



City of Hamilton
GENERAL ISSUES COMMITTEE
ADDENDUM

Meeting #: 21-015
Date: August 4, 2021
Time: 9:30 a.m.
Location: Due to the COVID-19 and the Closure of City Hall (CC)

All electronic meetings can be viewed at:

City's Website:
<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's YouTube Channel:
<https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

Stephanie Paparella, Legislative Coordinator (905) 546-2424 ext. 3993

5. COMMUNICATIONS

5.1. Correspondence respecting Report PED17010(I) - GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles

*5.1.n. Marguerite Page

*5.1.o. Vanessa Hall

*5.1.p. Tanya Darby

*5.1.q. Don Sephton

*5.1.r. Ruth Woods

*5.1.s. Carmen Cuming

*5.1.t. Tracy Mewhort-Buist

- *5.1.u. David Sunday, Gowlings WLG, on behalf of 1507565 Ontario Limited, otherwise known as the Frisina Group, respecting GRIDS 2 and the Municipal Comprehensive Review – Land Needs Assessment and Technical Background Reports
- *5.1.v. Gord McNulty, Hamilton Naturalists' Club
- *5.1.w. Grant Rinalli
- *5.1.x. Ian Branston and Angela Fabe
- *5.1.y. Marie Covert
- *5.1.z. Gail Moffatt
- *5.1.aa. Nancy Dingwall
- *5.1.ab. Reverend Daniela Mertz, Reverend Thomas Mertz, Reverend Loretta Jaunzarins, Barbara Alken, and Deborah Lindeman
- *5.1.ac. Stephen Fraser, A.J. Clark and Associates, on behalf of Multi-Area Developments
- *5.1.ad. Sheila O'Neal
- *5.1.ae. Laurie Neilson

6. DELEGATION REQUESTS

- *6.2. Nancy Hurst, respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.3. Summer Thomas, respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.4. James Webb, Webb Planning Consultants, respecting Item 8.2 - Report PED17010(k), GRIDS 2 and Municipal Comprehensive Review - Employment Land Review
- *6.5. Mike Collins-Williams, West End Home Builders' Association, respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles

- *6.6. Dave Aston, MHBC Planning respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.7. Lynda Lukasik, Environment Hamilton, respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.8. Lynda Lukasik, Environment Hamilton, respecting Item 8.2 - Report PED17010(k), GRIDS 2 and Municipal Comprehensive Review - Employment Land Review
- *6.9. Philip Pothen, Environmental Defence, respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.10. Don McLean, respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.11. Michelle Tom, respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.12. T. Anne Wilcox, respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.13. Mariam Hanhan, respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.14. Zoe Green, respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.15. Caroline Hill Smith, respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.16. Akira Ourique, respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.17. Alex Wilson, respecting Item 8.1 - Report PED17010(l), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles

- *6.18. Lilly Noble, respecting Item 8.1 - Report PED17010(I), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.19. Mike Crough, IBI Group Hamilton, respecting Item 8.1 - Report PED17010(I), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles
- *6.20. Nathan Savelli, respecting Item 8.1 - Report PED17010(I), GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles

From: Marguerite Page
Sent: July 20, 2021 3:57 PM
To: clerk@hamilton.ca
Subject: Stop The Sprawl

Dear City of Hamilton Office of the Clerk,

As a resident of Hamilton, I am writing to you to raise concerns about the expansion of the urban boundary of Hamilton. It has come to my attention that the City of Hamilton is looking at expanding its urban boundary into prime agricultural lands. Environmental groups such as Environment Hamilton, 350 Hamilton, and others are bringing attention to the impact the urban expansion will have on transit, affordable housing, the environment, and vulnerable communities.

As your constituent, I am asking that you vote to FREEZE Hamilton's urban boundary. This action is essential if we have any hope of building a sustainable, climate-resilient, inclusive future for Hamilton!

Thank you for your time.

Sincerely,
Marguerite Page

From: Vanessa Hall
Sent: July 22, 2021 10:29 PM
To: clerk@hamilton.ca
Subject: Stop The Sprawl

Dear City of Hamilton Office of the Clerk,

As a resident of Hamilton, I am writing to you to raise concerns about the expansion of the urban boundary of Hamilton. It has come to my attention that the City of Hamilton is looking at expanding its urban boundary into prime agricultural lands. Environmental groups such as Environment Hamilton, 350 Hamilton, and others are bringing attention to the impact the urban expansion will have on transit, affordable housing, the environment, and vulnerable communities.

As your constituent, I am asking that you vote to FREEZE Hamilton's urban boundary. This action is essential if we have any hope of building a sustainable, climate-resilient, inclusive future for Hamilton!

Thank you for your time.

Sincerely,
Vanessa Hall

From: Tanya Darby
Sent: July 22, 2021 6:24 PM
To: clerk@hamilton.ca
Subject: Stop The Sprawl

Dear City of Hamilton Office of the Clerk,

As a resident of Hamilton, I am writing to you to raise concerns about the expansion of the urban boundary of Hamilton. It has come to my attention that the City of Hamilton is looking at expanding its urban boundary into prime agricultural lands. Environmental groups such as Environment Hamilton, 350 Hamilton, and others are bringing attention to the impact the urban expansion will have on transit, affordable housing, the environment, and vulnerable communities.

As your constituent, I am asking that you vote to FREEZE Hamilton's urban boundary. This action is essential if we have any hope of building a sustainable, climate-resilient, inclusive future for Hamilton!

Thank you for your time.

Sincerely,
Tanya Darby

From: Donald Sephton
Sent: July 22, 2021 6:23 PM
To: clerk@hamilton.ca
Subject: Stop The Sprawl

Dear City of Hamilton Office of the Clerk,

As a resident of Hamilton, I am writing to you to raise concerns about the expansion of the urban boundary of Hamilton. It has come to my attention that the City of Hamilton is looking at expanding its urban boundary into prime agricultural lands. Environmental groups such as Environment Hamilton, 350 Hamilton, and others are bringing attention to the impact the urban expansion will have on transit, affordable housing, the environment, and vulnerable communities.

As your constituent, I am asking that you vote to FREEZE Hamilton's urban boundary. This action is essential if we have any hope of building a sustainable, climate-resilient, inclusive future for Hamilton!

Thank you for your time.

Sincerely,
Donald Sephton

From: Ruth Woods
Sent: July 22, 2021 6:22 PM
To: clerk@hamilton.ca
Subject: Stop The Sprawl

Dear City of Hamilton Office of the Clerk,

As a resident of Hamilton, I am writing to you to raise concerns about the expansion of the urban boundary of Hamilton. It has come to my attention that the City of Hamilton is looking at expanding its urban boundary into prime agricultural lands. Environmental groups such as Environment Hamilton, 350 Hamilton, and others are bringing attention to the impact the urban expansion will have on transit, affordable housing, the environment, and vulnerable communities.

As your constituent, I am asking that you vote to FREEZE Hamilton's urban boundary. This action is essential if we have any hope of building a sustainable, climate-resilient, inclusive future for Hamilton!

Thank you for your time.

Sincerely,
Ruth Woods

July 22, 2021

Carmen Cuming

Jason Thorne, General Manager

Planning and Economic Development

City of Hamilton

Jason.thorne@hamilton.ca

RE: How Should Hamilton Grow to 2051 - Don't Miss the Survey

Dear Mr. Thorne

I have just received a newsletter by email from my Councillor (Wilson) on July 20, which is 3 days before the deadline to submit our response. I had never received the survey and proceeded to ask my neighbors on Jackson and Pearl and friends on Mountain East and Bay St. North if they had. NONE OF THEM HAD RECEIVED ANY SURVEYS!!! I immediately informed Councillor Wilson about my concern about this seemingly flawed and undemocratic process. I am sorry but this is not good public consultation or participation. The Councillor's assistant reply was:

"I'm very sorry to hear you didn't get a survey. It seems there were quite a few delivery issues in our area. My section of Westdale was left out entirely.

There is no online option, likely due to the ease with which online surveys are often skewed, however if you haven't already you can still participate via email following the suggested guidelines in the newsletter which I'm copying here. Also this way multiple members of a household can send separate responses whereas the paper survey only allows for one response per household.

The deadline for submitting the survey to the city's Planning Department is Friday, July 23, 2021. You can submit your response to grids2-mcr@hamilton.ca."

In the Hamilton Spectator, of July 20, 2021, on pg A4 it was mentioned that "The City says Canada Post delivered 230,000 but acknowledges that some households didn't receive them ..."

My questions are:

1-What percentage of our population was sent the surveys, how do you know who actually got them, number of responses?

2-Where is our present green belt protection boundary? How is it protected and enforced?

3-Why should Hamilton grow to 236,000 more people by 2051?

I am respectfully requesting that we need more time and proper public consultations to discuss this very important issue.

Some concerns that came to mind were:

- a) We need to save farmland and support local produce
- b) We should improve and revitalize existing urban areas
- c) We can reutilize existing unused built structures.
- d) All previous municipalities (Ancaster, Dundas, Flamborough, Glanbrook, Stoney Creek) should take a share of intensification and not just Hamilton city core “corridors”
- e) We should not have to subsidize, as tax payers, the cost of infrastructure for developers in the unused green land
- f) We don't want to turn Hamilton into Mississauga with destruction of farmland and creation of ugly big box malls and unimaginative housing developments

I am sure there are many more concerns but given short time to respond please accept my present submission

Yours truly

Carmen Cuming

cc clerk@hamilton.ca.

cc maureen.wilson@hamilton.ca;

cc ccpd.generalinquiry@hamilton.ca

cc jason.farr@hamilton.ca;

cc ccgrids2-mcr@hamilton.ca

cc chad.collins@hamilton.ca

cc john-paul.danko@hamilton.ca

cc maria.pearson@hamilton.ca

cc brenda.johnson@hamilton.ca

cc lloyd.ferguson@hamilton.ca

cc judi.partridge@hamilton.ca

cc Lisa.Kelsey@hamilton.ca

2/2

From: Tracy Mewhort-Buist

Sent: July 26, 2021 1:38 PM

To: Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>; Bishop, Kathy <Kathy.Bishop@hamilton.ca>

Cc: Mike Pearson <mpearson@hamiltonnews.com>; clerk@hamilton.ca

Subject: No to boundary expansion

Dear Counselor Ferguson,

I am writing to voice my opposition to the proposed boundary expansion, and my support for "Option 2" on the Land Needs Assessment survey. What this city (both Ancaster and the broader Hamilton city) needs is intensification through what is known as "missing middle" housing - short 3-5 story small apartment buildings, row houses, townhouses and the like. The last thing that we need is more urban sprawl boasting million dollar homes which are inaccessible for first-time home buyers. Yes, increasing density puts pressure on infrastructure, but what is needed to solve that problem is efforts to create a more walkable city with improved public transit so that we do not need to rely on so many cars in the first place.

I am a member of a number of community groups on social media, primarily in Ancaster, and there is almost unanimous support for option 2. Furthermore, there have been many calls from our community to improve walkability and accessibility within the community, such as recent requests to improve sidewalk access to the west part of Ancaster over the Wilson Street bridge. More and more it seems that you are not listening to the wishes of your constituents, and, in fact, are working in direct opposition to them. Each time I have written to you about my concerns in the past, you have sent back terse one-line emails to me without a salutation or closing remark. I do not understand why you are so dismissive of the concerns of your Ward 12 constituents, but I assure you, it is being noticed.

Sincerely,

Dr. Tracy Mewhort-Buist
L9G1Z6 - Ward 12



July 30, 2020

Via E-mail (stephanie.paparella@hamilton.ca)

Stephanie Paparella
 Legislative Coordinator
 Office of the City Clerk
 71 Main Street West, 1st Floor
 Hamilton, ON L8P 4Y5

David Sunday
 Direct +1 519 575 7513
 david.sunday@gowlingwlg.com

Dear Ms. Paparella:

**Re: GRIDS 2 and the Municipal Comprehensive Review – Land Needs Assessment and Technical Background Reports (PED17010(h)) (City Wide)
 Our Client: 1507565 Ontario Limited**

We are counsel to 1507565 Ontario Limited, otherwise known as the Frisina Group ("**Client**"), the owners of approximately 106 acres of land located within the Elfrida Community ("**Elfrida**").

We write further to our letter dated December 11, 2020, our attendances as a delegation at the December 14, 2020 and March 29, 2021 meetings, and the letter of Paul Lowes dated May 30, 2021, in relation to the City's GRIDS 2 / Municipal Comprehensive Review ("**MCR**") process. We write with respect to the City's upcoming General Issues Committee meeting on August 4, 2021.

We have reviewed the *GRIDS 2 and Municipal Comprehensive Review Consultation Update and Evaluation Framework and Phasing Principles (PED17010(l))* and *Update regarding Ontario Land Tribunal (formerly Local Planning Appeal Tribunal) appeals of Rural and Urban Hamilton Official Plans – Urban Boundary Expansion (LS16029(e)/PED16248(e))* reports, prepared by the City's Planning and Legal departments and wish to thank staff for their efforts in assembling same.

Coordination between GRIDS 1 and GRIDS 2

Our client is a party to the outstanding Rural and Urban Hamilton Official Plan appeals before the Ontario Land Tribunal which relate to the outcome of the GRIDS 1 MCR process dealing with land needs to 2031. By way of its January 17, 2020 decision, the Local Planning Appeal Tribunal, as it then was, has directed that the GRIDS 1 appeals could result in a settlement area expansion in accordance with the 2006 Growth Plan for the Greater Golden Horseshoe to meet 2031 land needs.

City legal counsel have noted in their report to Council that the Ontario Land Tribunal may order such a boundary expansion, independent of the City's ongoing GRIDS 2 MCR process. The City's Land Needs Assessment ("**LNA**") to meet the needs of the City to 2031 has now identified a need for 500 ha in accordance with the 2006 Growth Plan.

Given that the outstanding Ontario Land Tribunal appeals may result in a boundary expansion to meet 2031 land needs and that LNA associated with the City's GRIDS 2 process deals with land needs including for the period of 2031, 2041 and 2051, we would note that there is a need for the City to



consider how its GRIDS 2 process, to the extent it addresses land needs through to the 2031 planning horizon, will be coordinated with the still outstanding GRIDS 1 appeals.

If City Council's determination is that 500 ha should be brought into the urban boundary to address land needs to 2031, then consideration needs to be given to whether such a determination requires the approval of the Ontario Land Tribunal in the context of the GRIDS 1 appeals. Again, there is a need for the City to consider how any decision it may make with respect to GRIDS 2 will be coordinated with the outstanding GRIDS 1 appeals to ensure that there is no question as to the proper approval and/or implementation of any boundary adjustment relating to the 2031 planning horizon.

Criteria for Evaluation of Growth Options

Our Client's Land Use Planner Paul Lowes, MES, MCIP, RPP, has reviewed the City's Staff Reports on the criteria for the evaluation of growth options and offered the following comments:

I have reviewed the staff report and the Appendix A on the evaluation criteria. I have also compared the criteria to our May 30th letter critiquing the earlier criteria.

The City has now identified the criteria that will be used to evaluate the actual expansion areas and phasing options for the ambitious density scenario and the no growth scenario. The appendix refers to three steps: How to grow? Where to grow? and when to grow?

Step 1: How to Grow?

There are some positive changes to the How to Grow criteria, but some of the concerns that we raised in our May 30th letter were not addressed.

The criteria are not as specific as the previous version. The climate change provision no longer includes specific criteria on district energy and prioritizing tree canopy, which were concerns we raised in our letter. However, staff have deleted the column "How will we measure this?" so it is unclear how the more general criteria will be measured and evaluated.

Staff continue to include a criterion for Natural Hazards which states "Does the growth option direct development away from hazardous lands?" We questioned the value of this criterion in our May 30th letter given that the PPS requires all development to avoid floodplains and other natural hazards. This concern still applies. We also question how it is to be applied in this first step on How to Grow. This step does not to evaluate where to grow so it is unclear how we the City can measure directing development away from hazardous lands, when we they are not looking at any specific geographical area.

Our comments with respect to the natural heritage system are similar to those in relation to hazard lands. It is difficult to understand how the two natural heritage criteria will apply when no specific geographical area is being contemplated.

It is also difficult to understand how the three agricultural criteria will be applied at this level when no specific geographical area is being considered.



The criteria on complete communities require a range of housing options, and expanding convenient access to a supply of open spaces and parks. These are appropriate criteria to include in the evaluation.

Lastly, while we agree with the inclusion of the Provincial Methodology, it is unclear exactly what it will be measuring. We are also surprised that market-based housing is not included as a specific criterion. Given that it is such an important focus in the Growth plan and PPS, it should be specifically noted in the criteria.

Step 2: Where to Grow?

The appendix states that this step is to determine which whitebelt lands are feasible for expansion based on provincial and local criteria. Each candidate expansion area is to be evaluated against these criteria, but the document doesn't identify how the whitebelt is to be broken up into individual candidate expansion areas.

Our May 30th comments on "Prioritizing Tree Canopy" equally apply to the criterion proposed in this step.

We also note that the staff report also indicates that the "avoid natural hazards" criteria will be moved from the climate change criteria to its own section. However, this criterion is still listed under climate change and has also been added it as a new theme. This would seem appear to be an oversight.

Our May 30th comments on integrated waste management planning continue to apply to the proposed criterion.

Our May 30th comments on the Natural heritage system and water resources criteria continue to apply to the proposed criteria.

Step 3: When to Grow?

Appendix A states that the City will identify a variety of alternative phasing scenarios. It is unclear at this point what those alternatives will be.

The municipal finance and servicing criteria are appropriate, however the proposed agricultural criteria should not apply to phasing, as those criteria will have already been applied and resolved by this stage in the process.

General Comments

Elfrida has long been the City's preferred location to accommodate future residential growth. This status flows from the City's GRIDS 1 process dealing with growth to 2031. The GRIDS 2006 study selected Elfrida for very good reasons. The identification was the culmination of a robust 3-year municipal comprehensive review, involving significant public engagement and stakeholder consultation.

The City has also invested many millions of dollars in public infrastructure relating to the future development of Elfrida, including the Upper Centennial Parkway Trunk Sewer and Dickenson Road



Trunk Sewer. We have enclosed a list of the infrastructure projects relating to Elfrida for your reference at Appendix A to this letter.

We appreciate your careful consideration of this submission.

Yours very truly,

Gowling WLG (Canada) LLP

A handwritten signature in black ink, appearing to read "David Sunday", with a stylized flourish at the end.

David Sunday

DS:JD

Encl.

cc: Michael G. Kovacevic - City of Hamilton
Paul Lowes – SGL Planning & Design Inc.
Jonathan Minnes – Gowling WLG (Canada) LLP
Client

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Appendix A

Major Capital Project Directly Related to the Elfrida Area

- 1) Upper Centennial Parkway Trunk Sewer - Phase I (Lower Centennial) \$14.5 M Total Cost - conservatively 20% is attributable to Elfrida = \$2.9 M. Phase II (Upper Centennial) \$51 M Total Cost - conservatively 50% is attributable to Elfrida = \$25.5 M for a Total of \$28.4 M
- 2) Dickenson Road Trunk Sewer (Miles Road to Golf Club to Highway #56) - \$44.2 M Total Cost - conservatively 60% is attributable to Elfrida = \$26.52 M

Sub-total = \$54.92.

Projects Approved by City Council and implemented through the current DC By-law

- 1) Wastewater Capital Program - \$30.1 M
- 2) Water Projects - \$51.4 M
- 3) Stormwater Management Projects - \$114.835 M
- 4) Road Projects - \$130.495 M
- 5) Portions of City-Wide Capital Programs Related to Elfrida
 - Woodward WTP - \$35.8 M (10% of total attributable to Elfrida)
 - Transit BLAST Network and new Transit Center - \$5 M (10% of total attributable to Elfrida)
 - Other Soft Service Costs including parks, indoor recreation, library, administrative studies, paramedics, fire, police, waste diversion, LPAT tribunals, Secondary Plan, Watershed Plan and Staff time - Estimated \$30 M

Sub-total = \$397.63 M

GRAND TOTAL = \$452.55 M



P.O. Box 89052
HAMILTON, ONTARIO L8S 4R5

August 1, 2021

Re: GRIDS 2 and Municipal Comprehensive Review – Consultation Update and Evaluation Framework and Phasing Principles

Dear Mayor Eisenberger and members of the General Issues Committee:

The 600-member Hamilton Naturalists' Club is one of the largest and most active naturalist organizations in Ontario and has advocated for nature since 1919.

On behalf of the Club, I reiterate the position that we took at the March 29 GIC meeting when we urged city council to make its best effort to freeze the urban boundary. We supported council's response to an ongoing groundswell of demand for public consultation by deferring a decision for an opinion survey that included a "no boundary expansion" scenario and a mailout. It was a start, at least, in public consultation.

Like many conservation and environmental groups, we're concerned about policies by the provincial government including mandated land use directives to the 2051 planning horizon that favour urban sprawl. The reduced density goals and addition of market demand as justification for planning the housing mix are among many questionable decisions by this government that have produced an unprecedented outcry from conservation and environmental groups in Hamilton and across Ontario.

Former environmental commissioner Diane Saxe has identified urban sprawl as the main cause of increasing carbon emissions at a time when we're facing climate change. Add to that the loss of agricultural land, when local food production is becoming more important, the risk to watersheds with all of the increased residential and commercial run-off, and the costs of extending infrastructure.

We're especially concerned about proposed development in Elfrida. We support the strong opposition to development in this area of the Bird Friendly Cities Hamilton/Burlington team, as outlined in previous letters to the committee, because of irretrievable habitat loss. It's one of the key threats to healthy bird populations.

The fields, streams and woodlots of Elfrida host a significant population of year-round resident birds and support a large number of migratory bird species on their journey from Central and South America to the boreal forest and tundra. In addition, they also support winter resident species and visitors such as Snow Bunting and Snowy Owl.

The welfare of many of these species is of critical concern. In March, American Kestrels returned to the Elfrida lands to breed. These highly valued small falcons are a priority species which control rodent populations but they've experienced a large decrease in population since 1970 because of the loss of

Hamilton Naturalists' Club is a non-profit organization dedicated to the study, appreciation and conservation of our wild plants and animals.
All work is freely done by Directors, Officers and Members.



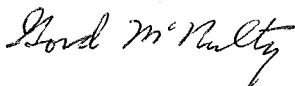
habitat. Killdeer, a plover that has adapted to agricultural lands, also breed in Elfrida but they have suffered a large decrease in population and will also lose their habitat.

Hamilton should aim to be part of the solution, rather than part of the problem, in achieving financially and environmentally sustainable planning. The goal should be to promote a healthier, greener and more attractive city. An emphasis on smart intensification and more compact development would also be more compatible with Hamilton's ongoing Urban Forest Strategy, which we're pleased to work with the city in strengthening.

The HNC urges City Council to underline to the provincial government that it does not agree with mandated land use directives that favour urban boundary expansion. Hamilton and municipalities across Ontario deserve better than more sprawling subdivisions on farmland and forests. This is an opportune time to send a message to the province that it should change course to promote more sustainable growth.

Given the limitations of virtual public engagement, we also urge City Council to consider increased opportunities for public consultation and participation in the evaluation framework and phasing principles.

Thank you for your time and attention.

A handwritten signature in cursive script that reads "Gord McNulty".

Gord McNulty

Conservation & Education Director, HNC

From: Grant Ranalli <
Sent: July 31, 2021 11:59 PM
To: clerk@hamilton.ca
Subject: Sprawl and Offsetting

To the City Clerk,
For your information and for the record,
I am copying you on a letter to Counsellor Ferguson that I just emailed.

- - - - -
Dear Councillor Ferguson,

I wish to register my very strong opposition to two ideas of critical importance:

1. Boundary expansion and
2. Offsetting.

1. Boundary expansion -

I believe that there should be absolutely **no more boundary expansion for the City of Hamilton.**

In other words, **I support Option 2 - No Boundary Expansion.**

Why?

Am I an extreme leftist?

Am I speaking as part of a 'No Sprawl' group?

Nope, just an average, tax-paying citizen who cares deeply about our City, our Province, our country and about future generations. If you have children, and grandchildren, maybe you should too.

Is this, to quote you, 'An aggressive push by environmentalists'? (Ancaster News July 25/21)
No more than the aggressive push by monied home builders who constantly lobby and take out full page ads in the local newspaper to browbeat the public into acquiescing to their demands for more.

If this is not the definition of a 'special interest group', I don't know what is.

Your own ad may be characterized as 'fear mongering' and this is backed by some facts.

First, the Provincial government is using some 'slight-of-hand' by looking forward with population projections that are 30 years down the road - vs the usual 20 year 'look ahead'. This is disingenuous and downright sneaky.

Second, almost all population projections are wrong and in fact the previous ones overestimated population growth by up to 100% so relying on those numbers is, in effect, using erroneous data to make very important decisions that will have long term (possibly negative) consequences.

The frequent use of MZO's (Ministerial Zoning Orders), should have raised red flags about the Provincial government's contempt for local government. So as a councillor for our City (i.e. local government) shouldn't you be defending our voices instead of being complicit in this diminishing of our democratic agency?

I am not anti business or anti-development. In fact I would love to see lots of transit oriented development to accompany the proposed LRT lines. As well, there are huge development opportunities to engage in infill or to build the 'missing middle' - that is, townhomes, apartments and 4-6 story residential buildings on PLENTY of vacant, under-utilized land within the present City boundaries. All services and ready to go with a Timmies, library, fire station and grocery store down the street.

So let the builders work on these projects. Maybe the builders will have to be creative and use their imaginations a bit more and maybe their profit margins will be a little smaller than building single family dwellings. So what?
I don't see any builders living hand to mouth or driving old cars. Quite the opposite in fact.

But no, they want what they want and will use bogus data and throw money on expensive ads to get their way.
And you, Councillor Ferguson, appear to be doing their bidding. May I ask, 'Why?'.

There are many things at stake and those pushing for the environment don't have the deep pockets that developers do to try to buy their way free.
My question: How much money is enough?

Lest you think I am just 'jumping on the bandwagon' or am 'late to the party' with my concerns, think again.

As you may recall from my past dealing with City Hall and letters to the editor, that I have been a firm believer in environmental action - from the promotion of a pesticide by-law (passed), to pushing for green bins to be employed in Catholic schools (accepted), as spokesperson for Hamilton Waterwatch - advocating for the end of privatized water and waste water services in Hamilton (done), to the push for an anti-idling by-law (passed) and to the promotion of more cycling infrastructure in schools and in the City generally (still happening).

These are all things that have and will make Hamilton truly a 'better place to raise a child'. And if it is good for children, it is good for aging baby boomers. It should be the best place to raise a child from one to ninety two (as the song goes).

These are REAL actions, not just platitudes and sloganeering or 'greenwashing' - a favourite ploy by some corporations or public figures.

As you well know by now, expanding the boundary will create more infrastructure which first has to be built (and we all know development costs are often deeply discounted by the City). Then infrastructure has to be maintained. That means annual upkeep of even more roads, street lights, traffic lights, sidewalks, water, sewer, transit, fire service, libraries etc.

Does a city with a huge infrastructure deficit really need further expenses that will put us all in a deeper hole?

Revenue generation from property taxes are much higher with 'missing middle' buildings than from single-family dwellings on prime, Class One farmland – of which there is very little left in Ontario.

Finally, with expansion, there will be more commuting which is another blow against nature and will not mitigate the effects of climate change. And if you have watched the news lately, climate change, believe it or not, is happening faster and more dramatically than ever predicted. Costs associated with the damage fires, floods and soaring temperatures have caused are astronomical, but the cost of doing nothing is no longer an option.

A survey was put out by the City but an article in the Spec criticized it for poor methodology. I agreed. It was sloppy and half-baked, but then, many people thought 'the fix was in' because the original proposal by staff did not even give a 'no sprawl' option. The term 'stacked deck' comes immediately to mind. The City did not even make a pretence to listening to other, non-sprawl options. Nevertheless, the many people who did respond to the survey opted for the 'No sprawl' option and these votes should not be discounted.

2. Offsetting = Upsetting

The entire concept of 'offsetting' or physically moving a wetland or other significant feature is ludicrous.

Wetlands, waterfalls or creeks that have taken millennia to form (yes, since the last ice age, not since the last election) should not be moved or 'offset' ('offset' is very poor euphemisms for destruction) so some company can build a warehouse.

Yes, you read that right. A WAREHOUSE. We are so blessed with an abundance of nature in our area. I've take my nieces and nephews to marvel at waterfalls, creeks, forests, ponds and fields.

I have yet to take them to marvel at a warehouse.

Why I ask, does it have to be built smack in the middle of a sensitive wetland when there are acres and acres of land that are not nearly as significant? (within the City boundary of course).

So Counsellor Ferguson, if it appears to you that environmentalists are a bit pushy or aggressive, they have good reason to be and I for one, won't apologize for acting on behalf of my (and your) nieces and nephews and for those not yet born.

We are advocating for a cleaner, greener, more sustainable Earth for our children and our grandchildren.

We all stand to benefit from keeping the boundary where it is and for not paving over significant, sensitive natural features.

Who benefits if we expand the boundary or build a warehouse on sensitive wetlands? You well know the answer. A small, very wealthy group of developers.

The question remains hanging in the air -
When you are tasked with serving the people,
- all the people,

- not just your constituents,
 - not just a few very rich builders
- just who and what are you advocating for, and more importantly, why?

Most sincerely,

Grant Ranalli

From: Ian Branston
Sent: July 31, 2021 10:24 AM
To: clerk@hamilton.ca
Subject: Urban Boundaries

Good Morning Mayor Eisenberger and Members of the General Issues Committee:

in reference to Item 8.1 'GRIDS2 & Municipal Comprehensive Review Consultation Update & Evaluation Framework and Phasing Principles

I am a long term resident of Hamilton, retired from Dofasco. I will not bother you with statistics, simply because you probably have heard enough of them. I am not a scientist but it is fairly obvious that we are in a climate crisis of our own making, I am to blame as much as anyone. We all have a responsibility to do what we can to improve our environment. You as our leaders are tasked with making a very important decision. It is within your power to make a significant impact on our city that will affect future generations. Please say no to an expansion of our urban boundaries.

Regards

Ian Branston and Angela Fabe

Hamilton City Hall,
71 Main Street West,
Hamilton, ON L8P 4Y5

August 2, 2021

From: Marie Covert

Attention: Members of the General Issues Committee

Subject: Reference to Item 8.1, GRIDS 2 & Municipal Comprehensive Review – Consultation Update & Evaluation Framework & Phasing Principles

Dear Mayor Eisenberger & Members of the General Issues Committee,

This is an unprecedented time in the history of Modern Man. We stand at the crossroads of a monumental decision concerning the Climate Emergency. We all recognize that climate events around the world have gone topsy-turvy with more than 600 forest fires raging in Canada, major flooding in China and Europe, and frosts and snow in South American countries. This is not a fluke; these disasters will not magically disappear. Humans have caused these disasters and only humans can begin to 'undo' the damage.

Previously, scientists predicted that we had until the year 2050 to make the required changes that would save humanity from death by fossil fuel use and green house gas emissions, i.e. global warming. With the recent flooding in Germany, Belgium and the Netherlands, Scientists have noted a 'time-table tilt' in their predictions. **Our new deadline date is 2030. We have less than 10 years to use every tool at our disposal to reduce fossil fuel use and mitigate green house gas emissions before we reach the point of no return.**

As members of the General Issues Committee who will make the critical decisions on how Hamilton will grow, you have an immense responsibility to make the right choices. You must determine that retaining the original urban boundary is the only decision. At this moment, your choice will label you in history as leader or follower. You must lead Hamiltonians with a clear choice of NO Boundary Expansion. Where you lead in Hamilton, other municipalities will follow. Halton has already acknowledged failure with irresponsible builders and we are on the cusp of losing Ancaster. You must lead Hamiltonians on the toughest journey we have ever known. With strength and wisdom you can make the right choices and leave a proud legacy for your children and grandchildren OR you can make the easy choice and lead us on a very uncomfortable journey of toxic air and unclean drinking water. Everyone is watching you and depending on you. Please use science and logic to make the decision that will shape our future forever.

Please review the chart below; you will agree wholeheartedly that there is only ONE choice.

Thank you for your time,
Marie Covert

“How Should Hamilton Grow” Evaluation Criteria

When you view every aspect of municipal governance through the lens of a Climate Emergency, the choice of NO Boundary Expansion is clear.

The world reached **417 in April**. This is the concentration of carbon dioxide in the atmosphere, 417 parts per million (ppm). This level has not been this high in three million years and likely more than 20 million years. When the concentration is so high, our climate system is falling to pieces. It is incredibly hard to pull back from this number. Failure to do so will make the planet uninhabitable for our species.

Evaluation	Criterion	Rationale
✓	Growth Allocation	There are more than enough unused buildings or poorly used sites and parking lots within the urban boundary to house the expected population growth. No expansion is required.
✓	Municipal Finance	By drawing new people into Hamilton proper, the population will grow and so will local businesses. New companies will spring up to support a larger tax base.
✓	Infrastructure & Public Service Facilities	By using the existing infrastructure and services, new ones do not have to be built. This represents major cost savings if new water/sewers, etc. are not expanded into rural areas.
✓	Transportation Systems	Transportation systems already exist for major portions of Hamilton. Drivers will not have to commute to work and fossil fuel emissions can be cut dramatically, if people already live within the urban boundary.
✓	Complete Communities	As the old areas are razed, Urban Planners have the chance to build complete communities with parks, shopping, restaurants, everything at hand. Win! Win!
✓	Agricultural System	Farmlands remain intact, close to the City, Farmers' Markets and locally grown food is readily available. Food Insecurity is lessened.
✓	Natural Heritage and Water Resources	The remaining Natural Heritage and Water Resources can remain untouched, retaining the ability to offer protection against GHG emissions and soaring temperatures. Nature offers a buffer to the climate emergency and every ounce of protection is required as the situation will worsen.
✓	Conformity with Provincial Meth.	By re-using existing urban properties, by planning them properly and creating a vibrant downtown core to attract new home owners, Hamilton will meet the provincial guidelines and provide adequate housing.

Submitted on Tuesday, August 3, 2021 - 10:38am Submitted by anonymous user: 172.70.126.22
Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Gail moffatt

Name of Organization: Resident of Ancaster

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: Urban expansion

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

forwarded message:

From: Gail Moffatt

Date: July 30, 2021 at 7:23:29 AM EDT

To: ian moffatt <

Subject: Mayor and Councillors

I would like to introduce myself.

I am Gail Moffatt. I am a new resident of Ancaster, having located to Ancaster in October 2020.

I moved to Ancaster for several reasons. But a primary one was because Ancaster Village offers charm and a small town vibe! These qualities are invaluable; priceless. They can never be replaced. Ancaster is a treasure to be guarded for generations. Do NOT let her die!

Over the last months, my interest in preserving the heritage of Ancaster has expanded to preserving the areas surrounding Hamilton and the Hamilton region.

The lands you are proposing for urban expansion can NEVER be replaced: NEVER duplicated. Farm and wetlands can NEVER be replaced. We depend on these areas for food, for recreation, for protection and preservation of climate and wildlife.

I am not anti-development. I know housing is necessary for the future.

However, I am only supportive of in-fill development that matches/blends with existing neighborhoods!

I believe there are many many areas of brownfield land in Hamilton and believe this should be your target for developing affordable communities. Areas of affordable housing, stores, pharmacies, schools, bike lanes, parks. COMMUNITIES!

These communities, on land already designated for development, if developed intelligently, would not impact climate change as severely as "aggressive urban expansion" (your words).

Climate change is real; climate change is critical to us all-our children, grandchildren, our health, our environment.

PLEASE do NOT vote for urban expansion.

Vote for controlled internal, in fill, development.

Fight against proposed Provincial threats of expansion!

A new government in Ontario parliament in 2022 May have very different goals.

Let,s join together to fight as a united community. We can win. Other communities in Ontario have been victors!

From: nancy dingwall

Sent: August 2, 2021 7:05 PM

To: clerk@hamilton.ca

Subject: Reference to item 8.1 on the agenda Grids 2 and Municipal Comprehensive Review and Consultation Update and Evaluation framework and Phasing principles

August 2nd, 2021

To Mayor Eisenberger and members of the general issues committee

Reference : Item 8.1 on the agenda GRIDS 2 and Municipal Comprehensive Review Consultation, Update and Evaluation framework and Phasing Principles

I feel the "How should Hamilton Grow" evaluation framework has not been subjected to a full and proper public consultation. There should be opportunity for comments on the framework prior to the internal results of urban expansion vs no expansion options is released for public input. I believe the above steps should occur before city staff presents their final recommendations regarding urban growth management to 2051.

I am opposed to any urban boundary expansion and strongly believe we need to protect this valuable farm land. The environmental decisions we make today are the most crucial and once farmland is gone it is lost forever.

Hamilton is struggling to manage its infrastructure as it stands today and is behind in roadwork, sewer and water line repairs and already has a huge deficit in infrastructure.

Please serve the people of Hamilton and not the developers and vote no to urban boundary expansion. Thank you,

Nancy Dingwall

Reverend Daniela Mertz

Reverend Thomas Mertz, Dean of the Bay Ministry Area (ELCIC)

Reverend Loretta Jauzarins

Barbara Alken

Deborah Lindeman

Dear Mayor Eisenberger and Members of the General Issues Committee,

We are writing this letter in reference to Item 8.1 on the agenda: *'GRIDS 2 & Municipal Comprehensive Review – Consultation Update & Evaluation Framework & Phasing Principles'*.

We want to express my deep concern about Hamilton's plans to extend the urban boundaries. City council has declared that Hamilton is in a climate emergency, and we expect council to act and decide accordingly.

As the former Environmental Commissioner of Ontario, Dianne Saxe, notes in an article posted to the Ontario Professional Planners Institute Website, "Contrary to popular belief, more of Ontario's climate pollution (greenhouse gases) comes from individuals than from heavy industry. And the largest single source of that pollution is petroleum fuels used for transportation, like gasoline and diesel. These fuels are Ontario's largest energy sources and the primary sources of its climate and air pollution." (<https://ontarioplanners.ca/blog/planning-exchange/february-en/why-urban-sprawl-is-ontario's-oil-sands>). Urban sprawl would further increase Ontarian's dependencies on car-based modes of transportation and thus create more air pollution as people live further away from their work and commute for longer distances. Urban Sprawl would create lower density areas that would not adequately support public transit options.

The Urban Sprawl would destroy needed farmland and wetlands, the environmental impacts of which would mean increases to the risk of floods and droughts.

Large parts of Hamilton's urban core are still underused and present an opportunity for densification that would revive the inner city and allow people to live closer to work and have access to public transportation.

Respectfully,

Daniela Mertz, Thomas Mertz, Loretta Jaunzarins, Barbara Alken, Deborah Lindeman



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

August 3, 2021

The City of Hamilton
Clerks Department
71 Main Street West, 1st Floor
Hamilton, Ontario
L8P 4Y5

Sent via email to: clerk@hamilton.ca

Attn: Chair and Members of General Issues Committee

**Re: 645 & 655 Barton Street, Hamilton (Stoney Creek) – Ward 10
GRIDS II and Municipal Comprehensive Review – Employment Land Review
Staff Report PED17010(k)**

Dear Chair and Members of General Issues Committee,

On behalf of our Client, Multi-Area Developments Inc., we are submitting this letter to formally support City Staff's recommendation to convert the above-noted lands to a modified District Commercial designation, with a site-specific policy to prohibit sensitive land uses. We have been engaged with relevant City Staff since the outset of this Employment Land Review process and wish to thank Staff for their ongoing hard work and cooperation.

As mentioned in the Staff Report, it is understood that in early 2022, the final recommended Employment Land conversions will be implemented through a future Official Plan Amendment (OPA) submitted to the Province for the MCR. We kindly request to remain included in all correspondence related to the Employment Land Review process.

I trust this is satisfactory for your purposes and thank you for the Committee's consideration in this matter. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours very truly,

Stephen Fraser, MCIP, RPP
A. J. Clarke and Associates Ltd.

Encl.



City of Hamilton, General Issues Committee
RE: GRIDS II and Municipal Comprehensive Review – Employment Land Review
Staff Report PED17010(k)
645 & 655 Barton Street, Hamilton (Stoney Creek)

August 3, 2021

Page 2 of 2

Copy via email only: Multi-Area Developments Inc., Attn: Aldo DeSantis, David DeSantis, and Steve Spicer

Ward 10 Councillor, Attn: Councillor Maria Pearson

City of Hamilton Staff, Attn: Heather Travis and Lauren Vraets

From: kirby girl

Sent: August 3, 2021 11:57 AM

To: clerk@hamilton.ca

Subject: 8.1 – GRIDS 2 & Municipal Comprehensive Review – Consultation Update & Evaluation Framework & Phasing Principles

Dear Mayor Eisenberger & Members of the General Issues Committee:

The results from surveys taken should be released to the public sooner rather than October. If not the public may question the transparency of the process.

Words like revitalization, renewal, restoration, reinvestment, healthy neighbourhoods would have shown an interest by the City in the exciting process of restoring areas of the existing urban landscape/community that desperately need it. I don't get a sense of an interest in this from any of the documentation I have briefly read that are associated with this process. The bias in language used is towards expansion onto open lands.

Thank you for your time.

Sheila O'Neal

From: Laurie Nielsen

Sent: August 3, 2021 11:04 AM

To: clerk@hamilton.ca

Subject: RE: 'How Should Hamilton Grow?' Evaluation Framework

Dear Mayor Eisenberger & Members of the General Issues Committee,

This letter is in reference to Item 8.1 on the agenda – '*GRIDS 2 & Municipal Comprehensive Review – Consultation Update & Evaluation Framework & Phasing Principles*'.

The evaluation criteria themes should not be given an equal weight for consideration in the evaluation framework. *Climate Change* should be weighted the heaviest, by far. The city declared a climate emergency in March 2019 but I have yet to see Council use a climate lens on any decision that it's made. Future generations are relying on Council to do this and there is no time to lose. Climate change is going to have the greatest impact on those who have low (or no) income and rely on affordable housing, public transportation, low taxes, access to green space, etc. City staff seem to be most concerned with the last criteria, *Conformity with Provincial Methodology*.

It's time we stopped allowing the developers to control how the city grows. They are concerned with only their own interests and not making Hamilton a city we can be proud of. Their plans are largely to build for people who cannot a house in Toronto. We have seniors in Hamilton who would *like* to move out of the family home (not interested in "aging in place", as staff worded it!) but want to stay in a walkable neighbourhood (preferably their own) and close to public transportation. Those senior residences on Stone Church and Rymal do not meet these needs. The homes that they give up would serve those families who want a house.

The climate crisis has also demonstrated a need to be more independent in sourcing our food as drought impacts many agricultural areas across North America. Unpredictable rain events make it even more important to ensure that our land can adequately deal with the excess water. Paving it is definitely not the way to deal with it. We have land available in the current boundaries to meet our needs, with the infrastructure already in place. Let's not spend money, that we really don't have, to develop housing on farmland.

Best regards,

Laurie Nielsen

Submitted on Sunday, July 25, 2021 - 9:58am Submitted by anonymous user:
172.70.130.228 Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Nancy Hurst

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: To speak regarding the GRIDS2 -
MCR process and the boundary expansion at the August 4th GIC
meeting. Thank you.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Submitted on Sunday, July 25, 2021 - 10:04am Submitted by anonymous user:
172.70.130.228 Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Summer Thomas

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: I would like to make comments
about the proposed urban boundary expansion and GRIDS2

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Submitted on Monday, July 26, 2021 - 5:10pm Submitted by anonymous user:
162.158.126.119 Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: James Webb

Name of Organization: Webb Planning Consultants

Contact Number: 905 527-7526

Email Address: jwebb@webbplanning.ca

Mailing Address: 244 James Street South Hamilton ON L8P 3B3

Reason(s) for delegation request: Oral submission respecting Item
10.1 - Report PED17010(K), GRIDS 2 and Municipal Comprehensive
Review - Employment Land Review

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

Submitted on Monday, July 26, 2021 - 6:40pm Submitted by anonymous user:
172.70.130.228 Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Mike Collins-Williams

Name of Organization: West End Home Builders' Association

Contact Number: 416-435-6757

Email Address: mikecw@westendhba.ca

Mailing Address: 1112 Rymal Road East, Hamilton

Reason(s) for delegation request: Request to speak to August 4th,
2021 General Issues Committee with respect to the GRIDS 2/MCR
Phasing Criteria.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

Submitted on Wednesday, July 28, 2021 - 11:18am Submitted by anonymous user:
162.158.126.163 Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Dave Aston

Name of Organization: MHBC Planning

Contact Number: 15194971262

Email Address: daston@mhbcplan.com

Mailing Address: 500 Bingemans Centre

Reason(s) for delegation request: respond to Item 8.1 - as it relates to 1400 Service Road

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

1400 SOUTH SERVICE ROAD EMPLOYMENT LAND CONVERSION REQUEST

General Issues Committee

August 4, 2021

LAND NEEDS AND MARKET NEEDS ASSESSMENT

- Conversion of the lands is not impacting the land needs conclusion
- City Land Needs Assessment confirmed there is surplus employment land, and residential land is required to accommodate growth to 2051.
- Urban Metrics Report identified that proposed mixed use development will provide for more jobs (417) than the current employment land designation (183-233) and that the lands would be slower to develop
- Conversion of these lands will provide residential units within the urban area and support intensification targets by providing a transit supportive density (276 people and jobs / ha)

CRITERIA FOR CONSIDERATION FOR CONVERSION REQUEST

- Opportunity for mixed use, complete community.
- Employment / commercial uses along the frontage, and maintain jobs.
- Not a Provincially Significant Employment Zone (PSEZ).
- Fragmented from existing industrial uses (Stoney Creek Business Park) and separated by QEW, natural feature, CN corridor and Fifty Road.
- Will support any future transit expansion. Fifty / Barton EA is ongoing.



GATEWAY VISION

- Proposed conversion meets the policies of the Growth Plan as:
 - The conversion will maintain a significant number of jobs
 - The lands are not within a PSEZ
- Proposed development would support more jobs than a typical business park / industrial development
- Subject lands are well positioned to assist with residential needs and intensification
- Conversion will not impact the long term viability of any other employment lands



CONCLUSION

- Proposed conversion does not impact land needs conclusions
- Mix of residential and jobs supports intensification objectives
- Supports establishment of a gateway at Fifty Road into Fruitland-Winona and the eastern City boundary
- Proposed mixed use would be a dynamic comprehensively planned development



COUNCIL RESOLUTION REQUEST

We request the following resolution for the lands at 1400 South Service Road, Stoney Creek:

- That the lands be identified for an Employment Conversion to facilitate the development as a mixed use comprehensively planned site, including residential, commercial and office uses



Submitted on Thursday, July 29, 2021 - 7:19am Submitted by anonymous user: 162.158.126.143
Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Lynda Lukasik

Name of Organization: Environment Hamilton

Contact Number: 905-549-0900

Email Address: llukasik@environmenthamilton.org

Mailing Address:

51 Stuart Street

Hamilton ON

Reason(s) for delegation request: I am requesting delegation status in order to respond to Item 8.1 - GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles (PED17010(I)) (City Wide).

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Submitted on Thursday, July 29, 2021 - 7:21am Submitted by anonymous user: 162.158.126.143
Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Lynda Lukasik

Name of Organization: Environment Hamilton

Contact Number: 905-549-0900

Email Address: llukasik@environmenthamilton.org

Mailing Address:

51 Stuart Street

Hamilton, ON

Reason(s) for delegation request: I am requesting delegation status in order to speak to Item 10.1 - GRIDS 2 and Municipal Comprehensive Review –Employment Land Review (PED17010(k)) (City Wide) at the August 4th GIC meeting.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Submitted on Thursday, July 29, 2021 - 7:54pm Submitted by anonymous user: 172.70.126.23 Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Philip Pothen, J.D., M.L.A.

Name of Organization: Environmental Defence

Contact Number: 6477065937

Email Address: ppothen@environmentaldefence.ca

Mailing Address: 2600 Danforth Avenue, Toro

Reason(s) for delegation request: Speaking to problems with proposed framework to evaluate climate change impact of Option 1 & Option 2 , MCR and Land Needs Assessment process.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Submitted on Thursday, July 29, 2021 - 10:12pm Submitted by anonymous user: 172.70.38.131
Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Don McLean

Name of Organization: none

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: Speak to item 8.1 on the agenda of the August 4 meeting re: GRIDS 2 and Municipal Comprehensive Review - Consultation Update and Evaluation Framework and Phasing Principles (PED17010(l)) (City Wide)

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Submitted on Friday, July 30, 2021 - 9:09am Submitted by anonymous user: 162.158.75.186 Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Michelle Tom

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: To speak about the methodology for land use planning.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Submitted on Friday, July 30, 2021 - 10:38am Submitted by anonymous user: 172.70.126.200 Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: T. Anne Wilcox

Name of Organization: none

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request:

I'm concerned that the option 1 would divert money from improving infrastructure in older neighbourhoods in Hamilton City. I am especially concerned because poor sidewalk and road maintenance, snow removal that isn't prompt with reduced transit will directly impact my ability to live in ward 2 in the future.

I am middle-aged and have a medical physical disability with permanent injuries from my first career [nursing]. I currently use a visible assistive device [forearm crutch]. Likely, I'll need a scooter or electric wheelchair when I'm actually a senior in about 20 years time.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

Submitted on Friday, July 30, 2021 - 11:36am Submitted by anonymous user: 172.70.130.100 Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Mariam Hanhan

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: I am a concerned citizen regarding the 'How Should Hamilton Grow?' evaluation framework and Item 8.1 on the agenda – 'GRIDS 2 & Municipal Comprehensive Review – Consultation Update & Evaluation Framework & Phasing Principles'. I will not be submitting a formal presentation, only commenting. Thank you. Mariam Hanhan.
Will you be requesting funds from the City? No
Will you be submitting a formal presentation? No

Submitted on Friday, July 30, 2021 - 11:45am Submitted by anonymous user: 162.158.126.162
Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: zoe green

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: GRIDS2-MCR Consultation and
Evaluation Framework update

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Submitted on Friday, July 30, 2021 - 11:49am Submitted by anonymous user: 172.70.130.115 Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Caroline Hill Smith

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: I am a private citizen request an opportunity to speak on August 4 about the GRIDS 2 and Municipal Comprehensive Review- Consultation Update, Evaluation Framework and Phasing Principles

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Submitted on Friday, July 30, 2021 - 12:05pm Submitted by anonymous user: 162.158.126.142
Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Akira Ourique

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: AUGUST 4th 2021 meeting. I am requesting to delegate to share my opinion on hamilton's urban boundary, and the potential development of the whitebelt.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

Submitted on Friday, July 30, 2021 - 12:58pm Submitted by anonymous user: 162.158.126.143
Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Alex Wilson

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request:

Item 8.1 on the agenda – ‘GRIDS 2 & Municipal Comprehensive Review – Consultation Update & Evaluation Framework & Phasing Principles’.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Submitted on Tuesday, August 3, 2021 - 9:57am Submitted by anonymous user: 162.158.126.118
Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Lilly Noble

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: To provide input to the 'How Should Hamilton Grow?' Evaluation Framework.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

Submitted on Tuesday, August 3, 2021 - 11:12am Submitted by anonymous user: 172.70.130.114
Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Mike Crough

Name of Organization: IBI Group Hamilton

Contact Number: 9055461010

Email Address: mike.crough@ibigroup.com

Mailing Address: 360 James Street North, East Wing, Suite200

Reason(s) for delegation request: To speak to GRIDS 2 and
Municipal Comprehensive Review - Consultation Update and
Evaluation Framework and Phasing Principles (PED17010(I)) (City
Wide)

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

General Issues Committee – August 4, 2021

SCREENING CRITERIA AND EVALUATION TOOL (WATERDOWN AND BINBROOK)



IBI GROUP
Purewal
347 Parkside Drive
August 4, 2021

Delegating on behalf of my client, the Owner of Lands at 347 Parkside Drive in Waterdown

Speaking to Staff report PED17010(I); specifically the GRIDS 2 / MCR – Screening Criteria and Evaluation Tool (Waterdown and Binbrook), attached as Appendix “B”

Have reviewed the staff report and all appendices



Location of 347 Parkside Drive

Support the process to review and consider Waterdown through a separate Screening Criteria and Evaluation Tool

No concerns with proposed Screening Criteria and Evaluation Tool

Have a clear understanding of the approach and the overarching policy framework (i.e. Growth Plan policies re: 10 ha, 50% residential, etc.)

Look forward to making formal submission through staff with a specific expansion request for these lands, and working with Committee and staff on the specific request for these lands and focusing on the Waterdown area

Thank you!

Submitted on Tuesday, August 3, 2021 - 12:43am Submitted by anonymous user: 172.70.130.100
Submitted values are:

==Committee Requested==

Committee: General Issues Committee

==Requestor Information==

Name of Individual: Nathan Savelli

Name of Organization:

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: I wish to share my concerns and feelings as it relates to Item 8.1 - GRIDS 2 & Municipal

Comprehensive Review – Consultation Update & Evaluation

Framework & Phasing Principles.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No