

**Public / Stakeholder Comments –
Land Needs Assessment: Phasing Evaluation**

Submitted by	Comment / Question	Staff Response
Roderick	During the presentation it was mentioned there would be an Agricultural Impact Assessment under GRIDS 2 in the near future. Our family has a chicken broiler operation that borders the urban boundary in Waterdown. We would very much appreciate the opportunity to participate in the Agricultural Impact Assessment process.	The AIA will consider potential expansion in the Waterdown area and will be made available for public review.
Colin Chung – Glenn Schnarr & Associates Inc	It is understood that urban expansion to include the Elfrida area has been long debated. Through the GRIDS 1 process (2006), the City identified Elfrida as Hamilton’s next urban boundary expansion area to accommodate growth to 2031, coupled with intensification of the downtown and built-up areas. Furthermore, in 2017 and 2018, the City held public consultation and community meetings on the “Elfrida Growth Area Study” seeking public input on ‘visioning and design’ and community structure scenarios for Elfrida. Through GRIDS 2, Elfrida continues to be studied and is identified as a strategic growth option that is necessary to meet the City’s population and employment projections. Contrary to other submissions made to the Committee, it is our opinion that the Elfrida area continues to remain a logical and viable option to expand the City’s urban boundary to accommodate growth and development.	Comments are noted and appreciated. All work on Elfrida has been suspended until the completion of GRIDS2/MCR process.
Open House question (combined theme of agriculture)	At the December 14 GIC Meeting city planning staff and city councilors stated that the city is considering phasing development over the 30 years to 2051. Will that phasing be based on Provincial Preservation of Prime Agricultural Lands in the later phases? In regards to phasing, will priority be given to non-prime agricultural lands over prime agricultural land?	In accordance with requirements of the Growth Plan, agricultural impact, including prime agricultural lands, will be considered as a key component of the evaluation and phasing review.

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	<p>Famous architect and planner Christopher Alexander had identified a planning pattern referred to as "city-country fingers" whereby urban corridors are extended outward like a star (or fingers); so that urbanites and farmers could be within walkable distance of each other (a good symbiosis).. would the city consider the merits of such an elegant regional design plan? Clarification: my question about "city and country fingers" pattern is about the where.. it has to be thought of when choosing where to expand.</p>	<p>Many factors will be considered in the evaluation of where and when the City will grow, including development of complete communities and impact on agricultural lands.</p>
Open House question	<p>Doesn't it make sense to develop the closest Whitebelt lands to the Downtown Community Node in Phase one of the residential urban boundary expansion to reduce commute times and greenhouse gas emissions instead of "Leap Frog" development?</p>	<p>The next project phase will look at where and when growth will occur, and potential scenarios to consider. Connectivity to the existing urban area will be a key consideration when we are evaluating growth options. The connectivity of development also plays into our evaluation through a climate change lens.</p>
Open House question	<p>We have an intensive farming operation on the border of urban designation in Waterdown. What does the GRIDS2 process envision to help avoid conflict between current farms & future developments. Will Hamilton ensure minimum distance separation is respected?</p>	<p>When the City looks at a potential urban boundary expansion, the Growth Plan provides criteria for the City to review. Protection of agricultural lands is key amongst these criteria, including MDS compliance and maintenance of the agricultural food network. If there are any potential impacts that are unavoidable, they must be minimized and mitigated to the greatest extent possible. The City will be undertaking an agricultural impact assessment as part of the evaluation of growth options to assist with addressing these concerns.</p>
Open House question	<p>What consideration is given to releasing or extending land need on a staged basis; i.e assuming new expansion only takes place after all existing land is used; thereby deferring expansion for 10/20 years</p>	<p>Phasing consideration is the next stage of the planning process. It is known that not all expansion lands will be required before 2031, so the City will be exploring options for where and when the City will grow over the 2051 planning horizon.</p>

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		In a letter dated February 23, 2021 from the Growth Secretariat, the Province reaffirmed the requirement that lands to accommodate the 2051 forecasts must be designated in an Official Plan.