

**From:** Bob Berberick  
**Sent:** Sunday, October 4, 2020 1:02 PM  
**To:** Travis, Heather <[Heather.Travis@hamilton.ca](mailto:Heather.Travis@hamilton.ca)>  
**Subject:** Planning Meeting & October item 7.4

Good Morning.

Here is my letter of concern.

On August 11, the Planning Committee will be discussing expanding the urban boundary. Developers want access to the lands bordered by Twenty Rd, Upper James, Dickenson and Glancaster roads.

I am opposed to this expansion and here are my reasons. If you agree, please contact your Councillor.

(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 the City of Hamilton 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 glaring examples.
3. Portions of our sewer system are extremely old. Where will the money come from when (not if) 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 likely 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.