

Goodmans^{LLP}

Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.4136
mnoskiewicz@goodmans.ca

January 23, 2014

Our File No.: 06.3930

Sent Via Email (*clerk@hamilton.ca*)

Chair and Members of Planning Committee
City of Hamilton
Hamilton City Hall
71 Main St. West
Hamilton, ON
L8P 4Y5

Dear Committee Members:

**Re: Airport Employment Growth District Secondary Plan Boundary Refinement -
Report PED13209(a)**

We are solicitors for a group of landowners (the "Elfrida Landowners") in the Elfrida area. The list of Elfrida Landowners is attached to this letter as Schedule "A".

The Elfrida Landowners support the recommendations of the City's Planning and Economic Development Department and the City's consultants, Dillon Consulting Limited ("Dillon"), in respect of the Airport Employment Growth District ("AEGD") Secondary Plan boundary refinement. Their recommendations are to approve Option 1 or 1A, as shown in Appendix A to Report PED13209(a).

As your staff have noted, Options 1 and 1A are a refinement of City Council's original position on the AEGD, and they recommend the inclusion of 555 net hectares of employment land in an expanded urban boundary within the AEGD. It was determined in the Phase 2 AEGD Ontario Municipal Board (OMB) hearing that 555 net hectares is the amount of land that needs to be added to the City's urban boundary to meet the City's employment land needs to 2031.

Phase 3 of the AEGD hearing will determine the AEGD boundary configuration, resulting in a final decision on the City's employment land needs to 2031. A final decision on the City's residential land needs to 2031 will occur in a separate and subsequent OMB hearing, in connection with appeals of the Urban Hamilton Official Plan (the "Urban OP").

As your staff have also noted, the AEGD boundary refinement exercise is the final planning decision in a methodical planning history of decisions that date back to the initiation of the City's Growth Related Integrated Development Strategy (GRIDS) in 2003. GRIDS was approved by the City in 2006. In relation to employment land needs, the City endorsed the AEGD as the next

employment growth area. In relation to residential land needs, the City endorsed the Elfrida area as the next residential growth area. All growth management decisions by the City since 2006 have been consistent with, and have built upon, these decisions from GRIDS. The recommendations of City staff and Dillon regarding the AEGD boundary refinement continue to be consistent with, and will help complete, this set of growth management decisions by the City.

We understand that the City will likely be presented with options from landowners within the AEGD that are different from the options that are being recommended by City Staff and Dillon, and that these options will suggest the removal of some lands from the AEGD, so that they can be considered for residential uses (rather than employment uses). The Elfrida Landowners urge the City to reject any such options, as they would break the continuum of consistent growth management decisions by the City dating back to GRIDS, weaken the City's position at the AEGD Phase 3 OMB hearing, and inappropriately complicate the City's position at the subsequent hearings of the Urban OP appeals (as they relate to the residential land needs issue).

We anticipate that a representative of the Elfrida Landowners will be present at the Planning Committee meeting on February 18, 2014.

Yours truly,

Goodmans LLP



Mark Noskiewicz
MN/mlg

cc: Elfrida Landowners
Peter Walker

6287738

Schedule "A"

Multi-Area Developments Inc.

Palleta International Corporation

2000963 Ontario Inc.

Mud & First Inc.

2084696 Ontario Inc.

2188410 Ontario Inc.