



January 29, 2020

GSAI File: 709-014

City of Hamilton
Hamilton City Hall
71 Main Street West
Hamilton, ON
L8P 4Y5

Attention: Ms. Stephanie Paparella,
Legislative Coordinator

**RE: GRIDS 2 / Municipal Comprehensive Review – Land Needs Assessment
and Technical Background Report (PED17010(h) (City wide)
City of Hamilton**

Glen Schnarr & Associates Inc. (GSAI) represents Hamilton Country Properties Ltd., who own land within the Elfrida area that is generally located at the northwest corner of Hendershot Road and Golf Club Road (see attached key map). We have been actively monitoring the City of Hamilton's GRIDS 2 and Municipal Comprehensive Review. Recently, our office participated in the Virtual Information Meeting on the draft Land Needs Assessment on January 18th and 20th, 2021. Our clients have reviewed the above noted Land Needs Assessment, which was considered at the General Issues Committee on December 14th, 2020. As such, we are providing our comments in support of Staff's findings thus far through this process; being that the draft Lands Needs Assessment confirms the City needs to support intensification and responsible urban boundary expansion to meet its 2051 population and growth projections. We would like to express our support of the land needs scenarios, *Growth Plan Minimum* (50% intensification) and *Increased Targets* (55% intensification), as both scenarios represent reasonable growth targets that are in keeping with the Province's market-based approach for land use planning.

At the December 14, 2020 General Issues Committee meeting, both Committee members and others expressed concerns that urban expansion into the Elfrida area will result in the removal of prime agricultural land. In response, we would like to provide commentary on these concerns. The Staff Report states that a majority of Rural Hamilton is located within the Greenbelt Plan. The Greenbelt Plan area permits agricultural uses.



Whitebelt lands are those lands located within Rural Hamilton but are not included in the Greenbelt Plan area. While Whitebelt lands are currently characterized by rural and agricultural land uses, they are not subject to the same policy framework as ‘prime agricultural lands’ designated in Provincial policy. The draft Land Needs Assessment has identified that most or all of the City’s ‘Community Area whitebelt lands’ will be required for future growth to the year 2051.

The expansion of a settlement boundary area to accommodate provincially mandated growth is permitted by the Provincial Policy Statement (as referenced in *Section 1.1.3.8*), so long as it is warranted. Through the GRIDS 2 and MCR processes, the City of Hamilton is fulfilling their responsibility and obligation in determining if an urban boundary expansion is warranted to meet provincial growth projections.

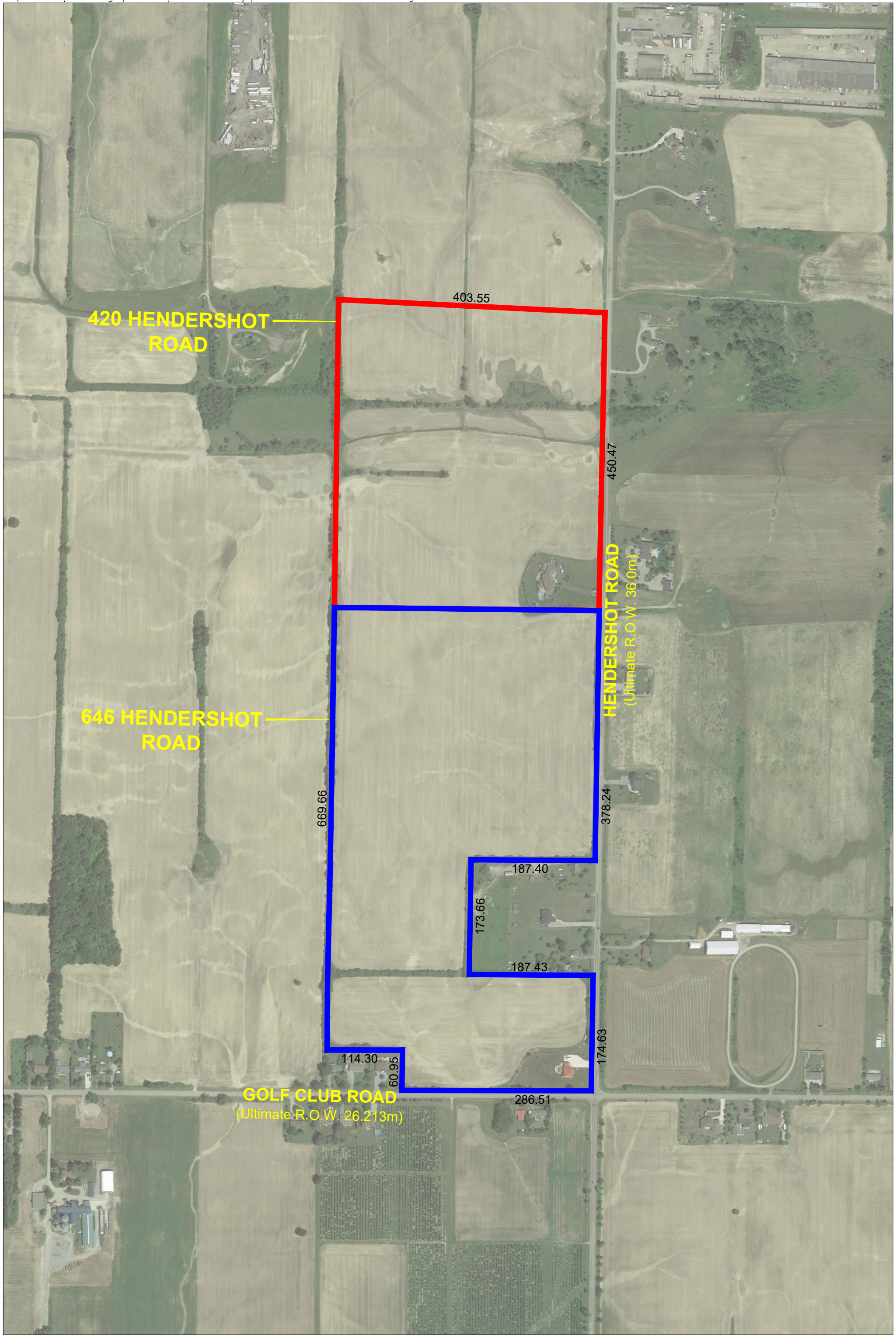
It is understood that urban expansion to include the Elfrida area has been long debated. Through the GRIDS 1 process (2006), the City identified Elfrida as Hamilton’s next urban boundary expansion area to accommodate growth to 2031, coupled with intensification of the downtown and built-up areas. Furthermore, 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.

Our office will continue to monitor the City’s GRIS 2 and MCR process. Please provide notification of a public meeting and staff report regarding this matter. Please contact the undersigned should you have any questions.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Colin Chung, MCIP, RPP
Partner



AERIAL CONTEXT PLAN

420 & 646 HENDERSHOT ROAD,
CITY OF HAMILTON,
REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH



SCALE 1:5000
JANUARY 27, 2021

