



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 23-020
Date: December 5, 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	
*6.6 Larry Roberge respecting Taxi Licences (For today's meeting)	
10. PUBLIC HEARINGS	
10.2 Application for a Zoning By-law Amendment for Lands Located at 1400 Limeridge Road East, Hamilton (PED23242) (Ward 6)	
*a. Written Submissions:	5
(i) Dennis Petis & Merike Laigna	
*b. Staff Presentation	8
10.3 Application for a Zoning By-law Amendment for Lands Located at 81 and 87 Rymal Road East, Hamilton (PED23216) (Ward 8)	
*a. Staff Presentation	23
11. DISCUSSION ITEMS	
11.1 Farm 911 – Emergency Access Point Program (PED23209) (Wards 9, 10, 11, 12, 13 and 15)	
*a. Staff Presentation	36

11.2	Staging of Development Report, 2024 - 2026 (PED23257) (City Wide)	
	*a. Staff Presentation	46
11.3	Municipal Protected Areas Project (PED23260) (City Wide)	
	*a. Written Submissions:	62
	(i) Irene and Bruce Thurston	
	(ii) Peter Appleton	
	(iii) Anne Washington	
	(iv) Don Mclean	
	(v) Lisa Cole	
	(vi) Jan King	
	(vii) Patricia Wilson	
	(viii) Rose Janson	
	(ix) Bird Friendly Hamilton Burlington	
	(x) Susan Wortman	
	(xi) John O'Connor	
	(xii) Caroline Hill Smith	
	(xiii) Margaret Tremblay	
	(xiv) Gord McNulty	

15. PRIVATE AND CONFIDENTIAL

- *15.1 Appeal to the Ontario Land Tribunal (OLT) for lands located at 117 Jackson Street East, Hamilton, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-23-009) and Zoning By-law Amendment Application (ZAC-23-024) (LS23037) (Ward 2)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

- *15.2 Appeal to the Ontario Land Tribunal for lands located at 1284 Main Street East, Hamilton, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-23-006) and Zoning By-law Amendment Application (ZAC-23-012) (LS23039) (Ward 4)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

- *15.3 Appeal to the Ontario Land Tribunal for lands located at 499 Mohawk Road East, Hamilton, for Lack of Decision on Official Plan Amendment Application (UHOPA-23-001) and Zoning By-law Amendment Application (ZAC-23-001) (LS23040) (Ward 7)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

*15.4 Appeal to the Ontario Land Tribunal (OLT) for Lands located at 262 McNeilly Road and 1036, 1038, 1054 and 1090 Barton Street, Stoney Creek, for Lack of Decision on Zoning By-law Amendment Application ZAC-20-043 and for Lack of Decision on Draft Plan of Subdivision Application (25T-202009) (OLT-21-001725) (LS22023(a)) (Ward 10)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Dennis Petis & Merike Laigna



November 23, 2023

BY EMAIL TO clerk@hamilton.ca

CITY OF HAMILTON

71 Main Street West, 1st Floor
Hamilton ON. L8P 4Y5

Attention: Legislative Coordinator

Dear Madam or Sir,

**RE: VALERI CONSTRUCTION LTD.
1400 LIMERIDGE ROAD EAST, HAMILTON ON. (WARD 06)
File No. ZAC-22-065**

Thank you for your letter dated November 17, 2023.

Please note that I have resided at my property (51 Trenholme Crescent, Hamilton) since 1986. I am a real estate agent, builder and developer. Thus, I am naturally very pro-development. However, respectfully, this proposal made by Valeri Construction ("**the proposal**") should be re-worked as it does not appear to conform to the principle of "smart development."

The proposal backs on to my property. Accordingly, I will be immediately impacted by the proposal, should it proceed. There is currently a natural buffer in place, and enough parking for the existing tenants, and therefore, to disturb the status quo would be significant. Thus, a new proposal needs to think these issues through carefully.

These are the main issues that I see:

1. The proposal as it stands unreasonably encroaches upon the pre-existing natural buffers and the rail trail. There have been pre-existing setbacks in place for decades for a simple underlying reason – they are required. The proposal seeks to encroach upon this.
2. The number of units proposed will be significantly backing unto my lands and property, and will drastically disturb the surrounding area as a result.
3. I believe that the density is not suitable to the location, given that there is a conservation area and a rail trail, to which the proposal would not only abut, but encroach upon.

I wrote to Aminu Bello in November 2022 about this matter and never heard back.

I have attached numerous pictures hereto that I took from the back of my property. You will note that the parking lot is completely full of vehicles of the current inhabitants of the development there now.

Based on the application, it appears that a total of 46 dwelling units will be erected on the subject lands, and there will only be 54 parking spaces. This is clearly insufficient, especially in today's times when each family has more than one vehicle.

As stated above, there is already a parking issue.

Moreover, I fear that the natural conservation and rail trail preservation will be detrimentally impacted by this development, which therefore does not coincide with "smart development."

Accordingly, my neighbours and I concur that this development, especially as proposed, is improper.

Yours truly,

Dennis Petis





WELCOME TO THE CITY OF HAMILTON

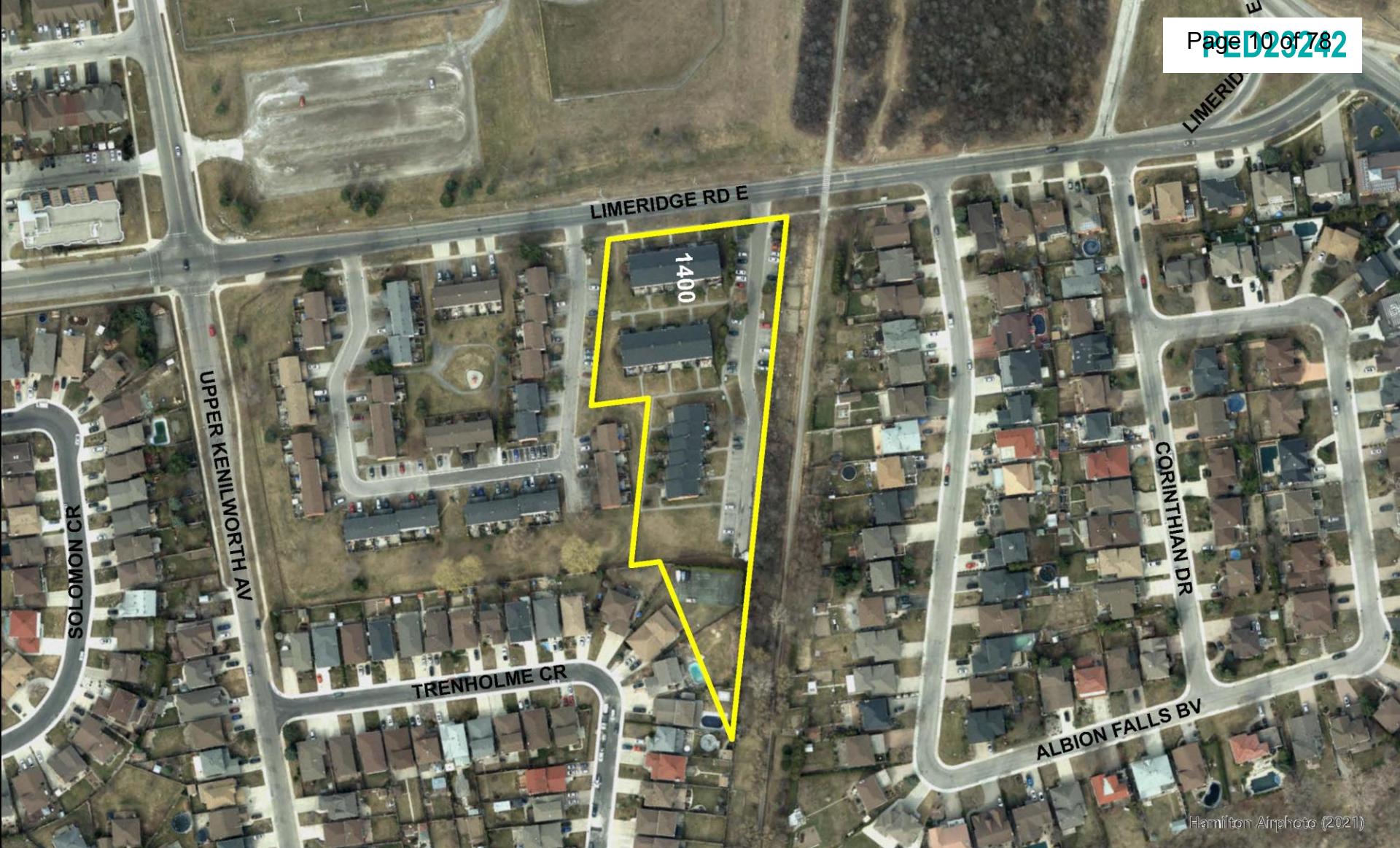
PLANNING COMMITTEE

December 5, 2023

PED23242 – (ZAC-22-065)

Application for a Zoning By-law Amendment for Lands Located at 1400 Limeridge Road East, Hamilton.

Presented by: Spencer Skidmore



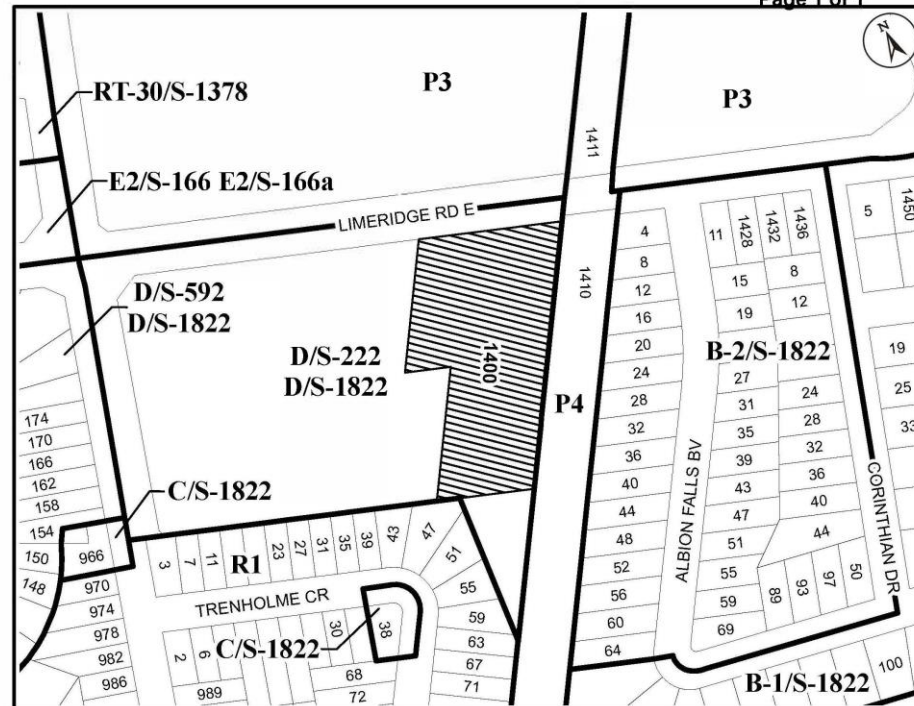
Hamilton Airphoto (2021)

SUBJECT PROPERTY



1400 Limeridge Road East, Hamilton





● Site Location



Key Map - Ward 6

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-22-065

Date:
September 11, 2023

Appendix "A"

Scale:
N.T.S

Planner/Technician:
AB/AL

Subject Property

1400 Limeridge Road East

Change in zoning from the "D/S-222" and "D/S-1822" (Urban Protected Residential – One and Two Family Dwellings etc.) District, Modified, to the "RT-20/S-1833" (Townhouse – Maisonette) District, Modified.



1400 Limeridge Rd E
City of Hamilton

Subject Lands 11,684m² (1.16ha)

Proposed Zoning: Townhouse with Special Provisions (RT-30-1)		
	Permitted/Required	Proposed
Lot Area	238m ²	11,684m ²
Lot Depth	30.0m	156.9m
Lot Width	23.9m	80.7m
Percentage	23.9m	80.7m
Units	n/a	Existing: 36 Proposed: 50 Total: 46
Density	n/a	39.37 units
Building height	11.0m	8.3m
Area Requirement (where a yard abuts a street)	6.0m	9.26m (Limeridge Road E)
Area Requirement (where a yard abuts a street)	3.0m, except where there are windows to a habitable room facing the yard: 6.0m	4.30m
Distance Between Buildings (distance of two exterior walls containing no windows)	3.0m	6.63m
Distance Between Building (distance of two exterior walls, one of which contains at least one window to a habitable room)	9.0m	6.63m
Distance Between Buildings (distance between two exterior walls each of which contains at least one window to a habitable room)	15.0m	6.63m
Privacy Area for Each Unit that is covered in two stories	1.2m, and not more than 2m in height	x
Privacy Area Depth	2.5m	x
Landscapes Area	40.0%	65.9%
Number of Attached Units (max.)	10 units	12 units
Loading spaces	1	0
Parking spaces	Residential: 1.5 spaces per unit (30 spaces) Visitor: 0.3 spaces per unit (14 spaces) Total: 53	54 (existing)

Building Coverage (2,081.6 m²) 17.8%
Landscaped Area (1,009.0 m²) 8.6%
Hard Surface Area (1,922.8 m²) 16.5%
Total (11,684 m²) 100.0%

NOTES:
- All dimensions are in metres unless otherwise noted.
- Boundary and topographical survey information provided by A.T. McLaren Ltd., Land Surveyor

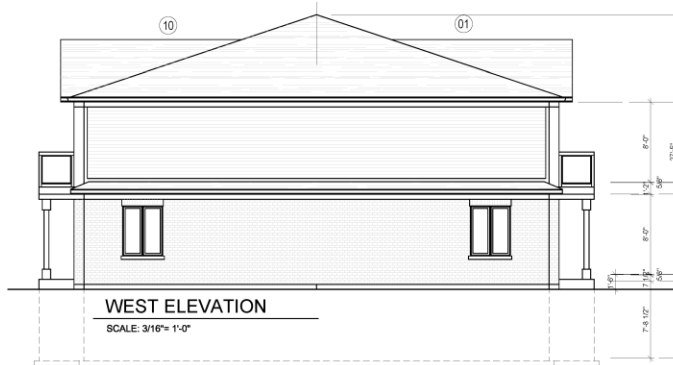
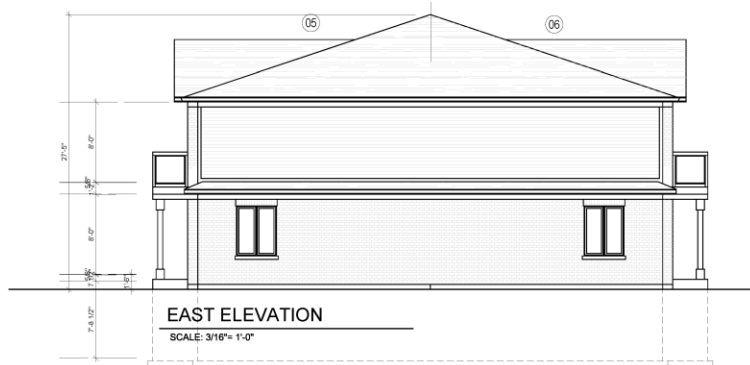
DATE: September, 2023
FILE: 20348F
SCALE: 1:750
DRAWN: GC



K:\2024\F - LIMERIDGE\PCP1_SEP23_DWG



PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHBC
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3K9
P: 517.574.3400 F: 517.574.0121 | WWW.MHBCPLAN.COM



KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	DATE
OWNER CHECK SET	1 20/01/2023
MUNICIPAL	2 02/02/2023
CITY OF FIRE & POLICE DEPT	3 14/02/2023
FOR CONSTRUCTION	4 16/02/2023

ALL REVISIONS TO BE SHOWN ON THIS DRAWING AND TO BE PROPOSED

REVISIONS TO DRAWING	DATE

FOR THE PERMIT OFFICER

NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
 ARCHITECTURE • SOLUTIONS

K.N.Y.M.H. INC.
 1000 GUYTON DRIVE • SUITE 101
 BURLINGTON, ONTARIO • L7P 0N1
 T 905.639.8894
 F 905.639.8894
 www.knymh.com info@knymh.com

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TOWNHOUSE PROJECT
 1400 LIMERIDGE RD E
 HAMILTON, ONTARIO

DRAWING SHEET TITLE
ELEVATIONS

DRAWING SCALE: PROJECT NUMBER: **21454**

DRAWING VERSION: DRAWING SHEET NUMBER: **A1**

PLOT DATE: (January 16, 2023)

K:\Projects\2023\21454\21454.dwg, 1/16/2023 10:52:27 AM, AutoCAD 2023, K.N.Y.M.H. ARCHITECTURE • SOLUTIONS

CITY OF HAMILTON
PUBLIC NOTICE
 OF COMPLETE APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND
 PUBLIC MEETING OF THE PLANNING COMMITTEE

OWNER: Valstar (Red Hill) Inc. c/o Ted Valen
APPLICANT: T. Valen Construction Ltd. c/o Amber Lindsay
SUBJECT LANDS: 1400 Limeridge Road East
Zoning By-law Amendment (File No ZAC-22-065)

PURPOSE AND EFFECT OF THE PROPOSED ZONING BY-LAW AMENDMENT

The purpose of this application is to change the zoning from the "D-S2ZZ" (Urban Protected Residential - One and Two-Family Dwellings, etc.) District, Modified to a Modified "R1-20" (Townhouses - Masonette) District.

The effect of this application is to permit 10 back-to-back townhouse units (masonettes) with a reduced separation distance between exterior building walls containing a habitable window and a reduced parking rate for Townhouse and Multiple Dwelling units.



PUBLIC MEETING

DATE: December 5, 2023
TIME: 9:30 a.m.
LOCATION: Council Chambers, 2nd Floor
 City Hall
 71 Main Street West, Hamilton

Inquiries Refer to File(s) ZAC-22-065

For where and when a copy of the additional information and material about the proposed By-law to amend the Zoning By-law will be available for public inspection, or for a copy of the Notice of Complete Application which was mailed to all land owners within 120 metres of the subject lands, please contact Aminu Bello at 905-546-2424 ext. 5264 or by email at Aminu.Bello@hamilton.ca.

For more information about this matter, including information about preserving your appeal rights, contact Aminu Bello.

Collection of Information
 Information respecting this application is being collected under the authority of the Planning Act, R.S.O. 1996, c. P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public and will appear on the City's website unless you expressly request within your communication that the City remove your personal information.



Subject lands from Limeridge Road East facing southwest



Limeridge Road East north of the subject lands facing west



Limeridge Road East north of the subject lands facing east



The Escarpment Rail Trail to the east of the subject lands facing south



Rear of the subject lands where back-to-back units are proposed facing southwest



Rear of the subject lands where back-to-back units are proposed facing northwest



Existing access driveway proposed to service proposed back-to-back units facing north



Existing back-to-back units directly north of the proposal



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

December 5, 2023

PED23216 – (ZAC-22-066)

Application for a Zoning By-law Amendment for Lands Located at
81 and 87 Rymal Road East, Hamilton.

Presented by: Jennifer Catarino

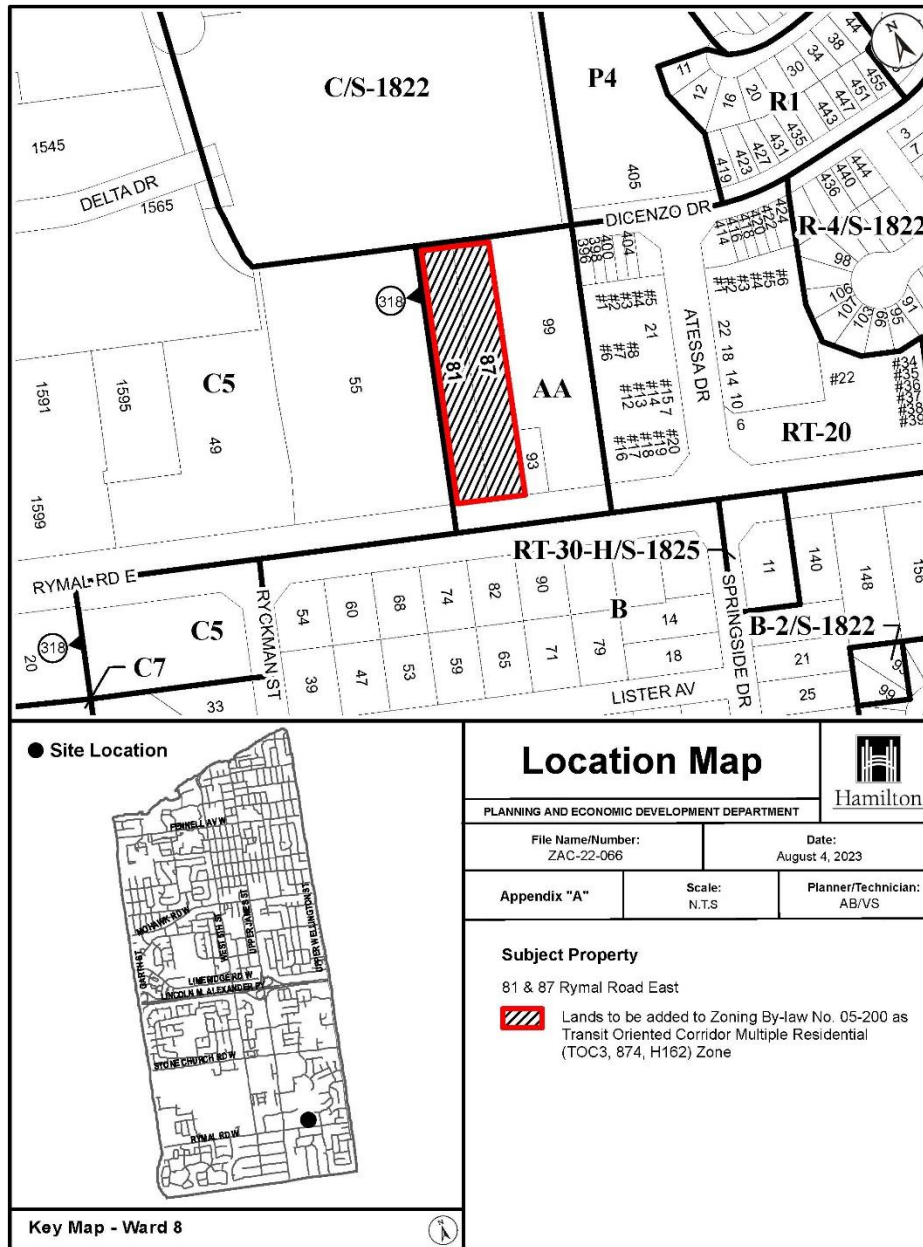


SUBJECT PROPERTY

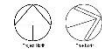


81 & 87 Rymal Road East, Hamilton





Appendix "D" to Report PE23216
 Page 1 of 3



AMENITY / COMMERCIAL / RETAIL DATA			
DATA	PROVIDED	REQUIRED	AREA RANGE
COMMERCIAL RETAIL AREA (sq ft)	N/A		
AMENITY AREA (sq ft)	12,443 sq ft (279 sq m)	REQUIRED	12,443 sq ft (1,156 sq m)
REQUIREMENTS			
1 (150 sq ft) @ 41% (max) = 62			
2 (150 sq ft) @ 41% (max) = 62			
3 (150 sq ft) @ 31% (max) = 50 (TOWNH)			
INDOOR AMENITY AREA (sq ft)			
OUTDOOR AMENITY AREA (sq ft)	2,747 sq ft (255 sq m)		
(Equiv. 4 Ballrooms)	11,228 sq ft (1,041 sq m)		

UNIT BREAKDOWN			
DATA	AMOUNT	%	AREA RANGE
STUDIO	2	5.5%	414 sq ft - 526 sq ft
1 BED	111	50.5%	418 sq ft - 571 sq ft
1 BED - 2	71	32.3%	587 sq ft - 745 sq ft
2 BED	4	3.0%	722 sq ft - 739 sq ft
2 BED - 2	8	3.6%	841 sq ft - 1,148 sq ft
3 BED	3	4.0%	1,102 sq ft - 1,392 sq ft (3 bedrooms)
TOWNHOUSE	2		
TOTAL	220	100%	

BUILDING DATA (Apartment & townhouses)	
DATA	PROVIDED
TOTAL DENSITY (sq ft units)	220 units
APARTMENT DATA	
TOTAL DENSITY (sq ft units)	110 apartment units
GROSS CONSTRUCTION FLOOR AREA (incl. 3 townhouses)	235,229 sq ft (22,222 sq m)
TOWN/FOOTPRINT	N/A
GROSS FLOOR AREA (incl. 3 townhouses)	120,449 sq ft (11,142 sq m)
UNDERGROUND PARKING AREA	50 sq ft (4.7 sq m)
GROSS CONSTRUCTION FLOOR AREA (sq ft)	234,504 sq ft (22,145 sq m)
(EXCLUDING UNDERGROUND EXCLUDING TOWNHOUSES & MCH. RM)	
1 TO 3 LEVELS	
STORY HEIGHT (m)	3.05 m
NUMBER OF STOREYS	8 STOREYS
BUILDING HEIGHT (m) FROM AVG. GRADE	47.00 m
TOWNHOUSES	
TOTAL DENSITY (sq ft units)	10 townhouse units
GROSS CONSTRUCTION FLOOR AREA (sq ft)	1,023 sq ft (94 sq m)
BUILDING AREA (incl. 3 Apartments)	6,546 sq ft (606 sq m)
GROSS CONSTRUCTION FLOOR AREA (sq ft)	6,028 sq ft (558 sq m)
(EXCLUDING UNDERGROUND EXCLUDING TOWNHOUSES)	
GROSS CONSTRUCTION FLOOR AREA (sq ft)	18,138 sq ft (1,685 sq m)
(EXCLUDING UNDERGROUND EXCLUDING TOWNHOUSES)	
NUMBER OF STOREYS	3
NUMBER OF BUILDINGS	2
BUILDING HEIGHT FROM AVERAGE GRADE (m)	10.00 m
	10.00 m

SITE DATA	
DATA	PROVIDED
81 & 87 RYMAL RD, HAMILTON	
LOI AREA (sq ft) (Level 0 - 1st Floor)	
Building Setback from street line (Front Road)	4.8 m - APARTMENT
INTERIOR SIDE YARD (Level 0)	8.1 m - APARTMENT
INTERIOR SIDE YARD (Level 1)	3.0 m - TOWNHOUSES
INTERIOR SIDE YARD (Level 2)	16.2 m - APARTMENT
INTERIOR SIDE YARD (Level 3)	3.0 m - TOWNHOUSES
REAR YARD (sq ft)	4.8 m - TOWNHOUSES
Building Setback from street line (Rear Road)	

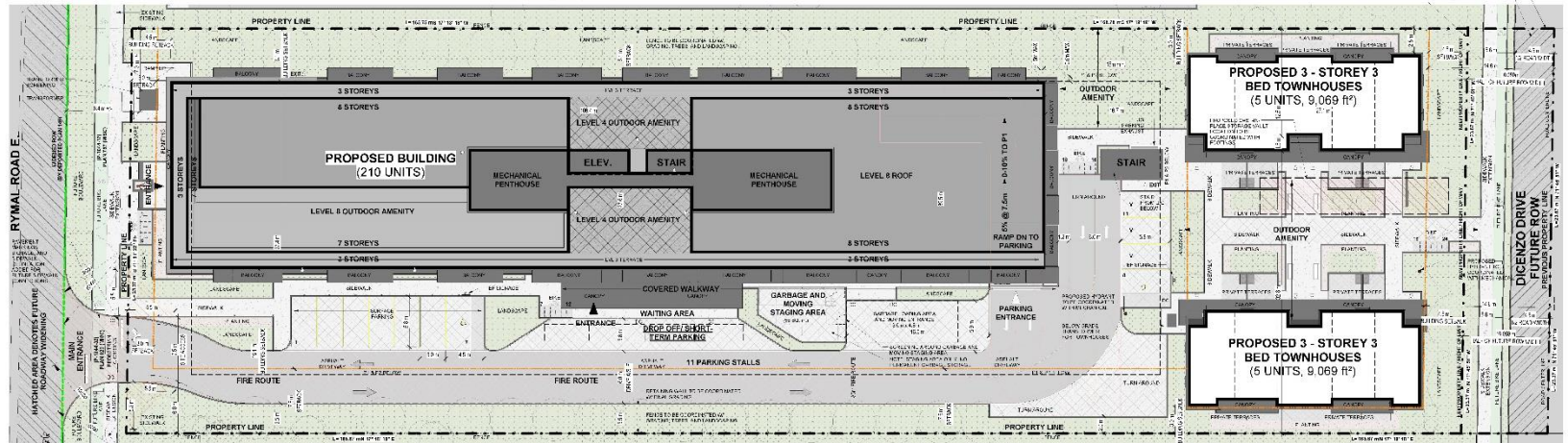
LANDSCAPE DATA			
DATA	REQUIRED	PROVIDED	
LANDSCAPE AREA (sq ft)		2,849 sq ft (2,639 sq m)	
LANDSCAPE AREA (%)		27.8%	
(PER HOUSE & 20% OF PER HOUSE)			
VEHICLE PARKING DATA			
PARKING NEAR/IN	154	157	
PARKING BREAKDOWN			
80 (150 sq ft) @ 0.50 unit = 25	SURFACE = 11		
4 (150 sq ft) @ 0.50 unit = 10	LEVEL P1 = 73		
36 (150 sq ft) @ 0.50 unit = 31	LEVEL P2 = 73		
78 (150 sq ft) @ 1.00 unit = 78			
10 (150 sq ft) @ 1.00 unit = 10			
BARRETT FREE PARKING			
3 (150 sq ft) @ 0.50 unit = 1.5	10 (per 100 sq ft)		
3 (150 sq ft) @ 0.50 unit = 1.5			
TOTAL	154	157	
BICYCLE PARKING DATA			
DATA	REQUIRED	PROVIDED	
SEMI-ENCLAVED BICYCLE PARKING	15	24	
SHORT TERM	1	1	
LONG TERM	0.5 UNIT (105)	12	
TOTAL	170	125	



2 SITE PLAN

NOTE: REFER TO LANDSCAPE AND TREE PROTECTION PLANS FOR LANDSCAPING, REMOVALS, PLANTINGS, AND TREE PROTECTION DETAILS.

EXISTING PROPERTY



1 SITE PLAN

EXISTING PROPERTY

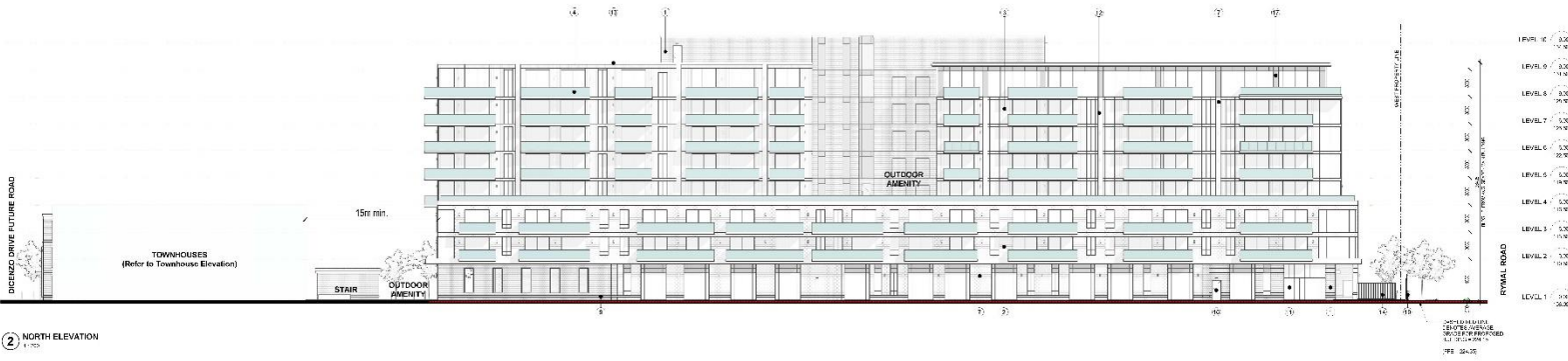
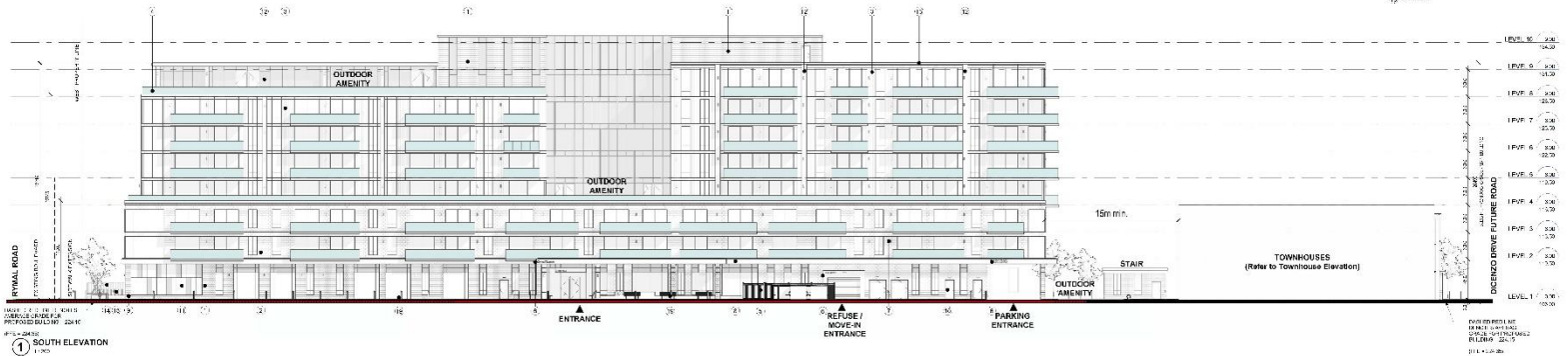
SITE PLAN
 81 & 87 RYMAL RD, HAMILTON

21001
 2023-03-14
 SRM
 2023-03-14

Appendix "D" to Report PE23216
 Page 2 of 3

MATERIALS LEGEND

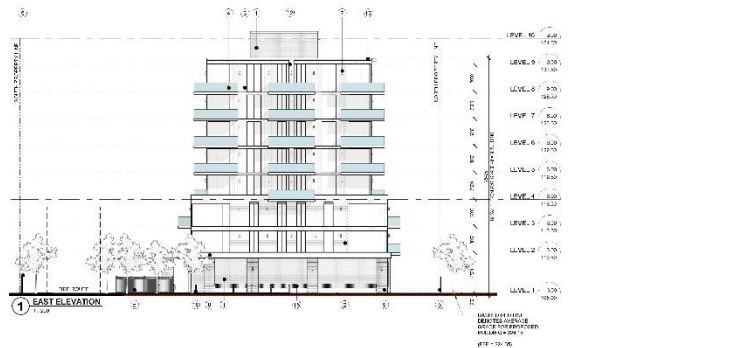
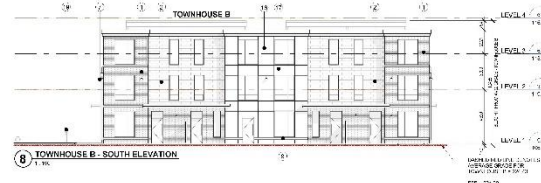
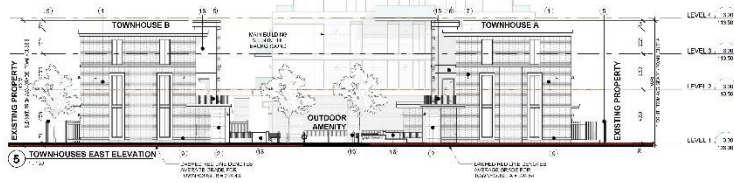
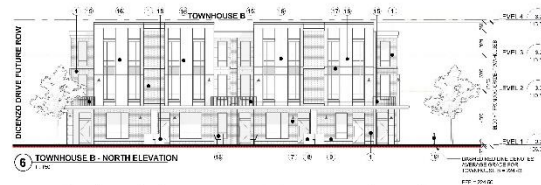
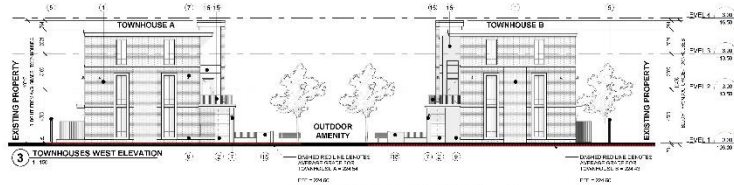
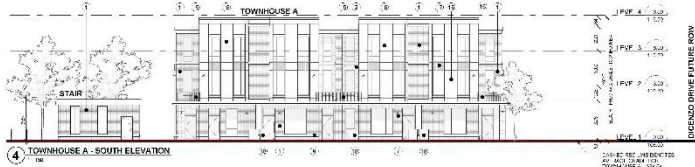
- (1) BRICK CONCRETE CLADDING
- (2) BRICK PANELS ON CONCRETE CLADDING
- (3) POLYMER CONCRETE CLADDING
- (4) BRICK CONCRETE CLADDING
- (5) BRICK CONCRETE CLADDING
- (6) BRICK CONCRETE CLADDING
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- (17) BRICK CONCRETE CLADDING
- (18) BRICK CONCRETE CLADDING



ELEVATIONS - NORTH & SOUTH
 81 & 87 RYMAL RD, HAMILTON

21001
 2023-03-14
SRM
 ARCHITECTS

Appendix 'D' to Report PE23216
 Page 3 of 3



MATERIALS LEGEND

- 1 BRICK WALL (REF. 104.1)
- 2 BRICK FACED CONCRETE BLOCK (REF. 104.1)
- 3 BRICK FACED CONCRETE BLOCK (REF. 104.1)
- 4 ASPHALT ROOFING
- 5 FINISH TERRAZZO
- 6 FINISH
- 7 FINISH
- 8 FINISH
- 9 FINISH
- 10 FINISH
- 11 FINISH
- 12 FINISH
- 13 FINISH
- 14 FINISH
- 15 FINISH
- 16 FINISH
- 17 FINISH
- 18 FINISH

ELEVATIONS - EAST & WEST, TOWNHOUSE
 81 & 87 RYMAL RD, HAMILTON

21001
 2023-03-14
SRM
 ARCHITECTS



81 & 87 Rymal Road East



81 Rymal Road East - rear of property looking north



87 Rymal Road East - rear of property looking east



DiCenzo Drive dead end - looking west



DiCenzo Drive extension - looking west



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



PLANNING COMMITTEE

Report PED23209 – Farm 911 - Emergency Access Point Program

December 5, 2023
Presented by: Heather Travis

What is Farm 911?

- Also referred to as the Emily Project – inspired by an accident involving a young girl named Emily Trudeau on a family farm in Ontario
- The goal of the Farm 911 project is to ensure that all vacant agricultural farm parcels, which traditionally would not receive a separate civic address, are assigned a Farm 911 - Emergency Access Point number
- Objective is to allow for ease of property identification and speedier emergency response times to vacant farm parcels



Background

At its meeting of January 18, 2021, the Agricultural & Rural Affairs Advisory Committee provided the following request:

“That the Agriculture and Rural Affairs Advisory Committee respectfully requests that appropriate City staff be directed to develop a framework to provide emergency 911 signs to owners of unidentified farm properties in Hamilton, at their request, at no cost to the applicant.”

Staff have consulted with the Agricultural & Rural Affairs Committee throughout the process of preparing the Farm 911 program for feedback and input.

Key Program Highlights

- Program will be offered free of charge to property owners
 - No application fee will be applied
 - No fee for signage, including installation
- Voluntary program
- Vacant rural and agricultural properties are eligible
- More than one Farm 911 – Emergency Access Point number may be permitted per property if there are multiple existing access points

Key Program Highlights

Application form will include a waiver acknowledging that assigning a Farm 911 – EAP number:

- Does not permit further use or development of the property without appropriate approvals;
- Does not constitute a civic address for mail delivery purposes and is to assist in emergency situations only;
- Does not constitute the approval of the existing entrance nor does it deem the access safe for use;
- Does not guarantee that access is adequate for emergency vehicles; and,
- Requires the landowner to maintain and keep the sign and access in good repair.

Signage



Communications Plan

- City's Communications team is preparing a communications strategy with the objective to create awareness of the new program and encourage participation of the agricultural community.
- Strategy will include the following:
 - Media release promoting the new program
 - Social media messaging and website updates
 - Targeted emails to stakeholders
 - Graphics and other materials
- Communication materials can be shared with the members of the ARASC and rural Councillors for sharing and distribution with networks and constituents.

Staff Recommendation

Staff are recommending the following actions to implement the Farm 911 – Emergency Access Point program:

- a) That the Farm 911 – Emergency Access Point Policy, attached as Appendix “A” to Report PED23209, be approved.
- b) That the amendments to the City of Hamilton Municipal Addressing Policy to implement the Farm 911 – Emergency Access Point Policy, attached as Appendix “B” to Report PED23209, be approved.
- c) That \$94,850 from the Economic Development Reserve Fund (Account # 112221) be approved through the 2024 capital budget process for the Farm 911 – Emergency Access Point program.

Next Steps

- Planning Committee – December 5, 2023
- Council – December 13, 2023
- Launch of program with Communication strategy roll-out – January 2024



THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE



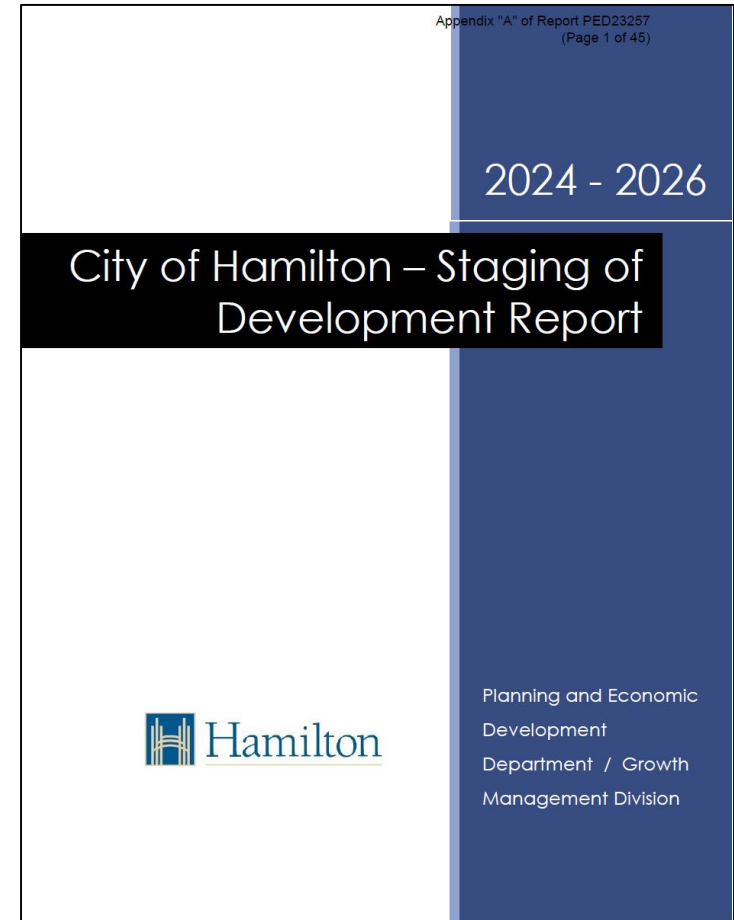
PLANNING COMMITTEE

Report PED23257 – Staging of Development 2024 - 2026

December 5, 2023
Presented by: Heather Travis

What is the Staging of Development Report?

- Identifies anticipated development over the next three years with a focus on approval and servicing of Draft Plans of Subdivision
- Provides information on infrastructure requirements to support growth, which informs the City's capital forecast



What is the Staging of Development Report?

- Identifies potential significant residential intensification projects which may occur in the short, medium and long term – a new addition to the Staging Report
- Provides mapping by geographic area of the City to provide an overview of anticipated development projects in the area
- Includes input from the development community to assist staff in identifying forthcoming projects and approvals in the near term

Draft Plans of Subdivision – Anticipated Timing for Approvals and Servicing

The Staging Report provides timing information on Draft Plans of Subdivision at different stages in the approvals process:

Subdivisions that have not been Draft Approved:	Subdivisions that have already been Draft Approved:
<ul style="list-style-type: none"> • Draft Plans are still under review by City staff • Have not been considered by Council • No approvals have been granted • Early in the planning process – development likely still several years out 	<ul style="list-style-type: none"> • Draft Plans that have received Draft Plan Approval • Applicants are clearing conditions of approval • Working toward registration of the Plan and installing services • Development could be anticipated in the near term

Draft Plans of Subdivision – Notes on Timing

The timing identified in the Staging Report represents a best estimate on the part of Staff for the anticipated timing of Draft Plan Approvals and Servicing. Several factors may impact the proposed timing of Draft Plan Approval or Servicing, including:

- unexpected issues or concerns arising during application review;
- delay on the part of the applicant to respond to concerns or provide updated studies / plans;
- staffing and workload challenges;
- legislative changes;
- economic factors; or
- priority applications needing attention.

The timing outlined in the Report is subject to change and does not represent a guarantee that applications will be approved, nor that they will be brought forward in the time identified.

Draft Plans of Subdivision – Anticipated Timing for Draft Plan Approval

The recommended Staging Plan identifies the following timing for the anticipated Approval of Draft Plan of Subdivision applications which are currently in process but not yet Draft Approved:

- **18** Draft Plans of Subdivision for potential approval in 2023/ 2024;
- **5** Draft Plans for potential approval in 2025;
- **6** Draft Plans for potential approval in 2026 or beyond;
- **2** Draft Plans with no timing identified; and,
- **9** Draft Plans which are currently before the Ontario Land Tribunal (approval will be dependent on the outcome of the Tribunal proceedings)

Draft Plans of Subdivision – Anticipated Timing for Draft Plan Approval

The total residential units and industrial / commercial floor space which could be approved through these Draft Plans is shown below:

Year of Draft Approval	Singles / Semis	Townhouses	Apartments	Ind / Comm (sq m)
2024	133	791	3,957	421,130
2025	66	264	0	250,110
2026	32	376	2,241	65,880
Unknown	0	6	0	53,370
OLT	222	563	2,511	67,380
Total	453	2,000	8,709	857,870

Draft Plans of Subdivision – Anticipated Timing for Servicing of Approved Plans

The recommended Staging Plan identifies the following timing for the anticipated Servicing of Draft Plans of Subdivision which have been approved but not yet Serviced or Registered:

- **26** Approved Draft Plans of Subdivision expected to proceed with Servicing in 2024;
- **9** Draft Plans expected to proceed with Servicing in 2025;
- **8** Draft Plans expected to proceed with Servicing in 2026 and beyond;
- **6** Draft Plans with no timing identified; and,
- **2** Draft Plans dependent on the outcome of related Ontario Land Tribunal proceedings.

Draft Plans of Subdivision – Anticipated Timing for Servicing of Approved Plans

The total residential units and industrial / commercial floor space which could be serviced through these Draft Plans is shown below:

Year of Draft Approval	Singles / Semis	Townhouses	Apartments	Ind / Comm (sq m)
2024	1,353	1,734	153	214,500
2025	423	827	599	82,110
2026	418	137	0	72,870
Unknown	150	0	0	76,020
OLT	25	121	0	0
Total	2,369	2,819	752	445,500

Draft Plans of Subdivision – Total Anticipated Residential Units

In sum, the total anticipated residential units which could be realized through the Approval and Servicing of Draft Plans of Subdivision between 2024 to 2026 (& beyond) is:

	Singles / Semis	Townhouses	Apartment	Total
Units Anticipated to be Draft Approved	453	2,000	8,709	11,162
Units Anticipated to be Serviced	2,369	2,819	752	5,940
Total	2,822	4,819	9,461	17,102

Residential Intensification

- New category added to the Staging of Development Report
- Recognizes importance of intensification projects in contributing to City's future housing supply
- To identify potential intensification development, Staff queried all development applications with the following criteria:
 - proposing residential or mixed-use development
 - 100 or more proposed units
 - submitted in the previous 3 years
 - located anywhere within the existing urban boundary, outside of a Plan of Subdivision application.

Residential Intensification

The following timing assumptions were applied based on the type of development application:

Type of Application	Development Timeframe	# of Years
Site Plan Control Application (in process or approved but full building permit not yet issued)	Short Term	Less than 1 year
Official Plan / Zoning By-law Amendment (in process and / or not yet proceeded to Site Plan)	Medium Term	3+ years
Formal Consultation Application (in process and / or not yet proceeded to full application)	Long Term	No timing identified

Residential Intensification

In sum, the total number of potential intensification units identified over the three time periods is summarized as follows:

- approximately 18,100 potential units created through significant residential intensification applications in the short term (Site Plan),
- approximately 14,600 potential units in the medium term (Zoning);
- approximately 17,000 potential units in the long term (FC).

Important: predicting where and when intensification will occur is difficult. Inclusion of applications in the Staging Report does not indicate a guarantee of approval of the development application. Further, approval of an application does not guarantee that an applicant will proceed to the building permit stage. It is not anticipated that all of the units identified in the Staging Report will be realized, and for those that do proceed to development, it is not expected that the indicated timeframes will be met in all cases.

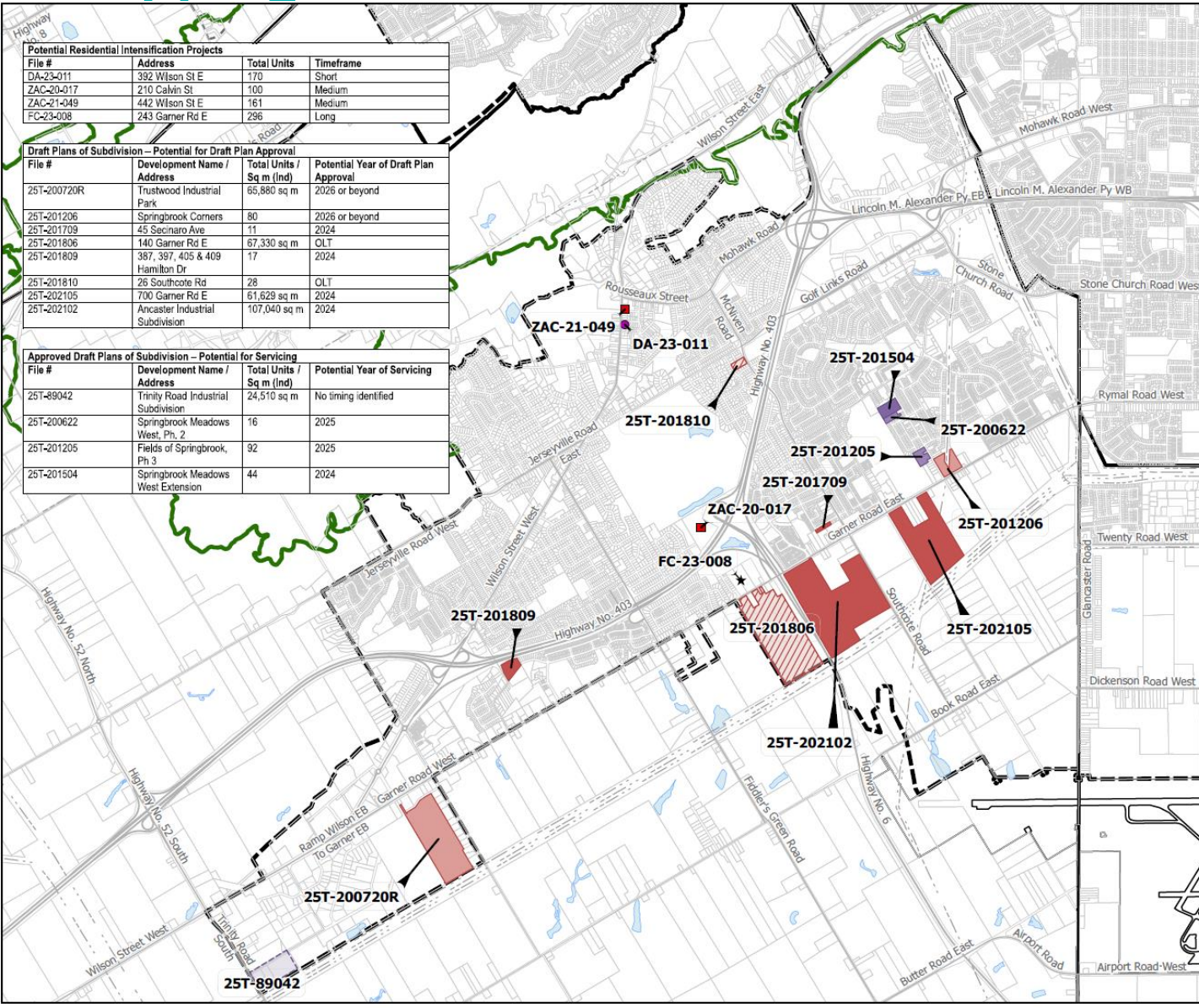
Infrastructure to Support Growth

- Growth generally impacts the municipal infrastructure system. It is important to identify, plan and have the infrastructure in place and available to support the growth.
- The Staging of Development program assists in the development of a comprehensive, multi-year Capital Works program, in order to ensure adequate infrastructure is in place to support growth in the City.
- The Staging of Development Report identifies a list of Development Charge funded Capital Projects, included within Table 8 of the Staging Report.

Potential Residential Intensification Projects			
File #	Address	Total Units	Timeframe
DA-23-011	392 Wilson St E	170	Short
ZAC-20-017	210 Calvin St	100	Medium
ZAC-21-049	442 Wilson St E	161	Medium
FC-23-008	243 Garner Rd E	296	Long

Draft Plans of Subdivision – Potential for Draft Plan Approval			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Draft Plan Approval
25T-200720R	Trustwood Industrial Park	65,880 sq m	2026 or beyond
25T-201206	Springbrook Corners	80	2026 or beyond
25T-201709	45 Secinaro Ave	11	2024
25T-201806	140 Garner Rd E	67,330 sq m	OLT
25T-201809	387, 397, 405 & 409 Hamilton Dr	17	2024
25T-201810	26 Southcoote Rd	28	OLT
25T-202105	700 Garner Rd E	61,629 sq m	2024
25T-202102	Ancaster Industrial Subdivision	107,040 sq m	2024

Approved Draft Plans of Subdivision – Potential for Servicing			
File #	Development Name / Address	Total Units / Sq m (Ind)	Potential Year of Servicing
25T-89042	Trinity Road Industrial Subdivision	24,510 sq m	No timing identified
25T-200622	Springbrook Meadows West, Ph. 2	16	2025
25T-201205	Fields of Springbrook, Ph 3	92	2025
25T-201504	Springbrook Meadows West Extension	44	2024

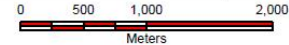


- ### Legend
- Potential Short Term Intensification - Site Plans
 - Potential Medium Term Intensification - Zoning Amendments
 - ★ Potential Long Term Intensification - Formal Consultations
 - ▨ Anticipated Draft Plan Approval - 2024
 - ▨ Anticipated Draft Plan Approval - 2025
 - ▨ Anticipated Draft Plan Approval - 2026 and Beyond
 - ▨ Anticipated Draft Plan Approval - No Timing
 - ▨ Anticipated Draft Plan Approval - OLT
 - ▨ Anticipated Servicing of Draft Approved Plan - 2024
 - ▨ Anticipated Servicing of Draft Approved Plan - 2025
 - ▨ Anticipated Servicing of Draft Approved Plan - 2026 and Beyond
 - ▨ Anticipated Servicing of Draft Approved Plan - No Timing
 - ▨ Anticipated Servicing of Draft Approved Plan - OLT
 - Niagara Escarpment
 - Community Boundary
 - Rural Settlement Boundary
 - Transmission Line
 - Urban Boundary

1 - Ancaster

Draft Plans of Subdivision and Residential Intensification 2024 - 2026 and beyond

Date: December 5, 2023



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Data reflects development staging as of June 30, 2023.
 For the official urban boundary, consult the Urban Hamilton Official Plan.
 Although the information displayed in this map has been captured as accurately as possible, some errors may be present due to insufficient or outdated information.
 For further information, contact the Growth Management Division, Planning and Economic Development Department.
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THANK YOU

THE CITY OF HAMILTON PLANNING COMMITTEE

From: Irene Thurston
Sent: Sunday, December 3, 2023 10:34 AM
To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>
Subject: Collaboration with Ontario Nature

Please support the Municipal Protected Areas Project and approve the City's collaboration with Ontario Nature. We must identify and protect Hamilton's wetlands and communicate to our citizens the important ecological services they provide. We must all treasure and protect our natural areas!

Sincerely,
Irene and Bruce Thurston

Sent from my iPad

From: Peter Appleton

Sent: December 3, 2023 5:45 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: Dec 5 Council meeting

Hello Everyone

First off thank you for recent work to Stop Sprawl and protect our greenbelts!!!

I'm writing to ask you to

-support the MPAP as a high priority

-request that Hamilton's scores of unprotected wetlands and waterways be identified, evaluated, and ultimately protected.

-support Hamilton's signing of the Montreal Pledge: Cities united in action for biodiversity

I would like to urge councillors to **halt development on Hamilton's scores of unevaluated wetlands, including those in the AEGD - Airport Employment Growth District - all the way to the few remaining Hamilton Harbour inlets, until such time as they are identified, mapped and the ecological services they provide are calculated.**

City Staff have already determined that Hamilton's Natural Heritage Systems mapping and policies are in dire need of updates including:

-the identification and inclusion of scores of currently unidentified areas of natural heritage including wetlands

-the addition of climate change and biodiversity considerations

-a review and update to natural areas acquisition policies

-evaluation of ecological services provided by natural areas

-the understanding that infrastructure will only become more expensive to maintain with climate change wreaking havoc on roads, storm water management, sewers etc. All of this would be downloaded to the municipalities - something which we cannot afford.

We are in a climate emergency and we cannot afford this infrastructure now, especially when we are going to sadly see if more catastrophic weather in the future which is going to COST MORE in the future to repair, maintain, etc

thank you kindly

--

Peter Appleton

SB Sports INC

From: Anne Washington
Sent: Sunday, December 3, 2023 6:23 PM
To: clerk@hamilton.ca
Subject: General Issues Meeting Dec 4

Dear Mayor Howath and Hamilton City Councillors:

This letter is to urge you to support the Ontario Nature's Municipal Protected Area Project and sign the Montreal Pledge.

I understand that your staff has resolved that Hamilton's Natural Heritage Systems mapping and policies need to be updated so that wetlands and natural spaces can be protected before they are destroyed by concrete, asphalt, greed and lack of political foresight.

You have many demanding issues that take your time and energy, including, poverty, homelessness, housing, newcomers, gentrification, and infrastructure to support those matters. Just as important, if not more so, are the matters concerning the protection of the planet.

You stood strong and voted to uphold the city's urban boundary and maintain the Greenbelt for the health and well being of our generation and those to come. Please do so again by voting to protect the wetlands, forests and natural spaces upon which

Ontario Nature's projects are focussed.

Respectfully,

Anne Washington

From: Don Mclean

Sent: Sunday, December 3, 2023 10:26 PM

To: clerk@hamilton.ca; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@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>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Ted McMeekin <tedmcmeekin299@gmail.com>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>

Subject: Item 11.3 of the December 5 planning committee

Dear councillors,

I have reviewed item 11.3 of the December 5 agenda of the Planning Committee. This Municipal Protected Areas Project is a good news item, in my view, and I urge you to support it.

It is disappointing that staff only consider it as a “medium priority” instead of high priority, but the simplicity of what they need to do means it can easily be accomplished quickly without disturbing other staff work. Just providing what Ontario Nature is requesting will mean that their important work will advance with minimum effort by Hamilton staff.

And it is very important that work proceed as quickly as possible. It may make the city eligible for federal land protection dollars. More importantly it will help us advance the high priority work of updating our natural heritage assessment which is necessary to evaluate unprotected wetlands, waterways, forests and other natural features. It is well understood that will lead to enlargement of the city’s identified significant natural heritage features and their protection. The staff report acknowledges the shortcomings of our current assessment.

This is crucial to the implementation of Hamilton’s climate efforts in multiple ways. At the heart of the global climate crisis is the alleged ‘right’ to convert publicly important lands and waters to private dollars while degrading the public benefits. I believe we are now well past the point where this must stop. That conversion inevitably results in the release of more carbon into the atmosphere from the soils, former wetlands and lost vegetation, as well as the elimination of carbon sinks that are crucial to the removal of carbon pollution from the atmosphere to moderate the greenhouse effect.

It will also exacerbate the impacts of climate extremes of heat and precipitation and impose additional costs on the city and its residents. Rural landscapes and vegetation act to cool the extreme temperatures. They also minimize stormwater runoff and resulting flooding. Fortunately our city staff understand this problem and are attempting to minimize it with specific stormwater fees that recognize and reward the positive ways that property owners reduce stormwater runoff.

The Municipal Protected Areas Project originates in Canada’s commitments at the COP 15 Montreal agreement to minimize the loss of biodiversity. It that too, it aligns with council’s efforts to put in place a

Biodiversity Action Plan. And it is in keeping with and implementing the Montreal Biodiversity Pledge committed to by the City of Hamilton.

I was disappointed that a majority of council rejected delaying the Transportation Master Plan for the Airport Employment Growth District. But I note that planning staff have acknowledged that natural heritage assessment must occur next. The Municipal Protected Areas Project also seems to align with this promise. That is underlined by the unfortunate flooding that has already occurred in the wake of the Amazon warehouse development that has imposed a massive structural and pavement impervious area, while at the same time eliminating natural features that would have absorbed some of the impacts of extreme rainfall events.

Thank you for considering my views.

Sincerely

Don McLean

From: lisa cole

Sent: Sunday, December 3, 2023 9:37 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: Mapping our life sustaining biodiversity

Quality of life is so very dependant on biodiversity. Let's not lose what's remaining in Hamilton.

I am writing to ask council to please halt development on Hamilton's scores of unevaluated wetlands, including those in the AEGD - Airport Employment Growth District - all the way to the few remaining Hamilton Harbour inlets, until such time as they are identified, mapped and the ecological services they provide are calculated.

Kind regards,

Lisa Cole

"Be the change you wish to see in the world". Ghandi

Sent from my iPhone

From: Jan King
Sent: Sunday, December 3, 2023 11:55 AM
To: clerk@hamilton.ca
Subject: Municipal Protected Areas Project.

I support the MPAP as a high priority!

Hamilton airport has substantial wetlands in need of protection.

We need to identify and evaluated, and ultimately protected these areas

I support Hamilton's signing of the Montreal Pledge.

From: Pat Wilson
Sent: Monday, December 4, 2023 6:10 AM
To: Pat Wilson <pwilson54@cogeco.ca>
Subject: Please support MPAP

Tomorrow, please vote to support the MPAP as a high priority

-request that Hamilton's scores of unprotected wetlands and waterways be identified, evaluated, and ultimately protected.

-support Hamilton's signing of the Montreal Pledge: Cities united in action for biodiversity

Patricia (Pat) Wilson CFP

From: Rose Janson
Sent: Sunday, December 3, 2023 1:56 PM
To: clerk@hamilton.ca
Subject: Please support MPAP, and protect more precious wetlands

Please pass on to the Council that we think it very important to support the MPAP.

A high priority for Hamilton's future!

We request that Hamilton's scores of unprotected wetlands
<https://url1005.email.actionnetwork.org/ss/c/4Pfl751D8g4IfLXFw3QfXTgdyDGMa75Xsc_PvWEJ_fv4ckxjmMUSnbXp4DIB4KPJAWA1EIOA-zdBfghQhY04LaFhNt_7bOWUYZnWxuENbXQAEXDJ2pm0wGIUwLe25afc22zb56JuQEkP8c2_NKoGmrgxxvWkyy4wVNNdOPJeuzmewHYmmcUOjQ2goGyhQyOCTHdOSn6qIUqY7WCghERc1ugFETh1y-CHKH0I5rqUjkh3YoEETg3ICM8rQ63BSjd14-Cckzs-V2QpYxaKolpo8gJclQrfzGkLkWWWvH55qIHtcE2QKCoTp-PrDwMLtsZFsMwwo_3ouExuvdFY6XPgXboc_wR255Mnib5NLhNuJ8M/41t/CcNt1e1kQRC_Eq8x3r-olq/h3/q65artwchSgQrdIOBqCR-TFsTmm6YTuVWvaG9UEqBc>

and waterways be identified, evaluated, and ultimately protected and that Hamilton supports the signing of the Montreal Pledge:

<https://url1005.email.actionnetwork.org/ss/c/tTBUZwcBH_2q13Ow12s-jWfTz9uMRNEDsvXojsaES11WXzdImbY3TPI-kY5phTqg5mFT9qMa-GM-N3Dh0xFr6HJg2NFasaVTokCZnQtElhbobGjmVS4b6NVD9RiTauK1COBsWw3GvKP4hz85DojhG1W-E8ROsWkVna3YTKl1nY7PuytkPWUmlHbOryRnOiGOvi4ivd793sgWbevmclDZj_1xGUNyWRpDMPEcadLDiDgMRpbkTFnaeE2s5B060rqkSpb97nfppTIThbX0qRMaW-VomydPilVzuvy4OdtwaYHVQC3YSEfu3jkQHUK2_0OYC62b-zevBCLldBOFM3D1oiLZM7KMxuLyxT46l8-8jQ/41t/CcNt1e1kQRC_Eq8x3r-olq/h4/oaLYMaFiDIaRGYDSW63-PQim9QUdJBoo3gyNqx4pewM>

Cities united in action for biodiversity

Thank you.
Rose Janson and Family

From: Bird Friendly Hamilton Burlington

Sent: Sunday, December 3, 2023 3:12 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: Please Support the MPAP as a High Priority

Good Evening:

We understand that there will be a vote on Tuesday based on the staff report which recommends that council approve the City's collaboration with [Ontario Nature](#) on the MPAP – [Municipal Protected Areas Project](#).

We urge you to support the MPAP as a high priority.

We also request that Hamilton's scores of unprotected [wetlands](#) and waterways be identified, evaluated, and ultimately protected.

We also ask that you support Hamilton's signing of the [Montreal Pledge](#): Cities united in action for biodiversity.

We also urge you to **halt development on Hamilton's scores of unevaluated wetlands, including those in the [AEGD - Airport Employment Growth District](#) - all the way to the few remaining [Hamilton Harbour inlets](#), until such time as they are identified, mapped and the ecological services they provide are calculated.**

Thank you,

Bird Friendly Hamilton Burlington

From: Susan Wortman

Sent: Sunday, December 3, 2023 4:39 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: Protect greenspace!

Hello all Councillors, Mayor Horwath and City Clerk,

I understand that on Tuesday Dec 5, Hamilton City Planning committee will be voting on the [staff report](#) which recommends that council approve the City's collaboration with [Ontario Nature](#) on the MPAP – [Municipal Protected Areas Project](#).

In response to an email from Save Our Streams, I am writing to encourage you to support the MPAC as a high priority, request that Hamilton's scores of unprotected [wetlands](#) and waterways be identified, evaluated, and ultimately protected and support Hamilton's signing of the [Montreal Pledge](#): Cities united in action for biodiversity

I urge councillors to **halt development on Hamilton's scores of unevaluated wetlands, including those in the [AEGD - Airport Employment Growth District](#) - all the way to the few remaining [Hamilton Harbour inlets](#), until such time as they are identified, mapped and the ecological services they provide are calculated.**

Staff have already determined that Hamilton's Natural Heritage Systems mapping and policies are in dire need of updates including:

- the identification and inclusion of scores of currently unidentified areas of natural heritage including wetlands
- the addition of climate change and biodiversity considerations
- a review and update to natural areas acquisition policies
- evaluation of ecological services provided by natural areas
- the understanding that [infrastructure will only become more expensive to maintain](#) with climate change wreaking havoc on roads, storm water management, sewers etc. All of this would be downloaded to the municipalities - something which we cannot afford.

These are also crucial steps to minimize flooding such as has already occurred near the Amazon warehouse in the AEGD.

Thank you very much, Susan Wortman

From: John O'Connor

Sent: Sunday, December 3, 2023 11:23 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: This Council was supposed to be different

Dear Council Members:

Please don't act like this is an entirely new item... Continue to act on behalf of all the people of Hamilton... and not just the developers.

We need you to step up and house our homeless BEFORE approving more gas guzzling tarmac...

And while you are at it sign the Montreal Pledge... Hey, even Toronto has supported it.

Keep our city moving forward.

Thanks,

John O'Connor

From: Caroline Hill Smith
Sent: Monday, December 4, 2023 10:20 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 11.3 Planning Committee Agenda

Re: Item 11.3 Municipal Protected Areas Project

Dear Members of the Planning Committee,

I am writing to indicate my support for the above project. With recent provincial regulations to circumvent environmental considerations in the name of efficiency, this offers the committee an alternative course of action to protect natural heritage spaces.

I am particularly concerned about approvals for development in the AEGD. As a long-time resident of Mount Hope, I witnessed large swaths of farmland converted to subdivision and was appalled at the apparent disregard for ephemeral wetlands and streams. Storm retention facilities were situated where it was convenient for the developer and maximized the number of units/acre and not necessarily in the lowest lying areas. Residential flooding in and around the AEGD will continue if city staff and politicians ignore that water finds its own path. The location of the AEGD is the highest point between the Great Lakes and therefore important headwaters such that NPCA, GRCA and HCA watershed boundaries meet on those lands. Mapping wetland complexes needs to be given priority over any further development approvals. It would be financially irresponsible to continue development without considering externalities and ignoring the important wetland functions of flood control, nutrient mitigation, and water purification.

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: Margaret Tremblay

Sent: December 4, 2023 10:11 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: re: unprotected wetlands and waterways-Hamilton City Planning Committee

re: Hamilton City Planning Committee Dec. 5/23

Dear Mayor, Councillors and City Clerk,

I am extremely concerned that the city will not be able to afford the expense of maintaining roads, storm water management, sewers etc. brought on by the negative effects of climate change. Our local streams, wetlands and waterways are crucial for the environment and human health and welfare.

I am calling on city councillors to:

- support the Municipal Protected Areas Project
- ensure the identification and evaluation of unprotected wetlands and waterways
- support Hamilton signing the Montreal Pledge to protect biodiversity

Further, unevaluated wetlands must not be developed until they are identified, mapped and conclusions reached on what ecological services they provide. This applies especially to the Airport employment Growth District and Hamilton Harbour inlets. City staff have identified that the Natural Heritage System mapping and policies need serious updating.

I respectfully request that the recommendations of city staff be upheld.

Thank you for all your work to keep our urban boundaries intact and your understanding of the crucial importance of preserving our wetlands and waterways.

Respectfully,

Margaret Tremblay

December 4, 2023

Re: 11.3 Municipal Protected Areas Project (PED2360)

Dear Chair and Members of the Planning Committee:

It is encouraging that planning staff are recommending that Council approve the City of Hamilton's collaboration with Ontario Nature on the MPAP - Municipal Protected Areas Project. I fully support this very promising initiative to build public support for identifying, evaluating and ultimately protecting scores of unprotected wetlands, waterways and natural areas across the city.

Ontario Nature (formerly the Federation of Ontario Naturalists) has long been a leading conservation/environmental organization and its participation in this project is most welcome. This partnership will certainly increase opportunities for Hamilton to contribute to advance Canada's commitment, under the UN Convention on Biological Diversity, to protect at least 30 per cent of our lands and waters by 2030 --- known as the 30 by 30 target.

Productive discussions have already been held among representatives of organizations such as Ontario Nature, the City, the Hamilton Conservation Authority and the Hamilton Naturalists' Club. This model of collaboration among various stakeholders has proven very successful with the Cootes to Escarpment EcoPark System and the MPAP gives every indication of achieving similar positive results.

I also support Save Our Streams Hamilton in urging City Council to halt development on unevaluated wetlands, including those in the AEGD – the Airport Employment Growth District – all the way to the few Hamilton Harbour inlets, until such time as they are identified, mapped and the ecological services they provide are calculated.

As Save Our Streams has noted, City staff have already determined that Hamilton's Natural Heritage Systems mapping and policies are in dire need of updates. A review and update of climate change and biodiversity considerations, as well as natural areas acquisition policies and evaluation of ecological services provided by these areas, are some of the necessary steps to meet growing environmental challenges.

Thank you for your consideration.

Gord McNulty
Ontario Nature Representative for the Hamilton Naturalists' Club
Longtime Member of both the HNC and Ontario Nature