

Attention: Stephanie Paparella, Legislative Coordinator (Stephanie.Paparella@hamilton.ca)

Regarding: Report PED17010(h) – 'GRIDS 2 and Municipal Comprehensive Review – Land Needs Assessment and Technical Background Reports

To Whom This May Concern,

Regarding the GRIDS 2 Report, please consider the following comments for submission in reflection of this report. While the staff summary, along with Appendices A through H are extensive in length and reading, through a very time-limited perusal, there are a few brief points to draw attention to that many Stoney Creek area residents are concerned with and would question.

It is clear that there is a specific mandate that demands forced growth of the Golden Horseshoe. More specifically noted regarding the Greater Hamilton area - The City MUST plan to achieve the minimum provincial forecasts of 820,000 persons by 2051 with lower forecasts not permitted. Residents must question how government can 'demand' such extremes in residential development in such compact concentration.

Within Appendix C - Residential Intensification Market Demand Analysis:

In particular 1.2 in reference to Hamilton, it indicates that the rate of intensification equates to nearly 1,800 units annually, more than double the historic level of such development that has occurred over the past decade.

And - 2.1 GAP ANALYSIS – Stating: However, on a finer geographic level, there are some significant variations between projected and actual RI. **What this means is that, while intensification is occurring, the pattern and location of intensification is not the same as that forecasted in 2006.** In general, it is noted that the west harbour area and the Downtown have been underperforming with regards to intensification. Some of the newer growth areas such as Hamilton Mountain, Ancaster and **the Stoney Creek waterfront have experienced greater intensification than what was forecasted**

This brings us to our point in question regarding Appendix C – 1.2: If this 1,800 unit intensification growth is for the entire city of Hamilton, how then, can one small area of Stoney Creek, particularly the lake area community, be subjected to well over 1,800 units within just one single proposed development?

That number does not include the multiple hundreds of additional units proposed within steps of this development, nor does it include the multiple hundreds of units that have been built since 2015 or that are currently under construction. All of this growth has been built, is taking place or is proposed within a semi-isolated miniscule block of lake area land north of the QEW. It clearly appears that this area alone is being forced to provide all and well beyond the yearly quota of mandated units required and expected for all of Hamilton.

How can residents of this extremely fragile area not question the motives of both provincial and local government? Particularly given that, within this entire small parcel of land between Grays

and Fruitland Roads that is being inundated with this development craze, it houses an environmentally sensitive area and natural heritage woodlots.

While we are aware that there are other areas that are being reviewed for expansion of residential development (Elfrida, Whitechurch, etc.) the choices regarding the boundaries of previously planned urban sprawl appear to be based on extreme intensification due to the quick saleability of desirable waterfront properties rather than taking into consideration the damage that this overdevelopment is creating with water mitigation/flooding issues, infrastructure concerns, severe traffic congestion, the carbon footprint, environmentally sensitive lands, local wildlife and ages old migratory pathways as well as the health, safety and comfort of existing area residents.

Members of this community have been urgently stating these points for a very long time. We ask again, that through the GRIDS 2 review and every other area of residential development, that every level of government allow full and fair public/citizen input in all current and future development growth to allow the concerns of every resident of the Greater Hamilton area to be fairly and be properly addressed and given full consideration before any further residential development and urban expansion occurs.

Thank you for your consideration,
Sherry Hayes & Debbie Martin