

**Public / Stakeholder Comments –  
Land Needs Assessment: General**

Submitted by	Comment / Question	Staff Response
Anonymous	<p>How do the plans reflect the teaching that, 'We are All Treaty People' and demonstrate adequate respect for the Dish With One Spoon Treaty Wampum that is reference daily in our public schools?</p> <p>How is the City engaging in a meaningful way with indigenous communities throughout this process?</p>	<p>Consultation with indigenous communities is an important part of our planning process for this project and all other planning projects. The City has engaged with local indigenous communities at earlier phases in this planning process. Staff have reached out and will continue to reach out to consult and engage throughout the various phases of the GRIDS project.</p>
Jeannette, Ann Marie	<p>We own lands located northeast of Upper James and Airport Road. Lands are being shown as blue meaning that they will not be developed for residential uses because of noise contours. Why are other residential homes being developed closer to the airport?</p> <p>We expected to be able sell this land, which the buyer could rezone for a number of uses. After today, I feel this will not come to fruition and am pretty upset. Business is beginning to boom out there, and our land is a prime location for development.</p> <p>If these lands are not required for employment uses for the next 30 years and will not be brought into the urban boundary, what else can they be used for? Industrial, commercial? There is no interest in agricultural uses. How can a property be zoned as useless?</p>	<p>The property is located within the Rural area and is also located above the 30 Noise Exposure Forecast (NEF) contour of the airport. Because of the location of the lands above the 30 NEF contour, the development of sensitive land uses (for example residential or institutional development) is not permitted on the lands. This restriction comes from both provincial and local planning policies.</p> <p>The City's draft Land Needs Assessment has identified that the City does not require any additional Employment Area lands up to 2051. The City will require urban boundary expansion to accommodate Community Area growth, which is lands for primarily residential uses, and also some institutional and commercial uses. Because the lands in question cannot be used for residential purposes, they cannot be considered for urban boundary expansion at this time.</p> <p>The lands can be used for the uses permitted within the Rural (A2) Zone which includes agriculturally-related uses.</p>

**Public / Stakeholder Comments –  
Land Needs Assessment: General**

Submitted by	Comment / Question	Staff Response
<p>Open House questions</p> <p>(combined theme of boundary lines)</p>	<p>When did the Province establish the built boundary line?</p> <p>Is there any opportunity to change the line?</p>	<p>The built boundary line was established in 2006 by the Province.</p> <p>The built boundary line can only be changed by the Province. There was no change to the built boundary during the last review of the Growth Plan.</p>
<p>Open House questions</p> <p>(combined theme of population forecasts)</p>	<p>Where do the population forecasts come from?</p> <p>Who are the population and density "forecasters" (names/departments)? How do treaty people living in Hamilton reach these Ontario forecasters to discuss our concerns about their imposed mandates.</p> <p>What is the responsibility of the City to adhere to the provincial forecasts. Can the City choose not to work to the provincial forecasts? What are the risks if the City does not plan to these forecasts?</p> <p>How would citizens encourage Hamilton city planning to assess its own sustainable carrying capacity for human population within its boundaries (so that it may communicate with province of Ontario about what is appropriate)?</p> <p>Is human and ecological carrying capacity considered in the creation of the forecasts?</p> <p>Have changing demographic needs, such as those from the baby boomer generation, been taken into account in this process?</p>	<p>The population forecasts are provided to the City by the Province of Ontario through the Growth Plan 2019, as amended (Schedule 3). The Province recently updated the forecasts to 2051 based on background work completed by Hemson Consulting (Greater Golden Horseshoe Growth Forecasts to 2051).</p> <p><i>Supplementary Information</i></p> <p>The Growth Secretariat within the Ministry of Municipal Affairs and Housing should be contacted for additional information on the consultation that was undertaken as part of the development of the forecasts.</p> <p>The Growth Plan requires the City to plan to the mandated forecasts. If the City does not plan to the forecasts the City's Official Plan Amendment to implement the Municipal Comprehensive Review may not receive provincial approval.</p> <p>As part of the evaluation and phasing framework that will be used to assess future urban boundary expansion areas in the next Phase of GRIDS2, there are a number of environmental and economic factors that will be considered.</p>

**Public / Stakeholder Comments –  
Land Needs Assessment: General**

Submitted by	Comment / Question	Staff Response
		<p>Because the City is required to plan to the provincial forecasts, there are no plans to create separate, local forecasts. Through the next round of GRIDS 2 / MCR, the City will be identifying a growth strategy to accommodate the forecasted growth in the most sustainable and efficient manner.</p> <p>The forecasts are based on age-related trends in household formation and unit type preference and therefore demographic needs are taken into account in the process.</p>
<p>Open House questions  (combined theme of whitebelt)</p>	<p>Could the whitebelt be considered as periurban?</p> <p>What is the proportion of the whitebelt to already developed land?</p> <p>Does the whitebelt include prime agricultural land?</p>	<p>Yes, much of the whitebelt could be considered peri-urban, or on the urban-rural fringe. What differentiates the whitebelt from the remainder of the City's rural lands is that it is not within the Greenbelt Protected Countryside.</p> <p>The whitebelt represents approximately 4% (4,320 gross ha) of Hamilton's total land area. Of this 4,320 gross ha, 2,220 gross ha are available for community area. In comparison, the Urban area represents 21% (24,000 gross ha) of the total land area. This community land area would represent an increase of 2% in total land area to be added to the urban area</p> <p>Another 74% of the City's total land area is within the Greenbelt Plan.</p> <p>Yes, some of the whitebelt lands is considered prime agricultural.</p>

**Public / Stakeholder Comments –  
Land Needs Assessment: General**

Submitted by	Comment / Question	Staff Response
Open House questions  (combined theme of Waterdown)	Are there any urban boundary expansions proposed from Waterdown?  Is the allowance for a 10 ha expansion from Waterdown a new policy?	There is an exception in the Growth Plan that allows expansion from Waterdown or Binbrook. These areas are identified as Towns in the Greenbelt Plan. A 10 hectare expansion to either or both of these areas through the Municipal Comprehensive Review is permitted, using criteria specified in the Growth Plan for evaluation of requests for expansion. Only half of that land can be used for residential purposes. It is an option and there are land owners in Waterdown that have an interest in seeing some urban expansion. This is something that will be reviewed in the coming phases of the GRIDS2 and MCR project.  The policy allowing the 10 ha expansion from a Town / Village in the Greenbelt Plan was introduced in the recent revisions to the Growth Plan.
Open House question	Are there any wetlands or other sensitive areas that are vulnerable to development? Are these areas identified and how are they accounted for?	Yes, there are natural features, including wetlands, in areas of the whitebelt lands. These features are considered non-developable lands and are not included in the potential developable land area calculations. As part of future planning phases, these areas will be further mapped and identified through sub-watershed studies and other environmental impact studies.
Open House question	Is it possible to include local power generation in the lands need assessment? community owned power generation, that is?	It has not been part of the assessment to date, but could be reviewed in later (secondary) planning stages.  <i>Supplementary Information</i> District energy will be implemented as urban boundary expansions occur.
Open House question	Will there be refinements to the natural heritage system through the MCR process?	If any refinements to the natural heritage system are required, they could be considered as part of

**Public / Stakeholder Comments –  
Land Needs Assessment: General**

Submitted by	Comment / Question	Staff Response
		the MCR process. No determination on this requirement has been made to date.
Open House question	What considerations are made to improve transportation methods to accommodate increased population in the urban areas?	<p>The City is completing a transportation network review as part of GRIDS 2 which will include consideration of enhanced transportation infrastructure requirements.</p> <p><i>Supplementary Information</i> Different types of transportation include planning for public transit, the potential use of autonomous vehicles and other micro mobility methods.</p>
Open House question  (combined theme of farmland protection)	<p>How many hectares of good farm land gets paved over in your various scenarios?</p> <p>I'm really concerned about farm lands. I hope they receive the protection they and our food source deserve.</p>	<p>The scenarios range from 1,300 ha to 1,600 ha of land required for urban expansion. Some parts of the whitebelt lands are currently in agricultural production.</p> <p>As part of the next phase of the project, an agricultural impact assessment will be completed to examine impacts on agriculture arising from the growth scenarios and identify ways to minimize and mitigate impacts.</p> <p>74% of the City's total land area is within the Greenbelt Plan.</p>

**Public / Stakeholder Comments –  
Land Needs Assessment: General**

Submitted by	Comment / Question	Staff Response
<p>Open House questions</p> <p>(combined theme of expansion)</p>	<p>Is expansion being "encouraged" by the provincial govt?</p> <p>What do you see as the main risks of not expanding the urban boundary? for who?</p>	<p>The Province requires municipalities to plan for forecasted growth in accordance with the land needs assessment methodology.</p> <p><i>Supplementary Information</i></p> <p>The no urban boundary expansion option was not modelled in the land needs assessment or included as an option for the following reasons:</p> <ul style="list-style-type: none"> <li>- This option, with a significantly increased intensification target, far exceeds the identified market demand in the RI Market Demand report. The provincial LNA methodology requires the use of a market-based demand approach to the calculation of land needs. In light of the market-based direction, it is questionable if the Province would accept a proposed intensification rate of 80%.</li> <li>- The RI Supply Update Report has identified a supply potential of approximately 70,000 units to 2051. The required intensification units under this option would be in the range of 89,000 units to 2051 which exceeds the estimated supply within the planning horizon.</li> <li>- This option would not result in a balanced unit supply of new units as is required by planning policy to contribute to the development of complete communities. Approximately 75% of new intensification units would be in the form of apartments. There is a concern that an unbalanced future unit supply would not satisfy the demand for lower density housing forms, and that the City may lose growth opportunities if that demand cannot be met.</li> </ul>

**Public / Stakeholder Comments –  
Land Needs Assessment: General**

<b>Submitted by</b>	<b>Comment / Question</b>	<b>Staff Response</b>
Open House question	Can you provide some context on how Binbrook got developed?	Binbrook was developed prior to the implementation of the Greenbelt Plan, and prior to amalgamation of the City of Hamilton. It was identified as one of the former Township of Glanbrook's urban areas in the 1980's. A Secondary Plan was prepared in the 1990's.
Open House question	There is a TC energy pipeline that runs within the hydro corridor that is located between Twenty Road and Rymal Road. Does this get taken into account through the LNA / GRIDS process?	<p>Pipelines and other rights-of-way are factored out when the City is determining developable area. In the future, if the lands are brought into the urban boundary, it would have to be determined through the secondary planning stage how the community would be developed and how the corridor would be worked into the neighbourhood design.</p> <p>TC energy pipeline will be considered as the City undertakes the next stages of GRIDS2/MCR process.</p>