

**From:** Warren Caldwell [REDACTED]  
**Sent:** July 10, 2020 4:59 PM  
**To:** Travis, Heather  
**Cc:** Lynda Lukasik  
**Subject:** Application by Corbett Land Strategies for Upper West Side Landowners Group

Dear Ms. Travis,

I am a retired resident of Hamilton who lives in the old city.

I have read the city's notice of the application by Corbett Land Strategies for Upper West Side Landowners asking for various changes to Hamilton's Urban Official Plan ( UHOP). I have also seen material on urban expansion from Environment Hamilton and I sat through a long special Hamilton council meeting in which staff tried to explain to councillors many aspects of new Ontario policy concerning future density, planning inside urban cores, preservation of rural lands and expansion of urban boundaries.

Concerning the Corbett application:

It asks Hamilton to update the forecast of population and employment in Hamilton to the year 2041 using the figures now suggested by the province. As staff carefully explained to Hamilton council at that special meeting, the city has not yet met the previous provincial forecasts of either employment nor population growth. The shortfall between the projected figures and the reality is so huge it is clear something is terribly wrong with provincial forecasting methods. If Hamilton should adopt the provincial forecasts to 2041 as the basis for land use and service planning, Hamilton is guaranteed to build and tax residents in advance for services and facilities that will not be used. Staff was right to warn council of this danger. We simply cannot afford this mistake and pay for everything else we do need and use. Former Mayor Bob Bratina makes much the same point when he says Hamilton often built infrastructure it could not support. I therefore urge staff and Hamilton council to oppose this part of the Corbett application, and to reject, criticize and mock the provincial forecasts of population growth and employment levels as loudly as possible until the province fixes its methodology.

The Corbett application asks for a Hamilton policy change allowing private landowners to apply for changing municipal boundaries by up to 40 hectares before the otherwise required municipal comprehensive review. I urge staff to recommend and Hamilton council to oppose in every way any such policy change and to oppose every application by private landowners to change municipal boundaries. Otherwise any landowner near a municipal border can completely upset and frustrate the planning of two municipalities and in some cases two regional governments as well. That is simply the destruction of land use planning. Hamilton must oppose the Corbett application on this ground.

Please place my name on the list of people to be advised of the date and time of the statutory public presentations on the Corbett application.

Thanking you in advance,

Warren Caldwell  
29 Harvey Street,  
Hamilton, Ont. L8L 2L9



**From:** Norman Newbery [REDACTED]  
**Sent:** July 8, 2020 9:07 PM  
**To:** Travis, Heather  
**Cc:** Wilson, Maureen; Office of the Mayor  
**Subject:** Application to Amend Hamilton Official Plan

Norman Newbery  
8 MacDonald Ave.,  
Hamilton, ON  
L8P 4N5

July 8, 2020

Heather Travis  
Senior Project Manager  
Growth Management Strategy  
City of Hamilton  
71 Main St. West, 4<sup>th</sup> Floor  
Hamilton, ON  
L8R 2K3

[Heather.Travis@hamilton.ca](mailto:Heather.Travis@hamilton.ca)

Dear Heather,

**Re: Application to Amend Hamilton Official Plan with a City Wide Amendment for Lands – 20 Road West, -Ward 11 to be presented by Corbett Land Strategies**

I am writing to you as a concerned citizen after a careful reading of this proposal with the following concerns:

Whereas the City of Hamilton has declared that we are in a Climate Emergency; and whereas to address this climate emergency we need to evaluate all planning and development through a Climate Lens;  
And whereas we need to focus our Urban Development upon the creation of complete communities where its citizens have opportunities to live, work and play within compact areas minimize the need for new roads because most of the residents have options such as walking or biking or public transit to get to instead of heavy reliance upon personal automobiles;

And whereas compact developments minimize the need for infrastructure such as roads, water and sewer and utility costs by also keeping them compact in design and increasing density;  
And whereas compact development also encourages the development of cost effective public transit and reduces the need for large parking lots to accommodate personal automobiles;  
And whereas insufficiently controlled development has historically been at the expense of wetlands such as marshes and ponds that have been eliminated for developments. In contrast studies have been done that show that forests and wetlands are our best and cheapest way to reduce flooding, filter water naturally, support plants and wildlife that sequester carbon, and add to the diversity of flora and fauna.

In contrast, the failure to preserve wetlands and forests, and the encroachment of human developments upon these areas have been shown in studies to have been a major factor in the development of the Novel Coronavirus known as Covid-19.

Furthermore it is imperative that our planning for future developments take into account the necessity of modelling for 1000 year storms and flooding. Therefore the necessity of restoring waterlands and forests cannot be understated and that residential uses be dramatically changed to achieve the following goals:

- (1) to increase building efficiency and energy use to Passive House standards which decrease the need for heating and cooling in buildings by up to 90 %.
- (2) to consider the embodied carbon in buildings and construction to maximize the amount of lumber that can be used in the place of steel and cement which have high levels of embodied carbon.
- (3) to encourage compact development to plant native species of trees and plants and to have green roofs where possible, recognition that native flora supports native fauna and also plays an important role in cooling the air and in providing shade and air circulation.
- (4) to have mixed use development in individual buildings and to discourage single use buildings.
- (5) to make air quality a primary consideration in recognition that millions of people are dying prematurely as the result of air pollution and that air pollution will continue to increase until we can eliminate the use of burning fossil fuels.

I am therefore requesting that it be resolved by the City of Hamilton that no Land outside the existing Boundary of the UHOP be approved for development without first undertaking a comprehensive and detailed study that takes into consideration all of the environmental, social and economic implications referred to above in addition to those issues which are currently a part of the Municipal Comprehensive Review.

Yours sincerely,  
Norman Newbery  
8 MacDonald Ave.,  
Hamilton, ON  
L8P 4N5

**From:** dlfields dlfields [REDACTED]  
**Sent:** July 10, 2020 7:47 PM  
**To:** Travis, Heather  
**Subject:** Commenting on the request to amend the Urban Hamilton Official Plan

To Whom It May Concern,

I do not agree with the approval of these one-off requests for privately initiated boundary expansions. For a City that has recently declared a climate emergency, I think this amendment to the Urban Hamilton Official Plan, if approved, is taking the City of Hamilton in all the wrong directions if Hamilton plans to deal seriously with the climate emergency the world is facing.

We should not be expanding the urban boundaries creating more urban sprawl. Instead, we should be accommodating growth through high density development and keeping tight urban boundaries. The City of Hamilton should be preserving the rural lands in the form of green space that will promote species diversity and promotes trees as carbon sinks that will contribute to countering climate change. Also, some of the rural lands should continue to be used as agricultural lands promoting local food sources and supporting the local economy, which will also contribute to fighting climate change.

I urge the City of Hamilton to think carefully about these decisions and the serious consequences created by making the wrong choices.

Sincerely,

Diane Fields

Hamilton Citizen

**From:** Quinn, James S [REDACTED]  
**Sent:** July 10, 2020 11:52 AM  
**To:** Travis, Heather  
**Subject:** Commenting on the request to change the Urban Hamilton Official Plan.

To Whom It Hopefully Concerns:

I hope letters on amendments to the Urban Hamilton Official Plan will be shared with many other Staff and Counselors. I will write as if this is so.

You should recognize the gravity of the current climate change scenario in which we find ourselves, worldwide. If you find yourself dismissing or discounting the continuous calls for action to stem climate change you are ignorant and should do some research. It really is an emergency and a catastrophe in slow motion. It is much graver than Covid-19 or the resultant financial crunch. It just seems less immediate, and hence it is easier to ignore, despite the great peril of doing so. Think of the deadlines in your own life. Those that loom tomorrow will be top of mind and you will be less likely to put off tasks related. Those deadlines that are off in the future can more easily be ignored. Climate change will cost us far more if we go ahead and ignore the distant consequences. Really, the deadline, a graduated and mushy one, was passed decades ago. Now we need action to soften our landing as the consequences come home to roost.

I couch my comments about this requested amendment to the UHOP in terms of climate change. Those who have done their homework know that we must react to the climate emergency with great haste and on two fronts. Adaptation is necessary and will happen, often after extreme consequences are visited on our citizens. Mitigation is our moral responsibility as we are to blame for much more than our "share" of the CO<sub>2</sub> emissions that are causing this recent rapid bout of climate change.

Changing the UHOP to allow individual urban boundary expansions will compromise our green space and will lead to increased pollution as the city builds outwards and is required to service what is built. Outlying parts of Hamilton will not be on public transportation lines and will be more distant from working locations and will discourage alternate transportation options. Allowing such amendments is inconsistent with a municipality that has declared a climate emergency.

In the long run, the benefits that selfish groups such as the Upper West Side Landowners Group will gain pale in comparison with the long-term costs that the rest of us will suffer from the impacts of climate change. Keep the boundaries tight, keep the transportation options open for all within Hamilton city limits and wake up about the greatest existential threat to life on earth that you will ever face in your lives!

Sincerely,

James S. Quinn, PhD  
Professor  
Biology Department  
McMaster University  
LSB 435  
[REDACTED]  
[REDACTED]

Lab Website: <https://sites.google.com/site/mcmasterquinnlab/home>

**From:** Ani Chenier [REDACTED]  
**Sent:** July 9, 2020 4:05 PM  
**To:** Travis, Heather  
**Subject:** Comments on an application for a City-wide Amendment to the Urban Hamilton Official Plan respecting Urban Boundary Expansion Policies

Dear Heather Travis,

Senior Project Manager, Growth Management Strategy Planning and Economic Development  
Department City of Hamilton

I was concerned to hear of the application for a City-wide Amendment to the Urban Hamilton Official Plan respecting Urban Boundary Expansion Policies & an Area-specific Amendment for Lands Located in the Twenty Road West area of Glanbrook (Ward 11).

Hamilton, like all of Canada, and the rest of the world, is facing a climate emergency that threatens, among other things, our foodways. The events precipitated by the ongoing CoViD-19 crisis have also demonstrated the already vulnerable state of food supply chains that largely rely on international imports. One of the best means we have of promoting local food security is to aintain what local farmland has not already been overtaken by development.

Hamilton is also part of a precious and rapidly shrinking ecosystem, the Carolinian forest zone. Keeping current urban boundary lines may help preserve pockets of habitat, and them, biodiversity.

As a resident of Hamilton, I am writing to you today to argue against these amendments. Decisions about the expansion of urban boundaries should be led by the City, and made in a comprehensive manner and in consultation with appropriate experts and with all City residents - something that can only happen if proposed changes and opportunities for consultations are widely advertised. Such decisions should not happen in an ad-hoc manner directed by the interests of a few landowners and developers.

Thank you,

Sincerely,

Ani Chénier

Ward 2 resident  
[REDACTED]

**From:** Tracey Yu [REDACTED]  
**Sent:** July 10, 2020 11:55 AM  
**To:** Travis, Heather  
**Subject:** Comments re: Official Plan Amendment

Hi Heather,

I'm a student at Mac who is concerned about the amendment proposed by the Upper West Side Landowners Group. While I understand that Hamilton has to adhere to provincial planning policy, I believe that a firm urban boundary is absolutely essential to any city committed to best planning practices and most importantly mitigating climate change.

This type of piecemeal boundary expansion policy undermines the legitimacy of an official city plan. It cedes control of the shape and vision of Hamilton over to private, profit-motivated developers, rather than the community that city council is (theoretically) accountable to. The driving factors for change then become what is profitable instead of what is good for the community.

If boundary expansions are approved on this sort of case-by-case basis, without a comprehensive review, I am worried that the logic of sprawl will become even more insidious. It becomes more difficult to see the true impact of expansion when it is divided into individual parcels of land, spread out over an indeterminate period of time.

My hope is that if (when) city council starts processing these applications, they will be voted down.

One specific clause in the amendment stood out to me as well: 2.2.6.1 (v). It states that "The lands that are added will substantially avoid prime agricultural lands subject to the submission of an agricultural impact study that demonstrates that there are **no other lesser quality agricultural lands available to accommodate growth.**"

It's obviously good that agricultural lands will be avoided according to impact studies, but the phrases "no other lesser quality" and "available to accommodate growth" are concerning. With these qualifiers, growth becomes *the* imperative at the expense of other considerations. What happens when all of the available land is capable of agriculture?

Thanks,

Tracey Y



**From:** Elizabeth Seidl [REDACTED]  
**Sent:** July 10, 2020 7:49 AM  
**To:** Travis, Heather  
**Subject:** Concerned with Privately Initiated Urban Boundary Expansions into Rural Hamilton

Good morning,

I'm writing because I'm concerned over the prospect of privately initiated urban boundary expansions into rural Hamilton. Although the Ford government made the decision last year to make this policy change, I'm worried about losing more of our farmland to urban sprawl and I would like to see the City of Hamilton commit to a firm urban boundary instead.

Accommodating growth does not have to mean endlessly expanding out into rural Hamilton. And this form of development will not address the housing crisis. There are other ways to accommodate growth through high density development in the urban core, and low to medium density in other areas through laneway suites and secondary units, stacked townhomes, and missing middle options like 3,4,5 storey apartments, etc. Once the rural countryside and farmland is gone, it's gone forever.

The municipality has declared a climate emergency. An essential part of such a declaration is making a serious commitment to looking at all decision making through a climate lens. I think it's urgent that we consider how the city evolves and grows using a climate lens. Continuing to grow outward and creating a larger geographic footprint for urban Hamilton undoubtedly means that more people will be living car dependent lifestyles. Keeping a firm urban boundary and increasing density within that boundary in appropriate ways will help to reduce our carbon footprint by building complete communities where people can live, work and play.

Thank you for your time,

Elizabeth Seidl  
London St N  
Hamilton, ON  
L8H 4B2

**From:** Kate Melville [REDACTED]  
**Sent:** July 10, 2020 10:46 AM  
**To:** Travis, Heather  
**Cc:** David Bradley Halls; contactus@environmenthamilton.org  
**Subject:** Corbett Land Strategies - UHOP amendments

Dear Ms. Travis,

I hope this finds you and yours staying well in this difficult time. I'm writing to express my concerns regarding the proposal submitted by the Upper West Side Landowners Group through their planning agent Corbett Land Strategies.

I understand that the city must comply with the provincial policy changes that were made in 2019 under the Growth Plan for the Golden Horseshoe, but as a new Hamilton resident, I urge you strongly to follow good urban planning practice, and deny approval to these one-off municipal boundary expansions outside of the MCR process.

I moved to Hamilton with my husband and our six-year-old last summer - we live downtown on Hunter St East, and our kid goes to Queen Victoria School. My kid says one of his favourite things about Hamilton is 'how close we are to nature' -- this from a kid who used to have to drive 45 min to get to 'nature' from our apartment in downtown Toronto. Building housing outside of city boundaries will only exacerbate urban sprawl, not to mention creating housing that will require people to get in their cars to run errands and go to work. From our condo at Hunter and Ferguson, I can count at least ten parking lots or empty building lots within a five block radius. In light of the municipality's acknowledged climate crisis, the city should be building within the existing city boundaries before expanding outward. Living in the downtown core means you don't *need* to get in your car to go to the store, and reduces commute times which improves quality of life for everyone. Please, let's not have Hamilton follow Toronto's example, endlessly expanding outward until all our kids think 'driving to nature' is a 45 min trip past malls and half-built townhouse complexes.

Hamilton is an amazing city. I'm so happy to have moved here, and I want to preserve what's special about it. I've seen Toronto's housing crisis lead to massive homelessness and housing insecurity, largely driven by the financialization of housing by large corporate consortiums of property developers. I ask the members of council to reject the application from the Upper West Side Landowners Group, to preserve our fragile ecosystem on the Niagara Escarpment, and to improve quality of life for the residents who already live in the city proper.

Yours truly,

Kate Melville  
175 Hunter St. East  
Unit 501  
Hamilton, ON  
L8N 4E7

**From:** David Bradley Halls [REDACTED]  
**Sent:** July 10, 2020 2:06 PM  
**To:** Travis, Heather  
**Cc:** contactus@environmenthamilton.org  
**Subject:** Corbett Land Strategies - UHOP amendments

Dear Ms. Travis

I'm a downtown Hamilton resident writing to express my objections to the proposal submitted by the Upper West Side Landowners Group / Corbett Land Strategies, and to request you deny approval to these one-off municipal boundary expansions outside of the MCR process.

Such incursions into natural, undeveloped areas require a careful and cohesive plan, as does redefining the boundaries of a city. Without thoughtful policies and regulation, urban sprawl will surely result, along with the 'car culture' that comes hand in hand with this type of 'development'. Allowing this without proper oversight would be a catastrophe, especially in an ecosystem as unique and fragile as the Niagara Escarpment.

Please vote against these boundary expansions without appropriate planning, and instead support more environmentally-friendly housing initiatives within existing city limits.

Yours very truly,

David Halls

175 Hunter St E, Hamilton, ON L8N 4E7

**From:** Sheila Drury [REDACTED]  
**Sent:** June 9, 2020 5:03 PM  
**To:** Travis, Heather  
**Subject:** Corbett Land Strategies Twenty Road West

Hello Heather Travis,

We are hoping you can assist us.

A couple of years ago the Corbett Land Strategies had a neighbourhood information night to give details of the plans for the Twenty Road West development.

Their drawings of the proposed development had a stormwater management pond on my front lawn. We contacted them and inquired as to how that is possible and were told it is just a preliminary site plan and will be adjusted.

Could you please send us the current site plan for this development? We would like to see what they have planned for the land around our property so that we can deal with incorrect information if it is still present.

Thank you,

Sheila Drury

9667 Twenty Road West

**From:** Erica Franklin [REDACTED]  
**Sent:** July 9, 2020 10:55 PM  
**To:** Travis, Heather  
**Subject:** Feedback on Private Urban Boundary Expansion, City of Hamilton

Hello Heather,

I am a resident of Hamilton and am writing out of concern over the proposed Private Urban Boundary Expansion.

I am extremely concerned about urban sprawl, and urge the city to commit to a firm urban boundary instead. The beauty of Hamilton is that you have a stunning downtown core but within minutes, you can be driving through farm land. The farm landscape is beautiful and Hamilton is so lucky to have this feature, unlike some of our neighbours like Mississauga and Brampton.

Accommodating growth does not have to mean endlessly expanding out into rural Hamilton. And this form of development will not address the housing crisis. There are other ways to accommodate growth through high density development in the urban core, and low to medium density in other areas through laneway suites and secondary units, stacked townhomes, and missing middle options like 3,4,5 storey apartments, etc.

Finally, the municipality has declared a climate emergency. An essential part of such a declaration is making a serious commitment to looking at all decision making through a climate lens. It is urgent that we consider how the city evolves and grows using a climate lens. Continuing to grow outward and creating a larger geographic footprint for urban Hamilton undoubtedly means that more people will be living car dependent lifestyles. Keeping a firm urban boundary and increasing density within that boundary in appropriate ways will help to reduce our carbon footprint by building complete communities where people can live, work and play.

I am also deeply concerned about the destruction of wildlife, insect and bird habitat that comes with development. In addition, we are seeing increasing flood events and the more we build upon agricultural lands, the more susceptible we are to floods.

Thank you,

Erica Franklin

**From:** Rita K [REDACTED]  
**Sent:** July 7, 2020 4:28 PM  
**To:** Travis, Heather  
**Subject:** Fwd: Application from landowner Consortium

**Subject: Application from landowner Consortium**

As a citizen of the Glanbrook area for over 30 years I have seen the area being developed at a rapid pace with what seems to be a lack of well thought out planning for our region. To me, it's all about big companies making money as fast as possible and as much as possible without considering key elements such as appropriate infrastructure, appropriate housing density, public transit plans, traffic patterns, the environment and last but not least the recent climate emergency decision in Hamilton.

During the past 5 years, I have attended those council meetings and other public meetings that allows citizens to view the city's plans for the next 20-30 years and offer comments.

While I am cynical about the decisions made by the current provincial government and the recent catastrophes made by our city council, I'm still motivated to express my serious concerns about the application from this consortium.

I am very concerned about all of the issues that come with urban sprawl and so find this consortium's request a dangerous precedent that decreases the city's power to stick to a firm urban boundary. It will only exacerbate all the mistakes that already exist in our city and outer areas. We NEED less car traffic and many of our outer regions are not accessible through convenient and fast public transit. Urban sprawl encourages 2-3 cars per family, it's a ridiculous and unsafe way to move forward in Ontario in 2020.

A housing crisis doesn't mean the building of more large single family homes on our farmlands where people who need affordable housing can't afford to live or work anyway, it means planning in areas where infrastructure, retail, jobs, climate considerations and transit is already established. Public transit will NEVER be profitable or entice citizens to use it unless it's convenient to use in their community where they can work and support local economies. The current pandemic has certainly highlighted issues in our communities.

I sincerely hope that the city decision makers are not short-sighted when making the decision to keep a clear boundary and careful limits around development. A climate lens must be applied when focusing on our future.

Respectfully submitted,

Rita Knapp

Glanbrook resident

From: Justin Godard [REDACTED]  
Sent: July 9, 2020 10:31 PM  
To: Travis, Heather  
Cc: Ward 1 Office  
Subject: Hamilton Urban Boundary Expansion

Hello Heather,

I would like to submit my comments regarding the application to expand the urban boundary in Hamilton by Upper West Side Landowners Group/Corbett Land Strategies. As a homeowner and citizen of Hamilton, I do not support the proposed urban boundary expansion. The city should really be focusing the efforts on filling in the many, many parking lots and under-utilized lands in Hamilton. We should be building up not out. I'm not just talking about downtown, a quick drive on the mountain, rural and other areas and it's obvious the ridiculous overuse and waste of land. It's really shameful and to be honest a disgrace on the city's part. We live in such a gorgeous stunning city in an incredible, naturally diverse area of Ontario (much nature to protect). So much of the natural beauty has already been ruined. We already have an entire city allocated with way more than enough land to satisfy the population for decades and I think that is reason enough to reject the expansion. Please focus the efforts on intensifying and improving the already barren areas of the city with so much potential. Help people see the potential and make the most of the "urban" land we already have.

Thank you for your consideration.

Kind regards,  
Justin Godard  
303 Jackson Street West, Hamilton  
[REDACTED]

**From:** Weather Magnet  
**Sent:** July 9, 2020 2:01 PM  
**To:** Travis, Heather  
**Cc:** Merulla, Sam; Office of the Mayor; Ward 1 Office; Johnson, Brenda  
**Subject:** My input to City staff re: Privately Initiated Urban Boundary Expansions into Rural Hamilton (Corbett Land Strategies application)

Hello Heather,

I am writing to express my views to city planners in Hamilton, where I have resided since 1992, and where I own my home in the Normanhurst neighbourhood, and where I have raised my three children from birth. All three of my children have completed post-secondary education in Hamilton. I am a school teacher in Hamilton, and my wife also is a teacher of Kindergarten.

The item that concerns me is the current application to the City from a group called *Upper West Side Landowners Group*, who have engaged an agency called *Corbett Land Strategies* to lobby the city to make some changes to the Hamilton Official Plan.

I will say to you, and to all my city planners, that I categorically oppose this type of piecemeal giving up of control of rural land to private owners, who no doubt will turn around and decide to build low density housing.

Yes, the province has tipped the playing field against protecting our greenbelt and making it harder for municipalities to carry out responsible land conservation, and yes Hamilton is bound to comply in certain aspects, but Hamilton doesn't need to just rubber stamp this application! I would like to see the City take a strong stand of decisive opposition. A resounding "NO" is needed.

Indeed, Hamilton planners and elected leaders should refuse to comply with these pushy requests by a private group who are NOT interested in the well-being of Hamilton as a whole. That should be the end of it.

I have several reasons in addition, listed here:

- The city can't afford to support the additional low density infrastructure of roads, garbage, transit. Everybody on staff, and our councillors also, surely recognizes the deficit and financial burden we face by spreading our residential taxpayers out over such vast areas. The shortfall is unfairly transferred to urban taxpayers but also costs the city millions in interest payments. Why would we put ourselves further into the hole?



- What we need is better management, zoning and sharper development of existing urban areas and mini-hubs of ultra-high density commerce. We need forward thinking that ramps up the tax base in high density spots, creating a big return of tax dollars *per hectare*, instead of big box stores, big paved parking lots, etc.
- The land being sought for development is better kept for a use that benefits all Hamiltonians. I would like to see Hamilton act on the fact of the declared climate emergency, and begin to publicly make decisions that reflect how we will do things differently. For example, the city should look at its rural land as a priceless resource, not a commodity to be cashed in. These rural areas are still important for future farming and food production, community gardens, food forests, naturalized parks and a number of other uses but NOT low density sprawl.
- The legitimate way for privately owned corporate interests to be stopped, is to stop them. The "win-win" argument is not true. I feel proud that my city can legitimately push back on these private, profit-driven interests. And when the city fails to resist, I feel betrayed. So engage!
- The home owners will be locked into driving everywhere, in an age where fuel is only getting more expensive and people want to reduce their fuel consumption.
- And finally, and most importantly: this application should be opposed as an act of pure solidarity with those who are homeless in Hamilton. Our city must do more to show and to make real commitments to create affordable housing, to help lift our citizens out of poverty. This is a HUGE issue in my city of Hamilton, and we slap the homeless in the face when we throw more money away, or we give up control of a portion of rural land so wealthy people can buy up their piece, while myself as a taxpayer foots the bill for all the infrastructure, development charges notwithstanding. I want to see real systemic change in how Hamilton addresses our housing crisis, not paper thin arguments about construction jobs, population growth demanding new homes, etc. I want to see a series of decisions that stand up and oppose the old way of doing things, and which demonstrate a new way forward to build the future that we all need.

Thank-you, and I look forward to your acknowledgement of the receipt of my letter.

Best regards,

Glen Brown

**From:** [REDACTED]  
**Sent:** July 6, 2020 6:05 PM  
**To:** clerk@hamilton.ca  
**Cc:** Travis, Heather  
**Subject:** Objection to Urban Hamilton Official Plan changes via Corbett Land Strategies

## **I am opposed to the expansion south of Twenty Road.**

Please note that I know precious little about Planning and Zoning but here are my thoughts:

1. The city needs money. I get that. Development charges look enticing but this is only a short term solution. 30 years or more in the future, infrastructure work here will be required. The development charges won't be there to help unless of course YOU set the rules so that their infrastructure commitment continues in the future. (Of course they wouldn't agree to that because profits are the main motivator; not making our city a better place to raise a child or age successfully.)
2. We already have a massive infrastructure deficit (not to mention upcoming additional expenses and losses due to Covid). We have numerous over built roads that have been crumbling for years. Claremont retaining wall, Main Street (and many others) are 2 obvious examples.
3. Portions of our sewer system are extremely old. Where will the money come from when they fail?
4. Our 10 year transit strategy has been paused once again signalling we are already in financial hardship.
5. 1.1 million dollars is required to fix our new stadium.
6. Commonwealth Games discussions are resurfacing requiring many more tens of millions of dollars.
7. I don't understand how building \$500,000 (and up) houses, makes home buying more affordable. We have many citizens of this city living on the street and in tents. How does this help them?
8. I understand that developers want to develop. Is there no way of enticing them into building "real" affordable housing (thinking Indwell)? Surely, the city has land parcels within the current boundary that would interest devs. Excess schools and parking lots that are already serviced come to mind.
9. It's time to stop considering building outside of our current boundary. The city considers roads and sewers etc. as an asset when in fact they are a liability. I have assets that I can sell. You cannot sell roads and sewers so in reality, they have no value.
10. Interest rates are at historic lows and have been for an unprecedented length of time. Also, the recent wage increases have not been keeping pace with the skyrocketing cost of houses. Even a relatively modest interest rate increase will create havoc in the housing market. This will put increased pressure on Council to keep taxes low, making it impossible to deal with our ever increasing infrastructure deficit. We need to fill the hole, not dig it deeper.


My question to you is this: how will expanding the urban boundary get us out of the current mess we, and the entire country are facing? The answer is simple: it won't.

Thank you and stay safe.


Bob Berberick



[Redacted email address]

Cell 

[Redacted cell phone number]

Home 

[Redacted home phone number]

602-21 East Ave S

Hamilton

ON L8N2T3

**From:** Fiona Parascandalo [REDACTED]  
**Sent:** July 10, 2020 8:45 AM  
**To:** Travis, Heather  
**Subject:** Opposition to privately initiated boundary expansion - Hamilton Blue Dot

Dear Heather Travis and team,

In 2015 the City of Hamilton became the first municipality in Ontario to recognize the right to live in a healthy environment by passing a declaration in city council that protects clean water, fresh air, a stable climate, and access to nature for all Hamiltonians. Hamilton Blue Dot members believe that the Ford Government's decision to allow privately initiated boundary expansion in Hamilton encourages urban sprawl and could lead to a reduction in both natural space and agricultural land. Consequently, accepting and working under this policy change goes directly against the City's declaration for the right to live in a healthy environment. We urge the city to consider creating a firm urban boundary instead.

It is our concern that by allowing privately initiated boundary expansion, Hamilton will be promoting urban sprawl rather than developing sustainable density across the city. We strongly believe that accommodating population growth should not mean excessive expansion into rural areas of Hamilton, specifically in the Glancaster area. In order to address the housing crisis, Hamilton should be focusing on improving density and establishing affordable housing rather than enabling private landowners and landowner groups in the elimination of agricultural land. Focusing on dense development and investing in strong transit routes in those areas would reduce our dependence on cars and limit the resources needed to house and support families. As a result, Hamilton would see improved air quality, limit strain on our infrastructure, protect healthy agricultural lands, and ensure we safeguard unpaved areas to improve our ground water levels. Committing to dense urban planning rather than rural expansion would demonstrate to the community that city staff are committed to upholding council's declaration recognizing the right to a healthy environment.

Moreover, Hamilton city council recently declared a climate emergency. This entailed incorporating a climate lens to upcoming work. Paving the way for urban sprawl with policies that allow for privately initiated boundary expansion is not in line with the climate emergency and does not take into account a climate lens in land development. Working with a firm urban boundary and increasing density within that boundary will help to reduce the city's carbon footprint and allow for the building of complete and sustainable communities where people can prosper.

Overall, Hamilton Blue Dot members are hopeful that you and your team will consider dense urban planning with an urban boundary and under a climate lens rather than laying the policy groundwork that enables private landowners to expand the urban boundaries.

Sincerely,

Fiona Parascandalo, on behalf of Hamilton Blue Dot

**From:** dstermann [REDACTED]  
**Sent:** July 8, 2020 6:21 PM  
**To:** Travis, Heather  
**Cc:** dstermann@gmail.com  
**Subject:** Privately Initiated Urban Boundary Expansions into Rural Hamilton

Dear Ms.Travis and City Planning

For many reasons I am opposed to these applications to expand the urban boundaries into rural Hamilton.

1. We need to stop urban expansion into farmlands. We need to protect our agricultural land. The Corona virus has made us aware that food security needs to be a top priority. Allowing more unnecessary urban development expand there is not wise. There are plenty of brown fields and other areas within the existing urban core that needs to be prioritized.

2. Another unintended consequence of the Corona virus is the reduced need for office space. More people will likely be working from home. What will become of all that unused office space? What will become of shopping malls? THIS is where our city needs to consider how to revitalize/ re-invent their uses into new apartments, more long term care facilities , affordable housing spaces.

3. The city has also declared we are living in a climate crisis. Continuing to building outward does NOT help! The city needs to put action to their words. We have to stop building auto-oriented sprawl. Instead invest in a more robust transit system.

4. What is the rate of return on this investment for the city? Are we mortgaging our future by continuing this urban sprawl? Continually building outward does not decrease our debts it INCREASES it. Far too often urban sprawl only has short term benefits and it's for a few players...the developers and not the city. We must regulate real estate development. Continuing to expand urban boundaries is not fiscally responsible. Continually building outward consumes our tax dollars inefficiently. We don't have the money to maintain it and the existing urban core infrastructure.

Think wisely.

Please do not approve the Urban Boundary Expansion applications

Sincerely

Doreen Stermann

Ward 1 resident

**From:** Gord McNulty [REDACTED]  
**Sent:** July 3, 2020 3:14 PM  
**To:** Travis, Heather  
**Subject:** Re Application to amend the Urban Official Plan on behalf of the Upper West Side Landowners Group

Dear Ms. Travis:

I would like to express my concern about the potential for piecemeal, unsustainable urban development that could arise if an application to amend policies in the Urban Hamilton Official Plan on behalf of the Upper West Side Landowners Group is approved.

I agree with Environment Hamilton that the City should oppose building of a residential subdivision in the Twenty Road West area of Glanbrook. Such a development would not augur well for the preservation of agricultural land and green fields, assets that are increasingly important to preserve in light of rapid urbanization and population growth in the Golden Horseshoe.

Members of Hamilton City Council have voiced concerns about planning changes brought in by provincial Bill 108, enabling landowners to initiate urban boundary expansions of less than 40 hectares in size. There is little doubt this policy, enabling landowners to promote growth one parcel at a time, will make it difficult for municipalities to achieve more sustainable communities.

I also have concern about the potential for environmental damage from development in the Twenty Road West area. A resident raised the issue of habitat destruction in The Hamilton Spectator story of July 3. The City has a responsibility to ensure that growth reflects the best planning practices and does not detract from the natural environment.

Like EH Executive Director Lynda Lukasik, I believe the City can accommodate more people within the existing urban boundary. I urge the City to reject this application.

Thank you.

Gord McNulty

1604 - 75 Queen St. N., Hamilton, L8R 3J3

**From:** Carrie Ashworth [REDACTED]  
**Sent:** August 9, 2020 1:02 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** August 11th city planning committee meeting

Good Afternoon

I am writing in earnest to respectfully ask for a denial of any expansion of Hamilton's existing urban boundary. It is my understanding that the city needs money, and we are all shouldering a financial burden due to the unprecedented pandemic. However, developing precious farmland and greenspace is a short term solution at best.

- 1) Suburban areas rely heavily on cars, not public transit.
- 2) The long term cost of adding and maintaining infrastructure should be accurately weighed against the short term cash benefit.
- 3) We are in the midst of a climate change crisis where we need to protect our greenspace/farm areas, & watershed. If not for us, for the sake of our children and grandchildren.
- 4) Development in these areas is typically not "affordable" & even if it was the transit would still be a problem.

Lastly, Hamilton is geographically unique and beautiful, a 20 minute drive from the city center and you can visit a pick your own fruit farm, or hike a trail. It's no wonder Torontonians are migrating here, it's not just about the differential in housing prices. It's the unique combination of big city living with country markets and rural areas so close by. It is this combination that makes Hamilton so different from the other GTA cities. Let's not trade our heritage for a quick buck.

Please take these views into consideration as they are shared by many of my lifelong Hamiltonian friends, neighbours and family.

Thank you for your time.

Carrie Ashworth

Carrie Ashworth

**From:** Brian & Sharleen Halstead [REDACTED]  
**Sent:** July 10, 2020 3:51 PM  
**To:** Johnson, Brenda  
**Cc:** Teviah Moro; UpperWestEA; Fazio, Margaret; Demik, Kristen; ddeluce@npca.ca; Travis, Heather; Rybensky, Yvette  
**Subject:** Re: City of Hamilton, Upper West Side Study / Upper West Side Landowners Group -- July 10, 2020 Deadline For Submissions.

Good afternoon Brenda,

With reference to this study and the deadline for submissions, on behalf of the owners/residents of Twenty Place I would ask that on our behalf you file an objection to this application.

I do acknowledge and express my thanks for the actions of Yvette Rybensky of the City who has been the only person to provide us with any information on this matter. However, as of this date we have not received any proper notification and have no information as to the application. In view of this, and especially the lack of information provided by the applicants and the City, we do formally object to this application.

Last September it was announced that an " Environmental Assessment " would be undertaken with respect to the large parcel of land in question.

Now, according to the article in The Spectator, this has become an issue of an application for redevelopment.

How does this go from an environmental assessment to a developers application ?

Also, what about the rezoning application for 9511 twenty Road, file 25T-2018/UHOPA-18-016/ZAC-18-040 ?Has this been just buried or has it been subtly rolled into this larger application.

With just a little bit of digging, this all seems to go back to the Aerotropolis Master Plan -- which tome states this parcel of land is designated as 30% rural land, 50% airport expansion and 20% natural open spaces.

How then can there even be a consideration from a group of developers to take this so designated land area and apply for extensive residential use. The fact alone that this piece of land is adjacent to a major international airport makes no sense. Yes, commercial and light industry is logical -  
- assuming the plan is to destroy excellent agricultural land, but certainly not residential, especially medium to high density development.

And now we have another study commencing for Glancaster Road. Is this to compliment the implied approval of the developers application. And what about the plans to extend Dickenson Road, through farmland, to connect with Book Road and on to Highway #6.



Should I mention the Hydro One right of way that runs parallel to and south of Twenty Road. I see no mention of this right of way and how it will be included in any of these submissions.

Again, the lack of information -- or possibly just the refusal to so provide -- is a major concern to our community.

Without the benefit of the details as the application, it was asked that we submit our concerns. So below is our initial, but far from complete or final, list of concerns ;

the loss of prime farmland

- the need for proper management and infrastructure development to control storm water runoff -- Twenty Place is downstream from this parcel of land
- roads and traffic -- the control of truck traffic, providing safe bicycle lanes, sidewalks and proper road drainage systems ( versus open ditches )
- residential density -- should the "plan " be for residential development then this makes a mockery of the Aerotropolis concept.

In summary Brenda, until such time as we are provided with proper information that will allow us to assess this application, we ask that on our behalf you register our objection.

Thank you,

Brian Halstead, Spokesperson

Community of Twenty Place

9252 Twenty Road

Mount Hope, Ontario L0R 1W0

**From:** Paul Weinberg [REDACTED]  
**Sent:** July 10, 2020 12:06 PM  
**To:** Robichaud, Steve <[Steve.Robichaud@hamilton.ca](mailto:Steve.Robichaud@hamilton.ca)>  
**Subject:** please refuse application by Corbett Land Strategies

Hi Steve. I am going to avoid the arcane planning jargon and make my feelings known and felt simply. I am supporting an Environment Hamilton campaign to oppose the application by Corbett Strategies which is apparently acting on behalf of Upper West Side Landowners Group. The concern is that this proposal opens up rural agricultural land to car-centric suburban sprawl. As you know we just have a few years left to stop climate change from becoming irreversible. I dont know if you read the latest scientific findings about the overheating of the planet as reported in the Guardian. There is plenty of space within the current Hamilton urban boundary to approve new residential development. Think of young people, their offspring and the kind of world they face.

Please leave the Urban Hamilton Official Plan alone and not follow the path set out by the Ford provincial government to open up the Greenbelt to development which they had promised not to do.

Can you confirm that you have received this email.

Paul Weinberg, Hamilton resident, [REDACTED]

From: **Neal Bonnor** [REDACTED]  
Date: Tue, Jul 7, 2020 at 2:43 PM  
Subject: UHOP amendment proposal  
To: <[heather.travis@hamilton.ca](mailto:heather.travis@hamilton.ca)>

Ms Travis,

I am opposed to the changes recently proposed by a consortium of private landowners known as the Upper West Side Landowners Group, as per their application, through their planning agent Corbett Land Strategies, to amend the Urban Hamilton Official Plan (UHOP) .

Accommodating growth should be through higher density development in the urban core, and low to medium density in other areas through laneway suites and secondary units, stacked townhomes, and middle options like 3,4,5 storey apartments. It should exclude expanding out into rural Hamilton. The City has declared a climate emergency. Continuing to grow outward and creating a larger geographic footprint for urban Hamilton undoubtedly means that more people will be living car dependent lifestyles. Keeping a firm urban boundary and increasing density within that boundary in appropriate ways will help to reduce our carbon footprint by building complete communities where people can live, work and play. With the COVID situation, I believe all new buildings should be no higher than 6 storeys, allowing for the use of stairs for most movement of people between storeys and reducing the need for elevators.

Thanks,  
Neal Bonnor  
Dundas, ON L9H 3G3

**From:** Bill Johnston [REDACTED]  
**Sent:** July 9, 2020 8:31 PM  
**To:** Travis, Heather  
**Subject:** Re: UHOPA-20-011 application to amend the Urban Hamilton Official Plan

July 9, 2020

Heather Travis  
Senior Project Manager, Growth Management Strategy  
Planning and Economic Development Department  
City of Hamilton

Re: UHOPA-20-011 The application on behalf of the Upper West Side Landowners' Group for a city-wide Urban Hamilton Official Plan amendment respecting urban boundary expansion policies and an area-specific amendment for lands located in the Twenty Road West area.

Dear Ms Travis

I am opposed to piecemeal expansion of the city of Hamilton's urban boundary, notwithstanding the provincial government's Section 2.2.8.5 and 2.2.8.6 in *A Place to Grow* (2019), which the city, on planning staff advice, opposed. I recognize that the city must adjust its Urban Official Plan to the provincial growth plan. Nonetheless, I feel strongly that urban boundary expansions should occur only if justified by Municipal Comprehensive Review. The city is conducting a review, which is to be completed next year. The review will determine how to accommodate provincial growth targets and whether they can be accommodated within the existing urban boundary.

Unplanned urban sprawl beyond the urban boundary increases the city's costs to service land, compared to using land already serviced within the urban boundary. Moreover, as City Council recognized, the city and the world face a climate emergency and meeting the city's carbon emissions targets requires compact development where people can live, work and play with limited commuting, especially by cars, that sprawl encourages.

The province has said it would permit unplanned urban boundary expansions as a step to increase the supply of housing. But accommodating growth and more housing, especially badly needed affordable housing, can be achieved within the urban boundary through the right mix of high density residential development in the urban core and low- to medium-density in other areas, including low-rise apartment buildings, laneway and secondary suites and stacked townhomes, with a mix of private, non-profit and co-op ownership and rental.

The city may be required to change its official plan to conform to *A Place to Grow* but I oppose designating any lands at this time as candidate areas for future urban boundary expansion. Any such designation needs to wait until completion of the Municipal Comprehensive Review and a

determination not just of whether the urban boundary should expand but also where any expansion, if needed, best meets the city's needs, consistent with good planning, the cost of servicing and the impact of expansion in different locations on the city's climate change carbon targets.

Sincerely yours,

Bill Johnston  
17 Witherspoon Street

Dundas, ON L9H 2C4

**From:** Peter Davis [REDACTED]  
**Sent:** July 22, 2020 8:36 PM  
**To:** Office of the Mayor <[mayor@hamilton.ca](mailto:mayor@hamilton.ca)>; Johnson, Brenda <[Brenda.Johnson@hamilton.ca](mailto:Brenda.Johnson@hamilton.ca)>  
**Subject:** Urban boundary expansion, Infilling of aquatic natural features, Species-at-Risk Tree Removal - City of Hamilton  
**Importance:** High

Dear Mayor Fred Eisenberger and Councillor Brenda Johnson:

My email to you both pertains to three items as follows:

1. Lack of notification - As co-owner of 549 Glancaster Road, we have not been directly notified of proposed urban boundary expansion changes within the "City of Hamilton Airport Employment Growth District", namely parcels of lands without secondary plans in place. I understand from reading an article in the July 9<sup>th</sup> edition of Glanbrook Gazette (Developers Pursue Urban Boundary Expansion in Glanbrook) that the City of Hamilton has posted a public notice development sign at Garth and Twenty Road. That most certainly does not suffice as giving proper notice to adjacent landowners who will be directly affected.
2. Infilling of aquatic natural features - I direct you to the email below regarding infilling of aquatic natural features and am inquiring if due process was followed (i.e., what, if any, permits and agreements authorized these undertakings). City files in the planning office would likely have at least copies or notes pertaining to due process.
3. Removal of Species-at-Risk Trees & Other Tree Species - Recent clearing and logging of many trees from the former Glanbrook Golf Course included Butternut. Were proper steps taken to assess these Butternut trees, and were cutting permits issued? My understanding is that these trees were producing nuts each year, and had been part of the original Archie Smith farmstead, having survived many years of farming practices, then sod farm, then golf course and recently removed by the new owners.

Respectfully,

Peter Davis  
52 Hellen Avenue  
South Porcupine, ON  
P0N 1H0

(co-owner & former resident of 549 Glancaster Road; retired MNR Senior Regional Wildlife Biologist, Northeast Region)

**From:** Peter Graefe [REDACTED]  
**Sent:** July 10, 2020 4:40 PM  
**To:** Travis, Heather  
**Subject:** Re. Upper West Side Landowners Group application.

Dear Ms Travis,

I am writing concerning the application by the *Upper West Side Landowners Group* to amend the Hamilton Official Plan.

Decisions about this proposal need to be made in the context of the City's declaration of a climate emergency. It is urgent that city staff making planning decision do so though a climate lens, as the questions of how and where we grow affects our climate impact. Certainly, the continued expansion of the city through sprawling, car-centric new development is not consistent with creating an energy efficient city or a city that is reducing its carbon footprint.

While the province's planning documents and our own experience in the city indicate that Hamilton is slated to continue to add population, we have many choices to make about how and where that population increase is accommodated. Much more can be done to increase density in the city's core and along the nodes and corridors of this city. There is much that can be done to increase "missing middle" options of three-to-four story infill buildings as well as laneway buildings, secondary suites and the like. The benefit of these options is not only environmental, but also economic. The cost of servicing this growth does not require the same degree of new infrastructure outlays, it feeds higher rates of use of existing services (such as transit), and can make use of existing public assets like schools and libraries without having to build new ones.

In sum, the application should be rejected. The city should maintain a firm urban boundary. While the provincial government seems to promote these "bespoke" carve-outs on the urban fringe, this is an affront to the past urban planning practices that developed clear boundaries based on sound criteria. The city should do its most to not allow that work to be undermined, and insist on maintaining a firm boundary.

Yours truly

Peter Graefe

**From:** |David Carson. [REDACTED]  
**Sent:** July 8, 2020 11:29 AM  
**To:** Travis, Heather  
**Subject:** Re; Upper West Side Landowners Group / Corbett Strategies submission on UHOP.

I want to express my concern and objection regarding the application by Upper West Side Landowners Group, through their planning agent Corbett Land Strategies, to amend the Urban Hamilton Official Plan.

In particular, their request to introduce policies to the UHOP to “allow urban boundary expansions to a maximum size of 40 hectares each, in advance of the Municipal Comprehensive Review” completely undermines the goals and benefits of the Official Plan. If developers can chip away at the urban boundary in 40 hectare units, the boundary will soon be destroyed, and with it, any control by the City of the boundary. This will result in much more urban sprawl and destruction of farmland.

Last year the City Council signed a declaration on the Climate Emergency and then in November committed to a set of Corporate Climate Change Goals. Goal 4, Planning, is to ensure a climate change lens is applied to all planning initiatives to encourage the use of best climate mitigation and adaptation practices. The stated High Impact Action of this goal is that **“The City will ensure future land use and development supports climate change mitigation and resiliency.”**

Best practices with respect to climate change mitigation make it clear that until the City has explored and implemented urban intensification and filled “the missing middle”, further expansion of the urban boundary is both unnecessary and inappropriate. Keeping a firm urban boundary and increasing density within that boundary in appropriate ways will help to reduce our carbon footprint by building complete communities where people can live, work and play.

The Provincial Policy changes that have enabled this application are wrong headed and fly in the face of many years of efforts to control urban sprawl and protect farmland which, once paved over, can never be recovered for food production.

I exhort you and your colleagues to take every possible step to follow good planning practice by NOT approving these one-off urban boundary expansions outside of a rigorous Municipal Comprehensive Review process.

Regards  
Dave Carson

[REDACTED]

You cannot have infinite growth on a finite planet  
“it isn’t a choice between a healthy economy or a healthy environment. It’s about preserving the environment so we can have a healthy economy.”



**From:** Carolyn Venema [REDACTED]  
**Sent:** July 10, 2020 3:35 PM  
**To:** Travis, Heather  
**Subject:** Response to amend official plan in accordance with provincial growth plan

Hello Heather,

My mother, Rosemarie Davis, owner of 549 Glancaster Road, and resident for 55 years at this address, has asked me to send the following to you in response to the bylaw amendment application. Could you please confirm receipt of this email?

In the application form, number 8 for existing uses of property did not include the former Glancaster Golf Course. While it is vacant now, it was in operation for approx 25 years.

Number 9.2.1 says that it is unknown if filling occurred. Significant filling of the ponds did occur in 2015. What did they use to fill the ponds? Hundreds of trucks had gone down to fill the ponds. In particular the pond in the right that was natural spring sourced was filled, displacing the wildlife that existed and relied on the water system. What was in that fill is also a concern because I rely on a well for my water.

I am concerned about the kind of pressure I've heard being used by the UWS landowners group to buy out the individually owned parcels of land along the edge of the former golf course.

On page 13 of the application, these are in fact prime agricultural lands and should be preserved for that purpose.

Also on page 13, the significant wetlands and habitats are recognized; however by filling the ponds the habitat had been changed. Did they ever have permission to do that, and if so by whom? It is imperative that all measures be taken to preserve these significant features.

For number 19.2 since a part of the lands being considered is already Open Space, let's keep it for a park area. There are no natural spaces preserved for that purpose in this area. With a lot of young families moving in, there is no place for them for natural recreation in this area. Odd, considering this is a rural setting.

Rosemarie Davis gives you permission to use applicable pieces for your report. She would like to receive personally a copy of the report that is generated. Please mail a copy to her at:

Rosemarie Davis,

549 Glancaster Road,

Mount Hope, ON

LOR 1W0

**From:** Erin S [REDACTED]  
**Sent:** June 24, 2020 7:19 PM  
**To:** Travis, Heather  
**Subject:** UHOPA 20-011

Good day Heather,

Hope this email finds you well. I was wondering if you could provide me with a map showing the area being reviewed for the site specific amendment that shows the current OP designations and zoning for the subject lands and the adjacent lands as well. I would also like to know the current use of the subject property.

Actually, I would like to request a copy of the complete application and any associated studies too.

For the City wide amendment proposal, was that initiated by this applicant or by the City based off of changes made by the Ford Government to Provincial policies?

I am a resident of the lower city but am concerned about expansions to our urban boundary that will reduce agricultural and rural lands as well as pose a negative effect on conservation areas (significant wetlands, woodlands, animal habitat).

Thank you.

Erin Shacklette

**From:** Mike Crough [REDACTED]  
**Sent:** June 11, 2020 10:48 AM  
**To:** Travis, Heather  
**Subject:** UHOPA-20-011

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Heather,

I saw the notification of this application in today's newspaper. I would like to be added to the notification list so that I can receive a copy of the staff report in future.

Also, when possible, I would like to receive a copy of the applicant's Planning Justification Report.

Thanks very much!

Mike Crough

Associate, Sr. Planner

*A Message from IBI Group's CEO on COVID-19: <https://www.ibigroup.com/covid19-response>*

**IBI GROUP**  
Suite 200, East Wing-360 James Street North  
Hamilton ON L8L 1H5 Canada  
[REDACTED]



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[ibigroup.com](http://ibigroup.com)

**From:** Sue Markey [REDACTED]  
**Sent:** July 10, 2020 12:20 PM  
**To:** Travis, Heather  
**Subject:** Upper West Side Landowners Group UHOP Amendment Application

Hello Heather.

I am writing to express my concerns about UWSLG's application to amend the UHOP to allow for an urban boundary expansion.

I realize the Ford government has made changes to the Growth Plan for the Greater Golden Horseshoe that allows private landowners to apply for urban boundary expansions for up to 40 ha in size. This could open up the door to piecemeal changes to the UHOP and sprawling, unsustainable development.

Instead of expansion of the urban boundary we need to focus on high density development in the core and low to medium density in other areas through laneway suites and secondary units, stacked townhouses and missing middle options such as 3,4,5 storey apartments.

In addition, the city has declared a climate emergency and committed to looking at all decision- making using a climate lens. Expanding the urban boundary will create a larger geographic footprint and ,in turn, a larger CO2 output due to increased dependence on cars.

I strongly urge planning staff keep a firm urban boundary at the forefront of planning decisions and to increase density in appropriate ways within the boundary. We need to reduce our carbon footprint rapidly and build complete communities where everyone can live, work and play.

Thank you for your consideration,

Sincerely,

Sue Markey

**From:** Hibbert Briscoe [REDACTED]  
**Sent:** July 7, 2020 11:53 AM  
**To:** Travis, Heather  
**Subject:** Urban Boundaries

Hello Heather,

Due to the unpredictable nature of severe weather events & world politics, food stability has become a serious issue for Hamilton & Canadians.

Please do not allow urban sprawl on to farmland.

Countries, not ours, are currently stockpiling massive quantities of food in anticipation of a shortage this year. Economic principles don't apply when it comes to food supply. Either you have enough or people starve to death.

While we haven't experienced it in North America yet, there are many historical examples of millions of people dying to famine in Ireland, China, Africa, and so on. Unfortunately, for us, California has experienced successive years of drought, negatively affecting our supply. The corn belt is expected to be hit by severe drought this year, as well.

What we don't eat or export fresh, can be frozen, canned, dried, or otherwise processed for future consumption.

Save money on infrastructure by building up, not out. Detached and semi-detached Home Builders can redeploy into new ventures our community needs to thrive. Like the typewriter, some things become obsolete.

Thanks,

Hibbs Briscoe  
54 Beacon Ave.  
Hamilton ON L8T 2N5

**From:** Jason Allen [REDACTED]  
**Sent:** July 8, 2020 7:11 PM  
**To:** Travis, Heather  
**Subject:** urban boundary expansion application

Heather,

I am writing to express my serious concern with the application to allow private landowners to expand the urban boundary.

While I recognize that the official plan must be brought into conformity with bill 108, there are a number of paths the city may want to visit.

The first is to make the application process for private landowners so prohibitively expensive and time consuming, that they never want to engage in it. Require them to complete all of the studies – at their own expense – that the city would normally engage in before bringing such a proposed boundary expansion to council. Such an application should not be a short cut around due diligence, and the province's reduction in response time to 120 days would likely prohibit the city from completing the appropriate studies in a timely manner, especially if multiple submissions were to occur simultaneously.

That is why I object in the strongest possible terms to the city permitting these applications to occur. But again I recognize the OP must be brought into conformity with the act.

The other option would be to propose a process so onerous that the developers would no doubt appeal it to LPAT, at which point the city can treat it the way they treated the ward boundary review and just keep delaying court proceedings and kicking the can down the road until the developers give up.

Please use every trick at your disposal to ensure that private landowners do not gain the ability to force through poorly thought out and flimsily justified boundary expansions one farm at a time.

Happy to discuss further, should any of my suggestions not cause you to recoil in shock.

Warm regards,  
Jason Allen  
Host,  
The Environmental Urbanist  
93.3 CFMU

Sent from [Mail](#) for Windows 10

**From:** Cameron, Robin [REDACTED]  
**Sent:** July 9, 2020 11:02 AM  
**To:** Travis, Heather  
**Subject:** urban boundary expansion application

Dear Heather Travis

I write to you today to comment on the Upper West Side Landowners Group application (through Corbett Land Strategies) to amend the Urban Hamilton Official Plan (UHOP).

I oppose this application for a number of reasons.

1. We need to protect our farmland from development. Urban sprawl is already excessive. We need our farmland for crop production. Given the global nature of infectious diseases for example the Covid-19 pandemic and the effect pandemics can have on the food supply and food costs, it is necessary to maintain and expand our ability to grow food locally.
2. I hope that the city of Hamilton will deny these private one-off boundary expansions that the Ford governments policy decision has made possible.
3. There are many ways (high density development in the urban core, and low to medium density in other areas through laneway suites and secondary units, stacked townhomes, and middle options like 3,4,5 storey apartments, etc) to sustainably grow the city without expanding Hamilton's urban boundary.
4. Hamilton has declared a climate emergency and any future growth in the city should be viewed with this in mind. Keeping our current boundaries and increasing density development in the city, along with enhanced transit and bike lanes, will help us to reduce the impacts of the climate crisis by reducing our greenhouse gas emissions and air pollution, enhancing the health of all Hamiltonians. Our health will also be improved as more of us will walk or cycle to get to work and school and for leisure pursuits.

best wishes,

Robin Cameron

30 Pine St

Hamilton, ON



**From:** Julie MacCuish [REDACTED]  
**Sent:** July 8, 2020 8:23 AM  
**To:** Travis, Heather  
**Subject:** Urban Boundary Expansion

Dear Heather,

With respect to the expansion south of Twenty Road I have concerns over the impact on our urban core. We need to have people in thriving, healthy, walk able centers that have sustainable resources. The aforementioned plan seems to be a quick fix and a money grab for those willing to pave over our farmland.

I would like to reiterate what was stated through Lynda Lukasik of Environment Hamilton:

"Keeping a firm urban boundary and increasing density within that boundary in appropriate ways will help to reduce our carbon footprint by building complete communities where people can live, work and play."

Thank you for considering my concern and for sharing it with the decision makers in our community.

Regards,

Julie MacCuish

**From:** [REDACTED]  
**Sent:** July 7, 2020 2:27 PM  
**To:** Travis, Heather  
**Subject:** Urban Hamilton Official Plan Amendment application UHOPA-20-011

To whom it may concern:

I am writing this letter because I am interested in the future of my community on Glancaster Road. My family and I have lived in this community for over 26 years. My wife's family has lived here for close to 60 years. We have seen many changes to the area over time. There have been sod farms and even a golf course in the area in the past. We have enjoyed many evenings walking through the fields and forests and have loved the many special moments gazing at the stars and marvelling as the moon was rising over the ponds. This is a special place for any family to grow up in. It is in the light of these experiences and the desire to share them with others that I am voicing some concerns over the application by the land owners group to develop the lands encompassed by Glancaster Road, Upper James, Dickenson Road and Twenty Road.

This is an enormous amount of land representing approximately 140 hectares. This is almost as much as the the area of Meadowlands in Ancaster. The need for careful and considered planning is therefore imperative to the future of this community. If there are corners cut or processes not considered or decisions rushed there is a potential for the livability of this community to be impaired for generations to come. This application seems to attempt to circumvent the processes in place that have seen the successful development of not only the Meadowlands in Ancaster but the development of upper Stoney Creek. The future of this space deserves no less. While I understand the need to provide housing for our Province and that Bill 108 "*More Homes, More Choice Act*, 2019 is designed to address this need, it only applies to lands of 40 hectares or less. While an argument can be made that this land should be included in an urban boundary it is however over 3.5 times larger than the provincial legislation is intended to apply to. This is a special piece of land that deserves special consideration.

Part of this special consideration, in my opinion, is that all stake holders be properly informed. It was only by chance that I was made aware that an application to circumvent local planning was in the process of being made. A project of this size and magnitude deserves not just the minimal amount of consultation but the maximum so that the future and outcome of this project can meet the needs of families. Developers should go over and above legislated consultations in order to ensure complete transparency and also benefit from the ideas and input from a variety of perspectives.

I must admit that I have a personal motivation in writing this letter. I, like so many other, do not want to see my community change. I desire stability. However, if there is going to be change, I need to have a sense of advocacy or at the very least a feeling that I am being heard. I do not want my community to be an industrialized area as was proposed by the Aerotropolis plan. I want to have the needs of the habitat and ecosystem of this area respected and protected over time. I believe everyone would want this. At the same time I know that change is inevitable. If there is to be change, I would wish that the experiences that I have had raising my family in this unique and special area be duplicated and protected for others. This necessitates the need for integrity in a planning process that meets everyone's needs. I feel this application is deeply flawed. It seems to

be rushed. It is full of contradictions and inconsistencies. The future of my community should be laid on a foundation of integrity and the consideration of all perspectives. It is only through proper planning that sustainable and livable communities are built.

Respectfully submitted,

John Venema

545 Glanaster Road

Mount Hope

You may include this email in any report that is appropriate.

**From:** Carolyn Venema [REDACTED]  
**Sent:** July 7, 2020 2:45 PM  
**To:** Travis, Heather  
**Subject:** Fwd: Response to invitation for consultation re: Bylaw Amendment application UHOPA-20-011

Hello Heather - here is the document as a pdf in case it can't be opened as is in the previous email.

Please confirm receipt of the document, and that you can open it.

Many thanks.

~Carolyn

----- Forwarded message -----

**From:** Carolyn Venema [REDACTED]  
**Date:** Tue, Jul 7, 2020 at 2:41 PM  
**Subject:** Response to invitation for consultation re: Bylaw Amendment application UHOPA-20-011  
**To:** <[Heather.Travis@hamilton.ca](mailto:Heather.Travis@hamilton.ca)>

Hello Heather,

Attached is a response to the bylaw amendment application UHOPA-20-011.

Please confirm receipt of this email.

This information can be included in the report.

Thanks for initially forwarding me these application documents.

Carolyn

Tuesday July 7, 2020

## **Response to Application for an Official Plan Amendment**

To whom it may concern,

This document is in response to invited public consultation regarding the bylaw amendment application UHOPA-20-011.

### **Application for Amendment:**

Upon review of the application documents, a number of questions and potential concerns surface. These include perceived incongruities in the application form, listed below by item:

9 - Previous use should indicate former Glancaster Golf Course (presently zoned Open Space)

9.1 - Previous Commercial use - Glancaster Golf Course was commercial?

9.2.1 - yes - filled the ponds at 555 Glancaster Road

9.2.5 - pesticide use at former golf course site?

9.2.9 - herbicides for previous golf course site?

9.3 - google map of existing ponds pre 2015 when they were filled ([link](#))

9.4 - previous use inventory required?

10 - East - existing industrial / business on Dickenson and at Dickenson and Upper James

12.3 - Heritage Impact assessment is not included as per requirement

13.1 - the only invitation to public consultation seen was indicated via Hamilton Spectator article published Thursday July 2, by the Hamilton Spectator Reporter. If true public consultation is required and desired, then a much greater effort for invitational consultation must be made.

14.1- what does n/a water supply mean? There should be high priority placed on existing wells in this swath of land for environmental / health impact of changes to the water table / watershed

14.2 - what does n/a sewage disposal mean for existing tile beds and tanks, and for future sewer infrastructure to be built?

14.3 - what does n/a storm drainage mean?

14.4 - Glancaster Road driveway to former 555 golf course property - and present driveway to 549 Glancaster Road for almost 60 years - is not indicated here. I trust that means this driveway will not be considered for future Road Access or construction access. Access to lands for future development should be restricted to Twenty Road, Garth St, and Dickenson Rd, as per this application.

15.1 d - inconsistent with AEGD that shows mixed rural protected area and industrial in this particular approximately 140 hectares swath of land

**City of Hamilton Zoning By-law No. 05-200**

- to apply the following 7 zones to the lands generally bounded by Garner Road East, Highway 6 South, Glancaster Road, White Church Road, Carluke Road and Fiddlers Green Road and shown within the map below:

Rural Zones	Parks and Open Space Zones	Utility Zone
Agriculture (A1)	Open Space (P4)	Airport (U1)
Rural (A2)	Conservation Hazard Lands - Rural (P7, P8)	
Existing Rural Commercial (E1)		

- to apply definitions, general provisions and parking requirements that implement the zones and to apply 10 special exceptions (the identification of specific use and regulation permissions for a property) to lands in the Rural Area

15.2 - potential yes - changing designation from rural

15.3 - potential yes - changing designation that would impact employment lands

16 - Significant Features table: specifically "yes" to 6 significant features - the required demonstration is missing: of no negative impacts, no development permitted, and protection of features, heritage resources and archaeological resources. These studies need to be completed and reviewed appropriately for consideration of application.

18.1.b.iii - are these considerations only for the 9511 Twenty Road West lands?

26 - Affidavit or Sworn Declaration incomplete

**Draft Amendment to the By-law (and covering letter)**

The proposed amendment language in 2.2.6.1 item ix includes:

“The City shall also consider by way of an official plan amendment application, the approval of a secondary plan for the UWS community.”

Is it precedent to pre-approve a secondary plan within a zoning bylaw amendment request?

The proposed amendment language in 2.2.6.1 item ix also includes:

“The secondary plan shall be based on the submission of background studies prepared to the satisfaction of the City which shall include the following:

- (i) Sub-watershed Study;
- (ii) Water and Waste Water Servicing;
- (iii) Functional Servicing Report;
- (iv) Environmental Impact Statement and Linkage Assessment;
- (v) Karst Assessment;
- (vi) Tree Protection Plan;
- (vii) Hydrology Plan;
- (viii) Financial Impact Assessment;
- (ix) Agricultural Impact Analysis;
- (x) Transportation Impact Assessment;
- (xi) Planning Justification Report;
- (xii) Parks Issues Assessment;
- (xiii) Staging and Implementation Plan;
- (xiv) Public Consultation Strategy;
- (xv) Cultural Heritage Impact Assessment;
- (xvi) Noise Impact Assessment;
- (xvii) Energy and Environmental Assessment; and,
- (xviii) Comprehensive Transportation/Transit Strategy Report.”

The covering letter submitted by the Corbett Land Strategies Inc. on behalf of the UWS Landowners Group indicates: “It is our position that the studies [identified above] identified through the formal consultation process (File FC-19-126) are not necessary to support the scope of this enabling policy amendment.”

Given the significant features of this swath of land, as identified in the application for this amendment, it is inappropriate for pre-approval to be given before these studies identified above are complete, submitted, and reviewed to the satisfaction of the public and the City of Hamilton.

Respectfully submitted,

Carolyn Venema  
545 Glancaster Road  
Mount Hope

**From:** Lynda Lukasik [REDACTED]  
**Sent:** July 10, 2020 2:33 PM  
**To:** Travis, Heather  
**Subject:** EH preliminary comments - UHOPA-20-011  
**Attachments:** EH Submission - UHOPA-20-011.pdf

Hello Heather

Please find attached Environment Hamilton's preliminary comments on UHOPA-20-011.

Thanks & have a great weekend!

Lynda

Lynda Lukasik, PhD  
Executive Director  
Environment Hamilton  
22 Wilson Street, Suite 4  
Hamilton, ON  
[REDACTED]

[www.environmenthamilton.org](http://www.environmenthamilton.org)





July 10<sup>th</sup>, 2020

Heather Travis – Senior Project Manager, Growth Management Strategy  
Planning & Economic Development Department  
City of Hamilton  
EMAIL: [Heather.Travis@hamilton.ca](mailto:Heather.Travis@hamilton.ca)

**RE: Notice of Complete Application – UHOPA-20-011**

Dear Heather,

We appreciate the opportunity to provide feedback to city planning staff regarding the 'Notice of Complete Application' from Corbett Land Strategies, on behalf of the Upper West Side Landowners Group, a for a ***'city-wide amendment to the Urban Hamilton Official Plan (UHOP) respecting urban boundary expansion policies and an area-specific amendment for lands located in the Twenty Road West area of Glanbrook'***. Our feedback is organized in the paragraphs below.

**Concerns Regarding Provincial Government Changes to the Growth Plan for Greater Golden Horseshoe**

At the most fundamental level, Environment Hamilton remains strongly opposed to the 2019 provincial government changes to the *Growth Plan for the Greater Golden Horseshoe (GPGGH)* that empower private landowners to initiate municipal urban boundary expansions up to 40 hectares in size. We also remain opposed to the 2019 provincial reductions in the GPGGH minimum density targets for urban expansion areas in Hamilton from 80 jobs & people per hectare down to 55 jobs & people per hectare. Combined, these two provincial policy changes will only serve to facilitate more sprawl development on the outer edges of urban Hamilton at a time when the city has declared a climate emergency. The physical form of urban Hamilton is intimately connected to the municipality's ability to become a climate resilient community; extending the city further into rural Hamilton will put climate resilience even further out of our community's reach.

While we fully recognize that the City of Hamilton is obligated to bring the UHOP into conformity with the unfortunate GPGGH policy changes made by the province, we also recognize that the City of Hamilton **has the final decision and can refuse to approve private urban boundary expansion applications**. While we understand that such refusals must be rooted in sound community planning principles, it should be straightforward to argue that these 40 ha at a time boundary expansions do NOT represent sound planning, especially since they can occur outside of and even prior to the completion of the city's holistic, municipal comprehensive review process. And despite provincial government and development industry claims that these one-off expansions will help to address the housing crisis, we see no evidence that this will be the case – particularly when it comes to ensuring that there is more affordable housing stock available for Hamiltonians.

### **Concerns Regarding City of Hamilton Approach to Identifying Areas for Future Urban Expansion**

For many years now, Environment Hamilton has expressed concern about the City of Hamilton's plans for a massive urban boundary expansion into rural Elfrida and the process that was followed to come to this decision. We have fundamental concerns about this plan including:

- The questionable process utilized by the municipality – over 14 years ago – to conclude that expansion was the most appropriate means and that Elfrida was the most suitable location to accommodate future urban growth in the municipality; and
- The fact that this area includes a large amount of prime agricultural land that would be lost to urbanization if the expansion proceeds, thereby making Hamilton more food insecure; and
- The fact that this expansion decision is now severely out-of-date, especially when considered in light of the March 2019 Hamilton City Council unanimous declaration of a climate emergency.

We have many more concerns with the Elfrida plan that we will refrain from listing here. We know that we are not alone in our views regarding Elfrida and the process that was followed so long ago to identify this massive area as the municipality's preferred location for future urban growth. These process problems may explain why there are now rural landowners with parcels located outside of Elfrida lining up to initiate private boundary expansions via the new GPGGH policy. While we do not support their efforts to pursue these private boundary expansions, we do believe that the municipality should 'hit the reset button' on Elfrida if it has any hope of undertaking a meaningful municipal comprehensive review that includes real and effective consideration of the climate emergency and the urgent need to build a climate resilient Hamilton. Hitting the reset button would also open the door to more serious consideration of opportunities to accommodate growth within the existing urban boundary as we know that there is much more that Hamilton could be doing on this front. All of this would open the door to a proper municipal comprehensive review process designed to consider if and where it makes most sense for Hamilton to grow.

We appreciate the opportunity to comment on UHOPA-20-011 at this early stage in the process.

Yours truly,



Lynda M. Lukasik, PhD  
Executive Director

Environment Hamilton  
22 Wilson Street, Suite 4  
Hamilton, ON  
TEL: (905) 549-0900

[www.environmenthamilton.org](http://www.environmenthamilton.org)

**From:** Ajman Ladher [REDACTED]  
**Sent:** July 9, 2020 4:32 PM  
**To:** Travis, Heather  
**Cc:** Susan Rosenthal; 'Denise Baker'; Maria Gatzios  
[REDACTED]  
**Subject:** DH Letter to City of Hamilton Planning Department (800204)  
**Attachments:** Letter to City of Hamilton Planning Department 2020-07-09  
(01548404-2xCDE1C).PDF

Ms. Travis,

Please find attached correspondence on behalf of Susan Rosenthal. Please acknowledge receipt of this email.

Kind regards,

**Ajman Ladher**

Legal Assistant  
[REDACTED]



Davies Howe LLP  
The Tenth Floor, 425 Adelaide Street West  
Toronto, Ontario M5V 3C1  
[REDACTED]

**Susan Rosenthal**  
*susanr@davieshowe.com*  
Direct: 416.263.4518  
Main: 416.977.7088  
Fax: 416.977.8931  
File No. 800204

July 9, 2020

**By E-Mail Only to *heather.travis@hamilton.ca***

Ms. Heather Travis  
City of Hamilton  
Planning and Economic Development Department  
Planning Policy and Zoning By-law Reform  
71 Main Street West, 4<sup>th</sup> Floor  
Hamilton, Ontario L8P 4Y5

Dear Ms. Travis:

**Re: UHOPA-20-011**  
**Application by Corbett Land Strategies for a City-wide Amendment to the Urban Hamilton Official Plan respecting Urban Boundary Expansion Policies and an Area-specific Amendment for lands located in the Twenty Road West area of Glanbrook**

We represent the lands in the area of Twenty Road East and Miles Road in the City of Hamilton, referred to as the "**Twenty Road East Lands**". We are writing on behalf of our clients, Demik Developments, Carmen Chiaravalle, 1694408 Ontario Inc., Demik Brothers Hamilton Ltd., John Edward Demik, Peter Demik and Elaine Vyn (collectively, the "Twenty Road East Landowners Group") with respect to the Notice of Complete Application issued June 9, 2020, with respect to the above-mentioned application.

Our clients are parties to appeals of both the Urban Official Plan and Rural Official Plan in process at the Local Planning Appeal Tribunal ("LPAT") (OMB Case Nos. PL110331 and PL090114) (the "Expansion Appeals"). The appeals will address the need for an urban boundary expansion and where this expansion should take place.

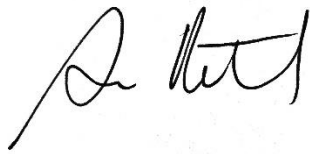
Our clients were also parties to the appeals by others relating to the Airport Employment Growth District (AEGD) Secondary Plan (OMB Case Nos. PL101300, PL090114 and PL110331). As part of the settlement of the AEGD process, which was documented in the Minutes of Settlement dated February 3, 2015, the Twenty Road West Landowners were precluded from seeking inclusion into the urban boundary through the Expansion Appeals, with the clear intent that parties to the Expansion Appeals would be considered for inclusion in the boundary in advance of any lands owned by the Twenty Road West landowners, as part of the Expansion Appeals process. Furthermore, the Minutes expressed the clear intent that the Twenty Road West lands should continue to be among the lands as a first-priority for employment lands.

The Twenty Road West landowners are now trying to leapfrog over the process to which they voluntarily agreed in order to seek inclusion as a "candidate area" for future urban boundary expansion. Please be advised that Twenty Road East Landowners intend to object to any such inclusion, particularly prior to the completion of the Expansion Appeals, which were clearly intended to be dealt with before consideration of the Twenty Road West lands in the urban boundary. Any such approval is inconsistent with the Minutes of Settlement entered into in connection with the AEGD process.

Additionally, our clients reserve the right to provide comments on the City-wide appeals at such time as more details are released.

Please ensure that we are included in the circulation list for further notices in respect of the above-mentioned applications, including, without limitation, any Committee and Council action with respect to same.

Yours sincerely,  
**DAVIES HOWE LLP**

A handwritten signature in black ink, appearing to read "S. Rosenthal".

Susan Rosenthal  
Professional Corporation

SR:SR

Copy: Clients  
Denise Baker, Weir Foulds LLP  
Maria Gatzios, Gatzios Planning

**From:** Hoffman, Joe [REDACTED]  
**Sent:** July 9, 2020 3:18 PM  
**To:** Travis, Heather  
**Cc:** Noskiewicz, Mark; 'dfalletta@bousfields.ca'; clerk@hamilton.ca;  
lisa.chamberlain@hamillton.ca  
**Subject:** City of Hamilton File No. UHOPA-20-11  
**Attachments:** GOODMANS-Letter\_to\_City\_of\_Hamilton\_(Municipal\_File\_No\_UHOPA-20-011) (003).pdf

Hello,

Please see the attached correspondence in respect of City of Hamilton File No. UHOPA-20-11.

**Joe Hoffman**  
Goodmans LLP



Bay Adelaide Centre  
333 Bay Street, Suite 3400  
Toronto, ON M5H 2S7  
goodmans.ca



July 9, 2020

Our File No.: 063930

**Sent Via Email:**

Planning and Economic Development Department  
Planning Policy and Zoning By-law Reform  
Hamilton City Hall  
71 Main St. West, 4<sup>th</sup> Floor  
Hamilton, ON  
L8P 4Y5

**Attention: Heather Travis, Planning & Economic Development Department**

**Re: Application by Corbett Land Strategies for a City-wide Amendment to the Urban Hamilton Official Plan Respecting Urban Boundary Expansion Policies and an Area-Specific Amendment for Lands Located in the Twenty Road West Area of Glanbrook  
City of Hamilton File No. UHOPA-20-11**

We are solicitors for a group of landowners (the "Elfrida Landowners") in the Elfrida Area of the City of Hamilton. The list of Elfrida Landowners we represent is attached to this letter as Schedule "A". The City of Hamilton has identified the Elfrida Area as the next area for urban boundary expansion to accommodate residential growth in the City of Hamilton.

An Official Plan Amendment Application has recently been submitted by landowners in the Twenty Road West Area of Glanbrook (the "**TRW OP Application**"). The TRW OP Application has been assigned Municipal File No. UHOPA-20-11 and seeks to add policies to the Urban Hamilton Official Plan respecting urban boundary expansions and to identify lands with the Twenty Road West area of Glanbrook (south side of Twenty Road West, bounded by Glancaster Road, Upper James Street and Dickson Road) as a 'candidate area' for future urban boundary expansion. Notice of the TRW OP Application was issued on June 9, 2020.


On behalf of our clients, we write to request that the City provide us with notification of all meetings, reports and decisions in relation to the TRW OP Application.

**Goodmans<sup>LLP</sup>**

Page 2

Yours truly,

**Goodmans LLP**

A handwritten signature in blue ink, appearing to read "Joe Hoffman", is written over a light gray rectangular background.

Joe Hoffman

JBH/

cc: Elfrida Landowners  
David Falletta, Bousfields Inc.  
City Clerk, City of Hamilton  
Lisa Chamberlain, Legislative Coordinator, Planning Committee, City of Hamilton

7073219



**SCHEDULE A**

Multi-Area Developments Inc.

Palleta International Corporation

2000963 Ontario Inc.

Mud & First Inc.

2084696 Ontario Inc.

2188410 Ontario Inc.

**From:** Romanick, Matthew [REDACTED] on behalf  
of Doherty, John <[REDACTED]>  
**Sent:** August 21, 2020 3:30 PM  
**To:** Travis, Heather  
**Cc:** MacDonald, Patrick; Doherty, John; Minnes, Jonathan; Patrie, Hadassah  
**Subject:** 1507565 Ontario Limited, File No.: UHOPA-20-011  
**Attachments:** 2020 08 21 Ltr to H. Travis re Letter of Objection-EDC\_LAW-2327998-  
v1.PDF

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon,

Please find the attached correspondence to you for your review and consideration.

Thank you,

John Doherty  
*Partner*



Gowling WLG (Canada) LLP  
Suite 1020, 50 Queen Street North  
PO Box 2248  
Kitchener ON N2H 6M2  
Canada



[gowlingwlg.com](http://gowlingwlg.com)



August 21, 2020

**Via E-mail (Heather.Travis@hamilton.ca)**

Heather Travis  
Senior Project Manager, Growth Management  
Strategy  
City of Hamilton  
71 Main Street West, Fourth Floor  
Hamilton, ON L8R 2K3

**John S. Doherty**  
Direct +1 519 575 7518  
Direct Fax +1 519 571 5018  
john.doherty@gowlingwlg.com  
File no. T968115

Dear Ms. Travis:

**Re: Letter of Objection**  
**Our Client: 1507565 Ontario Limited**  
**File No. UHOPA-20-011**

---

We are counsel for the 1507565 Ontario Limited, otherwise known as the Frisina Group (“**Frisina**”), the owners of approximately 106 acres of land located within the Elfrida Community (“**Elfrida**”) being the City’s preferred location to accommodate future residential growth. This status flows from the City’s long-standing comprehensive *Growth Related Integrated Development Strategy* (“**GRIDS**”) process. Through this process, as all parties are aware, the Elfrida Community is recognized as having priority status as the first non-employment lands to be added to Hamilton’s urban boundary. Through the ongoing *Elfrida Growth Area Study*, being coordinated and advanced in lock-step with the City’s planning divisions, this secondary planning process remains ongoing.

Our Client is party to appeals, pending for over a decade, of both the Urban Official Plan and Rural Official Plan in process at the Local Planning Appeal Tribunal (“**LPAT**”) (OMB Case Nos. PL110331 and PL090114) (the “**Expansion Appeals**”). The appeals will address the need for an urban boundary expansion and where this expansion should take place.

It is recognized that the Growth Plan now sanctions incremental settlement area boundary expansions. . However, Frisina strongly objects to what amounts to a site-specific conformity exercise being advanced privately identifying the Applicants property as the site of the next settlement area expansion in a manner that has the effect of “queue jumping” at the expense of lands already identified by the City in the Elfrida area.

Section 2.2.6.1(iv) of the Official Plan Amendment to the Urban Hamilton Official Plan (the “**Amendment**”) proposed by the Upper West Side Landowner Group (“**UWSLG**”) references that residential lands are to be added to the urban boundary to satisfy population forecasts for the 2031 horizon. However, Section 2.2.8 of the Growth Plan allows 40 ha. expansions for both residential and employment purposes. Section 2.2.6.1(iv) in its current form would limit 40 ha. expansions in Hamilton to only residential. Policy 2.2.6.1(iv) does not conform to the Growth Plan.



Frisina strongly objects to the approval of any of the Applicant's requested textual amendments that would identify the UWSLG lands as a candidate area for a residential boundary expansion, thus giving it potential timing priority over Elfrida, on the following grounds:

1. It would challenge the long-standing priority status directed to Elfrida by setting up, what Frisina would frame, as a premature urban expansion advanced prior to the City's completion of its MCR. The conclusion of GRIDS 2 is not expected prior to the City's statutory completion date of July 1, 2022. The additional residential lands being targeted by the Amendment, and the corresponding forecasted residential growth that could potentially be allocated to UWSLG prior to completion of the MCR, would by statute, need to be fully accounted for (constituting a net reduction) in the City's pending residential land needs assessment pursuant to Section 2.2.8.5(e) of the Growth Plan. This would be an unacceptable outcome to Frisina, as no clear policy justification has been provided for the Official Plan Amendment singling out the UWSLG lands in preference to, and in advance of, Elfrida.
2. It is clear that the City had originally intended to include the UWSLG lands in the AEGD Secondary Plan but collectively, the landowners appealed and pursuant to the associated Minutes of Settlement (discussed further below), the UWSLG employment lands were omitted. Amendment 1 to the Growth Plan will now obligate the City to consider its employment land needs out to 2051. Accordingly, until the City has completed its MCR, and is clear on its future employment land needs, it is Frisina's position that the determination of any residential expansion associated with the UWSLG lands is premature. Even once completed, the planning justification for each 40 ha. expansion will need to demonstrate why the UWSLG lands are more appropriate for residential than employment, particularly, among other matters, given their noise exposure in close proximity to the airport. Given the priority focus historically on Elfrida for settlement growth, it would be contrary to good planning to exclude Elfrida from consideration in the evaluation of those applications.
3. Moreover, this Application amounts to a blatant attempt to circumvent the City's ongoing MCR process by diverting its investment of time, resources and servicing infrastructure away from the priority expansion in the Elfrida area.
4. As the City has alluded to in its Formal Consultation comments dated December 12, 2019, we also take the firm position that the UWSLG's initiated Official Plan Amendment is contrary to the AEGD Phase 3 Minutes of Settlement (the "**Settlement**"). The Settlement was executed by Silvestri and collectively, by the Twenty Road West Landowners (the "**Parties**") on February 3, 2015. Referring to paragraph 14 (b) of the Settlement, the Parties clearly adopted the City's position recognizing Elfrida as the City's "first priority" settlement area for non-employment growth. Further, towards implementing the City's "Elfrida-first" position, paragraph 12 clearly bars the Parties from objecting "directly or indirectly to the recognition of the Elfrida area as identified in section B.2.2.1 of the Urban Hamilton Official Plan" as a future urban growth district.
5. Moreover, paragraph 12(c) specifically bars members of UWSLG from objecting,

*...directly or indirectly, to the manner in which the Elfrida area is recognized as the City of Hamilton's area for further urban boundary expansion to accommodate the population growth targets for 2031, whether that be by way of an urban boundary expansion, **identification of a future urban growth district, or some other manner;***



In the context of UWSLG's present application, we would suggest that the references to "identification of a future urban growth district" or "some other manner" provides the City with the latitude to strip away from the proposed Amendment, any site-specific reference to the UWSLG's lands in their proposed section 2.2.6.1. Otherwise, Frisina submits that the Amendment provides UWSLG with a site-specific policy advantage which if approved, would shift the long-standing first-priority status away from Elfrida to Twenty Road West, in direct contravention of the executed Settlement. We would strongly urge the City to refuse the Application.

6. In the context of where new 2031 settlement area growth should be directed, Elfrida vs. Twenty Road, that matter will be the subject of a future LPAT hearing. The UWSLG Application, in its current form, seeks to circumvent this hearing process.

In summary, for all of the above-noted reasons, and potentially other reasons that may emerge as this application evolves, Frisina strongly opposes the proposed Application for Official Plan Amendment, including, its site-specific policy direction (s. 2.2.6.1).

We would ask that you please add the Frisina Group (c/o Gowling WLG - Att'n: John Doherty) to your list of interested parties so that Frisina may continue to be notified of future meetings in this matter and to receive copies of all other Applicant materials and related public and agency comments.

Yours very truly,

Gowling WLG (Canada) LLP

A handwritten signature in blue ink, appearing to read "John S. Doherty", written in a cursive style.

John S. Doherty

JSD:hp

cc: Patrick MacDonald - City of Hamilton  
Client

EDC\_LAW\ 2324233\6

**From:** Tamie Farnworth [REDACTED]  
**Sent:** August 26, 2020 10:35 AM  
**To:** Travis, Heather  
**Cc:** David Rosati  
**Subject:** UHOPA-20-011 (David Rosati Glancaster Property) 11R986  
**Attachments:** 2020-08-24 Letter to City (DRAFT)v2.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

Please see our attached correspondence being over night couriered to your attention today, August 26, 2020.

Kind regards,

**Tamie Farnworth** | Law Clerk to David A.V. Rosati

One James Street South, 14th Floor | Hamilton, Ontario L8P 4R5  
[REDACTED]

*Confidentiality Notice: This e-mail, including any attachments, may contain information that is confidential and protected by solicitor-client privilege. It is intended for the above-named recipient(s) only. If you are not the intended recipient, please notify us by telephone or return e-mail immediately and permanently delete this e-mail from your system without making a copy. Any unauthorized use or disclosure, copying or use of this e-mail is prohibited.*

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One James St. S., 14<sup>th</sup> Fl.  
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FAX (905) 523-5878

[www.shlaw.ca](http://www.shlaw.ca)  
[www.classactionlaw.ca](http://www.classactionlaw.ca)

*Barristers, Solicitors and Trade Mark Agents*  
**+Member Canadian Class Action Network**

Reply to David Rosati ext. 272  
drosati@shlaw.ca

August 26, 2020

**VIA COURIER AND EMAIL ([heather.travis@hamilton.ca](mailto:heather.travis@hamilton.ca))**

Planning and Economic Development Department  
Planning Policy and Zoning By-law Reform  
71 Main Street West, 4th Floor  
Hamilton, ON L8P 4Y5

Attention: Heather Travis

Dear Sirs:

**RE: Urban Hamilton Official Plan Amendment (File No. UHOPA-20-011) – Notice of Complete Application and Preliminary Circulation for an Application by Corbett Land Strategies for a City-wide Amendment to the Urban Hamilton Official Plan respecting Urban Boundary Expansion Policies and an Area-specific Amendment for Lands Located in the Twenty Road West area of Glanbrook (Ward 11)**

We are solicitors for Nicholas Tsuluca, owner of the real property legally described as Lot 124, Registrar's Compiled Plan 1440 ; T/W HL215167; Glanbrook City of Hamilton; PIN 17398-0117 (LT) (the "**Property**"). Our client has been made aware of the above-referenced application with respect to Urban Hamilton Official Plan Amendment (File No. UHOPA-20-011) (the "**Plan Amendment**").

Please note that our client did not receive proper notice of the Plan Amendment. Rather, our client learned of the Plan Amendment by indirect means. Please ensure all future correspondence, notices, etc. concerning the Plan Amendment are sent to the writer.

Otherwise, please consider this letter to be our client's formal objection to the Plan Amendment. Specifically, while our client does not necessarily object to the urban boundary expansion in principle and agrees that the Twenty Road West area of Glanbrook is the ideal 'candidate area' for future boundary expansion, our client objects to the specific mapping which has been proposed. That is, our client's Property has been designated as 'Non-Participating' despite the fact that it is an un-forested vacant lot already situated on a driveway with access from Glancaster Road, no more than a few hundred metres from existing residential dwellings and, according to the proposed mapping, situated on proposed roadways the opposite side of which is designated as residential lands for future development. There is no justification for designating only one side of the proposed

roadway as residential and leaving the other side (which includes our client's Property) vacant, and more generally there is no persuasive reason for designating our client's Property as Non-Participating. Our client's Property is ideally situated for future development and has as much development potential as the surrounding lands which have been designated for residential development on the proposed plans. In accordance with the provisions of the *Planning Act*, please notify the undersigned of any future Appeals, public meetings or Council decisions regarding the subject application.

Yours very truly,

**SCARFONE HAWKINS LLP**



Per:

**DAVID ROSATI (P.C.)**  
**drosati@shlaw.ca**