilton Community Centre

Amenities and Infrastructure Allocations with Option 1

❖ COMMUNITY SERVICES

Option 1 Additions

Community Policing Office Space Reserved

Additional Indoor Community Centre Recreation Space, including fitness services

❖ DAILY / WEEKLY SHOPPING SERVICES

Option 1 Shopping Additions

New Retail / Residential "High Street"

Coffee shop

Produce / green grocer

Convenience store

Local neighborhood retailers

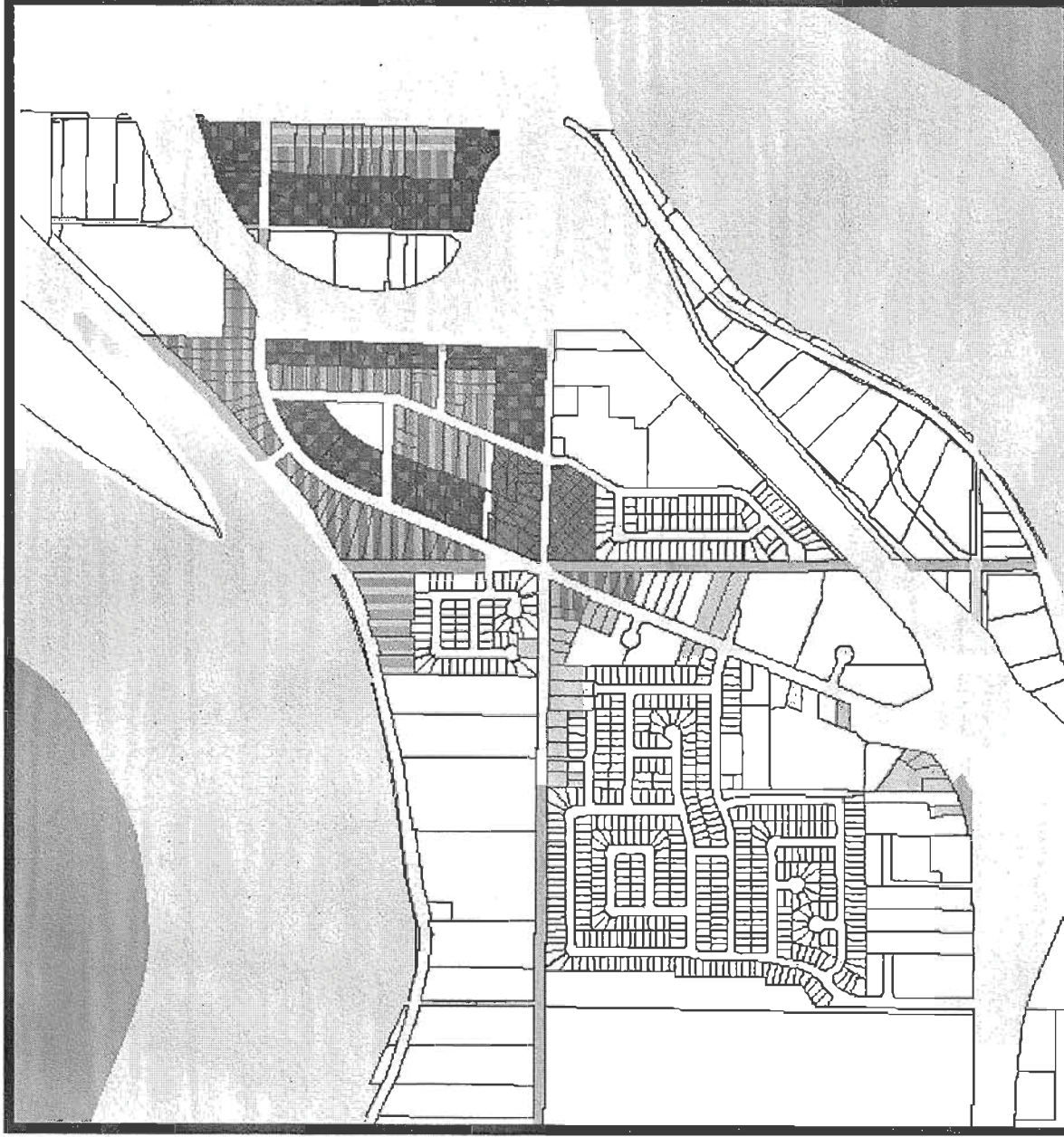
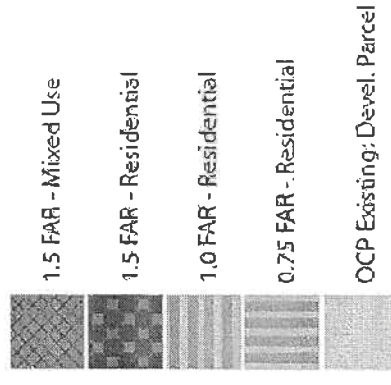
Option 2: Mixed Medium Density

Estimated Units and Population

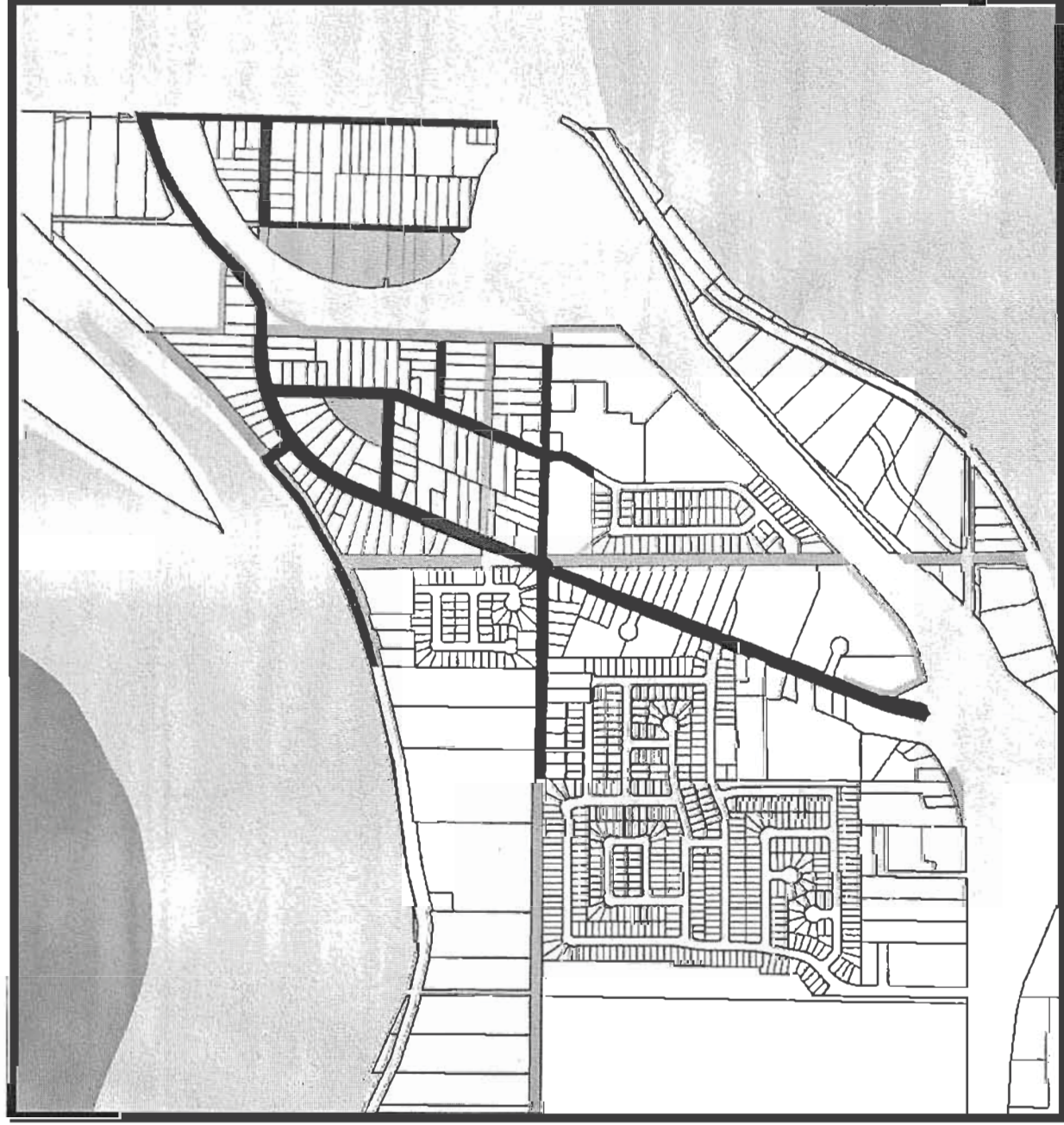
• Units:		
- Ground Oriented Townhomes	.75 FAR	230
- Stacked Townhomes	1.0 FAR	1100
- Apartments	1.5 FAR	2367
- Total Units		3697
- Less: 153 existing units replaced		(153)
- Total New Gross Units		3544
- Total Population Projected		8813
- Existing population		(536)
- Increase Projected		8277
- Survey Results : 73 % of respondents indicated there are <u>insufficient choices</u> of apartment style housing from singles through to seniors		

Hamilton Area Plan
Update - Option #2
**LAND USE &
DENSITY**
(May 8th, 2012 - Revised)

LEGEND:



Hamilton Area Plan
Update - Option #2
AMENITIES
(May 8th, 2012)



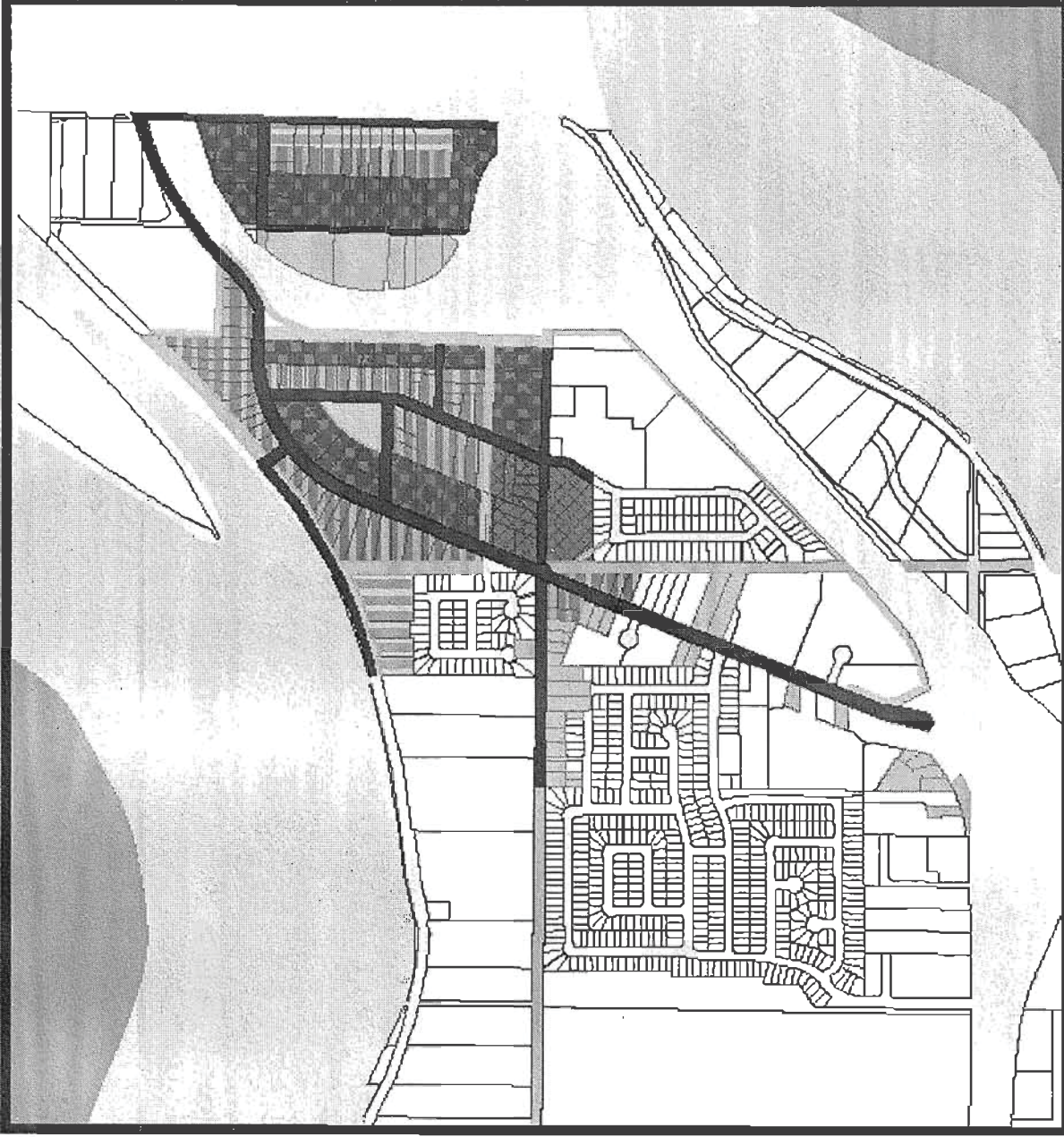
LEGEND:



Parks, Greenways and Trails

Road Works

Hamilton Area Plan
Update - Option #2
CONSOLIDATED
(May 8th, 2012 - Revised)



LEGEND:

	1.5 FAR - Mixed Use
	1.5 FAR - Residential
	1.0 FAR - Residential
	0.75 FAR - Residential
	OCP Existing: Devel. Parcel
	Parks, Greenways and Trails
	Road Works

Amenities and Infrastructure

Allocations With Option 2

❖ TRANSPORTATION:

Full Traffic Signal – Boundary Road and Westminster Hwy

Full Traffic Signal – Westminster Hwy at Gilley Road

Intersection realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate
Partial upgrade at Westminster Hwy and Gilley, continuing south to Norton Court – based on City's standard cross section for roads

Westminster Hwy - Intersection Realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate

Westminster Hwy - Extruded Curb between Eastbound travel lane and shoulder to create delineated walkway/cycling path on the East side between Westminster Hwy and McLean Avenue to the South and Boundary Road to the North East

Note: Westminster Hwy upgrades will happen in concert with WMH developments north of Gilley as they occur; and as City wide and Area DCC's are collected.

All streets and sidewalks in Developing Areas 2 and 3 as development occurs

Option 2 Additions to that from OCP and Option 1:

Expanded road improvements on Westminster Hwy from Boundary Road to Hwy #91 (part of citywide DCC budget; Translink in part determines timeline)

Area 2 internal road network as development occurs

On Westminster Hwy at Gilley south to Hwy #91 - improvements based on overall city budget timelines as there is no new development proposed south of Gilley

Amenities and Infrastructure Allocations with Option 2

❖ PARKS AND TRAILS

Connection from the north side of Westminster Hwy up to Translink Centre and River Road

Trail improvements along existing trails that connect developments in Areas 2 and 3 Westminster Hwy trail improvement at the drainage canal from Gilley to River Road Existing Hamilton VLA pocket park enhancements Bike and Greenway East of Smith backing on the Hwy #91 from Gilley to Westminster Hwy to the North

Option 2 Additions to that from OCP and Option 1 :

Area 3 Neighborhood East/West Greenway

Greenway along north end of Westminster Hwy adjacent to Hwy #91 to link up to Translink Greenway

South perimeter dyke trail to Westminster Hwy

Drainage canal trail improvements Gilley south, to Hwy #91

Amenities and Infrastructure Allocations with Option 2

❖ COMMUNITY SERVICES:

*Community Policing Office Space Reserved
Additional Indoor Community Centre Recreation Space, including fitness services*

❖ PERSONAL SERVICES (Private):

Enhanced Fitness Services

❖ DAILY / WEEKLY SHOPPING SERVICES to that from OCP and Option 1 (Private):

New Retail / Residential "High Street"

Coffee shop

Local neighborhood retailers

Enhanced Convenience store/Produce/Green Grocer

Butcher

Baker

Medical

Pharmacy

Option 3: Higher Medium Density

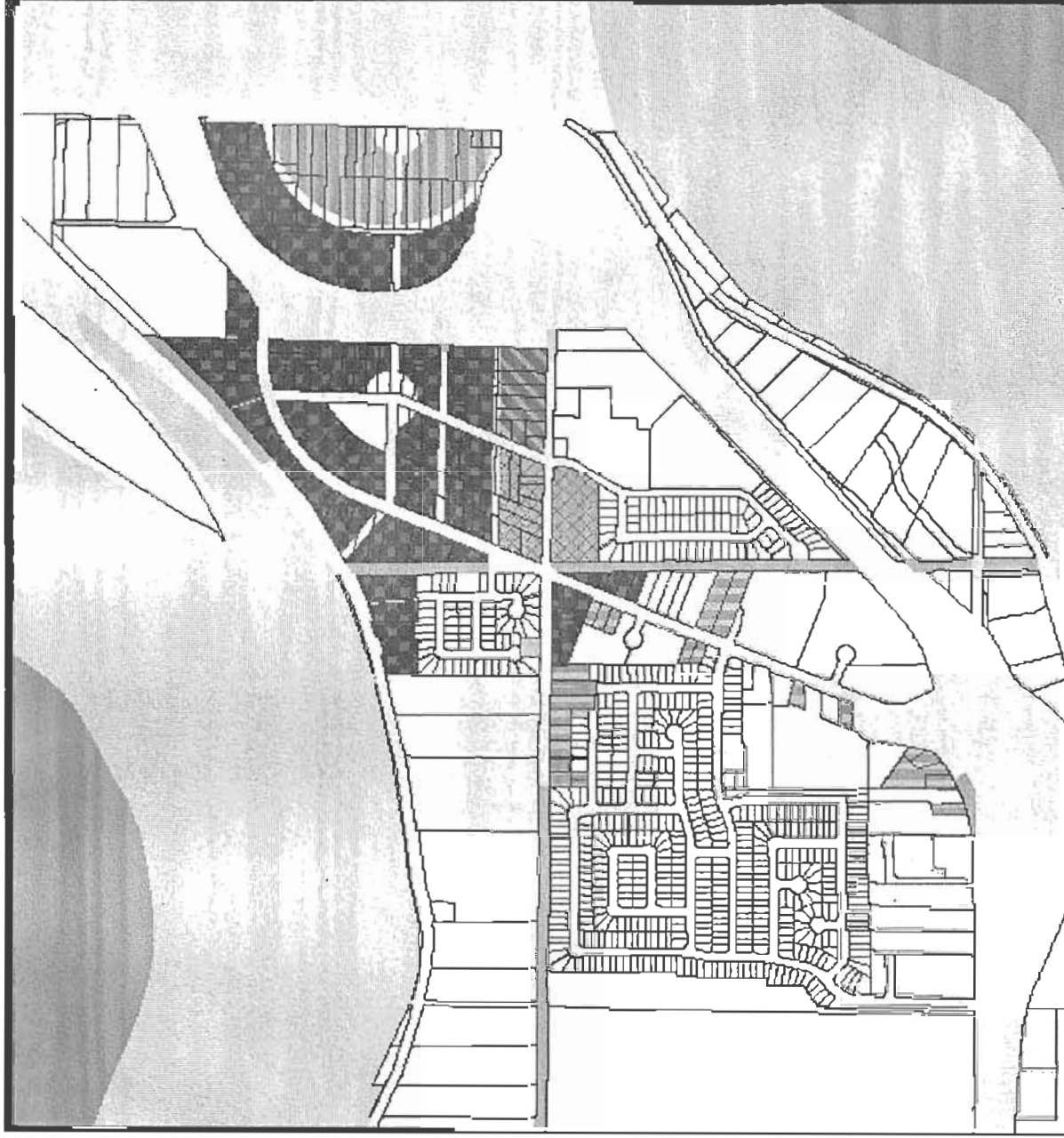
Estimated Units and Population

• Units:		
– Ground oriented Townhomes	.75 FAR	275
– Stacked Townhomes	1.0 FAR	780
– Apartments	1.5 – 1.8 FAR	4439
– Total New Gross Units		5494
– Less: 198 existing units replaced (incl. Lots shown in Area 1)		(198)
– Total Net Units		5296
• Total Population Projected		12696
– Existing population		(693)
– Net Increase Projected		12003

Survey Results : 73% of respondents indicated there is insufficient choice in
apartment style housing for singles through to seniors



Hamilton Area Plan Update - Option #3 **LAND USE & DENSITY** (May 8th, 2012 - Revised)

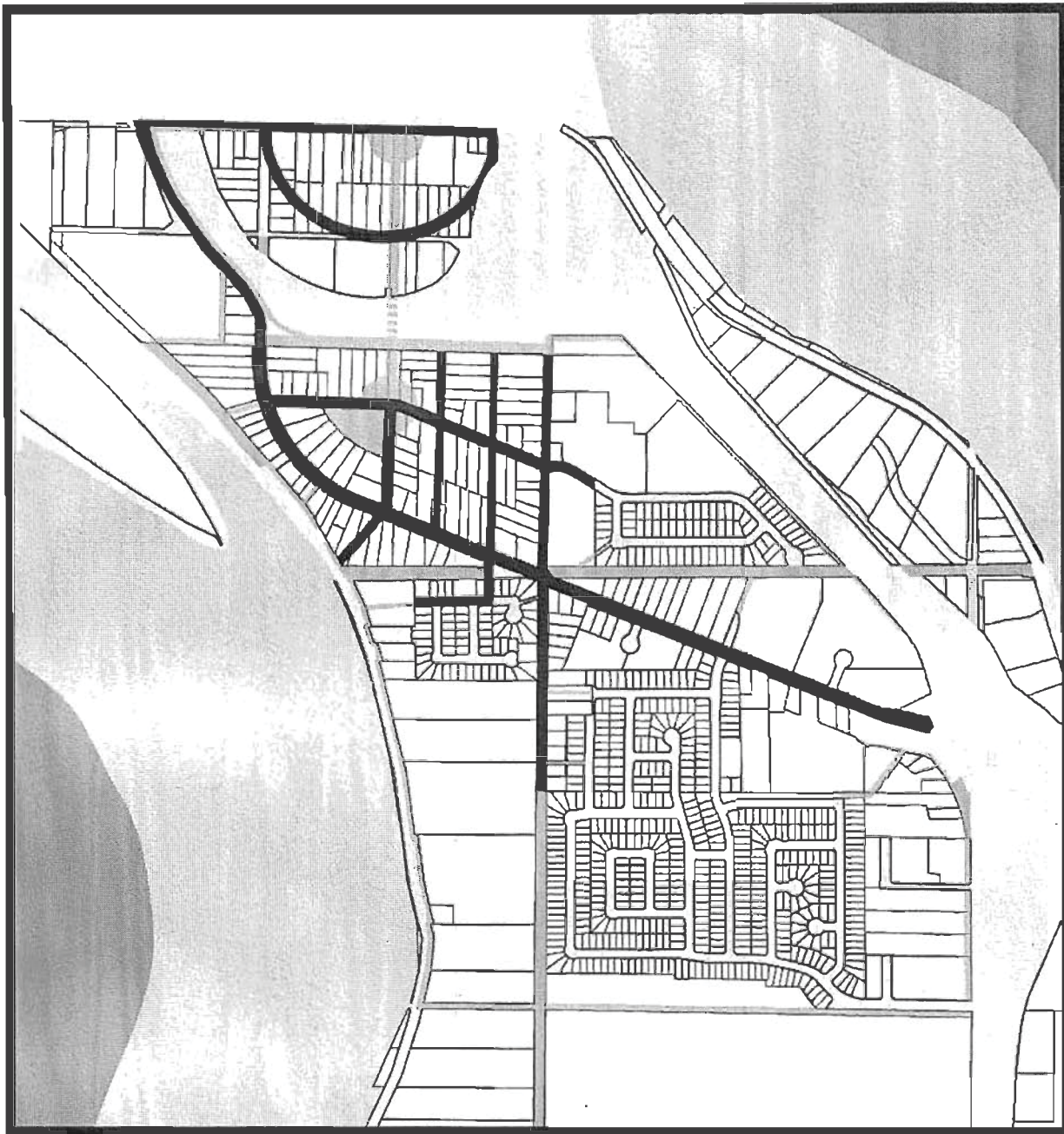
LEGEND:



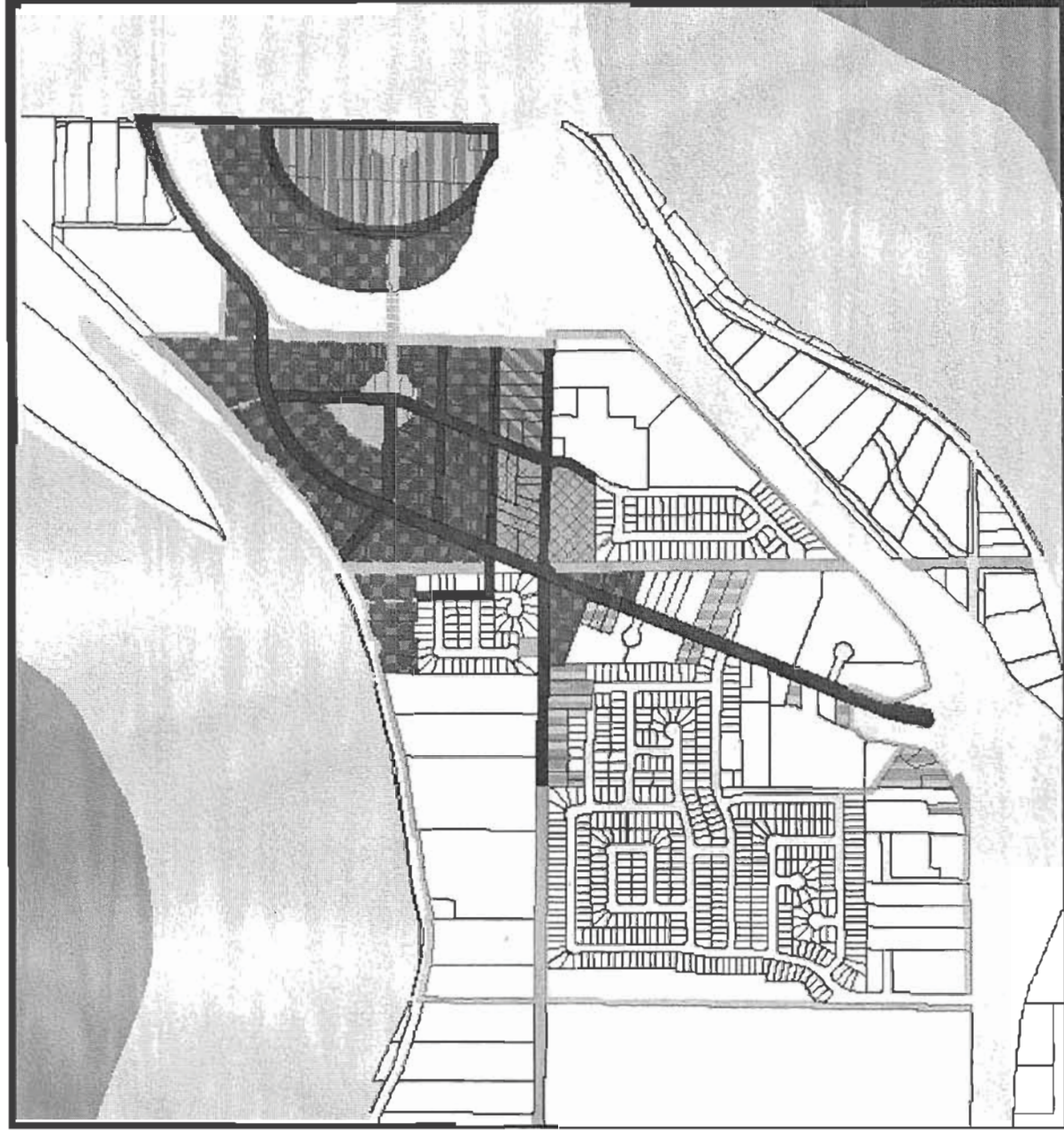
Hamilton Area Plan
Update - Option #3
AMENITIES
(May 8th, 2012)

LEGEND:

-  Parks, Greenways and Trails
-  Road Works



Hamilton Area Plan Update - Option #3 **CONSOLIDATED** (May 8th, 2012 - Revised)



LEGEND:

- 1.8 FAR - Mixed Use
- 1.8 FAR - Residential
- 1.5 FAR - Residential
- 1.0 FAR - Residential
- 0.75 FAR Area 1: Proposed Res.
- OCP Existing: Devel. Parcel
- Parks, Greenways and Trails
- Road Works

Amenities and Infrastructure

Allocations with Option 3

❖ TRANSPORTATION:

Full Traffic Signal – Boundary Road and Westminster Hwy

Full Traffic Signal – Westminster Hwy at Gilley Road

Intersection realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate
Extruded Curb between Eastbound travel lane and shoulder to create delineated walkway/cycling path on the East side between Westminster Hwy and McLean Avenue to the South and Boundary Road to the North East.
Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density touches roadways in Planning Areas 1 and 2

Partial upgrade at Westminster Hwy and Gilley, continuing south to Norton Court – based on City's standard cross section for roads

Note: Westminster Hwy upgrades will happen in concert with WMH developments north of Gilley as they occur; and as City wide and Area DCC's are collected.

All streets and sidewalks in Developing Areas 2 and 3 as development occurs

Expanded road improvements from Boundary Road at Westminster Hwy to Hwy #91 (part of citywide DCC budget; Translink in part determines timeline)

Area 2 internal road network as development occurs

Westminster Hwy at Gilley, south to Hwy #91 improvements based on overall city budget timelines as there is no new development proposed south of Gilley

Option 3 Additions

Road network links East West through Area 3 and North connections to River Road

Road network in Area 2 – finer grain as developments occur

Amenities and Infrastructure

Allocations with Option 3

❖ PARKS AND TRAILS

Connection from the north side of Westminster Hwy up to Translink Centre and River Road

Trail improvements along existing trails that connect developments in Areas 2 and 3 Westminster Hwy trail improvement at the drainage canal from Gilley to River Road Existing Hamilton VLA pocket park enhancements Bike and Greenway East of Smith backing on the Hwy #91 from Gilley to Westminster Hwy to the North

Area 3 Neighborhood East/West Greenway

Greenway along north end of Westminster Hwy adjacent Hwy #91 to link up to Translink Greenway

South perimeter dyke trail to Westminster Hwy

Drainage canal trail improvements Gilley south, to Hwy #91

Option 3 Additions to that in OCP and Options 1 & 2

River Drive Dyke extension to ALR buffer; and expansion (Whillet to Translink)

Perimeter Dyke Road and trails from River Road to West ALR Buffer, and South to

Westminster Hwy, East to Hwy #91

Amenities and Infrastructure

Allocations with Option 3

- ❖ *PARKS AND TRAILS Option 3 Additions to that in OCP and Options 1 & 2*
 - Enhanced pedestrian/bike access crossing over Hwy #91 between Areas 2 to Area 3*
 - Enhanced VLA pocket park and pedestrian / bike landing, improving linkage between Areas 2 pedestrian/bike overpass and Area 3*
 - Creation of Boundary Road terminus pocket park – creates ease of landing for the pedestrian / bike route overpass between Areas 2 and 3*
 - Greenway connection at Smith to River Road*
 - Greenway connection North terminus of bike trail North of Westminster Hwy to River Road*
 - Area 2 bike connection North to River Road*
 - Replace Existing River Road vehicular access to pedestrian and bike trail only*
 - New greenway from North end of Fraserside Drive to River Road*

Amenities and Infrastructure

Allocations – Option 3

❖ PARKS AND TRAILS - Option 3 Additions to that in OCP and Options 1 & 2

New pathway in Area 1 behind the existing Fire Hall

New Pathway behind Bethany Baptist Church to Area 3 South

New greenway from Gilley West to ALR Buffer Park and two points of connections to Area 1

North East end of greenway Westminster Hwy, north to Daycare East

❖ COMMUNITY SERVICES

Community Policing Office Space Reserved

Additional Indoor Community Centre Recreation Space, including fitness services

❖ COMMUNITY SERVICES – Option 3 Additions to that in OCP and Options 1 & 2

Branch Library

Amenities and Infrastructure Allocations with Option 3

❖ PERSONAL SERVICES (Private):

As provided in the Hamilton Community Centre
Enhanced Fitness Services

❖ DAILY / WEEKLY SHOPPING SERVICES (Private):

New Retail / Residential "High Street"

Coffee shop
Local neighborhood retailers
Butcher
Baker
Medical
Pharmacy

Additions to that in OCP and Options 1 & 2:

Grocery Store

Specialty food retailers

Specialty general retailers

Restaurants