



City of Hamilton PLANNING COMMITTEE ADDENDUM

Meeting #: 23-011
Date: July 11, 2023
Time: 9:30 a.m.
Location: Council Chambers (Planning)
Hamilton City Hall
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

Pages

6. DELEGATION REQUESTS

- 6.3 Delegations respecting Provincial Amendments to the Greenbelt Plan (Item 11.4) (For today's meeting)
- *a. Added Delegation Requests
 - (iii) Nicole Tollenaar
 - (iv) Patricia Baker
 - (v) Mary Love
 - (vi) Robert Wakulat
 - (vii) Janwillem Jansen (pre-recorded video)
 - (viii) Laura Katz (pre-recorded video)
 - (ix) Ian Borsuk
 - (x) James S. Quinn
- *6.4 John Ariens, Arcadis, respecting Garner Road Sign Variance Appeal (Item 11.11) (For today's meeting)
- *6.5 Matt Johnston, Urban Solutions, respecting 382 Southcote Road (Item 11.1) (For today's meeting)
- *6.6 David Falletta, Bousfields Inc., respecting 121-125 King St. E. (Item 11.3) (For today's meeting)
- *6.7 Joe Hoffman, Goodmans LLP, respecting 121-125 King St. E. (Item 11.3) (For today's meeting)

10. PUBLIC HEARINGS

- 10.2 Application for an Official Plan Amendment and a Zoning By-law Amendment for Lands located at 1093 Fennell Avenue East, Hamilton (PED23114) (Ward 6)
- *a. Added Written Submissions: 6
(i) Drazen Spehar
- 10.3 Application for Zoning By-law Amendment for Lands Located at 329 Highland Road West, Stoney Creek (PED23120) (Ward 9)
- *a. Added Written Submissions: 11
(i) Adam Sajgo
- 10.5 Application for Approval of a Draft Plan of Subdivision for Lands Located at 705 and 713 Rymal Road East, Hamilton (PED23131) (Ward 6)
- *a. Added Written Submissions: 14
(i) Rehab Alsayari
- 10.6 Application for Amendments to the Urban Hamilton Official Plan, Township of Glanbrook Zoning By-law No. 464 and Zoning By-law No. 05-200, and Draft Plan of Subdivision for Lands Located at 3479 Binbrook Road, Glanbrook (PED23117) (Ward 11)
- *a. Added Written Submissions: 15
(i) Greg Halliday
- 10.7 Application for a Zoning By-law Amendment for Lands Located at 211 York Road, Dundas (PED23165) (Ward 13)
- *a. Added Written Submissions: 16
(i) Kevin Golem
(ii) Jarrid Radoslav
- 10.8 Urban Expansion Areas Secondary Planning Policy Framework and Guidelines (PED23144) (City Wide)

- *b. Added Written Submissions
 - (iii) Jeannette Macdonald McKibbon
 - (iv) Daniel Coleman
 - (v) Gus Mihailovich
 - (vi) Allison Barnes
 - (vii) David Falletta, Bousfields Inc.
 - (viii) Hailey Van Sickle
 - (ix) Laura Robson
 - (x) Tony Maddalena
 - (xi) Gail Moffatt
 - (xii) Margaret Tremblay
 - (xiii) Simon Caneo
 - (xiv) Elaine Harvey and Roger Connelly
 - (xv) Shania Ramharrack-Maharaj
 - (xvi) Patricia and Dennis Baker
 - (xvii) Marilyn Daniels
 - (xviii) Aileen McMillan
 - (xix) Eileen Booty
 - (xx) Cynthia Meyer
 - (xxi) Heather Yoell
 - (xxii) Caroline Hill Smith
 - (xxiii) John Corbett, Corbett Land Strategies Inc.
 - (xxiv) Emma West, Bousfields Inc.
 - (xxv) Anne Washington
 - (xxvi) Carolanne Forster
 - (xxvii) Liz Koblyk

- *c. Added Registered Delegations
 - (i) Patricia Baker
 - (ii) Mary Love
 - (iii) Peter Appleton
 - (iv) Carolyn Stupple

11. DISCUSSION ITEMS

- 11.4 Provincial Amendments to the Greenbelt Plan (Greenbelt Plan Amendment No. 3) (PED23046(a)) (City Wide)

- *a. Added Written Submissions
 - (i) Daniel Coleman
 - (ii) Karen Bouwman
 - (iii) Alex Matheson
 - (iv) Rose Janson
 - (v) GERALYNNE KEECH
 - (vi) Michelle Tom
 - (vii) Wyn Andress
 - (viii) Rick Johnson
 - (ix) Elaine Elson
 - (x) Dieter Klaus
 - (xi) Tracey Hancock
 - (xii) Gus Mihailovich
 - (xiii) Allison Barnes
 - (xiv) Jill Tonini
 - (xv) Andra Zommers
 - (xvi) Robert Wakulat
 - (xvii) John Corbett, Corbett Land Strategies
 - (xviii) Martha Howatt
 - (xix) Janet and Jim Fraser
 - (xx) George Baier
 - (xxi) Anna Vermaat
 - (xxii) Patricia Cole-Stever
 - (xxiii) Margaret Tremblay
 - (xxiv) Lois Corey
 - (xxv) Mike Gleadall
 - (xxvi) Elaine Harvey and Roger Connelly
 - (xxvii) Dorothy McIntosh
 - (xxviii) John Radoman
 - (xxix) Patricia and Dennis Baker
 - (xxx) Robin Cameron
 - (xxxi) Charlane Surerus
 - (xxxii) Marilyn Daniels
 - (xxxiii) Hailey Van Sickle
 - (xxxiv) Laura Robson
 - (xxxv) Grace Petz
 - (xxxvi) Kathy Garneau
 - (xxxvii) Marie Covert
 - (xxxviii) Eileen Booty
 - (xxxix) Cynthia Meyer
 - (xl) Heather Yoell
 - (xli) Caroline Hill Smith
 - (xlii) Elizabeth Knight

- (xliii) Laura Trethewey
- (xliv) Jean Mackay
- (xlv) Anne Washington
- (xlvi) Stephen Cooke
- (xlvii) Martine Bercier
- (xlviii) Mark Forler
- (xlix) Carolanne Forster
- (l) Liz Koblyk
- (li) Yvonne Sutherland-Case
- (lii) Helena Dalrymple

15. PRIVATE AND CONFIDENTIAL

*15.2 Closed Session Minutes - June 13, 2023

To the City of Hamilton
 Office of the City Clerk
 71 Main Street West, Hamilton, Ont,
 City of Hamilton Council, Planning Committee

Re: Urban Hamilton Official Plan Amendment (File No. UHOPA-22-019
 Zoning By-law Amendment (File No. ZAC-22-045

DRAZEN SPEHAR WRITTEN SUBMISSION TO THE CITY OF HAMILTON
 REGARDING ABOVE NAMED AMENDMENTS AND PROPOSALS FOR 570
 UPPER OTTAWA/1093 FENNEL AVE.

Dear Planing Committee and City of Hamilton council,
 My name is Drazen Spehar and I am the owner of XX Rendell blvd, the house that is directly impacted by this development proposal. My property is bordering at the west side of proposed development site 570 Upper Ottawa/1093 Fennel ave.
 I am writing this submission with intention to express my absolute opposition and disapproval for the proposed project and change of zoning. If approved, this so called “medium density, townhouses/ concrete jungle” project will forever destroy and ruin lives of the residents/owners of Rendell Blvd. and Merle crt. that are backing onto this development.

1. Term “medium density” is eye-poker, it is more like high density to me after looking into proposed site building plan and number of units in the building along with townhouses. Planners and developers can use those terms how it fits them regarding what is the final goal they are trying to reach. Just look into plan drawing...is that medium density??? Its misleading as I can see.
2. 2 storey Townhouses are going to be erected only 6.5 m from our backyard property line and main building will be only 45 m away from our backyard property line. These buildings will completely cover our back yard sights and all of the windows on the east side of the house will be facing directly into buildings resulting in restriction of enjoyment of property and loss of privacy. Also, 10' fence (3.3 m) high, will only cover main floor of the townhouses. Proposed townhouses height is 9 m. Looks like we will have other 6 m of townhouses walls to look into, not accounting what is behind , another 12 storey or 44 m of main building from which 8 storey will be in direct eyesight above the roofs of the townhouses. Just try to picture all this and you will realize that our enjoyment of the property and our privacy will become thing of the past. Still, to take into account noise during and after construction, how can someone imagine to live behind construction site that might take years before its complete?

3. When I purchased my property Sherwood plaza was zoned commercial. And still is. If I knew that one day proposal like this would come to the light of a day, I would never buy my house at 187 Rendell blvd, and I am sure that most of my neighbors wouldn't buy it either. Residents in our street are hardworking people who pride their ownership and we invest lots of money upgrading it, make it nicer. Our whole street is beautiful and houses are well up-kept. Mature and established neighborhood. This development project, if approved, will drastically reduce our property values, up to 30% according to Re-max broker. We spent whole life working for our biggest investment, our home. I am cancer survivor and diabetic, still employed full time. I have nowhere to go, neither afford to move somewhere new. But, the most important is that I don't want to move some place else. I love my neighborhood and my house, love my backyard, love where I live. That's why I choose to fight this irrational development proposal and change of zoning. Now, questions for City Planners as they are supporting this development proposal "How could you do this to us"? and "Why you are doing this to us"? Everything we have is in this house at 187 Rendell blvd, all my 30+ years of hard work is invested into that house, all of my sweet, tears, blood, back pains. If you approve this proposal, you will indirectly destroy years of my hard work and take safety and security net away from our family along with all other affected neighbor properties at Merle crt/Rendell blvd. Just to please developers and to help them to make more money? Or because this project will bring more future revenue for City of Hamilton? To me it looks like "lets get more money by destroying blue collar people lives", they have no money anyway to fight us back. Story of "Robin Hood" was little bit different, he took from rich and gave to the poor.
4. This proposal, which is being supported by City of Hamilton Planners, does not say anything about financial compensation to the bordering home owners of Merle crt. and Rendell blvd. Is that something that will be discussed at later date or is that something that was being overlooked or forgotten, or is that something that Planners didn't think is needed to be included into this development proposal because bordering home owners does not deserve or are not entitled to any compensation for their Property value depreciation, loss of enjoyment of property and construction nightmare that will last for years????
5. PARKING. Proposal now calls for underground parking and on-ground parking, total of 543. Total number of units is 428. That represents 1.27 parking spots for each unit. Something is wrong with this picture. Where commercial units patrons will park? What about visitors to the residential building? Also today many families have more than 1 vehicle? Where they all are going to park? On the plaza across the street (Rexell plaza) or on the Rendell blvd side street? This is big overlook for Planing committee. Bowling lanes in the Commercial area of the newly proposed building will have many attendees plus all of the other businesses, where they all are going to park?

6. **TRAFFIC ON THE CORNER OF FENNEL AND UPPER GAUGE.** Planners noted that Transportation Impact Study was done, they reviewed it and supported the project . This raise big red flag, because us, residents of the area, know how bad traffic jam can be on this busy corner and how fast some cars are flying in 50k zone. Stretch from Upper Ottawa until Upper Gauge has nick name...rally stretch. Just ask residents why is that, you will hear. Now, add 428 unit (estimate of 1200 plus extra people daily) and you will realize that something is wrong with this picture. None of us, residents, were involved in this study, or at least I have no knowledge of that.
7. **PROPOSED BUILDING IS TO BE BUILD VERY CLOSE TO THE SIDE WALK AND STREET.** By looking into drawing plan of the site, this one raises eyebrows? What is going on in here? Isn't it normal for building to be pulled back from the sidewalk? Are you trying to make New York City on East Hamilton mountain? Is this how developers are trying to “blend in” into existing building structures? And Planners supporting it? And 12 storey? Who could approve 12 storey building right on the corner of two arteries intersection?
8. **SITE PLAN DRAWING IS NOT DETAILED BUT RATHER VERY BASIC, MANY QUESTION ARE BEING RAISED**

-garbage locations

-intake and exhaust units location for each building

-very small or almost non existing green space area

-where children are going to play

-where dog owners will walk their pets

-how garbage and recycle collectors and commercial delivery vehicles are going to maneuver trough such small space,

-drain and waste wated systems,

-existing power lines locations and is there any plan to relocate them (South side of the newly proposed building that is facing Fennel ave, is sitting directly on the existing power lines location, etc.

-it is very strange (in my opinion) that Planners would support this project and present it to the residents based on such basic site plan drawing.

9. **SAFETY.** This was raised many times again and again. Safety of pedestrians, students, kids, elderlies will be in question because of such dramatic increase in number of vehicles.
10. **CRIME.** Planing Committee never presented us with plan how they will make sure that there will be no increase in crime. Project of this size will absolutely result in crime increase, thefts, vandalism, drugs and other illegal activities? How, we residents, are going to be assured that “Downtown Hamilton” will not come to East Mountain as direct or indirect result of this project.
11. **TAXES AND TAXPAYERS COST.** How much of this proposed project is going to go on cost of Hamilton Taxpayer, and more important question is “Will property taxes going to be increased during/or after completion of this “New

Development” project is completed???

12. FIRES, EMERGENCY EVACUATIONS AND FIRE DEPARTMENT OPINION.

This proposal does not mention fire department opinion. How many new residents (full time-part time) will this project bring, 1000 or 1500 or 2000 or more? How about in the case of emergency or in the need for massive evacuations, where and how these people will get out? How about fire in the building, are residents going to be able to escape safely and where they will go, having in mind that their building will be sitting right on the edge of side walk and nowhere to escape at the back? How about Townhouses residents, where is their escape route? Trough our backyards jumping over 10 ' fence or else? How many elevators will be in the building and how long will be the estimate escape time from each floor, how many units per floor,.....many questions in here but Planners didn't find important to give any thought about it.

13. TREES. In the order to finish this proposed project, numerous trees will have to be cut. Developers will pay financial compensations to the City of Hamilton. This is very unusual practice having in mind City of Hamilton philosophy “Save a tree, plant a tree”.

CONCLUSION

Having full picture now, when final proposal is on the table, its obvious that Planners of The City of Hamilton were making many favors to developers. Proposed development was changed many times and our objections and our opposition regarding this proposal didn't really matter. Developers are getting what they want, from original one 7storey building until this final proposal of 4 2storey townhouses and 12 storey building. Only one “favorable” exception for bordering residents/owners is that developer agreed to lower height of townhouses from 3 and half storey to 2 storey. What a joke this is. Its very clear that big money and power can do anything. Money, greed, political (back door games) and all this dirty business that comes with it, having itself covered under new rhetoric parole “Make more affordable housing”. Do whatever is necessary to make more profit even if it that means to destroy whole neighborhoods and peaceful living in it. To make it clear, this project, if approved, will not help ordinary hardworking people to get “more affordable housing”. It will not help East mountain residents to get access to “affordable housing” Only those with already lots of money will benefit from this project. Most of the condos will be rented out for astronomical high rent and ordinary Joe will again be left in the dark. Existing Sherwood plaza business owners will not be able to stay because the rent will be sky-high. New generations of Hamiltonians don't have any future regarding purchase of first time homes. First time home buyers are not able to buy their first time home unless they have rich parents, hit 6/49, and of course unless money is coming from overseas. Greed, real-estate speculators, flippers and manipulators combined with “questionable” foreign money, brought Canada housing affordability to its knees. Projects like this are just going to add more fuel on the fire. Developers don't care about Hamilton and our

community. All they care is big financial return in the shortest amount of time, They don't live in our community, they don't have any mercy how big negative impact their projects will have on our peaceful living in our East mountain area. How many homeless Hamiltonians that are now living in encampments will benefit from this proposed development? Answer is "0" and we all know that.

So, for the end, dear City of Hamilton council, from the bottom of my heart and with lots of desperation I beg you DO NOT approve this building proposal and proposed change of zoning. Take very close look into this proposed plan, ask yourself and ask Planing department lots of questions and you will see that there is lot of things missing in here. Please, pay special attention on Appendix "F" to Report PED23114, you will find out how residents complains and concerns were simply being downplayed by Planners and developers. They never heard and understood our fears and legit complains but rater instead they pursued their proposal not willing or not able to acknowledge negative consequences of it. Please have a courage to finally say "STOP", this greed once has to come to an end. It cant go on forever. This project will be one big nightmare if approved and also who will benefit from this project?. For sure this will not be us, the residents of Merle crt/Rendell blvd, neither the residents of East Hamilton Mountain. And, for the end, I am not against new development as long as that development has real benefits for community and for all residents involved. But, this proposal if comes to fruition will destroy our community and our live hoods.

Respectfully yours,
Drazen Spehar

Kelsey, Lisa

From: clerk@hamilton.ca
Sent: Monday, July 10, 2023 11:38 AM
To: Kelsey, Lisa; Carson, Katie
Subject: FW: Delegate Written Submission - Zoning By-Law Amendment (File No. ZAC-20-004) Subject Property 329 Highland Rd. W.
Attachments: Water flow during spring run off.jpg
Importance: High

From: Adam Sajgo
Sent: July 10, 2023 11:18 AM
To: clerk@hamilton.ca
Subject: Delegate Written Submission - Zoning By-Law Amendment (File No. ZAC-20-004) Subject Property 329 Highland Rd. W.
Importance: High

Good morning,

I am writing to express a concern regarding the proposed development.

The concern is regarding the flow of water and possibility of water retention caused by changing the grade for the proposed development.

The Neighbouring property to the east of the proposed condominium roadway (317 Highland Rd. W.) every year typically has significant water runoff from the higher elevation of the water reservoir further to the east/northeast. The water naturally flows down further northwest towards the proposed condominium road.

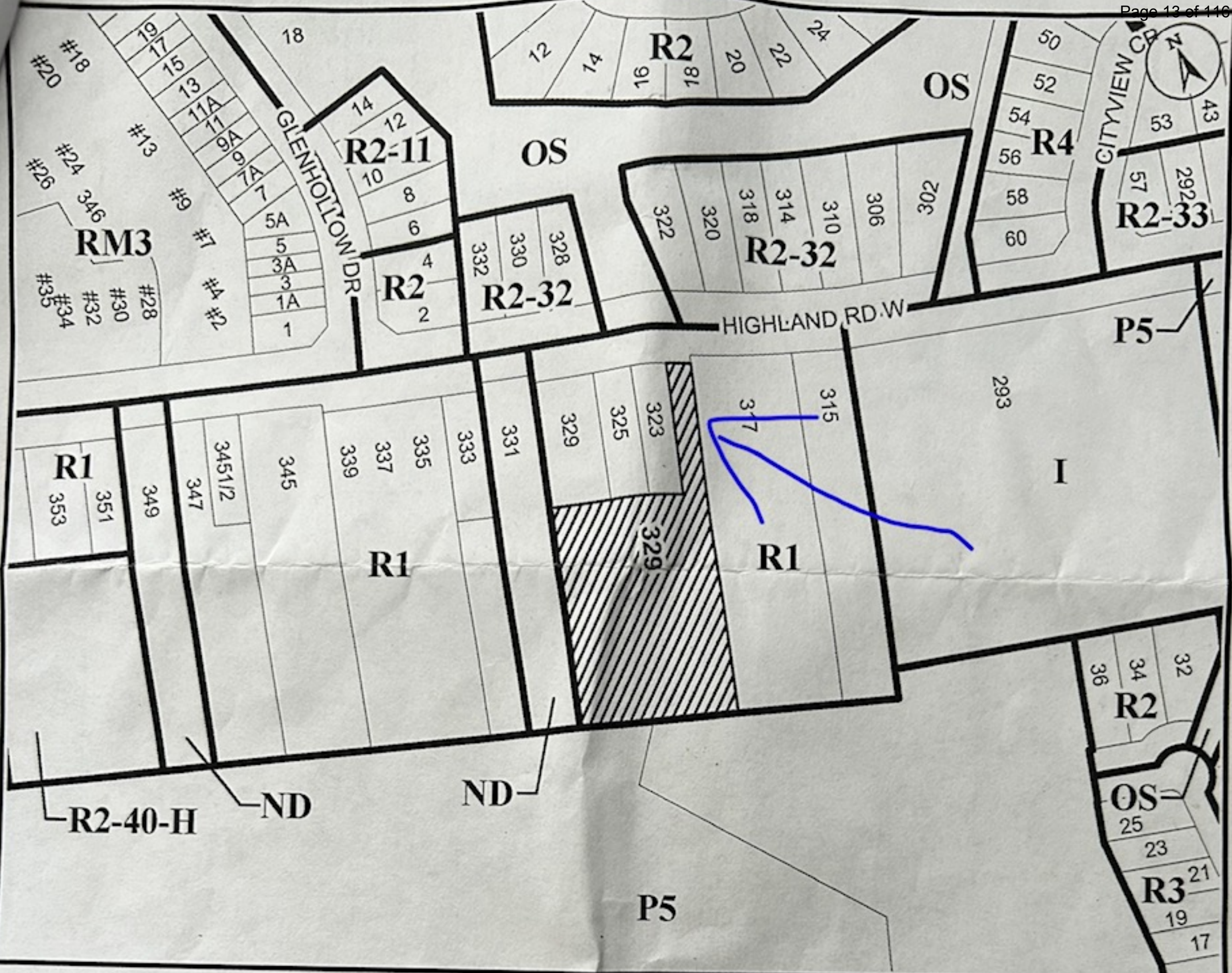
The concern again is that raising the grade for the road may block the flow of water and cause the water to pool and possibly flood the property of 317 Highland Rd. W.

Attached is the site location map with a mark-up showing the affected area.

We hope there is a way to mitigate this potential issue.

Kind regards,

Adam Sajgo -



● Site Location

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-20-004 & CDM-202003

Date:
May 17, 2023

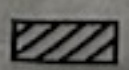
Appendix "A"

Scale:
N.T.S

Planner/Technician:
AB/AL

Subject Property

329 Highland Road West

 Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1, 850) Zone



Key Map - Ward 9

Kelsey, Lisa

From: clerk@hamilton.ca
Sent: Monday, July 10, 2023 8:11 AM
To: Kelsey, Lisa; Carson, Katie
Subject: FW: Public meeting/ Royal Living Developmental group- (File no 25T-202210)

-----Original Message-----

From: rehab alsayari
Sent: July 9, 2023 9:56 PM
To: clerk@hamilton.ca
Cc: rehab alsayari
Subject: Public meeting/ Royal Living Developmental group- (File no 25T-202210)

Dear Planning Committee,

I hope this email finds you well. I am writing this email as a public meeting will be held in the coming week regarding a new development project that will take place behind my residence. A contractor from Royal Living Development Group approached me about a potential falling risk to a tree in my backyard due to their excavation work.

The tree in question holds immense significance to me and my family. It is not an exaggeration to say that it is our backyard's most special and visually stunning feature. Furthermore, it plays a pivotal role in ensuring our privacy, which we consider vital.

I am deeply concerned about the potential loss of this tree, and therefore, I want to make it unequivocally clear that removing it is non-negotiable to me. I am resolute in my stance and unwilling to take any risks that could lead to its removal. I did contact the municipality earlier this year and the Developmental group, letting them know this. And I am sending this email based on the mail I got that a public meeting will be held. I will not be able to attend the meeting due to professional commitments, and I want this to reflect my sentiments and stance on this matter.

Regards,
Rehab Alsayari

From: Greg Halliday
Sent: July 10, 2023 11:16 AM
To: clerk@hamilton.ca; Tadeson, Mark <Mark.Tadeson@hamilton.ca>
Subject: RE: FILE NO. UHOPA-23-015

I received a letter today with a cut off just 1hr and 10mins from reading this letter. This alone is irresponsible, I'll be following up with the Ward 12 counselor. I object to the removal of any infrastructure amongst other things. The disclosure of such changes needs to be more transparent and allow for time lines to review and collaborate. We have already seen an increase of property taxes of \$200 a year for police and fire Levi's. We don't have much police presence and services here, weekly break ins, theft under and home invasions have increased. Binbrook has a neoghboir group that discloses the videos and events to support this, we have very little support for anytbing shy of a 911 call. In fact, I filed a fraud report for \$3819 on Jun 23 and had an online report number. Yesterday I called the department to ask whays going on, the staff seargent is looking into why it was followed up. Further more, no additional fire services have been purchased have purchased to show for the added expenses. Another concern I have with this municipality is my child has to attend school 7km away and a high school over 15km away, and I'm being told that they won't build the infrastructure until there is a need. This creates two questions I'd like a direct answer to. 1. If there isn't a need yet and can't be delivered until that why am I required to pay a levy for services I am not receiving, its a catch 22, the city can't have it both ways. 2. The original concern of the letter I received. My concern is of the nature of traffic, safety, trucking routes into this subdivision, supporting services run by the city, police, schools most of all, current 600+ over capacity, and property enforcement. I'm still waiting for my neighbour to be held accountable for 5 bylaw violations from over 3 years ago when an order was issued. This government has made this subdivision very desirable and honestly makes me want to return to my previous city. I'm not happy with multiple areas of how the city conducts itself. Crime is on the raise again in Binbrook and we have already seen a resident take someone's life as a result, and night home invasions while people are sleeping will only invite this to happen again. Should anything happen to my family or property I will be holding the city liable for negligence, and it has been well reported for these crimes and a lack of response from police services. Furthermore with additional residential units will invite more crime to occur, my taxes should not be raised as a response to poor prevention. Restitution of these criminals needs to be the bottom line. I support the police and worked over 10 years in Correctional services. The city needs to do better on all fronts, I also understand the city is going to conciliation for the city workers. My taxes get raised to make the city run but you don't pay the workers, utilize your current services and continue to run this municipality further into the ground, not to mention the encampment popping up all over the city, even up the mountain. It's embarrassing. I was a supporter and involved with Andreas Horwaths campaigne, I hope she starts restructuring the governing body of the city, to much corruptions, favoritism and nepotism have created a breeding ground for social injustice, abuse and negligence of responsibility. I believe there is not a perfect answer or one correct way to do things but clearly change must occur in this municipality before it crumbles on itself.

Greg Halliday

Kelsey, Lisa

From: clerk@hamilton.ca
Sent: Monday, July 10, 2023 11:36 AM
To: Kelsey, Lisa; Carson, Katie
Subject: FW: 211 York Rd File: ZAR-23-008

From: Kevin
Sent: July 10, 2023 11:01 AM
To: Van Rooi, James <James.VanRooi@hamilton.ca>
Cc: clerk@hamilton.ca
Subject: Re: 211 York Rd File: ZAR-23-008

Hello again James,

I would like to submit my Public input regarding the parking concern at the back of the building at 211 York Rd that affect the Home residents backing onto this building. Please see previous comments below from the prior Survey sent out in the New Year. To sum it up, if it is forecasted to change back to Commercial zoning with Stores & businesses at storefront level, then can the Parking behind be Reserved as a Loading Zone only for businesses. Putting a Parking Restriction in place for any Tenants living above, as not to park behind at the stairwells. We have lived here for many years and no matter the change over in Tenants, Renters behaviour and habits have proven consistently the same in not being courteous to the Homes they live beside. The behaviour being 2nd floor residents coming & going at all hours, blaring loud music from their cars while hanging out and smoking, scraping snow off very early mornings, making 3 point turns just to get out of the alley because they can't fit. All proving that they shouldn't be parking there in the first place when there is a large parking lot in the front of the Plaza. Whether it's after hour habits due to shift work or partying out by their cars on weekends or after midnight on weekdays. Our bedrooms nonetheless back onto this Lot, as well as the privacy of our backyards being disrupted when we go to sit out and enjoy our yards, in what is otherwise known as a very quiet town. We have small children and our windows have to be shut and drapes drawn to shield the bad behaviour, as well as scoot inside from the backyard when they carry on yelling & swearing or playing vulgar music that we don't want the children to hear. It has become more than just a nuisance, it is no way to feel comfortable in our own Property, as us home owners dealing with Renters that lack respect when they come & go in an unreasonable manner. We beg you to please enforce this as this building has gone by the wayside over the Years with constant turn over in Investors changing the Zoning plans. Please see the below original email, as well as kindly confirm you received this Input before the noon deadline of July 10th. Thank you in advance for your understanding, it will be much appreciated to get our Neighbourhood back in order with guidelines put in place.

On Fri, Jan 6, 2023 at 12:00 PM K and V <> wrote:

Hello James,

I'd like to add some Public Input on this and be made aware of how such zoning might affect the direct neighbouring residents that back onto this Building.

As this was half Commercial/Residential and proposed to be Senior Living, we now hear it may go back to the original model.

Therein lies our concern with Residential Renters parking patterns, specifically at the back lane way.

Since the Commercial stores have been shut down, the Loading Zone that was once reserved for Commercial use at the back of the Stores has been taken over by Residential Tenant parking, where tenants parallel park along our backyard Fences. We believed this to be a Fire Route but nonetheless is not to be used as a side parking lot. We ask for tremendous consideration to ban All parking from behind the building as the disruptive noise that flows into our

bedrooms at all hours can be avoided by putting this restriction back in place. As the coming & goings of people getting in & out of their cars during different shift work schedules, honking horns & locking alerts, playing loud music or simply hanging out by cars to smoke at all Hours has been more than inconsiderate behaviour. Specifically between 12midnight-6am, as this backs onto a whole row of Townhomes on 23 Watsons lane from Row 1-10.

I have brought this to our Condo Boards attention and Sanderson Property Management to help advocate, with nothing done. I would now like to get ahead of this to ask that Parking Restrictions be put in place ahead of this Project unfolding to whatever development it may turn out to be.

I thank you in advance for any and all consideration on this matter, that effects the residents that live right behind this ever changing building.

Please confirm receipt of this email and keeping the community in the loop is much appreciated in regards to the zoning of this project.

Kind Regards,

Townhome Owner

From: **Jarrid Radoslav**

Date: Thu, Jun 29, 2023 at 1:18 PM

Subject: Re: 3479 Binbrook Road Meeting - Boards & Binbrook Secondary Plan

To: <james.vanrooi@hamilton.com>

Cc: Tadeson, Mark <Mark.Tadeson@hamilton.ca>, Ward 11 <ward11@hamilton.ca>, Taylor Valee

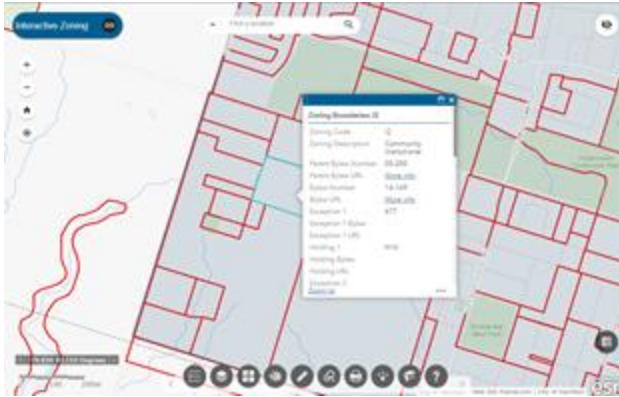
Hi James,

Pleasure to meet you at the public meeting for the 3479 Binbrook Road development. I am following up on the residential developments that information was shared to me from Mark's assistant Kristen.

My interest related to the project / surrounding projects comes from a public safety and active transportation perspective, as well as traffic management on Binbrook road which will inevitably service many more users due to the additional developments. I live on Binbrook Road, and I see residents use the road cycling and walking, either for exercise or to access the Glanbrook Arena/Sports Complex. As it stands, we have such an underutilized greenspace at the Glanbrook Sports Complex which if it had accessibility for residents in the urban Binbrook area, would be able to be used and enjoyed by families, particularly those in the new developments at 3479 Binbrook and 3105 Binbrook. I would like to see either a multi-use path or at a minimum, a cycling lane or separated shoulder added

Additionally, I am looking for more information on the following - my request may also need to be directed to the city planner handling the 3105 Binbrook development.

1. Information on the traffic management study completed for both developments.
2. Information on any modifications to the Fletcher/Binbrook intersection (i.e. is signalized or a roundabout being considered?)
3. Information on the road widening along Binbrook road across these two developments.
 - a) Will the sidewalk be extended past Royal Winter up to Fletcher.
 - b) Will the sidewalk also be extended along Fletcher up to Pumpkin Pass.
 - c)
4. There are two catholic elementary schools in the area - what catchment area is proposed for students who will reside in these areas?
5. Based on the City of Hamilton's interactive land use mapping (<https://www.hamilton.ca/build-invest-grow/planning-development/zoning/interactive-zoning-mapping>) the park locations differ from the attached plans. Can you comment on which is accurate and will the City's mapping be updated?
Additionally, the following parcel is zoned as Community/Institutional and I do not see that present on the plans. Can you expand on this?



I look forward to hearing back and hope you enjoy your long weekends!

Thank you,

Jarrid Radoslav
M.EnvSc, BSc

From: J M

Sent: Wednesday, July 5, 2023 8:03 PM

To: UEA planning <UEAplanning@hamilton.ca>

Cc: Toman, Charlie <Charlie.Toman@hamilton.ca>; Ann Marie Hadcock ; Angela Smuk; MacLean, Grant; Skelly, Donna; Tadeson, Mark <Mark.Tadeson@hamilton.ca>

Subject: Fw: Development of Airport District lands in Glanbrook

Hello:

I am sending this email for the July 11 2023 meeting.

My Sister and I have over nine acres on the North east corner of Airport Road and Upper James. This land was designated as white land a few years ago.

I have spoken for several years to different people in the city of Hamilton Planning Centre discussing the following:

- Our land is zoned A2 which is not suitable in the current times, where residential homes are beside the land, across Airport Road and across Upper James.
- The land has city water and is directly across Upper James where sewers are available.
- As I've mentioned many times, there are approximately 25,000 vehicles going past each day, not to mention the increase in housing, which would certainly justify a commercial location.
- Mount Hope has little to none commercial development as the land which was designated for commercial is now residential.
- Our land is approximately 1 km from the Airport and a couple of km to the Industrial Park.
- Again, I have mentioned many times that many, many potential Buyers have wanted to develop our land and have been turned away by the city of Hamilton.
- I do not understand why during Urban boundary planning, both sides of a major highway (Upper James) was not included within that boundary, especially when the area is booming and there is a need .

Below is the most current email chain.

Sincerely,
Jeannette Macdonald McKibbon

From: Coleman, Daniel

Sent: July 6, 2023 9:42 PM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Email delegation re: Council items 10.8 and 11.4

Dear City Councillors,

I am writing to thank you for the strong stand you have taken in resisting the provincial government's pressure towards urban boundary expansion based on the clear majority of votes in favour of maintaining urban boundaries and meeting housing needs by means of intelligent density.

The smoke we have all been breathing over the past weeks reminds us that global warming is a real thing and that we need to do everything we can to reduce carbon emissions and increase earth's capacity to sequester carbon and create oxygen.

To do this, I urge you to resist urban boundary expansion (item 10.8) that is being forced upon the city of Hamilton by the provincial government's developer friends and respect City-led planning so that the highest levels of good planning are attained. If developers submit their own secondary plans for the expansion lands in the greenbelt and beyond the city boundaries there will likely be little to no public engagement and planning will be for profit, not for Hamiltonians.

Furthermore, we urge you (in relation to item 11.4) to resist the invitation to have city staff work with the Province to come up with new expansion plans. I believe this will be a misallocation of staff resources and time as well as taxpayer dollars which could be better spent doing what Hamiltonians voted for our new Council to do: Build density and complete communities where we already have services and infrastructure to address the ongoing housing and climate crises: within the former urban boundary.

We know this is a difficult situation for City Council, given the pressure to "cooperate" with the Province, but we hope you will stick to the mandate you were given by Hamilton voters to plan for a city that meets our challenging housing needs while creating a sustainable future for the city and its future inhabitants.

Thank you,

Daniel Coleman

From: gus mihailovich

Sent: July 6, 2023 5:16 PM

To: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Cc: clerk@hamilton.ca

Subject: Urban Expansion / Greenbelt - Items 10.8 and 11.4

TO: Hamilton Planning Committee

As a citizen who has called Hamilton, 'home' for 60 years, I strongly voice my advocacy for preserving local democratic rights, and a sustainable vision regarding urban expansion and Greenbelt land.

- I do not support collaborating with the Province to enable *any* removal of Greenbelt lands for developers
- the City, not developers, must lead any secondary planning for urban expansion areas
- Climate change considerations and preservation of agricultural land must be our priority
- Robust public consultation must accompany any decisions concerning urban expansion or Greenbelt land

Thank you for your ongoing leadership,

Gus Mihailovich

From: Allison Barnes

Sent: July 6, 2023 5:26 PM

To: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Cc: clerk@hamilton.ca

Subject: Written Delegation re: items 10.8 and 11.4

Dear Hamilton City Council,

As a concerned Métis citizen of Ward 3 in Hamilton, please consider this my written delegation. I would like to speak to Items 10.8 and 11.4 for the July 11th Planning Committee meeting:

-I do not support collaborating with the Province to enable any removal of Greenbelt lands for developers.

-The City, not developers, must lead any secondary planning for urban expansion areas.

-Climate change considerations and preservation of agricultural land must be our priority.

-Robust public consultation must accompany any decisions concerning urban expansion or Greenbelt land.

I do not support any removal of Greenbelt lands for developers. We must do the right thing for our environment and future generations.

Sincerely,

Allison Barnes

Ward 3 Resident



Project No.: 20135

June 27, 2023

Sent Via E-mail to UEApplanning@hamilton.ca

Mark Kehler, Senior Planner
Sustainable Communities
Planning and Economic Development
Planning
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Mark,

***Re: Growing Hamilton – Planning for New Communities
Comments on DRAFT OPA and Secondary Plan Guidelines***

We are the planning consultant to Elfrida Community Builders Group (the “**Group**”), being a group of landowners who represent over 80% of the lands in the Elfrida area of the City of Hamilton (see attached Ownership Map for reference). We are writing to provide our comments on the City’s Draft Official Plan Amendment (the “**Draft OPA**”) and Draft Secondary Plan Guidelines (the “**Draft Guidelines**”) for the City’s New Community Areas. Accordingly, the following includes our comments on the Draft OPA, considerations for Elfrida, secondary plan guidelines, who should lead the secondary plan process, and the Community Planning Permit System.

Draft OPA

Draft Policy A.2.4.1 d) should be revised to acknowledge that in order to develop the Urban Expansion Areas (the “**UEA**”) modifications to the natural heritage system may be required.

Draft Policy A.1.2.9 g) is overly prescriptive and would require the preparation of detailed servicing plans and a local road pattern. This is not consistent with details related to a Secondary Plan. Once the Secondary Plan is approved future development applications (Draft Plan of Subdivisions, site plans, etc.) will provide

detailed servicing plans. This policy should be revised to require an overall servicing strategy for the Secondary Plan Area, while the detailed servicing plans to the local street level would be required as part of any future development application process.

Draft Policy A.1.2.10 should not require the development of an UEA to be contingent on a “significant number of landowners” entering into a cost sharing agreement. Instead, this policy should be revised to support the advancement of the secondary plan and supporting studies for UEA’s now, with the requirement that all applicant/owners within the respective secondary plan areas be required to enter into a cost sharing agreement prior to the approval of their development applications.

Advancing Elfrida

As you are aware, from 2016 to 2018, the City advanced Secondary Planning and a sub-watershed study for Elfrida. On September 18, 2018, the City’s Planning Staff brought forward an information report to Planning Committee and Council that recommended that the vision, key directions, principles, objectives and preferred community structure for the Elfrida Growth Area Study be received by Council and that the public and stakeholder feedback be incorporated into the next phase of the secondary plan process. In this regard, the City has completed phases 1 and 2 of the Secondary Plan and Phase 1 of the sub-watershed study for Elfrida.

Given the extensive work completed and the financial investment in the Elfrida Secondary Plan Area, including background analysis, subwatershed analysis, land use options, and financial planning, we strongly urge the City to prioritize Elfrida as an initial phase for Secondary Plan approval and development.

Further, Staff Report PED21067(d), considered by Planning Committee on March 21, 2023, and Staff Report PED23084, considered by the General Issues Committee, both suggested that:

“growth in the urban expansion areas may need to be allocated to the post 2041 timeframe, based on various reasons including the time required to complete secondary planning, the timing of servicing improvements, and the time required for development approvals”.

This approach to all of the urban boundary expansion areas is concerning and inappropriate, especially for Elfrida. More specifically, the concerns raised in the Staff

report to delay population allocation to the UEA's to post 2041 should not apply to Elfrida, given the secondary plan is partially complete and the servicing improvements are already in place and funded, which will allow development approvals for much of the Elfrida area well ahead of 2041.

Secondary Plan Guidelines for Future Expansion Areas

The group generally supports the recommended Secondary Plan Guidelines for future expansion areas. However, clarification is needed for directions that are not applicable to community greenfield areas, such as concentrating development in existing built-up areas and intensifying employment land. For Elfrida, Phase 1 and Phase 2 of the Secondary Plan have been completed, meaning specific guidance tailored to its status should be considered.

Who Should Lead the Development of Secondary Plans

In our review of Staff Report PED21067(d), City Staff recommend that the City should lead the Secondary Planning for all UEA and that it should be endorsed by Council. In the Group's opinion, the policy framework and guidelines should be flexible and allow for either City-led, privately initiated and/or a hybrid approach, since this provides for the most flexibility and allows the City to manage their required resources accordingly. The City would still oversee the Secondary Plan with the benefit of having the Group's resources used for Elfrida and the City resources for other Secondary Plans.

Community Planning Permit System

Staff report PED21067(d) identifies an opportunity to utilize the Community Planning Permit System (the "CPPS") for UEA. In our opinion, any new policy or guideline requirement for a CPPS should be flexible and be considered as a potential tool to be utilized where appropriate within the UEA.

The General Issues Committee on April 5, 2023 was advised by staff that the Master Servicing Plan and the Development Charges By-Law are being updated. We are encouraged that the City is preparing for the servicing capacity for the expansion areas, and we support the early completion of these studies so that they can work hand in hand with the Secondary Plan.

Thank you for the opportunity to comment on the Draft OPA and Guidelines. We look forward to working with you to address the comments that have been put forward in this letter in order to advance the Secondary Planning for the UEA and assist the City to meet its growth needs and grow as a complete community.

Should you require any additional information or clarification, please feel free to contact the undersigned.

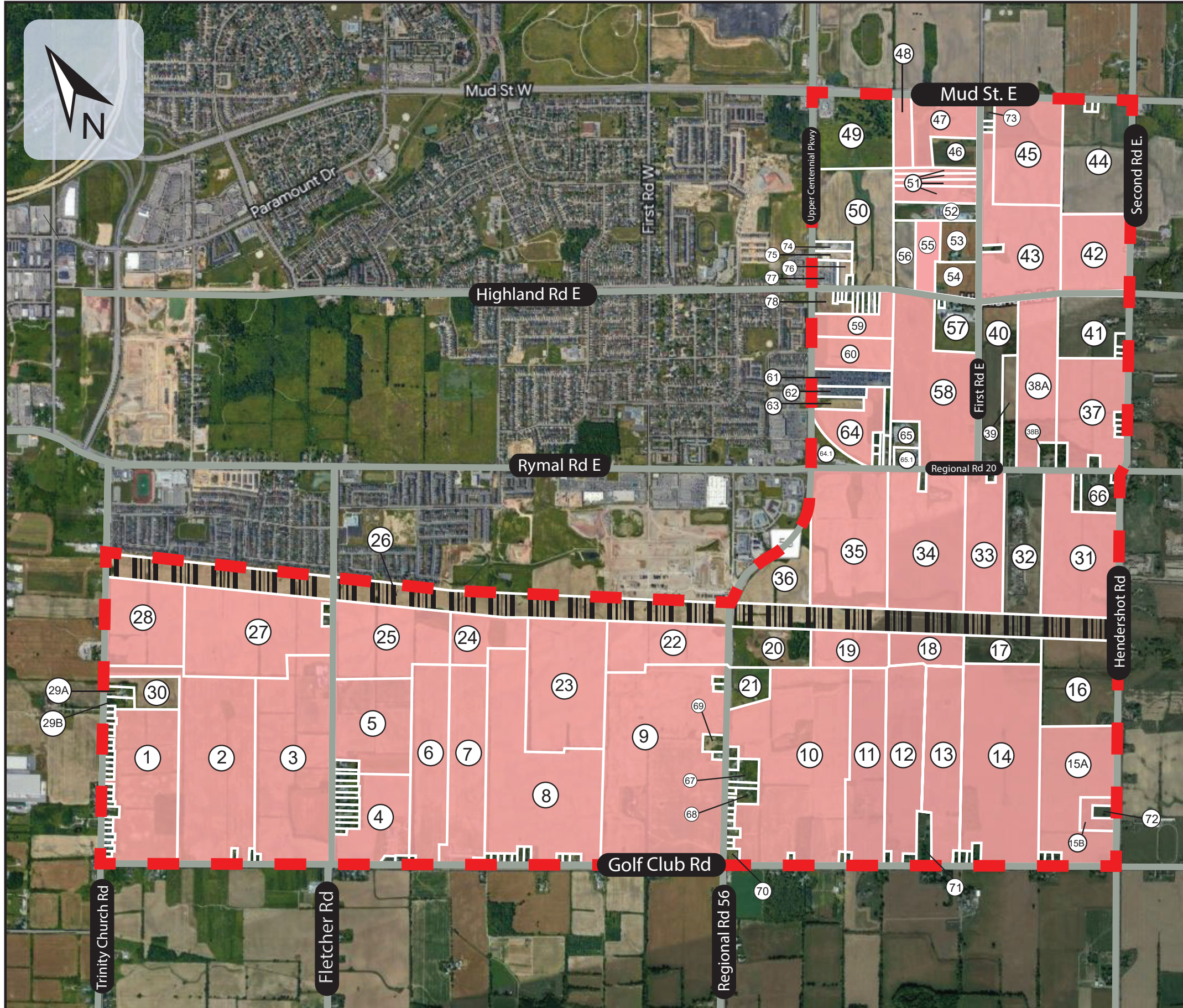
Respectfully Submitted,

Bousfields Inc.



David Falletta MCIP, RPP
Partner

cc. Members of the Elfrida Community Builders Group
Mustafa Ghassan, Delta Urban Inc.



Legend

- INTERESTED OWNERS (CONFIRMED)
- HYDRO CORRIDOR
- ELFRIDA SECONDARY PLAN AREA BOUNDARY

Description:
Elfrida Area
Ownership Map

Job No.
File No.
Date: June 15, 2023

Source:
Geowarehouse



8800 Dufferin St, Suite 104
Vaughan, ON L4K 0C5

ELFRIDA COMMUNITY OWNERSHIP MAP

#	COMMON NAME	LEGAL NAME	AREA (ha)
1	Paletta International	PALETTA INTERNATIONAL CORPORATION;	28.69
2	Paletta International	546636 ONTARIO LIMITED;	40.78
3	Tribute Communities	CASTANDGREY 7 CORP.	38.95
4	Cardi Construction	2084696 ONTARIO INC.	14.61
5	Tribute Communities	CASTANDGREY 5 CORP	19.64
6	Paletta International	2362302 ONTARIO INC.	20.34
7	DiCenzo Construction	DICENZO (GOLF CLUB ROAD) HOLDINGS INC.	21.58
8	Paletta International	P & L LIVESTOCK LIMITED	45.87
9	Private	DISABATINO, CORRADO; DISABATINO, LAURA	63.31
10	Effort Trust	CORPVEL HOLDINGS LIMITED	54.60
11	Melrose	MEL (ELFRIDA) INC.	20.29
12	Melrose	MEL (ELFRIDA 2) INC.	19.27
13	Losani Homes	LOSANI HOMES (1998) LTD.	19.95
14	Valery Homes	VALERY HOMES GOLF CLUB ROAD LIMITED	42.33
15A	Country Homes	HAMILTON COUNTRY PROPERTIES LTD.	25.10
15B	Country Homes	HAMILTON COUNTRY PROPERTIES LTD.	2.42
16	Private	FRESCO, MANUEL DORINDO; FRESCO, ZENALIA MARIA	18.42
17	Private	WILSON, IRENE MARION; BULLARD, CARRIE & THEODORE	6.01
18	Marz Homes	MARZ HOMES (ELFRIDA) INC.;	8.83
19	Effort Trust	RYMAL CENTENNIAL LIMITED	8.23
20	TBC	1340858 ONTARIO INC.	9.10
21	Private	BROWNE, FAYE; MARTIN, JOHN & SARA JANE	3.95
22	Frisina Group	1507565 ONTARIO INC	14.56
23	Frisina Group	1507565 ONTARIO INC	28.61
24	DeSantis Dev.	A. DESANTIS DEVELOPMENTS LTD	8.87
25	Multi-Area Dev.	MULTI-AREA DEVELOPMENTS INC	21.36
26	Public	THE HYDRO-ELECTRIC PC OF ONTARIO;	39.54
27	Multi-Area Dev.	MULTI-AREA DEVELOPMENTS INC.	31.51
28	DeSozio Homes	2188410 ONTARIO INC.;	18.04
29A	Private	SEYLI, AYSE	0.89
29B	Private	MILOVANOVIC, VLADETA & ROKSANDA	0.82
30	Private	CHERUBIN, BARBRA	5.31
31	Multi-Area Dev.	1356715 ONTARIO INC.	25.37
32	Private	WILSON, IRENE MARION; BULLARD, CARRIE & THEODORE	15.04
33	Multi-Area Dev.	1356715 ONTARIO INC.	14.53
34	Marz Homes	MARZ HOMES (ELFRIDA) INC.	28.63
35	Effort Trust	RYMAL CENTENNIAL LIMITED; RYMAL CENTENNIAL LIMITED	28.48
36	Private	SALIS, RAFFAELE;	10.18
37	Marz Homes	MARZ HOMES (BROFRIDA) INC.	19.05
38A	Multi-Area Dev.	1356715 ONTARIO INC.	17.48
38B	TBC	1749560 ONTARIO LIMITED	1.14
39	Private	PERESSINI, RITA;	4.47
40	Private	DORR BROTHERS LIMITED;	12.42
41	Private	KUCEMBA, LESZEK; KUCEMBA, TERESA	11.58
42	Losani Homes	2410002 ONTARIO INC.;	14.59
43	Multi-Area Dev.	1356715 ONTARIO INC.	22.12
44	Private	HOWDEN, VALERIE JUNE;	20.99
45	Marz Homes	MARZ HOMES (FRUITLAND) INC.	20.31
46	Private	KRAJNOVICH, MIROSLAV; KRAJNOVICH, LJUBICA;	4.18
47	New Horizon	70 MUD STREET EAST INC.	8.90
48	New Horizon	FIRST ROAD EAST INC.	4.05
49	Future Homes	FUTURE HOMES CONSTRUCTION LIMITED;	15.87
50	Private	RAPTIS, STANLEY; LALOS, STEVE;	21.02
51	New Horizon	FIRST ROAD EAST INC.	8.09
52	TBC	1784198 ONTARIO INC.;	4.35
53	Private	DHALIWAL, DARSHAN; DHALIWAL, BALJINDER;	4.07
54	TBC	2765961 ONTARIO INC.	4.06
55	c/o DiCenzo Construction	HIGHLAND ROAD (ELFRIDA) HOLDINGS INC.;	4.00
56	TBC	RESTIVO, JACK; RESTIVO, SHARON	4.08
57	Private	A. LOCOCO WHOLESALE LTD	5.82
58	Multi-Area Dev.	1356715 ONTARIO INC.;	29.59
59	Cedar City	CEDAR CITY UPPER CENTENNIAL INC.	5.95
60	Cedar City	CEDAR CITY UPPER CENTENNIAL INC.	6.83
61	Private	713758 ONTARIO LIMITED;	3.98
62	TBC	BARRY HUMPHREY ENTERPRISES LIMITED;	1.63
63	TBC	HUMPHREY, CAROL ANN;	1.03
64	c/o DiCenzo Construction	CROSSROADS (RYMAL AND UPPER CENTENNIAL) HOLDINGS INC.	8.03
64.1	Public	PUBLIC AUTHORITY HAVING JURISDICTION;	3.21
65	Public	HAMILTON-WENTWORTH CATHOLIC SCHOOL BOARD	2.42
65.1	Public	THE ROMAN CATHOLIC EPISCOPAL CORPORATION	1.15
66	Private	BULLARD, JOHN; BULLARD, ANNE;	3.86
67	TBC	1820435 ONTARIO CORPORATION	1.63
68	Private	ABICHT, KIM; HABICHT, BERND GUENTHER;	1.03
69	Private	KHAN, ASIF	0.87
70	Private	BEHL, PREM LATA	0.69
71	Private	GREER, HELEN RUTH; GREER, MICHAEL PETER	2.09
72	Private	MARQUES, DOLORES DA COSTA 7LUIZ DE ALMEIDA;	0.80
73	Private	GARCEA, GLORIA	1.13
74	Skyway Lawn Eqp.	1000344371 ONTARIO INC.	0.97
75	Cooper Eqp.	1169862 ONTARIO INC.	0.97
76	Self Storage	FOUR SAC SELF-STORAGE CORPORATION	0.83
77	Self Storage	FOUR SAC SELF-STORAGE CORPORATION	1.69
78	Animal Hospital	SAMMANI 786 INC.	1.87

TOTAL LAND AREA OF INTERESTED OWNERS (CONFIRMED)	881.77
TOTAL PRIVATE/NON-DEVELOPERS/PUBLIC	255.17
TOTAL LAND AREA (ha)	1136.94

From: Hailey Van Sickle <haileyvansickle@hotmail.com>

Sent: July 9, 2023 12:34 PM

To: clerk@hamilton.ca

Subject: Written submission for article 10.8 and 11.4 July 11th Planning Committee Meeting

I am writing today in regards to article 10.8 and 11.4 for the July 11th planning committee. I am greatly opposed to collaborating with the province for ANY removal of the Greenbelt land. I have outlined reasons below why the city, not developers, must lead secondary planning for urban expansion, how this could change our climate and lastly, why public consultation is needed when urban expansion and decisions regarding the Greenbelt are at stake.

Protected greenbelt areas play a crucial role in preserving natural landscapes, supporting biodiversity, and ensuring the well-being of future generations. However, the decision to remove land from these protected areas for urban development poses significant risks to both the environment and the long-term sustainability of our cities. I have outlined the potential impacts of encroaching upon greenbelt areas, highlighting the importance of cities taking the lead in urban development rather than leaving it solely in the hands of developers.

Loss of Natural Habitats and Biodiversity:

Protected greenbelt areas serve as havens for diverse plant and animal species, offering essential habitats for their survival. By encroaching upon these areas, we disrupt and fragment ecosystems, resulting in the loss of crucial biodiversity. Future generations would be deprived of the opportunity to witness and learn from these natural wonders, undermining their connection to the environment and their understanding of the delicate balance of nature.

Degradation of Ecosystem Services:

Greenbelt areas provide a range of ecosystem services, including air and water purification, climate regulation, and the maintenance of soil fertility. These services are vital for human well-being, and their degradation can have severe consequences. The removal of land from greenbelt areas may result in increased air pollution, reduced water quality, amplified heat island effects, and diminished natural resilience to climate change. The burden of these ecological consequences will fall on future generations, who will have to grapple with the challenges posed by a deteriorating environment.

Impacts on Human Health:

Green spaces have been shown to have significant positive effects on human health and well-being. Access to nature and outdoor recreational activities improves physical and mental health, reduces stress, and enhances overall quality of life. By prioritizing urban development at the expense of greenbelt areas, future generations may face a deficit in these benefits, leading to potential health issues and decreased resilience to stressors.

Disrupted Urban Planning and Sustainable Development:

Cities that prioritize urban development without considering the preservation of greenbelt areas risk creating unsustainable environments. A lack of green spaces, trees, and vegetation in urban settings can exacerbate heat-related illnesses, air pollution, and water management challenges. The absence of well-planned green infrastructure and natural corridors may hinder efforts to build resilient and sustainable cities for future generations. By taking the lead in urban development, cities can incorporate greenbelt areas into their long-term planning, ensuring a balance between growth and environmental conservation.

Engaging Communities in Sustainable Development:

When cities lead urban development, there is an opportunity to engage communities in shaping their own future. By involving citizens in decision-making processes, cities can ensure that their development aligns with the needs and aspirations of the community, while also considering environmental concerns. This participatory approach empowers residents to take ownership of their surroundings, fostering a sense of stewardship and accountability for future generations.

Taking land out of protected greenbelt areas for immediate urban development often neglects long-term sustainability. Cities should prioritize responsible and sustainable urban planning, focusing on compact development, green infrastructure, and maximizing existing urban spaces. By leading the way in urban development, cities can ensure that future generations inherit resilient and livable environments.

Hamilton has voted no to urban expansion, we are the taxpayers - we should have say where our money goes. Instead, the democratic process is completely being steamrolled by the province. Why should we have to pay for this financially, when the government and developers are the only one who stands to profit from it? WE MUST HAVE A VOICE AND STAND OUR GROUND!

Hailey Van Sickle
Ancaster

From: Laura Robson
Sent: July 9, 2023 12:43 PM
To: clerk@hamilton.ca
Subject: Items 10.8 and 11.4 July 11th Meeting

Hello,

I am writing to you to express my wishes in regards to development and urban expansion. I do not support my city council collaborating with the province to remove ANY greenbelt lands for developers. I strongly believe the city must lead any secondary planning for urban expansion, not developers. The top priorities for any development projects should be preservation of agricultural lands and climate change considerations. Furthermore, any decisions concerning urban expansion or Greenbelt land should only happen after robust public consultation.

Regards,

Laura Robson

From: Anthony Maddalena

Sent: July 3, 2023 3:06 PM

To: clerk@hamilton.ca

Subject: Request for Notification (Proposed Official Plan Amendment)

I would like to be notified on the decision of the City of Hamilton makes on the proposed Official Plan Amendment.

Thank you

Tony

From: Gail Moffatt
Sent: July 9, 2023 12:59 PM
To: clerk@hamilton.ca
Subject: Proposed Urban Hamilton Official Plan Amendment

I address this letter to the Major, all Councillors, Hamilton Planning Department

The matter of urban expansion has been thoroughly discussed before by the residents of Hamilton Region. The response to Council,s own survey on this issue indicated overwhelming that Hamilton Region residents are opposed to urban expansion!

Urban expansion destroys the heritage that we may, (indeed have an obligation to) give to future generations. Once expansion occurs our farmland and wetlands can never be reclaimed. We simply cannot afford to allow industry and housing to deprive us of our present food source and our future food source.. Our farmlands and open spaces provide us with the clean air we need to maintain good physical and mental health.

The research exists to support moving in the direction of planned growth that focuses on in-fill and the development of land already designated for growth. Imaginative and creative community development can be achieved.

I feel Hamilton Region can develop to achieve a bright future. I feel that the decisions to be made about that future are the responsibility of Hamilton Region. I feel the citizens of Hamilton Region have spoken...NO MORE SPRAWL. NO MORE SEIZING OF FARM AND WETLANDS.

Sincerely,
Gail Moffatt

From: Margaret Tremblay

Sent: July 7, 2023 5:39 PM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Hamilton Planning Committee Items 10.8 & 11.4

Dear City Clerk, Mayor and Councillors,

Re: Items 10.8 and 11.4 Hamilton Planning Committee

There are two critical areas of concern with regard to these items: one is the preservation of our existing natural areas and farmland and two, the full functioning of democracy.

The Ontario Auditor's state of the environment report indicated that 'deforestation, contaminated air, polluted water and the loss of wetlands are a growing concern' as reported in The Hamilton Spectator, May 17/23. I do not support collaborating with the province that leads to any removal of Greenbelt lands for developers, lands that are necessary to preserve the health of the environment and by extension, human health. I do appreciate city staff's concern that by not agreeing to work with a provincial facilitator, an MZO could be used to push through the province's development plans without city input.

Use of Greenbelt lands for development should only be considered when all existing land within the city's former urban boundary is developed and then only with full public participation and consultation. The city must lead any secondary planning for these expansion areas to ensure that the highest level of good planning is attained. This must not be left to developers. The city is responsible to taxpayers and residents and needs to remain firm on being able to uphold this responsibility. Our local democratic rights must be preserved and not undermined by the province.

I respectfully submit my comments and look to council's decisions made in the best interests of all Hamiltonians, the environment and democracy.

Margaret Tremblay

Dundas, Ontario

From: Simon Caneo
Sent: July 4, 2023 7:14 PM
To: clerk@hamilton.ca
Subject: Hamilton Urban Boundary Expansion

As a McMaster University student this development will only disadvantage me. Increased taxes, higher rent prices in the city, less local food, and less natural space to unwind are some of the key drawbacks I will experience. I do not condone urban boundary expansion because it will have negative economic, environmental, and social implications for me and students in general.

From,

Simon Caneo

From: Elaine Harvey

Sent: July 7, 2023 5:17 PM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Items 10.8 and 11.4 for the July 11th Planning Committee meeting

With regard to the above items being discussed at the July 11 meeting:

- 1) We do not support collaborating with the Province to enable any removal of Greenbelt lands for developers
- 2) the City, not developers, must lead any secondary planning for urban expansion areas
- 3) Climate change considerations and preservation of agricultural land must be our priority
- 4) Robust public consultation must accompany any decisions concerning urban expansion or Greenbelt land

Please, please do not sacrifice our beautiful lands by allowing any takeover by the province

Sincerely,

Elaine Harvey & Roger Connelly

Ancaster, ON

From: Shania Ramharrack-Maharaj
Sent: July 8, 2023 11:24 PM
To: clerk@hamilton.ca
Subject: July 11 Meeting: Delegation

Hello,

In light of your upcoming meeting on July 11 about Hamilton's urban boundary expansion, I as a supporter of Stop Sprawl Hamilton want to express my opposition towards expanding Hamilton's urban boundary. The solution to our housing crisis is not to build expensive homes and infrastructure outwards, it's to build affordable homes upwards in the city. I want to see Hamilton transition to be a more sustainable city.

As a McMaster University student this development will only disadvantage me. Increased taxes, higher rent prices in the city, less local food, and less natural space to unwind are some of the key drawbacks I will experience. I do not condone urban boundary expansion because it will have negative economic, environmental, and social implications for me and students in general.

I want my voice to be heard. Many students my age are not involved in political issues because of time constraints and also the fact that it's not their priority as a student. But, since January my group, Stop Sprawl Students, as talked to about 2000 students in the area and almost all of them want to see Hamilton become a more sustainable city, which is the opposite of what sprawl is as a development. There are countless disadvantages and the main parties that will benefit from sprawling are developers and rich people moving to these family homes far away from the city. I hope those groups are not your priority to serve. Youth want to see governments making decisions that will benefit current and future generations. In this case that means stopping sprawl, and fixing the city's issues from the inside.

Best,

Shania Ramharrack-Maharaj

From: Dennis/Patricia Baker

Sent: July 8, 2023 4:43 PM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>

Cc: Pat Baker <pjbassociates@compuserve.com>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Planning Committee Meeting July 11

Dear Mr Danko and members of the Planning Committee,

I would like to give you my comments regarding two issue at the meeting next Thursday, Item 10.8 and Item 11.4. I have been fortunate to live in several very different parts of the world and to observe how some municipalities have dealt successfully with the issues at hand here and where their efforts were totally in vain - for a variety of reasons - but usually due to influence of non-government interested groups.

Re. 10.8. The City needs an urban expansion plan and I feel it is of primary importance that such a critical issue is dealt with by the city. Under no circumstance should developers be allowed to make their own decisions on expansion lands. We will need public input on the plan and I feel the City staff are the best to handle this issue. Last year the City acknowledged that there is sufficient land available within the city and this should be the priority for development.

Re. 11.4. Greenbelt development. I have very little faith that a 'Provincial Facilitator' will do anything other focus on how best to help the developer. The current provincial government is continually breaking Greenbelt promises made and is definitely very involved in facilitating the developers. Having lived where there is a far denser population than we have in Hamilton I have seen that it is possible to have family size units in buildings with 4/5 floors that could be built within our existing urban boundary and within walking distance of schools, shops, recreation areas etc. Such a plan would preserve the Greenbelt. It would also mitigate the effect of vehicles on climate change and the \$\$ costs involved with expanding beyond the current city.

I think the recent evidence of Climate Change MUST have influence on decisions. We need all the existing Greenbelt and must protect farming areas. At the same time we also need far more trees and they should be planted within 10 years, not with a goal of 2050. I feel that any decisions must include public meetings and further consultation about urban expansion and Greenbelt land.

I trust these matters will be dealt with on Tuesday in a way that protects our Greenbelt, farmlands and natural areas.

Patricia Baker.

From: Marilyn Daniels
Sent: July 9, 2023 6:55 AM
To: clerk@hamilton.ca
Subject: Submission: Planning Committee July 11th

Planning Committee

City of Hamilton

71 Main Street West, 1st Floor

Hamilton, ON. L8P 4Y5

RE: for the July 11th Planning Committee meeting, Items 10.8 and 11.4.

I am writing to provide citizen input on Items 10.8 and 11.4

1) I do not support collaborating with the Province to enable *any* removal of Greenbelt lands for developers

The Province is going directly against their election promise to NOT touch the Greenbelt. Hamilton Council has been given a clear mandate by Hamilton taxpayers to protect the Greenbelt. Ignoring these promise / mandate goes directly against the expressed will of electors and is a slippery slope to the principles of election and democratic rights.

2) The City, not developers, must lead any secondary planning for urban expansion areas

Developers have no stake in the future health and vibrancy of the communities they build; their only goal in planning is profit. It's up to the City to ensure that a more holistic planning agenda is followed, one that takes into consideration not only the needs for more housing but infrastructure needs, future community needs and, most importantly, protects the environment.

3) Climate change considerations and preservation of agricultural land must be our priority.

All planning must acknowledge the present and future repercussions of our climate change emergency. A 'business as usual' commitment to growth is dangerous and unsustainable, contributing to an overloading of the Earth's capacity to recover and to provide for future generations. I urge the Council to direct its limited time and resources to developing the disintegrating core of Hamilton and to improve the services and infrastructure it already has in place there.

4) Robust public consultation must accompany any decisions concerning urban expansion or Greenbelt land

Sincerely,

Marilyn Daniels

From:**Sent:** July 3, 2023 12:43 PM**To:** clerk@hamilton.ca**Subject:** RE: July 11 2023 Public Meeting of the Planning Committee - Amendment to Urban Hamilton Official Plan

As a citizen and resident of Hamilton, I would like to submit my very deep concerns about the growth and expansion of housing and warehousing into the recently abducted greenbelt lands through provincial MZO's.

We are now being told that the recent and ongoing air quality degradation throughout Ontario and indeed across Canada, the US and even Europe due to forest fire smoke may likely become the "norm". Northern Ontario forest fires have already exceeded the number of burns that occur in an entire season. And yet, here we sit today in the Hamilton area, looking to find ways to protect the existing farmlands, wetlands and forested areas from (NOT) affordable housing and industrial expansion. Climate Change and it's threat to humans and nature is sitting firmly in our laps now, and yet these plans to exacerbate the problems are sitting before us with this upcoming meeting.

I question WHY do these expansions need to be done on valuable aerable lands and threatening or destroying wetlands and biodiversity?? We are desperately trying to plant more trees to improve air quality and provide habitat for nature, and yet there will be thousands of trees destroyed if these building expansions proceed.

Here are questions I would like to see answers for if/when these urban expansions proceed:

- Where, when and how are tree canopies going to be planted to "replace" the destroyed existing ones due to these planned expansions? It is a hugely expensive venture and who will absorb the cost? We desperately NEED more trees to be planted immediately upon any/all clear cuts in these areas.
- Since we will be building over farmland that grows our grains, vegetables, fruits, etc., how are we going to feed this huge influx of people when we will have less food available and the lost farmland is gone forever and can't be replaced?
- What is going to be done with the water treatment plant to make the existing plant capable of coping with the extreme increase in waste/sewer water from all this building – both housing and industrial? How is "sewer leakage" going to be prevented and not diverted into lakes and streams? There are already storm water "overflows" at the existing plant so covering up all this aerable land is going exacerbate the problem beyond control.

This question has ben on my mind with regard to the ALREADY huge amount of housing being built – you see new subdivisions going up across the entire city and how is all this additional waste water/sewage going to be treated?

- Cost of new infrastructure – it has been made clear by the Ontario Gov't a major amount of these costs will fall at the municipal gov't level, not at the hands of the developers who SHOULD

be absorbing these costs from the massive profits they are making on our greenbelt lands. How are we fighting this atrocious decision?

- **How are we going to protect biodiversity and ecosystems?**

I have so many concerns and am devastated by the lack of government understanding and concern over our future in this world if we continue on this destructive path with nature. Money can't buy the air we breath or the water we drink. I quiver at the thoughts of the world future generations are going to have to try to live in. The results of what is happening today is right around the corner, not in the far distance.

Please put my name on the list of people who would like to receive "notification of the decision of City of Hamilton on the proposed Official plan Amendment.

Thank you

Aileen McMillan

From: Eileen Booty

Sent: July 9, 2023 8:15 PM

To: clerk@hamilton.ca

Subject: Written delegation addressing items 10.8 and 11.4 -OLT meeting July 11th

Dear members of the Hamilton City Council,

Why not utilize a natural feature such as the Garner Marsh? This would be an excellent opportunity to demonstrate climate leadership! Many areas in the GTA are actively involved in rewilding and UNPAVING land in order to create a marsh such as the Garner Marsh, to help with water runoff and species survival. Show our children that it is possible to create places that honours ALL species. Let's demonstrate that there is hope in action for a healthier planet.

'If this appeal is accepted, it would reverse a long-standing policy of both the provincial government and Conservation Authorities across Ontario and to protect wetlands.' Remember when there was talk about turning the Bayfront land into an amusement park! With wise intervention that didn't happen. It has become a wondrous place that citizens of Hamilton feel proud of and draws people from all around. Let's do something that is forward thinking for Hamilton Mountain too !

Thank you, Eileen Booty.

Ancaster, Craig Cassar, Ward 12

Google: www.waterfrontoronto.ca

Don Mouth Naturalization Project. An excellent example of climate leadership!

From: cynthia meyer
Sent: July 10, 2023 3:41 AM
To: clerk@hamilton.ca
Subject: Items 10.8 & 11.4 , July 11,Planning Meeting

I CANT BREATHE!

In the last few weeks, air conditions and asthma have conspired to keep me indoors most of the time. Knowing that Premier Ford plans to remove large portions of the Green Belt, I beseech you to stand firm in opposing him. The Green Belt and northern woods are the lungs of Ontario. We have already lost so much to wildfires. It is fool's folly to trust that collaboration with Ford (who has already proven untrustworthy) will benefit Hamiltonians.

I have voted for Maureen Wilson, fully expecting that she and council will protect our democratic rights, and protect the species we share this place with. We voted no to green belt 'development', no to paving over Garner Marsh, and no to housing construction outside city limits while we can meet the demands of newcomers within the city and thereby make Hamilton more vibrant.

Councillors, don't agree to Ford's plans as staff suggested. It will only compromise us..

Thank you for your continued hard work.

Cynthia Meyer

Ward 2

From: Heather Yoell

Sent: July 10, 2023 8:21 AM

To: Wilson, Alex <Alex.Wilson@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; clerk@hamilton.ca; Cassar, Craig <Craig.Cassar@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>

Subject: Submission re. Items 10.8 & 11.4, Planning Committee Meeting of July 11, 2023

Dear Mayor Horwath, Councillors, and City Clerk,

I am writing to express my opposition to the City of Hamilton collaborating with the provincial government on the removal of any land from the Greenbelt for developers. Please do not legitimize the Province's actions by participating in their short-sighted, profit-driven, environmentally and economically irresponsible assault on the Greenbelt.

Do not allow developers to take charge of any secondary planning for urban expansion areas. The city must lead, and should hold fast to its publicly supported plan for development within the current boundaries. Please put up every roadblock possible to prevent development on the Greenbelt.

The reasons for rejecting expansion onto the Greenbelt are obvious to anyone without dollar signs in their eyes: protection of natural lands, particularly wetlands, as well as agricultural land is essential for our healthy future. Biodiversity, flood control, food security, mitigation of the effects of climate change, efficient urban development with affordable housing close to jobs and public transportation, and responsible use of our tax dollars are all threatened by the Ford government's plans for sprawl. The City's priority must be the long-term benefit of Hamiltonians, not acquiescing to the short-term greed of developers and the Ford government. Please keep in mind the tremendous public support for maintaining our boundaries versus the 40.8% of the province-wide popular vote that constitutes the Ford government's "majority".

In that vein, any decisions made regarding urban expansion or removal of land from the Greenbelt must be accompanied by substantive public consultation. The Ford government, with its MZO's etc., is trying to bulldoze our local democracy along with our natural heritage. Don't let them do it!

Relying on you to act for Hamilton!

Sincerely,
Heather Yoell
Dundas

From: Caroline Hill Smith

Sent: July 10, 2023 8:56 AM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Item 10.8 Planning Committee Agenda

Re: Item 10.8 of Planning committee agenda July 11, 2023

Dear Planning Staff and Members of Council,

I assume that recommendations included in the Urban Expansion Areas Planning Policy framework were rushed in response to provincial planning mandates in order to get ahead of any individual secondary plans submitted by developers for the lands in question. This is a reasonable course of action. While appendix B outlines 10 directions and 3 planning phases as well as various components of a secondary plan and the report appears thorough and extensive, it does not address the issue of climate change adaptation nor can it accurately predict future infrastructure maintenance and life cycle costs for development of greenfield areas.

I wish to go on the record in favour of the official plan that maintained firm urban boundaries with no expansion. I deeply resent provincial off-loading of staff resources directed toward an undemocratic process.

Kindest Regards,

Caroline Hill Smith

--

Caroline Hill Smith, B.A. Economics, B.Sc. Environmental Science (hon.)

Integrated Water Specialist MES Water



July 10, 2023

City of Hamilton

Council Chambers
71 Main Street W
Hamilton ON L8P 4Y5

TO:	Clerks Department clerk@hamilton.ca 905-546-4408
RE:	Urban Expansion Areas Secondary Planning Policy Framework and Guidelines (PED23144)

Dear Council,

Corbett Land Strategies Inc (CLS) is writing on behalf of the Upper West Side Landowners Group (UWSLG) (formerly Twenty Road West Landowners Group). The UWSLG lands are identified as “Area 2” and “Area 3” of the Twenty Road West Urban Expansion Area (Appendix C to Staff Report PED23144).

As you are aware, the UWSLG are looking to advance the Secondary Planning for the subject lands which is believed to continue the extensive work conducted historically and recently by the landowners. The UWSLG envision the subject lands to be developed with a complete community consisting of places to live, work and play. The future community will be livable and is intended to be a seamless infill from the existing residential lands north of Twenty Road West to the Airport Employment Growth District, facilitating the completion of critical infrastructure necessary for the successful operation of the John C. Munro Airport.

Further to our comments made in response to Report PED21067(d) as discussed at Planning Committee on March 21st (Appendix A), the UWSLG submits to Staff and members of Council the following comments for consideration on the above agenda item:

- The UWSLG commends the City for advancing policy language requiring the formation of a landowner group and the completion of a cost sharing agreement (F.1.2.10). This will assist in the expediated delivery of critical infrastructure in an equitable manner.



- The UWSLG recommends additional amendments be made to Section F.1.2.1 of the UHOP by adding a new section that “encourages” privately initiated secondary plans. It is believed that explicit language will ensure a secondary planning process which can be overseen by the City but which can achieve municipal interests in a manner which is expedient and which may be financially appealing as it may minimize the administrative burden on City resources.
- The Draft OPA proposes policy “F.1.2.3” which sets out that for privately initiated secondary plans, a terms of reference is to be approved by the City prior to initiating work. This is counter-intuitive for several reasons. While the Terms of Reference on a privately initiated Secondary Plan is a critical piece, the complex nature of the technical work should be permitted to be advanced (to a certain extent) while the Terms of Reference is completed. In addition to not having legislative grounds for this policy, it potentially delays the intent of Council to rapidly deliver on housing, as committed to by the City of Hamilton within their recently struck Housing Pledge. The proposed language should be amended to incorporate flexibility which acknowledges that certain works can occur in advance of the terms of reference to expedite the overall process. These certain works include those which are federally or provincially regulated (i.e. archaeological assessments). Further, acknowledgement within the text should be made to recognize work which has been completed as part of previous approval processes and which may have received prior (but recent) approval by city staff.
- Policy F.1.2.9.m) sets out that the phasing of development will be required in all urban expansion areas. In response to this direction, the UWSLG advises its strong opposition to any phasing policy between candidate expansion areas.

CONCLUSION

It is the hope of the UWSLG that the above comments will assist Council in determining an appropriate Secondary Plan process to successfully accommodate the new growth areas within the City of Hamilton. We ask that the below contact be added to any notification list for any matters relating to Secondary Planning.

Should there be any questions or a need for further information, feel free to reach out to the below.



Sincerely,

John Corbett

John B. Corbett, MCIP, RPP
President
Corbett Land Strategies Inc.
john@corbettlandstrategies.ca
416-806-5164



APPENDIX A

UWSLG Comments to Report PED21067(d)



March 24th, 2023

City of Hamilton

Council Chambers
71 Main Street W
Hamilton ON L8P 4Y5

TO:	Clerks Department clerk@hamilton.ca 905-546-4408
RE:	Secondary Planning Strategy for Urban Expansion Areas and Municipal Comprehensive Review Update (PED21067(d))

Dear Council,

Corbett Land Strategies Inc (CLS) is writing on behalf of the Upper West Side Landowners Group (UWSLG) (formerly Twenty Road West Landowners Group). The UWSLG lands are identified as “Area 2” and “Area 3” of the Twenty Road West (Appendix C to Staff Report PED21067(d)).

This letter is in response to the City’s Secondary Planning Strategy for Urban Expansion Areas and Municipal Comprehensive Review Update as discussed at Planning Committee on March 21st (PED21067(d)).

We have read the report, and our summarized comments can be found below.

- The UWSLG is supportive of the proponent leading the secondary plan process, where appropriate;
- Supportive of the proposed Secondary Plan Guidelines, with due public consultation on the final set;
- In support of the proponents incurring the costs for the studies, background work and all associated public consultation; and,
- Supportive of landowner groups being formed in terms of finalizing cost sharing agreements to advance proponent led Secondary Plan processes.

In support of a secondary plan for the subject Lands, to date we have advanced the following:

- Cost and Funding Agreements amongst landowners;
- Functional Servicing and Stormwater Management Report
- Environmental Impact Study and Linkage Assessment



- Transportation Analysis on Internal Collector Road Network
- Community Level Urban Design Guidelines
- Community Level Planning Justification Report
- Fluvial Geomorphological Assessment
- Financial Impact Assessment

To offer some suggestions to the challenges presented by staff in Report PED 21067, we offer the following:

- Acknowledgement of past work which determining completion of Secondary Plan stage/phase
- Additional public consultation where secondary plan process is landowner led
- Municipal staff to lead public consultation where secondary plan process is landowner led
- Landowner groups directly fund dedicated staff to Secondary Planning
- Elimination of unnecessary planning approvals, such as unnecessary Block Plans.

The following offers useful background for Staff and members of Council to consider along with comments on the proposed strategy.

BACKGROUND

UWSLG has been actively involved in the City's Municipal Comprehensive Review (MCR) including to advocate for the inclusion of the former whitebelt lands into the settlement area. Through the Minister's decision on UHOPA No.167, the subject lands are now designated as "Urban Expansion Area – Neighbourhoods" and "Urban Expansion Area – Employment Area".

Following that decision, the UWSLG has submitted an application for Formal Consultation to amend the North-West Glanbrook Secondary Plan. Given the size of the urban boundary expansion areas and direct adjacency to other urban uses, the amendment to the Secondary Plan makes sense both from a planning as well as an administrative perspective. The community envisioned for the subject lands would result in approximately the following:

-
- A total of up to 15,198 residential units (approximately 1,216 singles/semis, 10,639 townhomes and 3,344 apartment units)
 - A population of up to 36,542 persons
 - An employment base of 958-1,404 jobs
 - Overall density of up to 142.1 people and jobs per net hectare.



The proposed community is an infill project which has been advanced in consultation with a project team who has completed the following studies/ reports:

- Functional Servicing and Stormwater Management Report;
- Environmental Impact Study and Linkage Assessment Report;
- Agricultural Impact Assessment;
- Financial Impact Analysis;
- Fluvial Geomorphological Report;
- Hydrogeological Assessment;
- Geotechnical Investigation;
- Noise Feasibility Study;
- Urban Design Brief;
- Transportation Study;
- Stage 1 Archaeological Assessment,
- Cultural Heritage Impact Assessment; and,
- Planning Rational with a supportive Parks and Community Infrastructure Report and Energy and Environmental Assessment Report.

URBAN EXPANSION AREAS

Staff report PED21067 provides background information on the urban expansion areas which have been designated Urban Expansion Area, through the Minister's decision on UHOPA NO.167. It provides useful information as to the existing works which have been completed or are underway both from the City or from the landowners.

Twenty Road West is advised (both in the table as well as Appendix C to PED21067) to consist of three areas, generally located south of Garner Road East (between Smith Road and Glanaster Road) and south of Twenty Road West (between Glanaster Road and Upper James Street). Please note, the UWSLG represents the majority of landowners for only Areas 2 and 3 (not Area 1). This distinction is relevant should Secondary Plan permissions be established against the general urban boundary expansion requirements. If this were to occur, it is recommended that Areas 2 and 3 be separated from Area 1.

The provided table (page 16 of PED21067(d)) outlines background work which has been completed for all of the urban boundary expansion areas except for Twenty Road West. Although this may have been an oversight, due consideration within the staff report should be provided for the extensive background work which has occurred to date. In addition to the above studies conducted wholly by the landowners the following studies have been completed which include the subject lands:

- Stage 1 Archaeological Assessment (City – 2008, UWSLG – 2020)
- Detailed Sub-Watershed Study



- Transportation Management Plan (TMP)(2011), update currently underway with preferred alignment released in June 2021
- Water and Wastewater Servicing Master Plan
- Class Environmental Assessments
 - Dickenson Road, Twenty Road West, Glancaster Road (City)
 - Garth Street Extension – Privately Initiated (UWSLG)

SECONDARY PLAN STRATEGY AND PLANNING OPTIONS

The staff recommendation of PED21067 to consult with the public and stakeholders on the draft Secondary Plan Guidelines and bring a final Secondary Plan Guideline document, with any amendments resulting from public consultation for approval at a future Planning Committee meeting was endorsed. UWSLG understands the current Secondary Plan guidelines are an interim measure, we request that the ultimate guidelines go through a consultation process. Additionally, it would be our opinion, that should portions of the guidelines change for a Stage of the process already completed in a Secondary Plan process, that the landowners are not required to revisit a Stage already completed.

City Staff have set out options for Council consideration (Options 1 – 5) most of which establish the City as preferring to lead the secondary planning process. While UWSLG does not oppose the City’s involvement or even oversight, it is suggested that additional efficiencies may be found with an increased role of the applicant. However, it is the preference of the UWSLG that the Secondary Plan process be led by the landowners based on the level of work that has already been completed. CLS also respectfully suggests that a policy creating a reasonable framework for a proponent led process should be included.

In the case of UWSLG, (as mentioned above) extensive background work has already been completed, much of which has been done in coordination with city staff. The suggested proponent led process would still give oversight to the City in the sense that the landowners would be willing to perform above and beyond public consultation to ease any concerns and would be willing to have the City manage the public consultation component and review of all of the reports, making way for a cohesive working relationship and outcome. As such, UWSLG recommends the consideration of a modified Option 3 or 4 whereby, the Secondary Plan process is landowner led and which has oversight by the City.

To further reduce the financial burden to the City, as well as to ensure the City maintains a “leadership” role, it may be fiscally prudent for the City to request the development group in need of a Secondary Plan, to fund dedicated staff. Part of the concern of both the City and development industry involves the resourcing of staff to a project. From the City’s



perspective, the revenues gained from property taxes and other sources are not limitless and staff allocation must be completed appropriately to maximize expenditures. From the development industry perspective, this widespread allocation of staff limits the time and attention necessary to review and process the applications in a time sensitive manner. The direct funding by the proponent of dedicated staff could unlock some of these challenges. Please note, this may also offer solutions to challenges raised in the Staff Report on page 26 and 27 with staffing. Examples of similar staffing models have been employed in the Town of Milton as well as the City of Brampton (amongst others).

Finally, the UWSLG strongly opposes higher level Secondary Plans that may result in additional layer of Block Planning. An increased Block Plan layering would not improve the timeline or efficiency of work load with a shared partnership.

DRAFT SECONDARY PLAN GUIDELINES

The UWSLG is generally supportive of the intent of the draft guidelines which set out the requirement for the Secondary Plan process which at this time are to include (at a minimum) area-specific Terms of Reference, addressing the City's Ten Directions for Development, phasing, required components, minimum standards for public engagement and a Secondary Plan Report.

It is noted that while the guidelines provide interim direction which is helpful to navigate the Secondary Plan process, more consideration should be provided to existing and previously completed technical work. From the perspective of the UWSLG, the entirety of Phase 1, which includes the collection of data and identification of opportunities and constraints, has been generally completed through previous or ongoing processes some of which have been completed in coordination and involvement of city staff. Further, the UWSLG has hosted previous consultation events which should be accepted as part of the overall consultation strategy with the public. To date, the UWSLG has conducted 3 or more events (both virtual and in-person) with area residents and has already activated a dedicated email and webpage to the project.

CONCLUSION

As the UWSLG is an infill project that has made significant overtures in the completion of most of the necessary materials required for a Secondary Plan. As such there is an opportunity for the development of an infill community to be advanced quickly.

It is the hope of the UWSLG that the above comments will assist Council, in determining an appropriate Secondary Plan process to successfully accommodate new growth areas within the City of Hamilton.



Ultimately, the UWSLG maintains that a Secondary Plan process which is based on a reasonable framework to allow for a proponent led process should be allowed

Should there be any questions or a need for further information, feel free to reach out to the below.

Sincerely,

John Corbett

John B. Corbett, MCIP, RPP
President
Corbett Land Strategies Inc.
john@corbettlandstrategies.ca
416-806-5164

cc: Jason Thorne
Steve Robichaud
Christine Newbold
Melanie Pham



Project No. 20135

July 10, 2023

Office of the City Clerk
71 Main St W.
Hamilton, Ontario
L8P 4Y5

Attention: Mayor and Members of Council

Re: Support for Proposed Urban Expansion Areas Secondary Planning Policy Framework and Guidelines (PED23144)

Dear Your Worship Mayor Horwath and Members of Council,

We are the planning consultant to the Elfrida Community Builders Group Inc. (the "Group"), being a group of landowners representing over 80% of the lands in the Elfrida Community area of the City of Hamilton (see attached map). The Group has been formed with the objective of recommencing the Elfrida Community Area Secondary Plan work that was temporarily paused by the City in 2018. To achieve this goal, the Group has assembled a proficient and multidisciplinary team of consultants who will diligently carry forward this important undertaking in close collaboration and coordination with City staff.

We are writing to confirm the Group's support of the City's Official Plan Amendment and Secondary Plan Guidelines before Planning Committee on July 11th, 2023 (PED23144). The Official Plan Amendment (OPA) and Secondary Plan Guidelines that are before the Committee provide a suitable starting point for either a publicly or privately initiated Secondary Plan. The OPA and Guidelines provide a sound framework to continue the work on the Elfrida Secondary Plan.

The revisions made to the OPA and Guidelines since the circulation of the draft have been minimal and primarily of a technical nature. Despite the comments expressed in our letter dated June 27th, 2023, the Group is generally supportive of the latest draft.

We thank City Staff for their work in preparing the OPA and Guidelines.

We trust the foregoing is satisfactory for your purposes. However, should you have any questions, please do not hesitate to contact the undersigned.



Yours very truly,

Bousfields Inc.

A handwritten signature in black ink, appearing to read "E. West", written in a cursive style.

Emma West, MCIP, RPP

cc: Steve Robichaud, Director, Planning and Chief Planner, City of Hamilton
Elfrida Community Builders Group Inc.
David Falletta, Bousfields Inc.
Mustafa Ghassan, Delta Urban Inc., Group Manager



From: Anne Washington
Sent: July 9, 2023 10:19 PM
To: clerk@hamilton.ca
Subject: letter re Council meeting July 11th Greenbelt

Dear Madam Mayor and Hamilton City Councillors:

The issue of Hamilton's urban boundary, the Green Belt, wetlands and natural spaces continue to be a focus of public debate and government decision making.

Countless individuals and many organizations have already expressed their concern to you that Hamilton's urban boundary not be expanded into agricultural land, that the wetlands, protected green belt remain intact and that the growing impact of climate change be paramount in decision making.

You listened, but the provincial government overrode your decision and offered some land outside the existing boundary for development. This letter comes urging that development plans for that area be constructed by our city planners with opportunity for public input and with a regard to climate change.

Also please advise me what more ordinary citizens can do to assure that the existing Green Belt remain intact and not be sold to developers.

It is devastating to know that there are still politicians, who are unconcerned about the loss of fertile farmland, conservation areas, the once protected green belt and the impact climate change has on all life now and in the future. I trust that none of you fall into that category as research shows that development to house the anticipated population growth can be accommodated without destroying the precious resources of the planet upon which we all depend.

Respectfully,

Anne Washington

From: Carolanne Forster

Sent: July 10, 2023 11:26 AM

To: clerk@hamilton.ca

Subject: Written Delegation to the Planning Committee of Tuesday July 11, 2023 on Item 11.4 and 10.8

To Council of the Planning Committee:

Once again I write to you concerning your decisions on Greenbelt Development and Urban Expansion Land Development. As a life-time resident of Hamilton I strongly advise you to take a leading position, both municipally and provincially, on these critical issues. We are in a time of grave concern. Global Warming and Climate Change threaten our communities. Hamilton's natural agricultural lands are a part of the 5% total arable land across our nation. We need all of it. Please put first the democratic vote of our citizens, in our recent survey on sprawl, and the clear broad opposition to any removal from Greenbelt lands expressed by 29,247 responses to the Ontario Environmental Registry. This opposition came from many different groups, including

members of the public, other municipalities, agricultural groups, environmental groups, and indigenous voices. The City of Hamilton, on this issue, at this time in our history, has been called on to lead the way. Our priority must be preservation of agricultural lands, complete communities within the present urban boundary near services and infrastructure already in place. The residents of Hamilton must not lose their homes over costs arising from unaffordable expansions and the residents of Hamilton must not lose their natural heritage.

Respectfully submitted,

Carolanne Forster

Ward 12 Resident

From: Liz Koblyk
Sent: July 9, 2023 3:58 PM
To: clerk@hamilton.ca
Cc: Wilson, Alex <Alex.Wilson@hamilton.ca>
Subject: No boundary expansion

Hello,

Thank you for the opportunity we have as Hamiltonians to share comments about proposed boundary expansion in advance of Tuesday, July 11th's meeting. I'm a Ward 13 resident and am happy that our ward is represented by Councillor Alex Wilson. I'm also grateful to live in a city that has already declared a climate emergency, and whose government is looking to make evidence-based decisions.

Like the vast majority of Hamiltonians, I am against boundary expansion. The short list of reasons is: 1) the province's own research shows that housing needs can be met without boundary expansion, 2) the province's research was conducted before numerous multi-unit construction projects began, 3) food security will only become more of a risk, and developed farmland means lost food production capacity, 4) we have more at-risk species in the Carolinian zone (of which Hamilton is part) than in any other region of Canada and we have an obligation to protect that biodiversity, 5) the proposal limits affordable housing, profits a few campaign donors of the current provincial government, and will lead to increased taxes.

Thank you, Mayor Horwath, Councillor Wilson, and your colleagues for advocating for evidence-based decisions to maintain greenbelt and farmland, protect affordable housing, and prevent housing for a few from increasing taxes for the rest of us.

Thanks,

Liz Koblyk

From: Coleman, Daniel

Sent: July 6, 2023 9:42 PM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Email delegation re: Council items 10.8 and 11.4

Dear City Councillors,

I am writing to thank you for the strong stand you have taken in resisting the provincial government's pressure towards urban boundary expansion based on the clear majority of votes in favour of maintaining urban boundaries and meeting housing needs by means of intelligent density.

The smoke we have all been breathing over the past weeks reminds us that global warming is a real thing and that we need to do everything we can to reduce carbon emissions and increase earth's capacity to sequester carbon and create oxygen.

To do this, I urge you to resist urban boundary expansion (item 10.8) that is being forced upon the city of Hamilton by the provincial government's developer friends and respect City-led planning so that the highest levels of good planning are attained. If developers submit their own secondary plans for the expansion lands in the greenbelt and beyond the city boundaries there will likely be little to no public engagement and planning will be for profit, not for Hamiltonians.

Furthermore, we urge you (in relation to item 11.4) to resist the invitation to have city staff work with the Province to come up with new expansion plans. I believe this will be a misallocation of staff resources and time as well as taxpayer dollars which could be better spent doing what Hamiltonians voted for our new Council to do: Build density and complete communities where we already have services and infrastructure to address the ongoing housing and climate crises: within the former urban boundary.

We know this is a difficult situation for City Council, given the pressure to "cooperate" with the Province, but we hope you will stick to the mandate you were given by Hamilton voters to plan for a city that meets our challenging housing needs while creating a sustainable future for the city and its future inhabitants.

Thank you,

Daniel Coleman

From: HERMAN DAVID BOUWMAN
Sent: July 7, 2023 2:23 PM
To: clerk@hamilton.ca
Subject: Greenbelt Lands

To the Councillors of the City of Hamilton:

I am not in agreement of the city's staff to cooperate with the provincial government in hopes of securing better conditions while the Greenbelt is being developed. I do not live in the area which has been removed from the Greenbelt. I live in Westdale in a protected, so far, area because of the RBG. If this land is developed, we will have fewer acres of farmland and this action will destroy the established biodiversity. We can never go back and retrieve this land once developers seize it.

My other concern is why should I subsidize new housing for homeowners because developer fees are being covered by Hamilton taxpayers? I believe the legislation does not, as far as I know, requires developers to decrease the cost of the houses for new buyers. If they don't who wins in this situation? Developers, of course. This is not fair taxation.

It is my understanding that Ford's task force looking into this issue stated: it was unnecessary to develop the Greenbelt as there is sufficient land within urban boundaries to accomplish this.

Hold strong against the Ford government destroying the Greenbelt forever.

Kind Regards,

Karen Bouwman
Ward 1

From: Alex Matheson
Sent: July 6, 2023 10:52 AM
To: clerk@hamilton.ca
Subject: Greenbelt Meeting - July 11/2023

I am writing to ask that you protect and save the greenbelt. I don't want more sprawl. I urge you to save the farm land that is on good productive soil.

I suggest we focus on:

- lower cost housing
- utilizing available space within the urban boundary
- amend the bi-laws to facilitate more secondary dwellings, allowing for smaller units.

Thanks for considering my requests.

Alex Matheson

From: Rose Janson
Sent: July 6, 2023 1:02 PM
To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>
Subject: Greenbelt- So important to Protect!

Hello, thank you for all you do.

In this time of climate disasters, it's crucial that we *expand *wetlands. farmlands, forests and green spaces.

Bad air is damaging the lungs of our children now!

We do not want Council to support any removal of Greenbelt lands for developers.

*Expand the Greenbelt!
Focus on building within the urban boundary.

*Yours truly,
Rose Janson and Family

From: GERALYNNE KEECH RMT
Sent: July 7, 2023 8:17 AM
To: clerk@hamilton.ca
Subject: Item 11.4 July 11th Green Belt Grab

Good morning,

As a citizen of Hamilton for fifty plus years I am deeply concerned about the nearsightedness of the Provincial Government regarding Urban Expansion and the paving over of the protected areas of the Green Belt. Protecting natural areas and saving farmland for growing our food locally should be the highest priority in the face of Climate Change. Creating sustainable Urban Densification with walkable neighbourhoods and convenient affordable transit is the only way forward. We need to encourage developers to be more creative and more sustainable in their designs by making them work within the restrictions of Urban Densification. Not simply allow them to continue building in the same suburban car centric sprawling manner that has been happening for way too long. People need safe clean well thought through spaces within the city they live to live in and not an endless cycle of expansion and loss of farmland and natural spaces for wildlife.

Hamilton has an opportunity to do better and be better, to set an example for other cities with mixed residence styles and better urban planning that will allow for a better quality of life for its citizens. Stop the Sprawl. Build better Urban Developments. Make Hamilton Great.

Sincerely,
Geraldynne Keech

From: Michelle Tom
Sent: July 6, 2023 12:50 PM
To: clerk@hamilton.ca
Cc: Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>
Subject: Item 11.4 Planning Committee, July 11th, 2023

Office of the City Clerk
Hamilton City Hall
71 Main St. W., 1st Floor
Hamilton, ON
L8P-4Y5

Dear Members of Hamilton City Planning Committee;

Re: Item 11.4, Planning Committee, July 11th, 2023

After watching the last Planning Committee, I was heartened to watch a careful, deliberate and courageous response from Planning Committee members to a vague expectation from the Premier and Minister Clark to force Hamilton City Council to ‘wear’ a decision to accept an undemocratic Greenbelt Grab. The tactic from the province seems to be to dangle undisclosed “carrots” to force council to accept what is intolerable to Hamilton citizens and the public at large in our province.

The Ford government campaigned, just last May, on a promise to protect the Greenbelt. What has happened since then?

Even if carrots are dangled, they will not come close to making up for the immeasurable costs that will be incurred by developing outside our urban boundaries on this Greenbelt land.

The Greenbelt was designed to provide local fresh food, biodiversity, watershed protection and environmental protection from flooding, high winds and to help keep our emissions lower. In fact, land use planning is the best tool municipalities have to lock in or lock out emissions. A study published this week is cause for concern. Globally, we are at risk of the collapse of harvests world-wide. We can’t afford to pave any of our precious Class 1 and 2 soil in the most fertile region in Canada. We are so lucky to have adjacent fresh water and a long growing season.

Once gone, we can’t get our farmland back. Please show courage and stand up to the province.

Sincerely,

Michelle Tom
Hamilton, Ontario

From: Wyn Andress
Sent: July 7, 2023 9:24 AM
To: clerk@hamilton.ca
Subject: July 11 re:11.4

Council: I am writing to express my concerns regarding 11.4, & request that Hamilton Council works to preserve our Greenbelt to ensure we have green spaces and farmland to support our future generations. I am definitely not in favour of any land grabs!!
There are many older buildings that can be retrofitted to support our growing population.

Namaste 🙏 & Be Blessed ❤️

Wyn Andress Life Coach & Soul Doulah...

Rebirth your Soul & Step into your life with more ease & Flow by clearing the pain, suffering & limitations of your personal past, past Lives and Ancestral past; while embracing the gifts.

From: Richard Johnson
Sent: July 6, 2023 3:28 PM
To: clerk@hamilton.ca
Cc: Rick Johnson
Subject: Planning Committee Meeting with regard to Item 11.4

Dear Mayor, Ward Councillors and Planning Committee Members:

It is my understanding that the Planning Committee members are meeting on July 11, 2023 to receive staff recommendations on how to respond to and participate in the province's shameful grab of Greenbelt lands under Bill 23; the Ford government has tried to justify this land grab suggesting that it will allow them to build affordable homes for an alleged population growth in Hamilton up to and including the year 2050. Hamiltonians know differently. We all know that the homes to be built on the Bill 23 lands will not be affordable to future buyers but is simply a not very clever ruse on the part of the Ford government to further enrich the large land developers who are the influential supporters of the Ford government. The Ford government has not been truthful with Ontario's citizens in the past on many counts and is not being truthful with respect to their intentions in regard to Bill 23 and the lands grabbed.

It is my understanding that the City of Hamilton staff recommendation is to participate in a provincially directed process with the hope of achieving some form of community benefit for Hamiltonians despite the fact that Hamilton will have no guarantees that we will derive any positive outcomes from participating in this exchange with the province and Ford government. As a resident of the provincial riding of Flamborough-Glanbrook and likewise a resident of Ward 11 in the City of Hamilton, I oppose participation in this process by City representatives with Ford government representatives in any way, shape or form. The Ford government is one which has not acted democratically in the best interests of all Ontarians at any time and has never acted with honesty and integrity at any point in their time in office; even Premier Ford himself has been outed for lying to the people of Ontario regarding his intentions with regard to the Greenbelt lands. I cannot think of one reason why the City of Hamilton should trust the Ford government in any form of negotiation; the Ford government has proven that it has zero interest in listening to anyone but it's own supporters when it comes to doing what is best and right for all Ontarians including the people of Hamilton! Why would such discussions be any different?

Any and all staff resources and time that might have been allocated toward this meeting with the province is wasteful at best and could be better used to address how we go about building more affordable homes within the current city boundaries. The Ford government's public report has even said that the Bill 23 lands are not needed to accommodate future population growth and that there is plenty of land already allocated for such growth! Do not engage in any negotiations with the Ford government in the hope that this government will become well intentioned and well meaning partners; the Ford government has a track record of acting only to achieve it's own ends by it's own means. The Ford government's purpose in having Hamilton participate in discussions with them is a selfish and political one in that such participation would appear to legitimize it's intentions with Hamilton with regard to Bill 23 lands. This is not about striking a fair deal for Hamilton. I do not support any removal of Greenbelt lands under any circumstance and it is imperative that Hamilton continues to provide provincial leadership against the Ford government with respect to opposing any and all of Bill 23. Hamilton must continue the fight as once we lose our farmlands and our environmentally sensitive lands, Hamilton can never get them back. So, once again, I am firmly opposed to Hamilton participating in any discussion process with the Ford government thinking that we can gain some positive outcomes for Hamilton! Thank you for your kind attention.

Yours sincerely,

Rick Johnson

From: E Elson

Sent: July 7, 2023 3:32 PM

To: clerk@hamilton.ca

Subject: Planning Committee meeting, Tuesday July 11 at 9:30 a.m.

Please register my written request to Council Re: (Item 11.4) as to how to respond and participate in the province's shameful Greenbelt grab in Hamilton. The staff recommendation is to participate in a provincially directed process in hopes of achieving some form of community benefits despite the fact we have no guarantees that we will get any positive outcomes.

I fear that this will be a misallocation of staff resources and time that could be better spent doing what Hamiltonians voted for our new Council to do: Build density and complete communities where we already have services and infrastructure to address the ongoing housing and climate crises.

On Tuesday I am requesting Council to not participate and validate the province's land grab - The province is seeking municipal buy-in so they can justify steamrolling our local democratic rights - participating in this farce only affords them the illusion that the City and public support their plans. Please I encourage Council to do what Hamiltonians have voted for our new Council to do. Build density, where complete communities already have services and infrastructure. It has been proven we have enough space within the urban boundary to do so. Doug Ford campaigned on a promise to not touch the Greenbelt. We are stewards of this land for future generations. Please do not allow him to lie and destroy this precious land and eco system. Once gone it cannot be replaced. To quote Joni Mitchell, let's not pave over paradise and build a parking lot.

Elaine Elson

Homeowner in Ward 3

From: Dieter Klaus
Sent: July 6, 2023 12:06 PM
To: clerk@hamilton.ca
Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>
Subject: RE: Provincial Amendments to the Greenbelt Plan

RE: 11 July 2023 PLANNING COMMITTEE AGENDA 11.4 Provincial Amendments to the Greenbelt Plan

I want to express my strong opposition to expanding city boundaries and to encroach on the Greenbelt.

- While I recognize that we need to accommodate more housing and increase city density, I believe there is more than enough room and opportunity to grow within the present city boundaries. Extending city boundaries is not the answer.
- The Greenbelt was established to be a green buffer for generations to come; and we need to respect that intent and preserve as much green space around our cities as possible for the sake of our children and grand children, who already will have to deal with our legacies of climate change, pollution, and species extinctions, to name a few.
- We also know that building more suburban single family houses is more expensive for city services, and thus more costly to us as taxpayers, than to build out and up within the existing city already served with infrastructure. - Thus, if anything, the city needs to change zoning laws to accommodate higher density neighbourhoods. That means high rises in the city centre, medium high rises around that and along major streets/roads and three to five story housing units for 6 or more family units beyond that, all to a scale appropriate for the surrounding already built up areas.

The latter will also provide the opportunity to include subsidized/social as well as affordable housing, including mini units to house those who are now living in encampments due to not being able to afford the present super high market rents. (Apart from those individuals who are out there who need mental health care, addiction support etc. and need to be "housed" in a structured and supportive environment)

I know from conversations with my neighbours, that many feel the way I feel and expect the city to resist the short sighted and destructive policies of the provincial government, and plan more prudently and for the long term health of our city, with green spaces, trees, and human scale development with people as the priority, but also including the cities financial health.

I hope the city council has the courage to say NO ! to encroaching on the Green Belt.

Thank you,

Dieter Klaus

From: T Hancock
Sent: July 6, 2023 9:36 PM
To: clerk@hamilton.ca
Subject: Save the greenbelt comments for meeting

Submitting comments related to expanding the greenbelt. Full disclosure that I live in Binbrook.

How will sprawl provide affordable housing? We are overpopulating in binbrook with lack of services, poor infrastructure (roads, water, no gas stations, no recreational facilities). I live on a rural property and bought out here to have distance and quiet between my neighbours.

I also work in Toronto, my commute time is ridiculous, if we sprawl how will the roads support an already overwhelmed road system.

Also, if we eliminate all green space where will we grow our produce, once the property is gone there is no replacing it. The LRT was approved and people should live around it..how successful can an LRT system be if no one lives near it.

It's unlikely that developers will build affordable, the houses going into these green spaces are not affordable to low to middle earners.

I hope the city will stand firm and use existing spaces before jumping to sprawling. There also needs to be larger fines against developers who cut down trees or clear space without the proper permits.

Sincerely,
Tracey Hancock

From: gus mihailovich

Sent: July 6, 2023 5:16 PM

To: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Cc: clerk@hamilton.ca

Subject: Urban Expansion / Greenbelt - Items 10.8 and 11.4

TO: Hamilton Planning Committee

As a citizen who has called Hamilton, 'home' for 60 years, I strongly voice my advocacy for preserving local democratic rights, and a sustainable vision regarding urban expansion and Greenbelt land.

- I do not support collaborating with the Province to enable *any* removal of Greenbelt lands for developers

- the City, not developers, must lead any secondary planning for urban expansion areas

- Climate change considerations and preservation of agricultural land must be our priority

- Robust public consultation must accompany any decisions concerning urban expansion or Greenbelt land

Thank you for your ongoing leadership,

Gus Mihailovich

From: Allison Barnes

Sent: July 6, 2023 5:26 PM

To: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Cc: clerk@hamilton.ca

Subject: Written Delegation re: items 10.8 and 11.4

Dear Hamilton City Council,

As a concerned Métis citizen of Ward 3 in Hamilton, please consider this my written delegation. I would like to speak to Items 10.8 and 11.4 for the July 11th Planning Committee meeting:

-I do not support collaborating with the Province to enable any removal of Greenbelt lands for developers.

-The City, not developers, must lead any secondary planning for urban expansion areas.

-Climate change considerations and preservation of agricultural land must be our priority.

-Robust public consultation must accompany any decisions concerning urban expansion or Greenbelt land.

I do not support any removal of Greenbelt lands for developers. We must do the right thing for our environment and future generations.

Sincerely,

Allison Barnes

Ward 3 Resident

From: Jill
Sent: July 6, 2023 12:10 PM
To: clerk@hamilton.ca
Subject: Written Delegation

I'm writing to provide delegation regarding Item 11.4 for the July 11th Planning Committee meeting.

Dear Clerk, and members of Council,

It is imperative that we stand up against Ford's Greenbelt plans. It can't be in good conscience that any development happens on prime farmland, wetland and other ecologically sensitive lands, **especially** when we have so much potential for smart growth and densification within the existing urban boundaries, where supporting infrastructure and public transit is close at hand.

This is clearly an (illegal) money grab for many developers and those who would carelessly ignore the obvious damage to future generations for their own personal gain. The damage would be irreversible, and extremely irresponsible. This is NOT how to govern a province, and does nothing to support our ecosystem during a declared climate crisis. And so this desperately needs to be rallied against by everyone, including the City of Hamilton.

Sincerely,
Jill Tonini

From: Andra Zommers
Sent: July 7, 2023 11:38 AM
To: clerk@hamilton.ca
Subject: Written submission Re: Item 11.4 - July 11th Planning Committee meeting

To the Planning Committee of the City of Hamilton,

Regarding the Agenda Discussion Item 11.4: Provincial Amendments to the Greenbelt Plan (Greenbelt Plan Amendment No. 3)

There are many reasons to feel deflated by Premier Ford's decision to steamroll our overwhelmingly supported municipal decision to commit to development within our existing urban boundaries.

However, as our city's elected leaders I urge you to hold onto your values, and not to compromise on this decision - supported by multiple municipalities - to protect our Green Belt and the farmers' fields and habitats they encompass (aka "nature", the thing that makes a city more than a concrete jungle).

I understand your options are limited - but please do NOT give up the fight yet. The voters who put you into office have not relented yet on this issue and neither can you.

The reality is that hastily-built suburban homes reliant on cars will not relieve urban rental prices or homelessness. They will exacerbate food crises and ecosystem collapse. Ford's plan is out of touch with the municipal needs of the cities he claims to be serving. Please DO NOT EMULATE THIS BEHAVIOUR.

City Councilors, as a multiple-generation Hamiltonian and also rural Ontario hobby farmer, I urge you to continue mining your creative resources to find solutions around the Greenbelt Grab!! This is a true crisis of provincial leadership, and we need you.

*Sincerely,
Andra Zommers
Hamilton resident & defender*

From: Robert Wakulat
Sent: July 7, 2023 12:15 PM
To: clerk@hamilton.ca
Cc: Denise Pinto; Jesse Elders; Charles-Francois de Lannoy
Subject: Written Submission to Speak to Item 11.4 for the July 11th Planning Committee Meeting

Dear Council,

Please accept this note as a written submission speaking to Item 11.4 of the July 11th Planning Committee meeting:

My name is Robert Wakulat and I chose to move to Hamilton about 5 years ago from Toronto. I am a father, neighbour, lawyer, and concerned citizen. Among other reasons, I was attracted to Hamilton's strong urban culture alongside its easy access and celebration of its neighbouring rural areas. I recall growing up in Etobicoke and having delightful access to Pick-Your-Own produce farms along Eglinton Avenue in Mississauga, not to mention the quick access to rural experiences up Airport Road. As we all know, those land uses have changed considerably.

Should this Committee, and Council writ large, acquiesce to the provincial government's development plans, we will continue to lose elements of Hamilton life that make it unique and special. I understand we can meet considerable housing needs through infill development and would hope we start there. Alongside alley-way housing, tiny houses, and multiplexes/mid-rise development, I have to believe there is already considerable room to grow on the currently occupied urban landscape.

Furthermore, and I'm not sure at whose feet this responsibility should lie, it is unclear to me that we have a provincial arable land strategy. Is there any sense of the available productive agricultural land we have and what happens when we continue to lose this land? In service of more housing (and I hesitate to believe that housing would even be considered "affordable"), it stands to reason we will make food less accessible to those who need it as supply dwindles or the cost-to-market increases. Surely, a provincial or regional arable land strategy is prerequisite to these kinds of decisions.

I also have grave reservations about the impact on clean air, clean water and the climate if we continue to lose our green space in favour of more pavement. As the father of a 4-year-old, I have to imagine these are worth considering and fighting for. Please do right by the future and support a sustainable growth strategy for this city. Once we lose these treasures, I fear they are gone forever.

Thank you,
Robert



Friday, July 7, 2023

Office of the City Clerk

City Hall
71 Main Street., 1st Floor
Hamilton, Ontario
L8P 4Y5

Re: | Planning Committee – Staff Report PED23046(a)
Proposed Amendments to the Greenbelt Plan (Greenbelt Plan amendment no.3)

On behalf of the Book Road West Landowners Group (the “BRWLG”), Corbett Land Strategies is pleased to submit comments with respect to the Staff Report PED23046(a) relating to the amendments to extract lands within the City of Hamilton from the Greenbelt Plan. The BRWLG represents land holdings of approximately 728.70 hectares (1,800 acres) located in south-west Hamilton (“Subject Lands”). The lands abut the City of Hamilton’s existing Urban Boundary adjacent to the Ancaster community. More specifically, the lands are bounded by Shaver Road to the west, Fiddler’s Green Road to the east, Garner Road West to the north, and a property line that runs mid concession between Butter Road and Book Road to the south.

History

The BRWLG has been in existence for over 20 years and has been continuously involved in successive Official Plan reviews and related Ontario Municipal Board proceedings. Historically, the membership of this group has been generational land owners who have been interested in having the community included in the City’s urban boundary.

The BRWLG was actively involved in the 2016 Provincial Policy Review that addressed the boundaries of the Provincial Greenbelt Plan in Hamilton. In that review, staff initially recommended against the Subject Lands being included in the Greenbelt Area. The Province, nevertheless, included the Subject Lands in the Greenbelt Area in 2017 without documented planning or environmental justification.

In December 2022, the Province removed the subject lands from the Greenbelt Plan area as part of the Province’s efforts to make lands available for the construction of 1.5 million homes across Ontario by 2031. The affordable housing supply issue is a province-wide issue which significantly impacts the quality of life for Hamiltonians. As such the urbanization of the Book Road area presents a significant opportunity for the City to participate and deliver solutions to the housing supply issue. In this regard, the Province is requiring significant progress on planning approvals in 2023 and the commencement of construction by 2025. The BRWLG supports the province’s efforts to tackle the housing crisis in Ontario and is prepared to do everything it can to help combat that crisis. This includes making every effort possible to meet the province’s 2023 and 2025 timelines.

It is important to note that since the preparation of the staff report, Bill 97 received Royal Assent on June 8, 2023. The amendments to the Planning Act through Bill 97, give the Minister of Municipal Affairs and Housing authority to approve new urban developments through an Minister's Zoning Order (MZO) within rural areas.

Process

The Province removed these lands (and others) from the Greenbelt to rationalize the boundaries of the Greenbelt Area and on the expectation that they would make an immediate and significant impact on addressing the housing shortage. If Ontario is to make a real dent in the housing crisis, we all need to do our fair share. Doing nothing will not get the job done. The BRWLG is willing and able to do their share and to provide real assistance to the City to help it do its part as well.

The BRWLG appreciates that the City has many important objectives and the BRWLG is offering to help ease the City's burden by providing technical and planning assistance. BRWLG believes that a better outcome will result if we all work together to achieve the province's timelines. The BRWLG hopes to work co-operatively with the province and the city to establish a development plan that would provide for needed residential and affordable housing and a complete community. The BRWLG wants to work with the city towards a mutually beneficial development plan and community benefits package that will exceed the maximum requirements set out in the Planning Act and related legislation. The intent is to work with the City to develop a signature community that will quickly add housing supply and deliver a community benefits package that would assist the City in accomplishing Council's recently adopted top strategic goals and priorities, all within the province's timelines.

Conclusion

The BRWLG agrees with city staff that it is in the City's best interests to be part of this planning process. The BRWLG encourages City Council to accept the staff recommendations and agree to be part of this important process.

Sincerely,

John Corbett

John B. Corbett, M.C.I.P., R.P.P.

Corbett Land Strategies Inc.

President

john@corbettlandstrategies.ca

From: Martha Howatt
Sent: July 5, 2023 6:17 PM
To: clerk@hamilton.ca
Subject:

I am writing to express my wishes that the City of Hamilton be firm and forceful with the Provincial Government and refuse to expand onto the Greenbelt. Many reports have come forward to show that it is not necessary and that we have the land to expand within our boundaries.

Do not pave or develop on farmland or the Greenbelt.

Thank you for your time.

Martha Howatt

From: Jim and Janet Fraser
Sent: July 6, 2023 4:15 PM
To: clerk@hamilton.ca
Cc: Tadeson, Mark <Mark.Tadeson@hamilton.ca>
Subject: Citizen input re Greenbelt

Hello ,

It is my understanding that the city is requesting input regarding the greenbelt .
As you know the majority of us had voted to freeze the urban boundary and of course the protect the greenbelt. That has not changed. The city is being pressured by the Provincial government to agree to their reckless decision to open up the greenbelt for developers.

I would just like you to know that , as citizens of Hamilton , we disagree that the greenbelt should be taken away and used for development. We also disagree with the expansion of the urban boundary of Hamilton . The most wonderful thing about Hamilton is our green spaces, woodlands, waterways, and surrounding farmland which must be preserved for future generations. This can never be replaced once destroyed. This is some of the most fertile land in Canada and must be protected. Our great lakes and the waterways that drain into our lakes must be protected.

As seniors we feel this is one of our greatest priorities ...to preserve this land for our grandchildren. We know that there is plenty of available space within the urban boundary to build housing. We also know that , as elders in our seventies, there will be a great many homes for sale, as the baby boomer generation moves out of their homes and into care homes (or worse).

Thank you for your time,

Janet and Jim Fraser

From: Baier, George
Sent: July 6, 2023 11:34 AM
To: clerk@hamilton.ca
Subject: Doug Fords Greenbelt Grab
Importance: High

Hello Councillors. I am a refugee or sort. A refugee of development. We lived in front of Linden Park elementary school which provided proximal and quick access to my child in JK. Once we heard the school was on the chopping block we moved out of there. Sackville Hill was supposed to be donated lands for recreation by the Sackville family and that is not what happened. Majority of the greenspace, Park, and school were obliterated in the name of development. So sad. We were in walking distance of a school and that was taken away from us, so we moved, and so did others.

We moved to a place where there is greenspace for our kids to play in and schools are in walking distance. Now that is up for development as well. Where do we go now? And how can we afford to move?

I live in Hamilton because there is room to breathe, unlike the compact living in Toronto and surrounding areas. Don't make us move again. Greenspace is way more valuable than people give credit to. But its also an easy target and that's why we need councillors to hear our voice and fight for our right to have nature.

I beg you please, greenspace is more valuable than something as common as money.

George Baier
Dundas

From: Anna Vermaat
Sent: July 6, 2023 11:45 AM
To: clerk@hamilton.ca
Subject: Ford's land grab

Dear Sirs/Madam,

We are 100 % against taking over farm lands and protected lands for development.

We have so many buildings that are empty, in need of repair/replacement, parking lots not used to full potential, housing development along the future LRT, empty schools, etc.

The last thing tax payers need is more roads and all that goes along with the expansion of suburbia which will be unaffordable anyway and then we are stuck with the maintenance tax bills, that a very high percentage of us do not want.

Only the developers want the land grab for the almighty \$\$\$.

As long as the city makes sure that all development includes mixed affordability so all levels of the social ladder have access to a home they can afford.

PLEASE DO NOT PAVE OVER THESE LANDS - with the population growth, we are going to need our farm lands and green spaces.

A. Vermaat and family
Ancaster, Ontario

From: Patricia Cole-Stever
Sent: July 6, 2023 12:58 PM
To: clerk@hamilton.ca
Subject: re: Greenbelt Planning Committee Meeting July 11/23

Hello to the Greenbelt Planning Committee/ City of Hamilton Reps

I wanted to express my concerns along with those who have, via video or voice recording, for your meeting today, July 11/23.

I TOTALLY OPPOSE ANY ACTIONS WHICH WOULD REDUCE, OR REMOVE OR RELOCATE ANY OF THE GREENBELT..... PERIOD.

I am not an environmental expert nor city planner but, I **am** an extremely concerned citizen and tax payer within the City of Hamilton. I don't know when the environment and our Greenbelt became an item of political debate? It is NOT for people with a political agenda to control the use of. Leave that for professionals~ those who are educated in these sorts of affairs and who care for the future, not only locally but globally. Persons who know and understand the NEED for natural spaces and farm lands. These people have studied and gleaned information from past experiences and experiments, trial and errors. I have no trust in the current proposition to pave over parts of the Greenbelt in the Hamilton area for Secondary Housing Units. This is not a political issue... although, sadly it has become one, hence, your meeting today.

It should also not matter if you see or hear me as I express my concerns; the time that I take to write these words should more than qualify my concern and yes, I have written and shared my concerns in the past.

I really don't have anything new to post or present to you in opposition, I trust that the SSHO has done a good job of that. I support their efforts all the way. You, the reps of the City of Hamilton know the reasons why we need to retain the Greenbelt, not let it be destroyed to fulfill someone's political promise and make those in the construction industry richer in the process.

I totally support the SSHO which has more than adequately and continuously shown, to the present government, of all levels, the reasons why the Greenbelt is so precious and fragile. The SSHO has presented reasons why paving over the Greenbelt is a horrific, ill guided, small minded approach to a larger, provincial and federal issue. Leave our Greenbelt out of future growth plans... this is real life, not a political life full of ill-fated promises.

Best regards,
Patricia Cole-Stever

From: Margaret Tremblay

Sent: July 7, 2023 5:39 PM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Hamilton Planning Committee Items 10.8 & 11.4

Dear City Clerk, Mayor and Councillors,

Re: Items 10.8 and 11.4 Hamilton Planning Committee

There are two critical areas of concern with regard to these items: one is the preservation of our existing natural areas and farmland and two, the full functioning of democracy.

The Ontario Auditor's state of the environment report indicated that 'deforestation, contaminated air, polluted water and the loss of wetlands are a growing concern' as reported in The Hamilton Spectator, May 17/23. I do not support collaborating with the province that leads to any removal of Greenbelt lands for developers, lands that are necessary to preserve the health of the environment and by extension, human health. I do appreciate city staff's concern that by not agreeing to work with a provincial facilitator, an MZO could be used to push through the province's development plans without city input.

Use of Greenbelt lands for development should only be considered when all existing land within the city's former urban boundary is developed and then only with full public participation and consultation. The city must lead any secondary planning for these expansion areas to ensure that the highest level of good planning is attained. This must not be left to developers. The city is responsible to taxpayers and residents and needs to remain firm on being able to uphold this responsibility. Our local democratic rights must be preserved and not undermined by the province.

I respectfully submit my comments and look to council's decisions made in the best interests of all Hamiltonians, the environment and democracy.

Margaret Tremblay
Dundas, Ontario

From: Lois Corey
Sent: July 7, 2023 5:17 PM
To: clerk@hamilton.ca
Subject: Item 11.4 for the July 11th Planning Committee meeting

Hello,

Please consider this my written submission of comments regarding **Item 11.4 for the July 11th Planning Committee meeting.**

I strongly encourage the City of Hamilton to not participate and validate the province's land grab - Doug Ford and his developer friends are seeking municipal buy-in so they can justify steamrolling our local democratic rights - participating in this farce only affords them of the illusion that the City and public support their plans. It is vital that Hamilton continues to lead and fight back against these land grabs - once we lose our natural heritage and farmland, we cannot get it back.

We have some of the richest farmland in Canada within the greenbelt, and as populations grow and the environmental and economic cost of transporting food from elsewhere becomes unviable, it is essential that we preserve the farmland that we have left, so that we can feed and sustain ourselves now and in future generations.

Also, as we have seen with the recent hottest temperatures in world records, and the highest number of forest fires in history, global warming is an emergency that cannot be ignored and must be acted on immediately, not only to save our own lives, but those of our children and grandchildren. Those who wish to develop the greenbelt will experience perhaps short term financial gain, but will end up losers along with the rest of us, when our planet becomes inhabitable. It is the very future of our species that is at stake. Those who have children and grandchildren cannot in good conscience condone Doug Ford's land grab if they care about their loved ones. We need to think about the world they will live in.

The lie we are fed is that this is being done to address the housing crisis. This reasoning is illogical as the only houses that will be built on the green belt are those that the less fortunate cannot access, either physically or financially. Intensification of density by building affordable smaller rental units within the existing urban boundary, is what we truly need to address the housing crisis.

I have been a member of the Bruce Trail Conservancy since 1969, when my parents joined shortly after the founding of the Trail. This trail is a precious resource as it links a continuous ribbon of greenbelt along the escarpment. It ensures at least a small corridor will be preserved as habitat for wildlife, and for humans also to enjoy. Doug Ford's legislation threatens it as well. We cannot afford to cut down any more trees - they are literally our life blood, providing the oxygen we need to live and help to stave off climate change. In addition the Trail can be a great economic asset, drawing outdoor enthusiasts and tourists from around the world.

One has only to look at Ontario using google earth to see how little solid green appears on the map of Southern Ontario. We must act now to ensure the map does not become entirely grey, with all the green erased.

I implore city councillors to please do everything in your power to oppose Doug Ford's legislation - yours and my future are at stake!

Regards,
Lois M. Corey

From: Mike Gleadall <m_gleadall52@hotmail.com>

Sent: July 8, 2023 9:45 AM

To: clerk@hamilton.ca

Subject: Item 11.4 Planning Committee

My name is Michael Gleadall, I am 71 years of age and have lived in Hamilton since 1977. I married here had 5 children grow up here and now have 5 grandchildren living here. I spent 38 years working with marginalized people here, the first 27 years as the Director of group homes and the last 11 as the Shelter Manager at The Salvation Army Hamilton Booth Centre. During this time I have seen the city of Hamilton make many decisions that impact on the people who live here, most positively but unfortunately some negatively. I was however extremely proud of the stance the Council took in with keeping new growth within the current city limits. Not only was this the right decision as it represented the wishes of the majority of Hamiltonians and was financially and environmentally responsible but it took courage to do this when there was and still is pressure from the Provincial Government to expand beyond the current borders into the farm and greenbelt lands.

I am sure in your current deliberations to review your earlier decision you will hear from experts on the costs of building and maintaining the infrastructure expanding beyond the current border and the tax burden this place now and in the future on all of Hamilton. I am also sure you will hear from other experts on the importance of the lands outside of Hamilton that are being considered or either their agricultural or environmental value and the simple fact that once they are gone they can't be replaced. I will leave these arguments to the more learned and just tell you what I believe. I believe we were built to live in harmony with nature we need the water sheds, farmlands, the natural growth areas with all of the birds, insects and animals that live there for our survival. There is a natural chain of interdependency in our universe and man cannot continue to alter it without averse effects. Every time we bulldoze away trees for buildings, replace lush topsoil for asphalt parking lots and fill in wetlands or alter natural waterways so we can have nice flat land for new housing developments we are upsetting the natural order around us that will impact on us negatively in the future. Canada is one of the greatest countries in the world because it is blessed with such an abundance of fresh water, natural resources, lush farmland and the beauty of diverse species of plants and animals. We need to be better stewards of how we interreact with the natural world around us and only disturb it when it is absolutely necessary and not for future growth numbers that may or may not materialize and can readily be housed within the current city limits. One of the great things about Hamilton is that nature is all around us, Within the city and surrounding area there are abundant places to walk, to observe, to play in and just enjoy the beauty of a natural world that is unique to Canada lets do our part to help preserve it for future generations.

Thanks in advance for your attention to my submission

Michael Gleadall

From: Elaine Harvey

Sent: July 7, 2023 5:17 PM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Items 10.8 and 11.4 for the July 11th Planning Committee meeting

With regard to the above items being discussed at the July 11 meeting:

- 1) We do not support collaborating with the Province to enable any removal of Greenbelt lands for developers
- 2) the City, not developers, must lead any secondary planning for urban expansion areas
- 3) Climate change considerations and preservation of agricultural land must be our priority
- 4) Robust public consultation must accompany any decisions concerning urban expansion or Greenbelt land

Please, please do not sacrifice our beautiful lands by allowing any takeover by the province

Sincerely,

Elaine Harvey & Roger Connelly

Ancaster, ON

From: Dorothy
Sent: July 7, 2023 10:06 PM
To: clerk@hamilton.ca
Cc: Ward 2 <ward2@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>
Subject: July 11th Planning Committee

Dear Ms. Holland and Councillors

Further to your deliberations at the Planning Committee on July 11th, I'm writing to express my hope that Committee members and subsequently City Council will not agree to cooperate with the Province to allow development of Greenbelt land. Residents, especially in Hamilton have made it very clear that we want to see development occur within urban boundaries and many councillors were elected because you said you share our views. Rather than giving in to the province's stampede over municipal authority, I hope the Committee will support legal action to counter Greenbelt and watershed development.

Thank you for the opportunity to comment and please add this letter to the public record and Monday's agenda.

Regards....Dorothy McIntosh

From: John Radoman
Sent: July 8, 2023 5:33 PM
To: clerk@hamilton.ca
Subject: Ontario's Greenbelt

I have lived in Hamilton, Ontario ALL of my 61 years. I have never moved, relocated or even imagined ANY other place to call home. We, Hamiltonians, are privileged to have a vibrant city surrounded by beautiful, natural green spaces, within short walking or driving distances.

Mr. Doug Ford, along with Mr. Steve Clark and their "developer" buddies, are planning on destroying what needs to be protected for us and future generations. Once it is bulldozed, paved over, and or built on, we CAN'T bring it back. Upsetting and destroying what must be enjoyed by many of thousands souls, just to "profit" a very few is shameful, disgraceful and greedy. We as taxpaying / voting / caring citizens will NOT let this be rammed down our throats.

From: Dennis/Patricia Baker

Sent: July 8, 2023 4:43 PM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>

Cc: Pat Baker <pjbassociates@compuserve.com>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Planning Committee Meeting July 11

Dear Mr Danko and members of the Planning Committee,

I would like to give you my comments regarding two issue at the meeting next Thursday, Item 10.8 and Item 11.4. I have been fortunate to live in several very different parts of the world and to observe how some municipalities have dealt successfully with the issues at hand here and where their efforts were totally in vain - for a variety of reasons - but usually due to influence of non-government interested groups.

Re. 10.8. The City needs an urban expansion plan and I feel it is of primary importance that such a critical issue is dealt with by the city. Under no circumstance should developers be allowed to make their own decisions on expansion lands. We will need public input on the plan and I feel the City staff are the best to handle this issue. Last year the City acknowledged that there is sufficient land available within the city and this should be the priority for development.

Re. 11.4. Greenbelt development. I have very little faith that a 'Provincial Facilitator' will do anything other focus on how best to help the developer. The current provincial government is continually breaking Greenbelt promises made and is definitely very involved in facilitating the developers. Having lived where there is a far denser population than we have in Hamilton I have seen that it is possible to have family size units in buildings with 4/5 floors that could be built within our existing urban boundary and within walking distance of schools, shops, recreation areas etc. Such a plan would preserve the Greenbelt. It would also mitigate the effect of vehicles on climate change and the \$\$ costs involved with expanding beyond the current city.

I think the recent evidence of Climate Change MUST have influence on decisions. We need all the existing Greenbelt and must protect farming areas. At the same time we also need far more trees and they should be planted within 10 years, not with a goal of 2050. I feel that any decisions must include public meetings and further consultation about urban expansion and Greenbelt land.

I trust these matters will be dealt with on Tuesday in a way that protects our Greenbelt, farmlands and natural areas.

Patricia Baker.

From: Cameron, Robin
Sent: July 6, 2023 10:59 AM
To: clerk@hamilton.ca
Subject: Protect our greenbelt

Dear Legislative Coordinator, Planning Committee, City of Hamilton

Please Save our Greenbelt in Hamilton!

My name is Robin Cameron and I'm a Professor of Plant Biology at McMaster University. My research team studies how plants defend themselves from pathogens with the goal of enhancing disease resistance in our important crops while also reducing pesticide use/carbon inputs. I'm also the granddaughter of southern Ontario farmers. In other words, I appreciate the importance of farmland around Hamilton and elsewhere in Ontario. Along with farmland we also need natural areas, which we have in the greenbelt around Hamilton. We need the greenbelt around Hamilton as it provides many ecosystem services and without these services, there will be more flooding, less carbon sequestration by plants/trees, therefore less mitigation of greenhouse gas emissions (GHG) and polluted water in the absence of filtration by plants. The greenbelt also provides Hamiltonians with the ability to connect with nature which is beneficial for our mental and physical well-being. The future of Ontario/Canada's people depends on all levels of government acting to protect our remaining natural lands, which will help us in so many ways including in reducing the impacts of climate change.

thanks,

Robin Cameron

From: Charlane Surerus
Sent: July 8, 2023 3:41 AM
To: clerk@hamilton.ca
Subject: Save our Greenbelt Lands

To whom this may concern,

I strongly believe that Hamilton should not develop any of its Greenbelt lands. I am not confident that the provincial government will give us any community requests by working with them to develop our Greenbelt properties.

There are so many reasons we should not go down this road...we do not need more McMansions in our city that benefit only a few of our citizens. The cost of supporting these additions to our city is not worth it. The recent flooding in Binbrook shows the danger we will face paving over more land and given the fact that more precipitation will occur with climate change, we must leave more land open for absorption. We need to develop more density in our current city footprint before building out.

We must not cave to what developers want. It is the voice of the people that matters.

Thank you for your time and effort,
Charlane Surerus

From: Marilyn Daniels
Sent: July 9, 2023 6:55 AM
To: clerk@hamilton.ca
Subject: Submission: Planning Committee July 11th

Planning Committee

City of Hamilton

71 Main Street West, 1st Floor

Hamilton, ON. L8P 4Y5

RE: for the July 11th Planning Committee meeting, Items 10.8 and 11.4.

I am writing to provide citizen input on Items 10.8 and 11.4

1) I do not support collaborating with the Province to enable *any* removal of Greenbelt lands for developers

The Province is going directly against their election promise to NOT touch the Greenbelt. Hamilton Council has been given a clear mandate by Hamilton taxpayers to protect the Greenbelt. Ignoring these promise / mandate goes directly against the expressed will of electors and is a slippery slope to the principles of election and democratic rights.

2) The City, not developers, must lead any secondary planning for urban expansion areas

Developers have no stake in the future health and vibrancy of the communities they build; their only goal in planning is profit. It's up to the City to ensure that a more holistic planning agenda is followed, one that takes into consideration not only the needs for more housing but infrastructure needs, future community needs and, most importantly, protects the environment.

3) Climate change considerations and preservation of agricultural land must be our priority.

All planning must acknowledge the present and future repercussions of our climate change emergency. A 'business as usual' commitment to growth is dangerous and unsustainable, contributing to an overloading of the Earth's capacity to recover and to provide for future generations. I urge the Council to direct its limited time and resources to developing the disintegrating core of Hamilton and to improve the services and infrastructure it already has in place there.

4) Robust public consultation must accompany any decisions concerning urban expansion or Greenbelt land

Sincerely,

Marilyn Daniels

From: Hailey Van Sickle

Sent: July 9, 2023 12:34 PM

To: clerk@hamilton.ca

Subject: Written submission for article 10.8 and 11.4 July 11th Planning Committee Meeting

I am writing today in regards to article 10.8 and 11.4 for the July 11th planning committee. I am greatly opposed to collaborating with the province for ANY removal of the Greenbelt land. I have outlined reasons below why the city, not developers, must lead secondary planning for urban expansion, how this could change our climate and lastly, why public consultation is needed when urban expansion and decisions regarding the Greenbelt are at stake.

Protected greenbelt areas play a crucial role in preserving natural landscapes, supporting biodiversity, and ensuring the well-being of future generations. However, the decision to remove land from these protected areas for urban development poses significant risks to both the environment and the long-term sustainability of our cities. I have outlined the potential impacts of encroaching upon greenbelt areas, highlighting the importance of cities taking the lead in urban development rather than leaving it solely in the hands of developers.

Loss of Natural Habitats and Biodiversity:

Protected greenbelt areas serve as havens for diverse plant and animal species, offering essential habitats for their survival. By encroaching upon these areas, we disrupt and fragment ecosystems, resulting in the loss of crucial biodiversity. Future generations would be deprived of the opportunity to witness and learn from these natural wonders, undermining their connection to the environment and their understanding of the delicate balance of nature.

Degradation of Ecosystem Services:

Greenbelt areas provide a range of ecosystem services, including air and water purification, climate regulation, and the maintenance of soil fertility. These services are vital for human well-being, and their degradation can have severe consequences. The removal of land from greenbelt areas may result in increased air pollution, reduced water quality, amplified heat island effects, and diminished natural resilience to climate change. The burden of these ecological consequences will fall on future generations, who will have to grapple with the challenges posed by a deteriorating environment.

Impacts on Human Health:

Green spaces have been shown to have significant positive effects on human health and well-being. Access to nature and outdoor recreational activities improves physical and mental health, reduces stress, and enhances overall quality of life. By prioritizing urban development at the expense of greenbelt areas, future generations may face a deficit in these benefits, leading to potential health issues and decreased resilience to stressors.

Disrupted Urban Planning and Sustainable Development:

Cities that prioritize urban development without considering the preservation of greenbelt areas risk creating unsustainable environments. A lack of green spaces, trees, and vegetation in urban settings can exacerbate heat-related illnesses, air pollution, and water management challenges. The absence of well-planned green infrastructure and natural corridors may hinder efforts to build resilient and sustainable cities for future generations. By taking the lead in urban development, cities can incorporate greenbelt areas into their long-term planning, ensuring a balance between growth and environmental conservation.

Engaging Communities in Sustainable Development:

When cities lead urban development, there is an opportunity to engage communities in shaping their own future. By involving citizens in decision-making processes, cities can ensure that their development

aligns with the needs and aspirations of the community, while also considering environmental concerns. This participatory approach empowers residents to take ownership of their surroundings, fostering a sense of stewardship and accountability for future generations.

Taking land out of protected greenbelt areas for immediate urban development often neglects long-term sustainability. Cities should prioritize responsible and sustainable urban planning, focusing on compact development, green infrastructure, and maximizing existing urban spaces. By leading the way in urban development, cities can ensure that future generations inherit resilient and livable environments.

Hamilton has voted no to urban expansion, we are the taxpayers - we should have say where our money goes. Instead, the democratic process is completely being steamrolled by the province. Why should we have to pay for this financially, when the government and developers are the only one who stands to profit from it? WE MUST HAVE A VOICE AND STAND OUR GROUND!

Hailey Van Sickle
Ancaster

From: Laura Robson
Sent: July 9, 2023 12:43 PM
To: clerk@hamilton.ca
Subject: Items 10.8 and 11.4 July 11th Meeting

Hello,

I am writing to you to express my wishes in regards to development and urban expansion. I do not support my city council collaborating with the province to remove ANY greenbelt lands for developers. I strongly believe the city must lead any secondary planning for urban expansion, not developers. The top priorities for any development projects should be preservation of agricultural lands and climate change considerations. Furthermore, any decisions concerning urban expansion or Greenbelt land should only happen after robust public consultation.

Regards,

Laura Robson

From: Grace Kerr
Sent: July 9, 2023 12:58 PM
To: clerk@hamilton.ca
Subject: July 11 Hamilton Planning Committee

Hello,

Please be advised that I STRONGLY stand beside the below:

1. I do not support collaborating with the Province to enable any removal of Greenbelt lands for developers
2. the City, not developers, must lead any secondary planning for urban expansion areas
3. Climate change considerations and preservation of agricultural land must be our priority
4. Robust public consultation must accompany any decisions concerning urban expansion or Greenbelt land

Thank you,
Grace Petz
Ancaster

From: Kathy Garneau
Sent: July 9, 2023 3:39 PM
To: clerk@hamilton.ca
Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>
Subject: I do not support development of the Greenbelt

I am emailing you in the hopes that Hamilton's City Council will act to **stop** considering opening up the Greenbelt for development. Greenbelt land should by definition be protected from speculation by developers.

We need to focus on increasing the density within our urban boundaries. This will decrease our carbon footprint and reduce our future tax bills

--

Kathy Garneau

From:**Sent:** July 9, 2023 7:46 PM**To:** clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>**Subject:** July 11th Planning Committee, Item 11.4

Dear Hamilton City Council,

Thank you very much for all you are doing to represent the rights and stated mandate of the citizens of Hamilton. We have all declared, loudly and clearly, that we are against sprawl and we want to maintain the urban boundary. I recognize that you are working diligently to deliver this mandate, but you are facing a strong and determined adversary in the provincial government. Thank you for holding strong to deliver on earlier promises.

Please continue to advocate for building density and complete communities where we already have services and infrastructure. The “walkable community” has to be your North Star as you work to address the ongoing housing crisis. I recognize that you have to navigate carefully, but please do not collaborate with the province to remove any Greenbelt lands for developers. We need the Greenbelt lands for its natural features which provide climate mitigation for all of us, as well as mental health maintenance – something we learned during the pandemic. The wetlands, farmlands, and woodlands are necessary for our protection and our good health, both physical and mental. These special lands are an immediate source of food and water.

Because you are so close to your constituents, because you know exactly what they want, you, as representatives of the City, must lead the Secondary Planning for Urban Expansion Areas. We all understand that Developers will develop a plan that benefits themselves and their bank accounts. Any plan submitted by a Developer will be one-sided and will not favour the citizens of Hamilton. Please persevere in your determination to develop the Secondary Plan, regardless of how much time it may take. While there is an urgency, a poor plan will produce poor results which will haunt us for decades. It is worth the time to develop a Plan that will stand the test of time, of a growing population, climate change, and will include robust public consultation. The people of Hamilton know what they want and must be consulted on any decisions concerning urban expansion and the Greenbelt. We will be your biggest allies.

I know you understand that once we lose our natural heritage and farmland, that it is gone forever. Is it possible to make the Developers understand this?

Once again, many thanks for holding the course and persevering, with the best interests of Hamiltonians at heart. We have already seen a demonstration of the carelessness/thoughtlessness of contractors as they butchered trees and shredded them. They have shown what they will do, if given free reign.

Is there some way that we can help? Please tell us what we can do to ensure the Urban Boundary remains intact and that the City is in charge of the Secondary Planning for Expansion Areas.

Sincerely,
Marie Covert
Dundas

From: Eileen Booty
Sent: July 9, 2023 8:15 PM
To: clerk@hamilton.ca
Subject: Written delegation addressing items 10.8 and 11.4 -OLT meeting July 11th

Dear members of the Hamilton City Council,

Why not utilize a natural feature such as the Garner Marsh? This would be an excellent opportunity to demonstrate climate leadership! Many areas in the GTA are actively involved in rewilding and UNPAVING land in order to create a marsh such as the Garner Marsh, to help with water runoff and species survival. Show our children that it is possible to create places that honours ALL species. Let's demonstrate that there is hope in action for a healthier planet.

'If this appeal is accepted, it would reverse a long-standing policy of both the provincial government and Conservation Authorities across Ontario and to protect wetlands.' Remember when there was talk about turning the Bayfront land into an amusement park! With wise intervention that didn't happen. It has become a wondrous place that citizens of Hamilton feel proud of and draws people from all around. Let's do something that is forward thinking for Hamilton Mountain too !

Thank you, Eileen Booty.

Ancaster, Craig Cassar, Ward 12

Google: www.waterfrontoronto.ca

Don Mouth Naturalization Project. An excellent example of climate leadership!

From: cynthia meyer
Sent: July 10, 2023 3:41 AM
To: clerk@hamilton.ca
Subject: Items 10.8 & 11.4 , July 11,Planning Meeting

I CANT BREATHE!

In the last few weeks, air conditions and asthma have conspired to keep me indoors most of the time. Knowing that Premier Ford plans to remove large portions of the Green Belt, I beseech you to stand firm in opposing him. The Green Belt and northern woods are the lungs of Ontario. We have already lost so much to wildfires. It is fool's folly to trust that collaboration with Ford (who has already proven untrustworthy) will benefit Hamiltonians.

I have voted for Maureen Wilson, fully expecting that she and council will protect our democratic rights, and protect the species we share this place with. We voted no to green belt 'development', no to paving over Garner Marsh, and no to housing construction outside city limits while we can meet the demands of newcomers within the city and thereby make Hamilton more vibrant.

Councillors, don't agree to Ford's plans as staff suggested. It will only compromise us..

Thank you for your continued hard work.

Cynthia Meyer

Ward 2

From: Heather Yoell

Sent: July 10, 2023 8:21 AM

To: Wilson, Alex <Alex.Wilson@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; clerk@hamilton.ca; Cassar, Craig <Craig.Cassar@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>

Subject: Submission re. Items 10.8 & 11.4, Planning Committee Meeting of July 11, 2023

Dear Mayor Horwath, Councillors, and City Clerk,

I am writing to express my opposition to the City of Hamilton collaborating with the provincial government on the removal of any land from the Greenbelt for developers. Please do not legitimize the Province's actions by participating in their short-sighted, profit-driven, environmentally and economically irresponsible assault on the Greenbelt.

Do not allow developers to take charge of any secondary planning for urban expansion areas. The city must lead, and should hold fast to its publicly supported plan for development within the current boundaries. Please put up every roadblock possible to prevent development on the Greenbelt.

The reasons for rejecting expansion onto the Greenbelt are obvious to anyone without dollar signs in their eyes: protection of natural lands, particularly wetlands, as well as agricultural land is essential for our healthy future. Biodiversity, flood control, food security, mitigation of the effects of climate change, efficient urban development with affordable housing close to jobs and public transportation, and responsible use of our tax dollars are all threatened by the Ford government's plans for sprawl. The City's priority must be the long-term benefit of Hamiltonians, not acquiescing to the short-term greed of developers and the Ford government. Please keep in mind the tremendous public support for maintaining our boundaries versus the 40.8% of the province-wide popular vote that constitutes the Ford government's "majority".

In that vein, any decisions made regarding urban expansion or removal of land from the Greenbelt must be accompanied by substantive public consultation. The Ford government, with its MZO's etc., is trying to bulldoze our local democracy along with our natural heritage. Don't let them do it!

Relying on you to act for Hamilton!

Sincerely,
Heather Yoell
Dundas

From: Caroline Hill Smith

Sent: July 10, 2023 9:00 AM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Item 11.4 Planning Committee Agenda - July 11, 2023

Re: Item 11.4 Planning Committee Agenda – July 11, 2023

Dear Planning Staff and Members of Council,

Provincial amendments to the Greenbelt plan are the antithesis of sustainable land use and responsible land use planning. Most concerning, from my perspective, is that bringing water infrastructure to these areas is highly energy intensive because of the great distance and grade differential to pump from Woodward Treatment facility. This would stand in opposition to climate change mitigation and adaptation efforts. Staff time and resources toward appeasing the provincial mandates and the threats of using MZO for approvals is taking resources away from ensuring this city is financially sustainable and climate change resilient. Strong municipal leadership is required to stand firm in our original official plan of firm urban boundaries to accommodate growth so that we no longer borrow from future generations.

Kindest Regards,
Caroline Hill Smith

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Caroline Hill Smith, B.A. Economics, B.Sc. Environmental Science (hon.)
Integrated Water Specialist MES Water

From: Elizabeth Knight
Sent: July 10, 2023 7:50 AM
Subject: Taxes, Sprawl and Taxes

Clerk: please add to the July 11, 2023 agenda for item 11.4 concerning the Greenbelt

Dear Councillors and Madam Mayor,

Thank you for your efforts so far to protect residents and farmland from the costly effects of sprawl onto our prime 1,2,3 soil. I am very relieved that this council understands fully the cost that our children will bear if we sprawl beyond our former urban boundary. Many of you have acknowledged that WE are now paying the price of past poor decisions around land use planning which have gotten us to the place where we cannot afford to maintain our existing infrastructure. Our deficit to date is nearly \$4 Billion.

A few months ago Council agreed to sign the Province's Housing Pledge. It seemed to me that decision was made in the hope that the Ford government would not punish Hamilton when it came to funding for affordable housing. We hoped that Ford would do the right thing and recognize the housing emergency in this city and help us fix it.

That did not happen.

Today you'll be hearing that Staff recommends working with the provincial housing development facilitator to plan for development on Hamilton's former Greenbelt parcels. Please consider that it is Staff's job to work within the rules and recommend compliance with the province.

However, it is Council's job to make decisions based on the will of the people, to defy the democracy-busting bully at Queens Park, to stick up for what Hamiltonians decided in the urban boundary referendum, and to be fearless, scrappy and dogged in your resistance to developing tax raising sprawl on our foodland.

What are they going to do? Put Hamilton in jail?

LEAD. Other municipalities look up to Hamilton now. They will follow. Only together can we all resist the tyrant.

Do not aid and abet the Provincial facilitator. Tell them politely to get packing back to QP and let the MZO come. It's coming anyway, whether we negotiate a scrap or two of 'benefits' won't matter. There can be no benefit to losing our Greenbelt, wetlands, habitat and to forcing our children to pay for the mess that would surely follow.

Thank you for having the guts to defy what is clearly wrong.

Elizabeth Knight
Ward 12

From: Laura Trethewey

Sent: July 10, 2023 9:35 AM

To: clerk@hamilton.ca; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Cc: Ward 2 <ward2@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>

Subject: Written Delegation for Item 11.4 - Planning Committee -July 11/2023

Dear City of Hamilton,

Please include my written delegation in the Planning Committee for July 11,2023 - item 11.4 (I submitted my request to submit a written delegation but the Hamilton City website did not provide a space to submit.) See below:

Dear Planning Committee of the City of Hamilton,

Thank you for the opportunity to submit my thoughts on staff recommendations (Item 11.4) for how to respond and participate in the province's shameful Greenbelt grab in Hamilton. I disagree with the staff recommendation to participate in this provincially directed process. The provincial government of Doug Ford does not operate in good faith with the people of Ontario and has ignored Hamiltonians who clearly expressed their hope for the city's future in a democratic vote: Build density and complete communities where we already have services and infrastructure to address the ongoing housing and climate crises.

I live in the downtown core (Ward 2) of Hamilton, which is filled with empty parking lots, overgrown abandoned lots and sprawl. I see many opportunities for new housing and I encourage the City to spend their limited resources and time on building out that density, as Hamiltonians already asked the new council to do. Please do not enter into dialogue with a provincial government that has already shown its utter disrespect for the democratic process. The province will only use your good faith as a sign of municipal buy-in to justify steamrolling local democratic rights. The City and the Council should not support this plan. Hamiltonians do not support any removal of Greenbelt lands for developers. Thank you for your time,

Laura Trethewey

Author and Professor

Resident of Hamilton Ward 2

From: Jean
Sent: July 9, 2023 10:57 PM
To: clerk@hamilton.ca
Subject: Comments for Greenbelt Meeting on Tuesday, July 11th at 9:30 am

To The Legislative Coordinator, Planning Committee, City of Hamilton

I am writing to encourage City Council to resist the expansion of city limits into the Greenbelt, despite provincial direction to do so.

There are many reasons to avoid the expansion, including (but not limited to):

1. The need to protect prime farmland. After experiencing serious problems with supply chains during the pandemic, it is clear that we need to ensure our food security by protecting local farming.
2. Extending city limits requires massive infrastructure expansion that will be expensive to build and maintain moving forward. Hamilton residents, who do not want the expansion, will be forced to pay for this!
3. The expansion will affect sensitive environmental areas and may exacerbate local effects of climate change—increasing flooding risk.
4. Council has already developed a strong plan to meet city population increases without expansion of city limits. We need to do all we can to help the province realize the City plan is the better option.

I understand that Council is in a very difficult position because of the inflexibility of the provincial government; however, they were elected to represent residents who overwhelmingly oppose the expansion. I ask that they do all that they can to delay (and if possible prevent) the unnecessary destruction of greenbelt land.

Sincerely,

Jean Mackay

From:

Sent: July 10, 2023 9:45 AM

To: clerk@hamilton.ca

Subject: I am seeking to speak to Item 11.4 for the July 11th Planning Committee meeting.

I am strongly opposed to The City of Hamilton's participation in the Provincial Government Greenbelt land grab project.

I strongly feel that the current agenda of intensification is the correct path, and that our Greenbelt needs to be preserved.

Regards,
Stephen Cooke
Dundas

From: Martine Bercier

Sent: July 10, 2023 9:45 AM

To: clerk@hamilton.ca

Subject: seeking to speak to Item 11.4 for the July 11th Planning Committee meeting.

I am strongly opposed to the City of Hamilton participation in th Provincial Government Greenbelt land grab project.

I strongly feel that the current agenda of careful intensification is the correct path.

The Greenbelt needs to be preserved.

They don't make more green space

Regards

M. Bercier

Dundas

From: Mark Forler

Sent: July 10, 2023 11:11 AM

To: clerk@hamilton.ca

Cc: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; Ward 13 <ward13@hamilton.ca>

Subject: Written Delegation - July 11 Planning Committee Meeting -Re: Item 11.4

Hello.

Regarding Item 11.4

Although the province may have power to force our city council into certain planning policies, I believe we should resist these political bully tactics. We should resist any removal of Greenbelt lands for development by any means possible.

In an era of an increasing climate crisis, it is extremely short sighted to promote further urban expansion. Effects of this decision will be felt very long term. We should be leaders in the field of preventing climate change, not causing further environmental erosion.

As well, in a time of growing world hunger it is unconscionable to be paving over food producing farm land. We are lucky enough to live in an area blessed with some of the best farmland in Ontario, in Canada, and on the planet itself. This should never to be taken for granted. This is an amazing resource that should be treasured and protected at all costs. This land is the birthright of future generations -ours to protect.

Please do not support any removal of land from the Greenbelt for development.

Thank you!

Mark Forler

From: Carolanne Forster
Sent: July 10, 2023 11:26 AM
To: clerk@hamilton.ca
Subject: Written Delegation to the Planning Committee of Tuesday July 11, 2023 on Item 11.4 and 10.8

To Council of the Planning Committee:

Once again I write to you concerning your decisions on Greenbelt Development and Urban Expansion Land Development. As a life-time resident of Hamilton I strongly advise you to take a leading position, both municipally and provincially, on these critical issues. We are in a time of grave concern. Global Warming and Climate Change threaten our communities. Hamilton's natural agricultural lands are a part of the 5% total arable land across our nation. We need all of it. Please put first the democratic vote of our citizens, in our recent survey on sprawl, and the clear broad opposition to any removal from Greenbelt lands expressed by 29,247 responses to the Ontario Environmental Registry. This opposition came from many different groups, including

members of the public, other municipalities, agricultural groups, environmental groups, and indigenous voices. The City of Hamilton, on this issue, at this time in our history, has been called on to lead the way. Our priority must be preservation of agricultural lands, complete communities within the present urban boundary near services and infrastructure already in place. The residents of Hamilton must not lose their homes over costs arising from unaffordable expansions and the residents of Hamilton must not lose their natural heritage.

Respectfully submitted,

Carolanne Forster

Ward 12 Resident

From: Liz Koblyk
Sent: July 9, 2023 3:58 PM
To: clerk@hamilton.ca
Cc: Wilson, Alex <Alex.Wilson@hamilton.ca>
Subject: No boundary expansion

Hello,

Thank you for the opportunity we have as Hamiltonians to share comments about proposed boundary expansion in advance of Tuesday, July 11th's meeting. I'm a Ward 13 resident and am happy that our ward is represented by Councillor Alex Wilson. I'm also grateful to live in a city that has already declared a climate emergency, and whose government is looking to make evidence-based decisions.

Like the vast majority of Hamiltonians, I am against boundary expansion. The short list of reasons is: 1) the province's own research shows that housing needs can be met without boundary expansion, 2) the province's research was conducted before numerous multi-unit construction projects began, 3) food security will only become more of a risk, and developed farmland means lost food production capacity, 4) we have more at-risk species in the Carolinian zone (of which Hamilton is part) than in any other region of Canada and we have an obligation to protect that biodiversity, 5) the proposal limits affordable housing, profits a few campaign donors of the current provincial government, and will lead to increased taxes.

Thank you, Mayor Horwath, Councillor Wilson, and your colleagues for advocating for evidence-based decisions to maintain greenbelt and farmland, protect affordable housing, and prevent housing for a few from increasing taxes for the rest of us.

Thanks,
Liz Koblyk

From: Yvonne Sutherland-Case
Sent: July 10, 2023 12:00 PM
To: clerk@hamilton.ca
Subject: Planning Committee, City of Hamilton re: Greenbelt Removal Lands

Attention: Planning Committee, City of Hamilton

My name is Yvonne Sutherland-Case and I am writing to express my grave concerns re: developing the Mount Hope farmland recently removed from the Greenbelt by the Premier of Ontario. This action was an affront to the democratic process and the citizens of Hamilton, who overwhelmingly voiced their desire to preserve the urban boundary and prevent further urban sprawl.

For 18 years, I have witnessed a variety of crops flourish on this land, including corn, winter wheat and soybeans. Not a week goes by without seeing an incredible diversity of wildlife on this property, including deer, coyotes, foxes, muskrats, wild turkeys and different species of turtles and birds. Many of these are dependent on the ponds for their water source.

Given the current state of our climate, how can we allow developers to develop our farmland and remove wood lots of mature trees in this rural area? The roads in this area on 2 lane rural roads, how will they support the addition of 6000 plus cars if development proceeds and who pays for needed infrastructure? I encourage the planning committee to do whatever you can to protect this land.

Thank you,
Yvonne Sutherland-Case
Sent from my iPhone

From: Helena Dalrymple
Sent: July 10, 2023 11:03 AM
To: clerk@hamilton.ca
Subject: Protect our Greenbelt

Good Morning,

In light of your upcoming meeting on July 11 about Hamilton's urban boundary expansion, I as a supporter of Stop Sprawl Hamilton want to express my opposition towards expanding Hamilton's urban boundary. The solution to our housing crisis is not to build expensive homes and infrastructure outwards, it's to build affordable homes upwards in the city. I want to see Hamilton transition to become a more sustainable city.

As a McMaster University student this development will only disadvantage me. Increased taxes, higher rent prices in the city, less local food, and less natural space to unwind are some of the key drawbacks I will experience. I do not condone urban boundary expansion because it will have negative economic, environmental, and social implications for me and students in general.

Thank you,

Helena Dalrymple