

Castangrey 5 Corp. & Castangrey 7 Corp.

107110 Bathurst Street

Vaughan, ON

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December 9, 2020

By email

Chairman and Members of the Special Issues Committee  
City of Hamilton  
71 Main Street East,  
Hamilton, ON  
L8P 4Y5

**Re: Report on GRIDS 2 / MCR for General Issues Committee meeting of December 14<sup>th</sup>.**

Dear Members of the Committee:

We are the owners of lands on Fletcher Road in Elfrida.

Upon reading your report, we have the following comments:-

- 1) The report identifies a number of scenarios, all of which show a higher intensification level than has been achieved in the past several years. In the report, the City's consultant acknowledges that the targeted levels will be difficult to implement. This puts into question whether such higher levels of intensification will occur. We do not believe that this will be accomplished.
- 2) Given the changes occurring brought about by the Covid crisis, which place more emphasis on home based work, we believe that there will be a growing demand for ground related housing that provides more living space than apartments which will continue long after the COVID pandemic is under control. There is clearly a change in the way many people will be working. While this is good from a climate change perspective, it also changes the housing mix needs to require less apartments and more low-rise type homes
- 3) I note that on Page 15 of the report there is a reference to balanced growth that states that greenfield development may be tied to achieving certain thresholds of intensification. This could be counter productive, recognizing that market demands for low-rise housing will continue to increase due to the change in workplace preferences mentioned above. Therefore, limiting the amount of greenfield development would drive up the price of homes if there is limited supply.

We ask that the Committee consider a reduction of the intensification targets to a more achievable level and also that they delete the suggested requirement for the intensification thresholds related to greenfield development.

Thank you.

Castangrey 5 Corp. and Castangrey 7 Corp.

A handwritten signature in blue ink, appearing to read 'M. Stevens', followed by a horizontal line.

Per Maurice Stevens

c.c. Heather Travis