

February 14, 2019

Mayor Eisenberger and Members of City Council
71 Main Street West
HAMILTON, Ontario
L8P 4Y5

**RE: ITEM 9.1 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE
AMENDMENT 1 and PROVINCIALY SIGNIFICANT EMPLOYMENT
ZONES (PED19033-CITY WIDE)**

**IMPACT ON RESIDENTIAL LAND SUPPLY AND HOUSING
AFFORDABILITY**

Corbett Land Strategies Inc. (CLS) represents the Upper West Side Land Owners Group who control approximately 390 gross acres of land, of which approximately 100 net acres (40 hectares) exist in the “whitebelt” in the area bounded by Glancaster Road, Dickenson Road, Twenty Road West and Upper James Street. Currently these lands are situated within the “Rural Area” of the City’s Official Plan, and are positioned as a future “infill” development precinct being surrounded by the urban boundary along all four of its boundary roads. It should be noted that the “whitebelt” lands **are not** part of the Airport Employment Growth District.

We appreciate the comprehensive response that staff have prepared with respect to the recently announced amendments to the Provincial Growth Plan. However, we would like to draw Council’s attention to perhaps the most significant purpose of the proposed changes to the Growth Plan - that is to address the growing housing crisis in the Greater Toronto and Hamilton Areas from a planning policy perspective.

Housing affordability and supply is arguably the most pressing issue facing GTHA municipalities today. In fact, the Canadian Real Estate Association (CREA) has recently reported that City of Hamilton home prices have risen over 70 percent in the last five years. Amongst the most significant reasons behind these unprecedented price increases is the growing demand for housing during a time when there is a deficiency of designated urban land for housing and related uses.

Amendment 1 to the Growth Plan as currently proposed attempts to streamline the approval process to “unlock” land for housing supply in only limited circumstances

where there would be no impact on the long range planning intentions of local municipalities and associated approval authorities.

In this regard, we recommend to Council that the following provisions of Amendment 1 be supported by the City of Hamilton:

Settlement Area Changes in Advance of an MCR:

*Settlement Area Boundaries may be **adjusted** by municipalities without an MCR when:*

- *There would be no net increase in land within the settlement area,*
- *The adjustment would support the ability to meet intensification and density targets,*
- *The normally applicable requirements for a settlement area expansion found in policy 2.2.8.3 are met,*
- *The land is not a rural settlement or in the Greenbelt, and,*
- *The land is serviced and there is sufficient reserve*

Expansions –

*Settlement Area Boundaries may be **expanded** without an MCR when:*

- *The lands will meet the resident and jobs density targets or the employment area density targets established pursuant to the Growth Plan,*
- *The normally applicable requirements for a settlement area expansion in policy 2.2.8.3 are met,*
- *The land is not a rural settlement or in the Greenbelt,*
- *The land is serviced and there is sufficient reserve capacity,*
- *The land, accompanying growth, will be fully accounted for in the next Municipal Comprehensive Review, and,*
- *The land proposed to be expanded is **no greater than 40 hectares.***
The opportunity make minor rounding out adjustments to rural settlements has also been added.

Flexibility to Add Uses to Employment Lands Before a Municipal Comprehensive Review:

Lands within Employment Areas may be converted to a designation that permits non-employment uses in advance of a municipal comprehensive review, provided that there is:

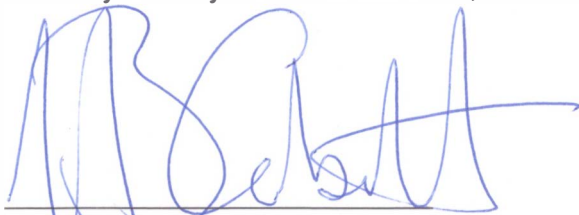
- *A need,*
- *No adverse affects on the viability of an Employment Area or achievement of minimum intensification and density targets,*
- *There are existing or planned infrastructure and public services in place, and,*
- *A significant amount of jobs are maintained.*

However, certain lands will be designated Provincially Significant Employment Zones which can only be converted through a municipal comprehensive review.

The City of Hamilton is currently engaged in its Municipal Comprehensive Review (MCR), however, it is not expected to be completed until the year 2021. These provisions contained in the proposed amendment to the Growth Plan would enable the City to address the current housing issue now without compromising its long-term growth strategy to be attained through the full MCR process.

In this regard, we respectfully request that Committee not endorse recommendations D (iii); (vi) and (vii) in the staff report dated February 19, 2019 included as Item 9.1 on the Planning Committee agenda.

Thank you for your consideration;



John B. Corbett, MCIP, RPP