

Public Comment Summary – General Comments Received since March 2021

#	Date:	Name:	Comment:
1.	Oct 18, 2021	Jamie B	In favour of no urban expansion. Intensify within the existing urban boundaries. Save the farm land.
2.	Oct 15, 2021	Ed F (Hamilton Chamber of Commerce)	<p>As you are aware, the Chamber of Commerce is supporting staff position with respect to recommendations regarding expansion of the Urban Area to the limits of the Greenbelt Plan. One of the reasons the Chamber supports this option is that we believe in the long run this option will help protect more farmland more than the option of limiting development to the existing urban boundary. Our position is that if future growth is limited to the existing boundary limits, development will simply leapfrog to the other side of the Greenbelt Plan.</p> <p>With the ongoing restrictions and expansions of the existing Urban Area, we are already seeing this happen in communities such as Brantford, Paris and Caledonia. It is our understanding that residential development in these areas is at a much lower density than would occur if this development were to be accommodated within the existing Whitebelt lands.</p> <p>Is staff able to quantify this implication in any way? For example, is it possible to estimate how much farmland outside of the Greenbelt would have to be available to accommodate displaced growth in the Whitebelt lands, assuming that growth outside of the Greenbelt would occur at a much lower density. Even if this impact cannot be quantified, would it be helpful for staff to ensure this implication is identified in a general sense in the next report going forward to Council?</p> <p>We also believe that accelerating growth beyond the limits of the Greenbelt would have a significant negative environmental impact. However, we have not seen this issue either identified or quantified. Is this an issue that should be part of the discussion as well? To us, it makes more sense from an environmental perspective for homes to be built in the Whitebelt, inside the Greenbelt, as opposed to lands outside of the Greenbelt.</p> <p>We look forward to bringing these matters forward to the next available opportunity for Committee to consider future growth option. Please give me a call if you have any questions or would like to discuss this matter further.</p>
3.	Oct. 3 2021	Dave M	<p>Hello, I just wanted to express my thoughts on Boundary expansion.</p> <p>I grew up on a farm in Flamborough, and “Farmers Feed Families “ is real.</p> <p>We grew half a million pounds of apples (or more) in Millgrove.</p>

#	Date:	Name:	Comment:
			<p>We sold them at the farmers market downtown Hamilton. We were close to markets but out in the country. That is a lot of production to replace. Food prices are going up, we should not put our food reliance on even further sources or other countries through import. There are many properties in the inner city which are derelict and abandoned. These properties are close to mass transportation and should be addressed. They are not as convenient to develop/redevelop but if builders want to build, there are properties which have services at the curb. Builders build to make money, that’s why, that’s it. The pamphlet which has been sent out to vote against no boundary expansion is propaganda by builders. They use scare tactics, in my opinion they don’t care about Hamilton, or any community, they care about their bottom line. Please don’t fold to their lobbying or financial claims. This City belongs to the people of Hamilton, not corporations. That message needs to be explicitly demonstrated and the community should move a head in a manner which rehabilitates the inner core before we see irreplaceable farm land is built on and paved over.</p> <p>Just my humble opinion, but as a Fire Fighter, I work all around the city and if no effort is made to rehabilitate the inner core, Hamilton will develop “The Doughnut Effect”. It may be a tough position to take, but it truly is the way to see the City turn around.</p>
4.	Sept 27, 2021	Steven O	<p>Dear Judi Partridge, Mayor of Hamilton, City Councillors and Dept Staff concerned.</p> <p>_____, as residents of Flamborough Waterdown, are 100% in favour to expand our urban boundary broadly with no constraint until we have adequate housing available.</p> <p>This expansion should include Flamborough, in particular East and West Flamborough along the Hwy 6 corridor from Dundas St to as far north as we need to go.</p> <p>We are, some say, 20 years behind in housing development so its going to take ten years or more to get back to where we need to be.</p>

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			<p>There is a total lack of affordable single detached housing in this area and focus should be on single detached homes in the 1000sq feet to 2000 sq feet.</p> <p>Not only is there a complete lack of supply for young families, there is NOTHING here for retirees, like us, either. We are STUCK in our 4 bedroom home as empty nesters with no place to go in Hamilton at a reasonable price for retired couples. After searching for an alternative home in both Burlington and Hamilton, we have all but given up.</p> <p>We do not accept the biased City survey where objectors rallied against expansion and may well have submitted multiple objections. The survey is not statistically valid. It is a shame that the radical left objectors turned the City Survey into a sham. .</p> <p>Staff, would you please forward our email to the Mayor, all Councillors and dept staff who are making recommendations regarding our urban boundary. Please copy me on this.</p> <p>Thank you for listening at this time.</p>
5.	Sept 24 2021	Roger S	<p>If you vote now for Urban Sprawl (against the wishes of 90% of polled citizens), how do you synchronize that choice with that to agree to an LRT system unless you really don't care about the LRT system and the importance of reducing vehicle traffic? What the east west LRT may reduce is dwarfed by the added pollution generated by the urban sprawl you may be allowing. You are in essence thumbing your nose at your own decision you just made 2 weeks ago and spent 10 years over as well as to Hamilton. Hence, I truly don't think you care in the least about the LRT system; many simply didn't have the nerve to say no to the money because you believed your constituents would sour on you and you did not wish to explain your reasons as though they weren't valid. The LRT route that you have now chosen over a Bus Rapid transit route from Downtown to the Airport won't assist you in your argument to allow urban sprawl out by the airport area one iota. One is the antithesis of the other. Very clear example of irresponsible decision making.</p> <p>That there is even a serious decision to be made about urban expansion in lieu of all that is discussed about Vision 2020, from 8 to 80, the environment, etc, and how to utilize costly resources</p>

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			<p>wisely clearly shows to me anyway, the lack of overall vision by our council in how to move Hamilton forward in a synchronized manner.</p> <p>This lack of vision by various iterations of Hamilton Council has been my point and many other Hamiltonians' for years. The City of Hamilton does not have a proper plan for the entire area and has moved along in a knee jerk fashion for the past 50 years and now is about to possibly ensure that there is no cohesive plan for the next 50 years if you choose Urban Sprawl.</p> <p>You will have unleashed a true mess for future municipal Hamilton governments. Nothing new though. Just so terribly disappointing considering how Hamilton and the area could have been planned.</p> <ul style="list-style-type: none"> - Not building a highway bypass with parallel service roads from QEW / Centennial pkwy up and past the Airport and out to what is now Hwy 403 in Ancaster but rather choosing to chew up the last significant major urban valley in Canada. <li style="padding-left: 20px;">Planning this in the 60s could very well have set the tone for planning even today. - Hmm, when will the truly embarrassing escarpment face be repaired? - When will the Haida ever be brought out to be viewed and respected properly by thousands of Canadians? - The ridiculous new urban park at John and Rebecca instead of a simple attractive flowered and treed and flowered with benches park the downtown needs? That could be used to encourage even more Hamilton Pollinator gardens. - The wasting of the Chedoke Ski Park to nothing after 35 years of exceptionalism because the city couldn't let it go to private ownership? The ski area that had the highest paid lift operators of any ski area in North America because the city had to use city workers and couldn't let that go, aiding in it's very demise. - The inability to make a small historical parkette at the location of the first single room schoolhouse on Hamilton mountain. - The discharge of 30 billion litres of waste water into Cootes Paradise - The non transparent nature of the problem with the Redhill Parkway asphalt <p>Now, the city has of course done good things such as build the shoreline trail, the Hamilton Conservation areas (which is under attack however), preserved museums along with terrific virtual online accessibilty, has respected university and colleges, and world class hospitals.</p>

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			<p>My point in bringing up the negatives is that they were easy decisions to make in the way that would have benefited all Hamiltonians and pressure from elsewhere changed the decision to thereby become a negative / stain on Hamilton.</p> <p>There is no need to rush or make short term gain decisions for our individual lifetime when viewed as what is best for Hamilton's long term. Urban boundary expansion is a bad long term planning plan. It's in essence not a plan whatsoever. If you can't control this urge now, what position are you placing your future council in? Thoughtless, arrogant and probably a few other adjectives come to my mind.</p>
6.	Sept 23, 2021	June S	<p>A petition is circulating by mail and online by HamiltonNeedsHousing.ca which with some closer scrutiny is a group of builders and land investors wanting support for urban boundary expansion. The survey circulated by the city was insincere at best, in the middle of summer looking like any other advertisement flyer to be tossed in the recycle bin. But from those few who did not toss, the choice was clear. Infill first.</p> <p>These biased stakeholders are taking advantage in the wake of the federal election that saw affordability linked to housing. In Hamilton affordability has become the issue because buyers from Toronto consider it a bargain to offer tens of thousands over Hamilton market value compared to Toronto prices.</p> <p>We will continue to monitor this file.</p>
7.	Sept 23 2021	Glenn F	<p>I was surprised to find a flyer in my mail today from "Hamilton Needs Housing" that does not identify themselves, but asks us to sign a petition to allow expansion of the urban boundary as in option 1 of the city survey.</p> <p>I am strongly against this. My concern is that this group is giving misleading information to serve their own needs. While not noted on the mailed information, the website indicates it is comprised of property owners on both sides of the current urban boundary line, and further information indicates that</p> <p>Coalition members include:</p> <ul style="list-style-type: none"> • Cardi Construction Limited • Artstone Holdings Limited

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			<ul style="list-style-type: none"> • Corpveil Holdings Limited • Marz Homes • Melrose Investments Inc. • Multi-Area Developments Inc. • New Horizon Development Group • Paletta International Corporation • DeSosio Homes <p style="text-align: center;">These are all large companies who will financially benefit from urban expansion.</p> <p>With misleading information they are trying to convince the general public to support them, without saying who they are or that they will directly benefit. This is unethical. I strongly urge you to reprimand these companies and dismiss any petition or other submissions from this group or individual companies that are trying to lobby to serve their own interests.</p>
8.	Sept 23 2021	Connie S	<p>I am writing with my concerns over the potential destruction of farmland around the Hamilton area. I am also concerned about the group of developers that are pretending to be a concerned citizens group and duping people into signing their petition to plow over and destroy farmland.</p> <p>Hamilton Needs Housing is a group of developers that have been allowed to spread misinformation about the development of local farmland and are acting like they are against it but in fact want council to vote to destroy natural lands.</p> <p>Hamilton has more than enough unused buildings that can be repurposed to create affordable housing for our community.</p> <p>What we DO NOT need is more overpriced sprawling homes that no one can afford.</p> <p>Please make choices that are in the best interest of Hamilton and the citizens who call it home.</p>
9.	Sept 7 2021	Rick J	<p>Hello Councillors, Jason Thorne, GRIDS 2 - MCR:</p> <p>I hope that you and your families are well. I am writing to you as a followup to my previous letters in continued support of OPTION #2 regarding the proposed boundary expansion for the City of Hamilton. As a strong supporter of the SSHO position on proposed future boundary expansion, it has come to my attention that the</p>

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			<p>group supporting OPTION #1 have realized that large numbers of Hamiltonians are opposed to any further City boundary expansion; apparently, the response of this moneyed group of developers and builders has been to hire the largest lobbying firm in Canada , Strategy Corp to influence city officials to vote in their favour and for OPTION 1. This group supporting OPTION 1 for their own personal gain has tried to give all appearances of being a genuinely grassroots organization supporting the protection of Hamilton’s greenbelt lands but in fact by means of social media ads via Hamilton Needs Housing, they are trying to convince Hamiltonians to write to their councillors urging their Councillors to vote for OPTION 1 as such a vote will indeed stop urban sprawl and protect 100% of Hamilton’s greenbelt lands; clearly, this strategy is false and equally clearly represents the very desperate interests of the group supporting OPTION 1 to further line their deep pockets with more gold!</p> <p>I am asking all City of Hamilton officials involved with the proposed boundary expansion to say no to the OPTION 1 supporting group and not be influenced by their underhanded attempts to convince city officials that OPTION 1 is the best choice for all Hamiltonians. In fact, OPTION 2 is the only legitimate choice in this matter as evidenced by the survey results; OPTION 2 is the only course of action that represents the position of Hamilton residents and Hamilton councillors have been elected to make decisions that best serve all Hamiltonians. I am asking all councillors to set aside the wishes of those who would profit personally from proposed boundary expansion and who have used their power and influence to convince Hamilton councillors to decide in their favour. To do anything else will not sit well with Hamiltonians nor will it accomplish the need to accommodate any future population growth!</p>
10.	Sept 2 2021	Brooke T	<p>I am sharing my email with you that I sent to my ward 1 councillor earlier today.</p> <p>I wanted to express my support to stop the sprawl. Unfortunately I missed the opportunity to pledge online my support to stop the sprawl, but after reading Laura Katz’s article “Why ‘sprawl’ is such a big deal” in the Hamilton Jewish News it mentioned there was still time to email the city to share support.</p> <p>Just the other day I drove by the closed Walmart on Mohawk and Upper Sherman. It’s a HUGE lot, vacant and completely wasted at this point. A perfect spot to build on and build up. There are so many of these “perfect spots” to build throughout the city. Please push the city to utilize the already available space without spreading and disrupting further land. It’s not necessary and we all know its just further damaging.</p>

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11.	Aug 28 2021	Cheryl M	Develop and improve inner city!!
12.	Aug 26 2021	Michel P	<p>not only am i opposed to urban boundary expansions, i also think that all the \$\$ that the city normally spends on those surrounding infrastructures, as well as the \$\$ concessions given to developers, should instead be devoted to the renewal of roads and sidewalks within downtown Hamilton (haven't tried much coasting on roads outside downtown but suspect they might be worse).</p> <p>the proof of the need for rebuilding is simple to demonstrate: EVERY alderman should take wheelchair trips within his/her ward and report their experiences to the roads department.</p> <p>the sidewalks are corrugated, and the lines denominating every square are depressed - try those in a wheelchair! as for the road surfaces, ALL are a disgrace.</p> <p>in ward 2, ALL roads, sidewalks and bike lanes are gross; an absolute abomination for even pedestrians; a state of neglect that somehow no one in maintenance seems to notice.</p> <p>once again it takes citizens' intervention to hopefully get anything done, and then not necessarily redone properly!</p> <p>HELP!</p>
13.	Aug 27 2021	Michel P	further to my e-mail of yesterday, another position dear to me regarding boundary expansion into farmland is that, rather than appropriate farms for urban development, Hamilton should strive to become self-sufficient agriculturally - i.e. food-wise. only then should population expansion be considered based on secure long term availability of supplies.
14.	Aug 24 2021	Rick J	I hope that my email finds all of you and your families safe and healthy as we all continue to do our best to overcome the Covid virus. On July 15 of this year, I sent an email to all of you to express my deep and dire concerns regarding the City of Hamilton’s proposal to expand it’s current boundaries to include whitebelt lands adjacent to the current city boundaries for the alleged purpose of accommodating future population growth; as we all know, this planning committee proposal is clearly the most expedient way to deal with proposed future population growth but far from the best way when addressing the matter through a climate crisis lens which is

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			<p>the only perspective that should be taken from the point of view of all Hamiltonians! I want to thank Councillors Wilson, Johnson and Clarke for responding directly to my email of concern sent on July 15; thanks also to Jason Thorne for his live response and to Mayor Eisenberger for his automated acknowledgement reply. I am still hoping to hear back from the balance of Hamilton City council on this matter but some 5 weeks later, I am not overly hopeful that I will.</p> <p>In any case, supplementary to my first email to Council and staff, I wanted to encourage and invite all of the City councillors to read former Hamilton councillor David Braden’s opinion piece in today’s issue on page A13 of the The Hamilton Spectator. Mr. Braden, very thoughtfully points out how sprawling urban development in Hamilton’s Elfrida area is not good for the city and is definitely not good for all Hamiltonians but yet appears to be the favoured solution by the city planning department to address the Ford government’s directive. Further expansion is the easy way out but certainly not the most cost effective solution nor does it even get close to addressing the needs of Hamiltonians when it comes to dealing positively with our climate crisis. Further urban sprawl is bad advice and bad policy (wherever that advice is coming from) and at this point, I do not trust the Hamilton city planning committee’s solution to alleged population growth in the future. Although I am generally opposed to farming out requests for every little problem to expensive independent consulting sources, in this case, due to the significance of the matter, I agree with Mr. Braden that Hamilton needs to seek well informed advice and expertise from an independent and unbiased source not connected in any way to the issue of Hamilton boundary expansion; leaving this matter to the City planning committee is not the right choice. We cannot have another Sewergate or Red Hill disaster on our hands - enough is enough! Hamiltonians need our councillors to do this right the first time, please as we will all have to live with the decision for a long time to come!</p>
15.	Aug 18, 2021	Stefanie R	So not expand our urban boundaries! You need to prioritize climate change or we will lock in high GHG emissions in poorly planned, car-dependent subdivisions for centuries. We are in a Climate Emergency and land use planning needs to reflect that! The Climate emergency trumps all.
16.	Aug 17 2021	Chris M	Please consider the People of Hamilton and not the developers who are the only ones who will benefit from this expansion. Loosing valuable farmland, increasing greenhouse emissions, increasing infrastructure costs, destroying Species at Risk, more pollution from busses, cars, and lawn equipment and many other negative effects. There is plenty of existing land in Hamilton, ie. Parking Lots that can be used for additional housing/businesses.

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			Please reconsider and Vote AGAINST Urban Sprawl. This is not a good idea, think about it.
17.	Aug 18 2021	LJB	We own a farm in Binbrook. We lease the land to a young farmer trying to make a decent living. All farmland is needed and used. Respect the Greenbelt.
18.	Aug 18 2021	Nicole S	<p>We do not need to expand on Farmland. First of all they never provide enough wide roads to accommodate the amount of the population without public transportation.</p> <p>It is a crime to destroy good Farmland for the profit of few. There are too many abandoned buildings and lot in the centre of the city that need to be looked at and developed.</p> <p>We must start looking to the future to be sustainable and not rely on foreign countries who have no respect for their own people let alone us.</p> <p>Now is the time to keep our green spaces and not encourage Global Warming. It is time to be responsible for everything.</p>
19.	Aug 18 2021	Brent F	<p>How much is enough? Think about your kids and grandkids. We can't even handle the sprawl we have now. And you want to shoe horn as much in as you can. STOP . enough is enough!!!</p>
20.	Aug 17 2021	Jen S	Now is the time for change, our children want it, our planet needs it, and it will help drive creative solutions to end the destruction of evolution (the end of biodiversity) Make it start in the city of waterfalls
21.	Aug 17 2021	Baker	I can't help but think that developers can't see past the money they make to see that removing farm land from the area to add housing that will cost tax payers for infrastructure that developers will avoid paying. There's areas around Hamilton which could use help with sewers water and housing. Why is the obvious decision so hard to see. All we're seeing on the news are countries around the world either burning or flooding. I guess if we keep looking the other way we won't see what's coming our way faster than we thought. I realize we are small in size compared to larger cities but at least we still have green areas and the ability to supply crops to markets to

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			feed people. Why do we have to fill in the areas between our smaller towns with housing and destroy good farm land.
22.	Aug 17 2021	Mary C	Please don't let the treasure of the rural land around Hamilton be spoiled with more building and pollution. Take down some of the eyesores in the city and create housing in their place.
23.	Aug 17 2021	Madeline R	<p>EVERYONE SEES THE OBVIOUS. THERE IS NO NEED FOR ME TO CREATE ARGUMENTS> I WANT A GOVERNMENT WITH THE POLICIES TO SAVE THE PLANET FOR MY GENERATION. THERE WONT BE FUTURE GENERATIONS FOR THE CHILDREN IF MINE IS LOST.</p> <p>YOUR EVERY DECISION< EVERY WOERD, EVERY ACTION = SHIFTS ALL OF US TOWARD A FUTURE OR TOWARD A LOST EARTH AND CIVILIZATION. DO YOUR PART. ITS YOU AND I – NOT SOME OTHER GROUP. EACH OF US TOGETHER IS IT. DO YOUR PART SAVE ABD RECLAIM GREENSPACE!!</p>
24.	Aug 17 2021	Kim N	<p>I am writing from my hospital bed at Bridgepoint active healthcare in Toronto because I feel this matters of such urgency. I am a resident of Dundas Ontario, in fact I live at _____ in Dundas, and I am writing to weigh in with my opinion about the planning for The city of Hamilton. I strongly object to removal of urban boundaries. Climate change is at the upmost concern and the preservation of green space in order that we have oxygen, wildlife, farmland for sustainability and nature for Hamiltonian's to experience as a fundamental part of their well-being.</p> <p>With so much empty former industrial lands in the urban core it makes infinitely more sense to wisely develop those areas rather than encroaching on our ever diminishing farmland and green space.. furthermore, infrastructure already exists in the city centre rather than having to increase the tax base on the outer limits with development of more and more paved roads, sewers, etc.</p>
25.	Aug 17 2021	Kathy C	<p>We cannot allow the developers to rape our lands at their profit. They leave here with all the money to some lovely place in the world and we are left with their poorly built poorly designed buildings to pick up the slack. They do not care at all about quality of life here in Hamilton's only how much money they can make. They do not think of the citizens. It is the council job to care of us.</p> <p>Get a back one and tell them to back off.</p>

#	Date:	Name:	Comment:
26.	Aug 17 2021	Constance B	When people came to populate this area of North America they adapted to a harsh climate and farmed to keep their farms and sustain their families by sustaining ours .they came from places that couldn't,t grow their own food without keeping them tied to land so that they couldn t feed their own .Now you want to pave paradise and put up a parking lot.irresponsible, I'll informed and a developers dream!you've managed to.make Hamilton a donut .now you want to dig a bigger hole in our food security.Shame on your short sighted greed!.
27.	Aug 17 2021	Steven C	<p>As a resident of the area for virtually my entire 61 year life I would like to strongly register my vote against urban sprawl. It is beyond the slightest doubt that we have a dire and long-term crisis with the climate and environment and it's time to start acting like grown-ups and taking it seriously. Please, please do the right thing and stop the expansion.</p> <p>With the utmost concern and respect,</p>
28.	Aug 17 2021	Don B	<p>Stewardship of the earth is not a trite saying. Both the COVID-19 virus and the Climate crisis are the result of the way mankind has been treating the earth. We continue at our peril.</p> <p>“Urban sprawl” offers an opportunity to rethink what we value. How can we use our talents to design the least disruption to our living room and the greatest benefit for the people who inhabit it? The science is there to guide us. The signs are there for those who have eyes to see.</p>
29.	Aug 17 2021	Warren C	<p>I have been following the latest arguments about whether to expand Hamilton's urban boundary as a way of allowing agricultural lands to be developed for what the province claims will be a larger Hamilton population.</p> <p>BTW, my wife and I did NOT get the survey the city says it sent to Hamilton households on this matter. I did see it in the Spectator.</p> <p>There are two shocking points that must be underlined.</p> <p>The first is that the changes to our society are so great and so unpredictable it stuns the mind to see that provincial civil servants imagine they can predict populations of towns and cities 30 to 40 years ahead. We do not know the what the birth and death rates will be in that time. We do not know what immigration there will be,</p>

#	Date:	Name:	Comment:
			<p>nor what emigration may occur. We do know that right now people are fleeing from the Toronto area in an attempt to find cheaper family housing, which has brought many people to Hamilton, But as Hamilton housing prices rise to meet those of Toronto and area. we must expect that population movement to stop. These unknowns are immensely wide. i</p> <p>What should be obvious but apparently is not, is that there will be no population increase in Hamilton unless there is housing for the extra people. So the province is fundamentally wrong. We do not have to add housing because a tidal wave of new people is coming. We are being asked to add housing, and maybe people will turn up looking for homes. Maybe. What this means is that if we build out for more housing, all the municipal costs of that will be borne by existing ratepayers unless the new people appear. If they do not appear, the city and ratepayers face a financial disaster.</p> <p>The second shocking thing came from Hamilton city hall. The survey sent to residents gave only two choices. Both involved expanding the urban boundary. How could city staff not realize that refusing to expand the urban boundary was a viable option thousands of us wanted? Worse, the survey referred to one pattern of housing on agricultural land as "ambitious" . It is hard to come up with a more inappropriate word for wasting land as suburbs and parking lots. It is astonishing that anyone could think this way in 2021. This huge blunder means the survey's results must be doubted. I wonder how many people who wanted no urban boundary expansion were tricked by that survey into thinking that expansion was required and all we can do us argue about the intensity of the damage to the land. It means your survey was fatally flawed and may be worthless as a guide to real popular opinion.</p> <p>(How much public money was wasted on this survey because town planners are so backward?)</p> <p>Now, may we turn to the merits of expanding the urban boundary or not.</p> <p>Even if the province, by some accident, is right about so many people arriving by 2040, the City could house them within the existing urban boundary. One incomplete city survey identified tens of thousands of housing sites readily available) ie zoning and services in place) for development. The downtown core is littered with parking lots that should be redeveloped as housing. Almost every shopping centre, mall and corner strip mall could have a second or third storey added for offices and housing. Thousands of older homes could have basements converted to separate apartments - I know because my wife and I did just that. Long stretches of bus</p>

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			<p>route roads like Barton, Cannon, King, Main, Queensway have failing buildings that could be replaced by the kind of 4 storey apartment buildings that are so effective in Paris, Rome London and Barcelona. Other streets could use the kind of duplexes and quads that give such grace and good living to huge sections of Montreal. We should build and re-build on these urban lands first, and see how many people they can take. There is no need to ruin agricultural land until everything in the urban area has been filled.</p> <p>The other critical aspect is the municipal costs of development. It is well known that Ontario municipalities never raise enough money from development charges and building fees to cover the full expense of providing ground and other services to new housing projects. I know Hamilton staff understand this because I have heard the city treasurer explain it clearly to council. We should remember former Mayor Bib Bratina used to warn about that. We also know that Hamilton has a huge backlog of infrastructure repair that is not funded. In this circumstance, expanding the urban boundary will lead to further continuing losses as the city tries to build, in advance of payment, the ground services for possible housing estates in the new areas. We cannot afford to do this. This alone should rule out any expansion of the urban boundary.</p> <p>On the other hand, re-building as I suggest within the present urban boundary can take advantage of existing services. Many of these are very expensive, such as roads, sewers, water supply, schools, fire and police stations. Whether developers will pay enough in charges to cover new services in that area I cannot say - but any shortfall cannot be as crippling as the city would face from building out in what is now agricultural land.</p> <p>Please mark me as opposed to any expansion of Hamilton's urban boundary. We do not need to do it, and we cannot afford it.</p>
30.	Aug 17 2021	Trisha L	I DO NOT WANT THE sprawl. We need these farmers to grow food for us. We can't have these farm lands destroyed.
31.	Aug 17 2021	Joyce M	Stop paving over farm lands and wetlands. Pay attention to climate change. Help the farmers produce food. Time is of the essence. Build homes in all the spaces left by Metrolinx. There will be no LRT, so use these properties.

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32.	Aug 17 2021	Tom B	THE WORLD IS ON FIRE! No more pavement for housing that no-one can afford anyways Food Security and the Environment should trump developers profits.
33.	Aug 17 2021	Michael L	<p>Hamilton’s development should focus within the existing urban boundaries. Leave rural farmland and green spaces alone.</p> <p>A lot of what’s needed to enable construction of sprawl neighbourhoods, and everything after their construction would be costs to taxpayers, and a drain on finite city resources. Operational costs can be better managed by remaining inside the existing boundaries and taking advantage of the resources and access we have already.</p> <p>Downtown areas have infrastructure in place that can be built upon. Empty and derelict lots, and underdeveloped zones are opportunities. There are already streets accessing them. Already busses passing through them. Already utilities connected and serving them. We don’t need to make more streets farther away that will need snow plowed, etc.</p> <p>Staying within the boundaries will also be better for the environment, putting less strain on the region’s watershed, etc.</p> <p>Tradespeople can get just as much work building within the current city limits.</p> <p>In short: sprawl will be bad for everyone except millionaire developers.</p> <p>Don’t let it happen.</p>
34.	Aug 17 2021	Nicole J	WE need to put the brakes on the above!! we need green spaces!!! - there was a song out by J Mitchel today's paradise - put up a parking lot! please Hamilton STOP this sprawl!!!
35.	Aug 17 2021	Joanna K	I'm asking council to consider climate change and future arable land needs and vote no to urban boundary expansion in Hamilton.

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			Investing within our current urban boundary preserves surrounding farmland, lowers greenhouse gas emissions, and ensures our tax dollars are used to maintain existing infrastructure. By building on under-utilized land within the city limits, we can create more walkable, bikeable, affordable and less car-dependent neighbourhoods. Developing within our existing city limits supports small, local businesses, vibrant neighbourhoods and healthier citizens – for today and decades to come.
36.	Aug 17 2021	Erinn D	I am very concerned regarding the possibility of losing farmland and the natural areas of our fine community. Also we are spending millions of dollars to provide roads, sewers and water to undeveloped areas when we should be maintaining our existing infrastructure. There are lots of areas to be developed within our present urban boundary without expanding.
37.	Aug 17 2021	Sheila M	I want to be sure that my concerns around urban sprawl are registered by council. There must not be an Urban Boundary Expansion. Scenario. We must consider any development with climate change taken into account. This would mean that we cannot risk urban sprawl.
38.	Aug 17 2021	Sue C	<p>I am writing further to express my hope that you will NOT look at expanding into natural lands and farmlands. There is sufficient land within our current urban boundaries that is available for redevelopment and remediation for future housing needs.</p> <p>We see so many reports these days about climate change and the need to protect our natural environment, that we humans are destroying the very land and environment that sustains us and to learn to live smaller, more simply on our planet home.</p> <p>I hope you have the courage and wisdom to show that Hamilton can lead the way in revisioning how a city can be developed for a cleaner and more sustainable future for the generations to come.</p>
39.	Aug 17 2021	Nonni I	<p>I recently drove through the cement-covered warehouse area of Brampton and felt a knot in the pit of my stomach as I realized that this is what might become of the fertile farmland and green spaces on the outskirts of the City. No birds, no trees, no fields or woods, no break from the concrete.</p> <p>Nothing says ‘climate-friendly’ like miles of grey.</p> <p>That we are entertaining the idea of simply MOVING wetlands to another location to accommodate something that will not only damage habitat and important farmland, but will further add to a City proclaimed ‘climate change emergency’, is so very wrong.</p>

#	Date:	Name:	Comment:
			<p>Please consider more environmentally friendly options. Driving through Brampton was very upsetting. It can not continue to spread through Ontario. Nothing about the drive made me want to stop and spend any time there. I just wanted to drive through and forget about the arid, treeless expanse.</p> <p>We can be an example for other cities! This city can make things work, looking after the needs of the climate, the environment and our communities. Boundary expansion is not the answer.</p>
40.	Aug 17 2021	Elaine D	<p>Yes, we want the sprawl on good farmland to stop. If you want more land to build on go up over Mt Hope way. Leave Dundas conservation land and the top of Dundas alone!!! Don't let the money hungry developers try and sway your decisions! Build more affordable housing for the poor and underprivileged. Waterdown is another prime area, it is a nightmare to travel through now.</p> <p>Look what's happened on the Niagara Peninsula. Houses, houses, houses on the very BEST farmland in the country. Where are we to farm when all this prime land is gone? Once the developers get hold of any of this prime farm land they only have dollar signs in their eyes. As long as they can make lots of money they don't care what they do.</p> <p>STOP THE SPRAWL!!!! Future generations will shake their hands and say "What were they thinking?"</p>
41.	Aug 17 2021	K J	STOP using farmland for sub divisions etc!!!!
42.	Aug 17 2021	Brent J	STOP the Urban Sprawl!!!
43.	Aug 17 2021	Lyn J	<p>This truly is getting sickening not just the amount of condos etc that are being built - but on every darn corner - why does there have to be a gas station/Shoppers Drug Mart and or plazas in general????????????????????????????????</p> <p>This truly is getting out of hand - but not for the developers!!! give me a break!</p>
44.	Aug 17 2021	Sally P	I am writing as a concerned resident of Hamilton. I am deeply disturbed by the prospect of expanding city boundaries and eliminating farm land. We are in a climate crisis & this issue must be viewed through the lens of protecting our children's future. Once green space is gone it's never coming back.

#	Date:	Name:	Comment:
			Thank you for your time.
45.	Aug 17 2021	Mark F	<p>Thank you for the opportunity to express my opinion on expansion and Hamilton urban growth.</p> <p>In an era of increased threat from climate change it would be extremely short sighted to allow further urban expansion. Effects of this decision will be felt very long term. We should be leaders in the field of preventing climate change, not causing further environmental erosion.</p> <p>As well, in a time of growing world hunger it is unconscionable to be paving over food producing farm land. We are lucky enough to live in an area blessed with some of the best farmland in Ontario, in Canada, and on the planet itself. This should never to be taken for granted. This is an amazing resource that should be treasured and protected at all costs. This land is the birthright of future generations -ours to protect.</p> <p>Please reject any option allowing for expansion to the Hamilton urban boundry.</p>
46.	Aug 17 2021	Ron W	<p>Hamilton is forever expanding outward well underutilizing the existing space within the city. If we are serious about global warming and cutting down on pollution we have to start building up word instead of spreading outward. We need to leave a little space and farmland for future Generations not used up in a few short years.</p>
47.	Aug 17 2021	Meighan C	<p>I am writing to you today to express my support for zero urban boundary expansion.</p> <p>I believe that it is the responsibility of we, the citizens of Hamilton, as well as our elected officials, to protect our remaining green space and agricultural land from further development and compromise. This is imperative if we are going to have any chance to halt climate change and have a safe and enjoyable environment for our future generations.</p> <p>We have so much space within our current boundaries that can and should be developed. Let's challenge ourselves to be more creative in our approach, perhaps by reclaiming brown land and building smaller, 4-6 story, multi-unit buildings with greenspace in between them to create a sense of local community while being close to all that the wider Hamilton community has to offer.</p>
48.	Aug 17 2021	Matthew M	<p>I am writing in regards to the Urban Expansion debate that is underway. As a resident, living in the downtown area of the city, I am strongly opposed to the expansion or our urban boundary.</p>

#	Date:	Name:	Comment:
			<p>Expanding the boundaries isn't a sustainable approach for growth within our city. From an ecological standpoint, the downsides are obvious:</p> <p>a. Transportation: An increased boundary not only inherently requires further investment in public transport and other infrastructure, it also increases the total number of vehicles on the road and correspondingly the road wear and maintenance costs. The long-term maintenance costs of a widely distributed infrastructure are an inevitable fixed cost that the city will have to bare for decades.</p> <p>b. Environmental Impacts: The environmental lens should be incorporated as a factor in all investment decisions the city makes. Ensuring sustainable and environmentally sound decisions are being made at the council level will increase our ability to attract talent to the city and provide higher quality of life for its current residents.</p> <p>c. Natural Heritage and Agriculture: There are no benefits to further developing land that has the ability to deemed agricultural or that represents our heritage. Hamilton is. place with a wealth of natural beauty and as residents, we have the obligation to act as stewards of our lands, developing them further destroys one of our city's greatest assets: it's wilderness and natural offerings.</p> <p><i>The city needs to be better.</i> Council's track record against progressive policies is inadequate. Issues like preserving our nature, heritage and ensure that a city founded on steel, has the ability to evolve and respond to the current needs of its residents. The decision to expand Hamilton's urban boundary is an opportunity to articulate our city's identity and values.</p> <p>City council needs to display leadership on this issue.</p>
49.	Aug 17 2021	Carl Y	Do not pave over more of our green space- especially in light of our climate problems- when we have so much empty space inside the city itself. Stop catering to the money people.
50.	Aug 17 2021	Renee P	Thank you for your time! I wish to express my concern for the sprawl. Please preserve our green space! It can never return to its natural beauty and purity once developers contaminate the soil. We have empty buildings that can be repurposed and perhaps we can look at changing some municipal laws to make permits more accessible

#	Date:	Name:	Comment:
			for multiple dwelling space such as basement apartments. Perhaps Hamilton should look into more bachelor apartments too for low income needs.
51.	Aug 17 2021	Mary C	<p>I am hoping you are receiving huge numbers of email about the proposal for ongoing urban expansion around Hamilton. I understand today is a deadline to provide comments.</p> <p>The most recent IPCC Climate Change is so distressing.</p> <p>Data shows that Canadians care about climate change, and want to make better decisions that will protect our environment. But we NEED our politicians and governments to make decisions that will allow us all to do better.</p> <p>WHY is there a need for more development of farmlands? Isn't the existing data overwhelming? Local food sources are critically important. Being self-reliant, allowing for local businesses to thrive, not transporting foods across the planet that we can grow locally - all of these have a critical impact on our health and well being, both physical and financial, as well as on the health of the planet.</p> <p>Hamilton is already a huge urban area and there is underutilization and development of space within the city itself. Take our tax and development dollars and build up the city. Increased density is a better answer. Increasing bike lanes, investing in city green space, updating buildings and transportation infrastructure to allow for larger populations to live and move in more sustainable ways is possible!</p> <p>I want to live in a city that doesn't just do the same as everyone else. We don't need more and more remote neighbourhoods with huge individual houses that are only accessible by car. We don't need more Meadowlands development. We need to be creative and thoughtful and make the existing city better for people of all income levels.</p> <p>I want our municipal government to make the responsible choice so we can move forward in a better direction. Please don't waste this opportunity.</p>
52.	Aug 17 2021	Ron L	I'm unequivocally against any more urban sprawl period.

#	Date:	Name:	Comment:
53.	Aug 17 2021	Krystyna S	In my opinion we should not add anymore urban sprawl into farmland. We will need to eat in the future. You need to drive everywhere from Mount Hope so it is adding to the climate crisis with more cars on the road because council can't make up their mind about LRT. A lot of businesses will be gone after 18 months of closure. This already is evident when driving down Barton Street. Why not build high density in town where services and public transit are already established. When you build out in the country you have to put in all these services and pave valuable lands. I fear that your projections for growth were before COVID-19 and that there will not be the growth that you predict. Rebuild the core and bring people back to the heart of the city. There have been many “in fills” and that is where you should be building not on farmland.
54.	Aug 17 2021	Marilyn M	It is pure hypocrisy for the City of Hamilton to say it is concerned with climate change and at the same time allow more destructive environment killing expansion of boundaries. Remember folks, most of our Council politicians are funded by developer "donations ," hence they are in the pockets of builder- developers. For the sake of enviro-sanity vote for no expansion.
55.	Aug 17 2021	Marie S	We do not need urban sprawl. We need to reduce our greenhouse gases.
56.	Aug 17 2021	S F	We don't need more boundary expansion in Hamilton. There are plenty of unoccupied buildings and land that could be renovated or built upon. Let's try to make Hamilton a better place for everyone to live in.
57.	Aug 17 2021	Steve M	I requested a sign but did not get a reply, regardless, I am adamantly against the unnecessary development of farm lands.
58.	Aug 17 2021	Joanne E	Please do not expand the urban boundary. We have lots of unused/derelict land within the city to develop or redevelop for housing. Let's use this land to make the city more vibrant and liveable. Let's not steal farmland for more unnecessary urban sprawl. Once that land is developed, it's gone. We need our farmland and green space for food and to curb climate change. No to urban boundary expansion!!
59.	Aug 17 2021	Maggie F	If you look at the multiple criteria that municipal decisions should be evaluated against it is clear that we need to keep our current urban boundaries. It is critical for ensuring we have sufficient agricultural land and don't need to build out our infrastructure and transportation options to an unsupportable amount!

#	Date:	Name:	Comment:
60.	Aug 17 2021	Bob M	In very simple terms, we need to preserve as much valuable farmland as is humanly possible and the younger generation wants to live where all the services are located. Therefore, urban in-fill, taking advantage of all the gaping holes in the parking lot landscape of central Hamilton is where housing accommodation of various types and qualities should be developed.
61.	Aug 17 2021	Mona N	We are against urban sprawl. Make the city denser. At least public transport will be used.
62.	Aug 17 2021	Gillian D	What a no brainer.... do developers watch the news ☹️ We need to grow food on these rich lands Thank you
63.	Aug 17 2021	Mike	Stop the Sprawl!!!!!!
64.	Aug 17 2021	Clive T	Another sweaty day to take a walk outside and reflect how the state of the world will be for our children in the coming decades. If the forecast by the MIT 1972 study is even remotely correct, which so far it pretty well being bang on, we've got less than 20 year left in a world that we may recognize. And you want to continue with the status quo, continue with all the errors and mistakes we've made since sprawl began back in the 50's. You want to continue to leave a world devoid of hope for Our children, all for the sake of short term profit. If you actually agree with the above, I the state you are unfit to govern and should resign from voting in this issue. Best just resign period.
65.	Aug 17 2021	Joanne B	I totally support the Stop the Sprawl movement. As a life long resident of Flamborough Aka Hamilton. My roots are deep in the farming community. Growing up in Millgrove and moving to Waterdown the changes that are happening are devastating . I sat at a gas station at Evans road and watched trees and woodlands being plowed under. Every where you look they are paving over land and trying To stretch the boundaries.

#	Date:	Name:	Comment:
			If you are actually concerned about the climate and having food on your table , other then imported, we must maintain the integrity of our green spaces and agricultural land. STOP THE SPRAWL.
66.	Aug 17 2021	Patty H	I'm writing in concern of this proposed urban boundary expansion. I sincerely hope the city will take into account the survey that was completed. The citizens that took their time to respond need to be heard. I believe that this decision should be weighted heavily on the environmental repercussions. There is so much unused property in the already urbanized areas of our city it would be a shame to further encroach on the more naturalized areas. If we need to grow grow up not out! Urbanize good out further will increase traffic and car use. I thought the city wanted the LRT to reduce personal transportation. This seems like a leap back in time. Not forward thinking at all.
67.	Aug 17 2021	Greg S	I am a hamilton mountain resident and enjoy living in a single family home. That being said, I have had friends rent rooms from me over the years as rental prices have sky rocketed. This is a more concerning issue. I have lived in Hamilton for over 15years, and the city has become more and more congested with vehicles, people rushing through stop signs and trying to get from a to b faster, avoiding highways and making our neighbourhoods unsafe. The downtown of Hamilton is littered with wasted space! Everytime I turn around another heritage building is being torn down - and then left desolated. Why aren't companies held accountable for this? The city looks like trash! Where are the policies enforcing green roofs and policies enforcing beautification? Where are the urban trees to provide shade for pedestrians? There is so much focus on what will provide real estate giants with the biggest profits instead of what makes Hamilton a desirable place to live, raise a family. Stop expanding the borders of our cities. Stop building residential over prime farm land! Make the cities we have more efficient and liveable.
68.	Aug 17 2021	Milan G	<p>The proposed expansion is based on projected population growth over the next 30 years, I believe.</p> <p>What is the basis for the projected population growth? Is it based on a simple extrapolation of what has been happening over the past 30 years? Does it include the certain contraction of the world population over the next 50 years, and how that will affect immigration to Canada?</p> <p>Canada's population would be shrinking now except for immigration. How long will we be able to get as many immigrants as we need to maintain the required population growth in Canada?</p>

#	Date:	Name:	Comment:
			<p>Many countries are experiencing a shrinkage in population and are having to make economic adjustments. They are certainly not looking at urban boundary expansion. Two significant examples are Italy and Japan. Japan’s culture does not accommodate immigration well, so, it may not be the a good precedent for Canada. But Italy should be. Italy is inviting immigrants and providing monetary incentives for immigrants to move into vacant homes (mostly in small towns, but big towns are not far behind). Most Eastern European countries are experiencing population shrinkage.</p> <p>Bottom line: how long can Canada depend on immigration to keep up our population growth? Even if we manage to attract immigrants, will they come in large numbers like they did over the past 30 years?</p> <p>The effect of expected population shrinkage in the world should be factored into the model used to project Hamilton’s population growth over the next 30 years.</p>
69.	Aug 17 2021	Frank R	The city made a serious error in not respecting the many requests to remove the statue of JA Macdonald. Do not repeat that error by ignoring the citizens requests to leave urban boundaries where they are, or pay the consequences at the next municipal election. We are watching.
70.	Aug 17 2021	Sandy L	To the Mayor and all council members please stop the sprawl and save what nature we have left and save farm land after all that is where we get our food, unless of course you eat man made food only, which I doubt
71.	Aug 17 2021	Stephen D	As a rural resident on _____ in Ancaster, I am urging council to STOP the Urban Boundary Expansion...Ancaster needs to save our farmers and farmland from the greed of developers. PLEASE, DO NOT EXPAND THE URBAN BOUNDRIES.
72.	Aug 17 2021	Bea B	We do not need another strip mall and more housing on our prime growing fields.Find other solutions. Build up.
73.	Aug 16 2021	Laura K	<p>I was told to write to reiterate the need for NO boundary expansion but I'm wondering why this is necessary to repeat after having completed the survey.</p> <p>How are the survey results going to be used?</p>

#	Date:	Name:	Comment:
74.	Aug 16 2021	Connie B	<p>I would like to add my thoughts as a local realtor in the area and a daughter of a developer. I feel that expanding the urban boundary would be a big mistake and it feels that there should be much more forward and creative thinking for the benefit of our environment and our children.</p> <p>As a realtor of 20 years I know many buyers who would prefer to live in a much smaller and more affordable property in the city rather than travel to work from 30-45 mins away. They wouldn't be able to afford the proposed homes in Option 1. In addition, I also know of empty nesters and elderly people who welcome the idea of forwarding thinking living as is done in Europe and many other countries. Small homes/condos here in the summer months and a getaway to warmer weather in the winter. I include myself and my husband in that as well as many neighbours.</p> <p>My accountant would love a tiny home for him and his family and feels there are roadblocks to achieving that in our city. I hope to see a tiny home village of sorts in our city soon as there are many interested people out there and I applaud the movement towards this.</p> <p>When travelling through the Amazon rainforest 20 years ago I was surprised that a full 3 hours of my road trip only offered views of clear cut rainforest for cattle. I also was so pleasantly surprised by the way people in England and Mexico live within their community in small homes but know all of their neighbours, they live and eat healthy and have an interactive and enjoyable evening after work each day. Let's be part of a solution and set an example for other cities. I mention these things because they show the impact of our decisions and that how we live can affect the environment and our lifestyle/happiness.</p> <p>Our community is getting to a point where people start building gaming rooms in their basement and yet playgrounds are empty. Why are we catering to this lifestyle? People adjust and it's time they had a reason to. In all my travels and after living in 4 provinces, Hamilton shows the most promise I have seen in most cities I've seen and that is why I moved here 13 years ago. Please don't take the lazy route of doing the sprawl. Waterdown has become a sea of cookie cutter homes and cars. Is that what we want Hamilton to become???</p> <p>I love this city and the potential it holds. I just hope that our councillors can see the same amazing future that we have ahead of us. What about the tax dollars we can get from those smaller lots with mid to high density? Or the beautiful little parks and allies that can be created? And the pride that the less fortunate</p>

#	Date:	Name:	Comment:
			<p>members of our city will feel when they see that we are paying attention and care about what their neighbourhood looks like? People are ready for it and tourism dollars can be just around the corner if we do it right. Don't just listen to the few naysayers online who feel they need big homes and Hamilton is full of crack addicts. It's negative thinking that should be put to rest.</p> <p>It's definitely time to set an example for our kids and for the people that are watching us and what we choose to do. Thanks for your attention.</p>
75.	Aug 15 2021	Jane D	<p>I tried to read the documentation that was sent with your latest email but did find some of it difficult to follow: I would like to reiterate that I do not feel that Hamilton should be looking at an urban boundary expansion or an ambitious density plan. Areas that have already been designated for development should be controlled to include much more emphasis on green space within the developments, no new buildings within the city and its boundaries should be higher than five stories and alternate safe options to concrete in both buildings and walkways should be considered. there should be a mix of type of buildings and each (both residential and commercial) should either have a garden or access to a community garden and parks within walking distance. There should be more effort made to preserve natural areas. Governments can in part encourage this type of development by offering tax breaks for those who incorporate “green” in their developments. We are in danger of destroying our beautiful country and indeed the climate by allowing unchecked development and all levels of government, developers and individuals must by their actions and decisions being made now, leave our city in a better condition for future generations than how currently we find it.</p>
76.	Aug 15 2021	Lori C	<p>Hello. This a reminder that city councillors unanimously declared a climate emergency back in March of 2019. Please heed the dire warnings just released by the Intergovernmental Panel on Climate Change - the panel of the world's leading climate scientists - that has warned that urgent action to reduce greenhouse gas emissions is required to avert climate disaster. Based on the IPCC's warnings, now is the worst possible time to be sprawling Hamilton out into rural farmland.</p>
77.	Aug 15 2021	L M	<p>I am against Urban Expansion! We should clean up downtown Hamilton, clean up boarded store fronts and provide apartments for homeless or geared to income. We build new apartments for homeless and they turn</p>

#	Date:	Name:	Comment:
			<p>into slums!! That is part of my tax money. The Downtown is starting to look like slums and I hate to go downtown, there is also lots of crime and shady people. I don't feel protected.</p> <p>We should have some control when they move into these apartments that they maintain certain cleanliness and sanitation, regular check-up.</p>
78.	Aug 15 2021	Jennifer S	<p>Hi there I know you have a lot to do so I will try to make this short. Hamilton has a unique opportunity to set things right for the future of biodiversity, and life as we have been destroying it. The only way forward is to cut short the idea of monetary gain for reasons of happiness and fulfillment. This is not true, it isn't what's good for us. It's good to want to better ourselves and our children with work and ingenuity, but it's not helping them if we "prosper" by the old ways. It's hurting the very soil we stand on. Money is the bad guy here. Mindfulness is what's inside us. It's what our children crave. New builds and sprawl is on the uptick here and will take away naturalization from all of us. We will have to travel farther and farther to find find peace and an unencumbered skyline. Where the wild things are. Wilderness today lives in poverty, nowhere to go, no peace from people, not so with us. We have technology to make and grow food in a small space. (See Holland, I watched DW on YouTube, very informative) Wilderness only becomes sustainable and happy when it's left alone, and when we believe in it. Restrictions are the best and only way to invoke and invite creative ideas for people to prosper. Get your people on board, or soon their money will be dust. It's time.</p>
79.	Aug 14 2021	Ian B	<p>In my neighborhood, Ward 4, there is going to be construction of 1407 apartment style condos, at the old site of Brock University. This is exactly the type of construction that we need. It is on a main bus route on King Street. It is close to a plaza with groceries, a pharmacy, banks etc. It is so close to Rosedale Plaza people will find it easier to walk than drive. It will not require more sewer and water infrastructure and it is close to work for people in the industrial area or if they work on the mountain. The buildings will be 12 stories high, so the population will not be spread across valuable farmland. This also offers people in the neighborhood an opportunity to downsize into an apartment, which is in short supply around here. There are many places around Hamilton that have this potential. Through creative planning we can meet our growth goals rather than destroy our future. Things such as closing part of Barton to traffic (except buses and EMS), will encourage more shops,</p>

#	Date:	Name:	Comment:
			more trees, more activity and with all day trains to Hamilton people will be more inclined to move there. It will become the coolest neighborhood in Ontario, far more interesting than 3300 acres of townhouses. I suggest we change the name to the "Creative City" rather than "Ambitious City". Thanks for your time.
80.	Aug 14 2021	Barbara N	Please do not expand our urban boundaries. Climate change needs to be addressed and urban sprawl only makes things worse.
81.	Aug 14 2021	Isadora V	I am writing to express strong support towards densifying Hamilton. Build up, not out. This should justify better public transit, more interconnected greenspaces, and protect our watershed and food security. With less parking, and road congestion, public transit will be in demand and get better. Parking should be below ground anyway. Hamilton has many vacant lots and buildings, or parts of buildings. There is room for us all here if we more efficiently use the parts we have paved over already. I believe we have already paved too much. I want to see sprawl stopped, not reduced. We need soil to catch the rain and grown the trees that capture carbon. We need soil for resilience. Quality of life starts with the air we breathe and the ecosystem we live in.
82.	Aug 13 2021	Bill B	We here in Hamilton may have the lowest vaccine rates in Canada, could that be because of leadership? I think so. Please show that we are not leaderless an STOP the Urban Sprawl that only benefits developers and negatively affects all Hamiltonians.
83.	Aug 13, 2021	Mark C	I remain opposed to any option to expand boundary. I feel like the decision is baked, or even if council has the courage to think inward vs reward land speculators with greenspace and farmland, the province will not approve. At the very least, if the city is forced to expand boundary if should be done with the following non-negotiable conditions: 1. all new homes/neighbourhoods built must be net zero as a condition of issuing both development and building permits 2. all new neighbourhoods must be built using the CSA W204:19, which provides practical guidance on best practices for development of new communities. Adoption of the new standard would promote public safety and reduce potential flood damages.

#	Date:	Name:	Comment:
			<p>Who benefits from new standard?</p> <p>Home owners, municipalities, consultants, home builders, mortgage lenders, insurers, real estate brokers, building inspectors, water utilities</p> <p>Residential Building types: Detached; Semi-Detached; Row Houses; Mixed-use</p> <p>Flood hazards considered: Riverine; Overland; Storm and Sanitary Sewer Surcharge; Drainage System Failures; Groundwater Seepage</p> <p>Flooding from sudden and intense storms as a result of climate change is a major challenge for all levels of government.</p> <p>When you pave over open space, you reduce the water recharge areas needed to absorb overland flood waters and eliminate the opportunity to convert these areas to natural infrastructure.</p> <p>We have seen flooding first hand in Hamilton, as well as Burlington in recent years.</p> <p>I'd be interested to see 5 m lidar flood mapping for the proposed area, so any potential residents can know first hand that a property they may purchase will be at increased risk for flood.</p>
84.	Aug 13 2021	Wendy J	I say NO to urban expansion , enough has been done already, no more.
85.	Aug 12 2021	Mary Ann F	<p>My position remains firming at no border expansion. The latest warnings from the U.N. on climate change should give us all pause. We must protect the wetlands and farmlands from destruction.</p> <p>There are ample opportunities for growth within the city. The recent allowances for laneway homes and secondary dwellings within homes are a great start, as is taxing unoccupied homes. As a walker, it is easy to spot the many empty homes in Dundas. Westdale has so many lovely family homes that are used for student housing part of the year, perhaps the new rules on second dwellings will free up this great neighbourhood I have heard from many that office spaces are being reconfigured to a different model post covid. Many companies will be downsizing workspaces and along with that, less parking spaces will be needed.</p> <p>The wonderful condo projects along the lrt route could help to transform Hamilton into a world class city.</p>

#	Date:	Name:	Comment:
			Please stand firm on border expansion and make our beautiful city all that it can be
86.	Aug 12 2021	Walter	<p>More expansionary planning leads to more inefficient communities. As we know planners have created the most inefficient communities in human history over the last 60 years. These communities are unsustainable. Planners are not likely to get us out of this trend.</p> <p>People are now recognizing this reality and are speaking up. This is a message to our leaders to please consider other models for developing and creating sustainable communities. Of course this would include overhauling the current planning organization and bringing in people who understand how to create sustainable communities. It cannot be based solely upon an artificial human creation called the economy and otherwise known as economic development.</p> <p>The people that can create this change for the most part do not come out of modern planning schools.</p>
87.	Aug 12 2021	Susan S	Lots of vacant buildings in urban areas that could be converted to affordable housing. Save our farmland and rural areas please.
88.	Aug 12 2021	Evelyn A	<p>The increasing crush of development on our arable lands and waterways will lead to unsustainability for Hamiltonians as locally produced food is pushed further and further away behind the reach of walkers, cyclists, and public transit. Services' expansion would add to the burgeoning tax load that is becoming unreasonable. Species that live and thrive in our locale are threatened by unbridled development and outward sprawl.</p> <p>Say no to outward expansion and inward predation on our breathing spaces of park lands, urban forests, and farmlands.</p>
89.	Aug 12 2021	Bill V	<p>There are many other options which will fill the need and protect our children and grand childrens future. Please be responsible and take a look around. Make choices that will benefit us all.</p> <p>Let's clean up the parts of our city that could use it and put nice affordable housing within these boundaries. This continuous sprawl is not sustainable and we all know this.</p>

#	Date:	Name:	Comment:
90.	Aug 12 2021	Gail O	<p>If one thinks the lower city is something to be proud of, I suggest that one has never walked down Barton, or King streets, just to name two. Businesses will not return in droves to the lower city until there are citizens to purchase their wares. Or, put another way, until those old, unoccupied buildings (out of a book by Charles Dickens) are replaced with new family homes, apartment buildings and green spaces. An overall design plan of the lower city is needed.</p> <p>The Hamilton lower city could be truly beautiful and we could truly deserve the name “Ambitious City.” As a fibre artist, I prefer new material to old; the same as a developer would prefer a nice flat field to build houses on, rather than build in the lower city. We can all understand that. Developers need to be given incentives to entice them to improve our lower city. Let’s use what needs rejuvenating rather than farmland that we need to feed our growing population.</p> <p>The LRT will not attract businesses, only an influx of families will.</p> <p>The way it looks now, tourists travelling down Barton Street or King Street are not likely to be in a hurry to return. Let’s make the lower city attractive and populated with young families.</p> <p>Further, I am extremely distressed by what has happened at the corner of King and Queen streets. Two buildings that look like they were designed by architects from Russia. No redeeming features. No decent architect would want to admit they designed those block buildings. Ugly. Too high. I’m horrified that we will have to live with these two monstrosities for years to come.</p>
91.	Aug 12 2021	John B	<p>There are enough vacant or derelict buildings within the City of Hamilton boundaries that need renewal rather than destroying farmland surrounding the city. The City should provide incentives to developers to renew in the areas within the boundaries and put a moratorium on approving any development beyond that.</p>
92.	Aug 12 2021	Richard M	<p>Mankind: The ones that really have the power and the clout to save Earth. These are the greedy and dense. They need a reality check, and if that does not work, a swift kick in the head.</p> <p>Hire smart people.</p> <p>Create a he'll of a lot of green space!</p>

#	Date:	Name:	Comment:
93.	Aug 11 2021	Pierre A	The study is over a 50 year period. It seems to me that plans to rebuild new below the escarpment is close to 100% dependent on rising lake levels. I can't find a study regarding lake levels for Hamilton. Planning with a 100 year look ahead would be more appropriate.
94.	Aug 11 2021	Anne H	It is essential that Hamilton <u>avoid</u> urban sprawl into good quality farmland. There is already far too much sprawl in the countryside surrounding the city. The Hamilton-Niagara region contains some of the best farmland in North America, particularly fruit and vegetable production. It has been disappearing at an alarming rate. Hamilton needs to figure out how to get young families back into the urban and downtown neighbourhoods, intensify, and avoid prime farmland.
95.	Aug 11 2021	Chris R	Please....no expansion. Our grand children will thank us.
96.	Aug 11 2021	Heather P	I find it beyond disappointing that our local Government fails to listen to the very residents they claim to represent. WE DO NOT what the boundaries extended. Hamilton is failing it's most vulnerable as it is, every resident in LTC every child on the street and the growing number of homeless. They claim growth will provide more jobs, but this very council voted against a living wage, minimum wage earners can not afford to rent, or consider a mortgage. Shame on all the councillors, We say no to grow, fix your house first.
97.	Aug 11 2021	Jeanette L	Our greenbelt was put in place for a reason. The builders will never be satisfied until we're a concrete jungle. Is this what you want for the generations to come? I surely hope not. We need our green belt and farm lands, stop being greedy. Our generation has know the joy of going for a drive and seeing all our beautiful farms and fruit trees, animals in the field and the sheer joy of open green space.

#	Date:	Name:	Comment:
			Anyone who is looking for urban sprawl are very selfish individuals who don't have any consideration for our youth. Builders have had their way with council far too long, say NO to their requests they do not have our city's best interest at heart, their only looking at their bank accounts.
98.	Aug 11 2021	Maxim M	<p>I've been living in Hamilton for many years and learned about the plans to expand the Urban boundaries. I strongly oppose these plans. The quality of life in the city is gradually declining with the population growth. This is not sustainable. Loss of green land would make Hamilton less livable. The farmland and wildlife habitat has to be preserved.</p> <p>I'd like to know if the residents will be given a choice to express their opinion. How is the matter going to be decided? Is it going to be an open vote of the city council members? If so, would I be able to obtain names of those who participated in the votes along with their choices?</p>
99.	Aug 11 2021	Barbara S	Hamilton should use infill spaces to use as building sites. Before any thought of expanding, land inside Hamilton must be used.
100.	Aug 11 2021	Sheila S	Please do not go ahead with advancing “city buildings“- housing or otherwise- into green space. In light of a CODE RED for our precious planet, it only makes sense to stop urban sprawl of any and all kind.
101.	Aug 11 2021	C M	<p>My time on this big blue marble is quite limited. I will not see an end to urban sprawl in my lifetime. But I can certainly lend my voice to the many others who oppose the expansion of Hamilton and the overtaking of surrounding farmlands, wetlands, and other environmentally sensitive lands. What more can I do to stop this? I'm sick to think of this city when I am no longer here to appreciate what a beautiful place it could be for my children's children and their children. Can we for once not consider the monetary gain no for a few select.</p>
102.	Aug 10 2021	Subhas G	I strongly support the stopping of urban sprawl and the protection of farmland by not building more houses on farmland.

#	Date:	Name:	Comment:
103.	Aug 10 2021	Joanna G	<p>I am a resident of Ancaster and a concerned party regarding the proposed Urban Boundary Expansion.</p> <p>I would like to register my formal opposition to such an expansion. Many parts of the country are experiencing urban sprawl, which has multiple negative impacts on the environment. This area is home to some of the best farmland in the country – in a world where we see increased demands on farms due to higher population and the impending Canada Clean Fuels Standard, I cannot support removing this precious resource. Of course, we must also consider the impacts on wildlife habitats, climate change and stress on existing infrastructure that this would have. We need to be smarter with our land instead of continuing to mindlessly expand urban boundaries which is the easiest option. I encourage you to reevaluate the proposal and move in the direction which will preserve our farmland – although not the easier of the two solutions it is certainly the more sustainable one. Now is the time to act smartly and preserve farmland for future generations.</p> <p>I would like to understand what options have been looked at for repurposing EXISTING land within the Ancaster/Hamilton area to accommodate our increasing population. I would also like to understand where we propose to ‘move’ this farmland should the urban boundary be expanded; as expressed earlier we will continue to see an increased demand for farmland...I expect folks are assuming we will deforest to make up the difference – an unacceptable solution.</p>
104.	Aug 9 2021	James W	<p>I believe that it is important for Hamilton to grow within it's limits rather than through urban boundary expansion. Limiting growth to within current boundary is better for residents and better for the environment by enabling residents to live in walkable and bussable neighbourhoods rather than car-centric developments.</p> <p>Environmental concerns ought to be at the forefront of the city's decision making. Climate change is real, occurring now, and will only get worse if the city prioritizes expansion over density.</p>
105.	Aug 7 2021	James F	<p>I am for expansion into countryside. I would like expansion to follow the city recommendations that was done 4 years .stop making changes and get something done. You installed a Two Billion Dollar sewer that can only be paid for if you expand the boundaries. Stop lying to the people .You expand the boundaries and you get the funding for the LRT .Everyone is happy.</p>
106.	Aug 7 2021	Alan T	<p>Any proposal to achieve growth by boundary expansion is short-sighted to say the least. There are plenty of areas where intensification would achieve growth and make the City more walkable and less reliant on cars by building a sensible transit system.</p>
107.	Aug 7 2021	Susan P	<p>I fail to see the reasons behind expanding the boundaries of Hamilton when most often homes on the current boundaries are people coming from "outside" of our area - mainly Toronto. Local people of Hamilton need</p>

#	Date:	Name:	Comment:
			<p>"affordable housing" within the existing area. These are mostly 1st time home buyers....younger people looking to afford their first home.</p> <p>The <u>demands</u> people make on the city to grow and expand are at exceptionally high credit limits because of "I WANT" preferences. At some point we all have to accept the fact we can't always have what WE WANT. Each younger generation is asking for more because that is what they have grown up within. They can't afford it.....but they WANT IT.</p> <p>The need for keeping up with the Jones's is exceeding the limits of Mother Earth. Building plough down fields of scrub brush displacing animals, removing trees that prove oxygen and keep the earth from eroding.</p> <p>The Niagara Escarpment is fragile as it is. Tourists now flood the natural areas caused by extensive advertisement. Everyone has a cell phone with a camera and they all need that perfect shot so they step outside of the trails and further destroy habitat.</p> <p>The larger the lot, the more people will build on it. Meaning, paved driveways, pools and houses that leave little room for gardens and grass to absorb rain water. Our storms are noticeably more fierce so overflow ponds have to be built instead of feeding the natural water tables below. Wetlands are destroyed with urban expansion.</p> <p>We need to be mindful of the ecosystem in place will not be there in 50 years because "WE WANT MORE" and Hamilton can't service what it has with police force especially.</p> <p>I say NO MORE EXPANSION of urban boundaries. The small towns and villages have much pride in the areas we live and we won't have these if urban expansion continues at the rate it is wanting to push. We have already notice changes from building growth just above us. The builder grows his/her income at what expense to Mother Earth and existing tax payers??</p>
108.	Aug 6 2021	Peter V	<p>It is a "no-brainer" to expand the urban boundary to accommodate Hamilton's future growth. The targeted whitebelt areas meet the various expansion criteria as previously spelled out. Particularly the Twenty Road East land.</p> <p>We look forward to getting to the next stage of this process.</p>

#	Date:	Name:	Comment:
109.	Aug 6 2021	Herb F	In my opinion: The Urban Boundary Expansion is the best Option to accommodate the anticipated growth in the greater Hamilton area. Stay away form over intensification. It will create future social problems.
110.	Aug 5 2021	Sarah D	<p>Truthfully, I'm a little irritated driving around town and seeing "No urban boundary expansion" signs on people's lawn. This is unrealistic. To think that a city of any size isn't going to inevitably expand is ridiculous and these expansions must be planned for. These are the same people that will be the first to complain about overpopulation, traffic congestion and not enough reasonably priced homes when things inevitably expand with or without these discussions.</p> <p>That being said, shame on you guys for sending out this rinky dink one page flyer with nowhere near enough data to make an informed decision. If people are going to weigh in on expansion over farmland which seems to be their primary concern, don't you think before they join one camp or another they would need to know your plan? This type of flyer is only going to create fear and anger.</p> <p>For this email I will speak for myself and say obviously we are going to expand eventually but I want to know how much of this land being proposed will be used for what? Condo's? Townhouses? Smaller, more affordable detached homes? How many of each or any of these? Then of course, these people will require shopping centers, transit, parks, rec centers etc.</p> <p>Option 1 proposes 28,660 new housing units. At approx. 2.5 people per family unit that's approx. 71,650 people. That's a lot of people. If you have an idea of the current expansion plan, before I stand behind either option, I would be very interested in reviewing it.</p>
111.	Aug 5 2021	Susan P	<p>I don't understand why we have to expand our area to satisfy the needs of people moving from Toronto?? Homes that are up for sale in my area are quickly scooped up (most often overbidding the selling price). People coming from areas related to Toronto are not familiar with caring for the properties; don't understand water conservation when you rely on a well or lay of the land when living on the escarpment.</p> <p>So why do we have to expand into natural habitat for birds and animals or reduce farmland to accommodate more coming from outside of the area??</p>

#	Date:	Name:	Comment:
			<p>We need affordable housing for our own people in Hamilton and surrounding areas and there are plenty of sites that could be "repurposed"!!!</p> <p>We are overpopulating the earth and continue to say yes to building more and bigger when in fact we should be saying let's stop crowding outlying areas with more pavement and houses. Mother Earth is not going to be here forever at this rate.</p> <p>I'm totally against urban expansion at the expense of giving up fertile farm land.</p>
112.	Aug 3 2021	Anne W	<p>You will have received many reasons why Hamilton's current urban boundary need not be expanded to accommodate the expected population growth in this area over the next thirty years. These include the wise use of existing, unused land within the boundary bearing in mind set backs from the streets for trees and green space. You will surely already have considered ways to Intensify housing in areas already developed.</p> <p>A major concern for all of us is for food security as the ever diminishing land upon which farmers grow our food, is either being taken over for development or is threatened as is the case with this latest discussion about expanding the urban boundary.</p> <p>Right now much of our food is imported. With Climate Change threatening the production of those foods coming from other countries, the increased transportation costs which also contributes to the climate crisis, the surge of public opinion to protect the farm land and the natural world, I trust that you will do what is right and not expand Hamilton's urban boundary.</p> <p>Once it is gone, it is gone!</p>
113.	July 30 2021	Sherry C	<p>Although I do not live in these areas of concern indicated on the PDF's , I sympathize with these residences. I too believe that the greenfield lands should not be encroached upon. We need farmland, vinelands and green space to remain intact. There is enough vacant building properties that could be repurposed. I believe that there is a need for more single family houses, especially in my area. I hope that city council really listens to the concerns of the people.</p>

#	Date:	Name:	Comment:
114.	July 24 2021	Ilana G	<p>Before expanding the boundary of the City of Hamilton and allowing mass subdivision building to eat up precious farmland and green space, please rebuild in the core of the city. There is so much land that needs to be rebuilt along Barton and Cannon Streets, King Street East, Main Street East. Developers can bring back beauty, green space, parks, commerce, offices into these areas. The developers should also be required to have a percentage of their buildings to allow for lower income or subsidized housing to be able to have diversified neighbourhoods and options and availability for housing for those in our community who need it and may be or are being displaced by developers repurposing, updating or rebuilding buildings they are already in - as being widely reported in the Spectator.</p> <p>These areas of the city already have infrastructure available to connect to or update while buildings are being built, bus and transit lines are already there, and it is easy to connect to GO transit. Proper bike lanes can also be built while rebuilding in these areas. These neighbourhoods can support individual homes, town housing, and multi levelled buildings - homes for all kinds of family sizes and incomes. Building outside of the existing city boundary will only bring more cars, traffic, air pollution and is not healthy city planning. There is no rapid transit from the mountain to the south ends of Hamilton into the city so accessing public transit like GO is difficult and very time consuming. Hamilton has chosen to invest billions in light rail transit for a short distance east west when really Hamilton needs light rail/rapid transit north-south to improve traffic flow in our City. Insist that development happen where development has and is already existing and improve neighbourhoods that are so run down. Return those neighbourhoods to the beautiful hubs that they were.</p> <p>It may be easier and cheaper for developers to chew up new land but it is a huge expense for the taxpayers and residents of the city. It may be harder or more expensive to rebuild and develop within the City but let us insist that we exhaust all options of building within the city boundary before we allow expanding the city boundary.</p> <p>I would also encourage the Planning Department to demand that the units in high rise buildings that they are building be larger in square footage per unit. Their goal is to cram as many units into a building to increase profits for the development. What they are building as two and three bedroom apartments/condos are largely under 1000 square feet and often have only one occasionally two windows in the unit - hardly a space that would encourage the family housing that you are wanting to attract or are expecting the city of Hamilton to attract in future decades. This will reduce the number of units permitted in new development but will help to reduce over densification in neighbourhoods. We need families to repopulate our existing schools and rec centres and desirable units/homes for them to want to move into.</p>

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			<p>How sad it is also to feel that City Council does not help existing neighbourhoods to have a greater influence in what they would like to see built in their neighbourhoods instead of bowing to the pressure that developers are putting on City Council to approve inappropriate sized buildings and population density in existing neighbourhoods. Projects can be built but these must be scaled down. There has to be greater compromise with the developers as they rebuild in our communities and neighbourhoods. We have lost confidence in our council members who are attracted with the lure of development and not valuing the needs and concerns of neighbourhood members. There are serious concerns regarding overfill, over densification, increased air pollution, over intensification of traffic, loss of green space, forested areas and trees that are crucial for ground absorption of water runoff and air quality. So many of these buildings go against reports of environmental and conservation reports.</p> <p>Columbia College building on Longwood is a good example Against conservation authorities warnings they are continuing with their plan to infill part of the ravine to build their tower buildings. This is not safe. City Council of Hamilton ignored this warning and their comment was only that Columbia could build at their own risk!! How can City Council still approve this building with risk of collapse after what the world just witnessed in Florida with the Surfside Condo collapse.</p> <p>I urge City Council and the City of Hamilton planning department to advocate for the residents of Hamilton to ensure that developers applying to build in our city build attractive buildings to be in concert with the neighbourhood that they will build in.</p>
115.	July 24 2021	Alondra M	<p>Thank-you for asking the community about how they would prefer to see the city grow within the next 30 years. Although I am new to Hamilton, I have passion for urban planning and economic growth within Canada and our communities.</p> <p>I have a suggestion that would not completely replace option one and two, but it could limit the need for both to a certain extent. I would like to propose turning Jackson square and other vacant, or almost vacant buildings (Barton st., old condos, apartments and houses), into low-income housing. Other cities have turned partial, or entire malls into apartments. One example is Avalon Alderwood Mall in Seattle https://www.bloomberg.com/news/articles/2020-06-30/a-case-for-turning-empty-malls-into-housing They kept</p>

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			<p>the bottom floor as stores, pharmacies etc. and turned the top floor into housing, thus creating a micro-economy while simultaneously reviving downtown.</p> <p>This combined with more initiatives for flippers (re-doing older houses and buildings that need work), would lessen the need for high rises and urban expansion into rural areas.</p> <p>Although expansion is inevitable, I would love to see Hamilton take note of the mistakes made in other city centres and avoid them. (ex. glass high rises carbon footprint and reflection of heat onto the city https://www.theguardian.com/environment/2019/jul/28/ban-all-glass-skscrapers-to-save-energy-in-climate-crisis, "wind tunnels" in downtown Toronto leading to fast spread of fires. https://www.cbc.ca/news/canada/toronto/wind-toronto-buildings-skyscrapers-construction-1.5079986)</p> <p>Thank-you very much for taking the time to read this. I look forward to more encouragement of communication between public officials and the community.</p>
116.	July 22 2021	Carmen C	<p>I have just received a newsletter by email from my Councillor (Wilson) on July 20, which is 3 days before the deadline to submit our response. I had never received the survey and proceeded to ask my neighbors on Jackson and Pearl and friends on Mountain East and Bay St. North if they had. NONE OF THEM HAD RECEIVED ANY SURVEYS!!! I immediately informed Councillor Wilson about my concern about this seemingly flawed and undemocratic process. I am sorry but this is not good public consultation or participation. The Councillor's assistant reply was:</p> <p>"I'm very sorry to hear you didn't get a survey. It seems there were quite a few delivery issues in our area. My section of Westdale was left out entirely.</p> <p>There is no online option, likely due to the ease with which online surveys are often skewed, however if you haven't already you can still participate via email following the suggested guidelines in the newsletter which I'm copying here. Also this way multiple members of a household can send separate responses whereas the paper survey only allows for one response per household.</p>

#	Date:	Name:	Comment:
			<p>The deadline for submitting the survey to the city’s Planning Department is Friday, July 23, 2021. You can submit your response to grids2-mcr@hamilton.ca.”</p> <p>In the Hamilton Spectator, of July 20, 2021, on pg A4 it was mentioned that “The City says Canada Post delivered 230,000 but acknowledges that some households didn’t receive them ...”</p> <p>My questions are:</p> <p>1-What percentage of our population was sent the surveys, how do you know who actually got them, number of responses?</p> <p>2-Where is our present green belt protection boundary? How is it protected and enforced?</p> <p>3-Why should Hamilton grow to 236,000 more people by 2051? Pg/ 1/2</p> <p>I am respectfully requesting that we need more time and proper public consultations to discuss this very important issue.</p> <p>Some concerns that came to mind were:</p> <ul style="list-style-type: none"> - a) We need to save farmland and support local produce - b) We should improve and revitalize existing urban areas - c) We can reutilize existing unused built structures. - d) All previous municipalities (Ancaster, Dundas, Flamborough, Glanbrook, Stoney Creek) should take a share of intensification and not just Hamilton city core “corridors”

#	Date:	Name:	Comment:
			<ul style="list-style-type: none"> - e) We should not have to subsidize, as tax payers, the cost of infrastructure for developers in the unused green land - f) We don't want to turn Hamilton into Mississauga with destruction of farmland and creation of ugly big box malls and unimaginative housing developments <p>I am sure there are many more concerns but given short time to respond please accept my present submission</p>
117.	July 20 2021	Gail J	I beg of you to stop reducing our farm and rural space. Some time ago The Hamilton Spectator showed a photo of upper James St. redeveloped with a boulevard, storefronts and apartments above, it was compact and very attractive. Please consider more of the same all over our wonderful city.
118.	July 19 2021	Helen M	“We believe that our municipality needs to be strongly committed to urban intensification and increasing density in greenfield (suburban) areas within the urban boundary, to avoid opening the door to more and larger urban boundary that will be damaging to the environment. Our greenbelt should not be for sale to housing and commercial developers. We need this land for growing food and increasing and restoring biodiversity”.
119.	July 17 2021	Alexander D	<p>I am responding to the request for citizen input about how the city should try to accommodate an increase in population. I believe that the questionnaire is simplistic, and the results will not be valuable. We elect officials to study matters, so that informed decisions can be made. Citizen input is desirable, but this should be obtained in a more thoughtful manner than simply giving two options with no arguments for and against each option.</p> <p>As Vice-president (Administration) at McMaster, I had a significant role in planning the physical structure and lay-out the campus. Following that I was a vice-president at The American University in Cairo (AUC) at a time when we were planning to build a completely new campus to replace our cramped quarters. The latter experience was particularly instructive.</p> <p>As a result, I believe that city council and its planners should spend time considering what challenges and opportunities face both humankind and the city. As a result of this exercise, the next step should be to prepare overall objectives, and some of the options to achieve these. There should also be some visioning about what kind of city we wish to hand down to our children and grandchildren, because I for one shall not be here in 2051.</p>

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			<p>The biggest challenge facing society is climate change, and the physical lay-out of our cities can have both positive and negative affects. Another significant challenge is to achieve greater social cohesion and reduce the increasing divides that we see in incomes, social inclusion, health, political views, etc. We also need to deal with the increasing difficulty that many, including the young and those of fewer means, have in finding suitable accommodation. If our leaders spend time considering our challenges and opportunities, I believe that they can develop a more comprehensive list than I suggest below. It is probable that some objectives may not be fully compatible, and so difficult and thoughtful choices will need to be made.</p> <p>Given the primary challenge of climate change, we have to preserve land, wetlands and natural areas that serve as carbon sinks, reduce the travel for work and other activities, and increase density. To stop the sprawl, we need to rethink traditional zoning to permit an increase in the number of people living in a dwelling or on a plot of land, and to have more mixed use.</p> <p>Our planning studies at AUC revealed that in the most livable cities most buildings are limited to no more than five or six floors. Once one exceeds that height there is less social cohesion, and more alienation and loneliness. When I lived in Cairo, it was common for buildings to have mixed occupancy of businesses on lower floors and residences above. This means that one could make purchases locally and there was life in areas where commerce existed rather than creating city centers that are dead in the evenings and nights. For social cohesion there should be access to places where people can mingle; traditionally such needs were met by village greens, plazas, shared gardens and parks. When I lived in London, England, our apartment building had a communal garden at the back, and there were shared gardens for many who lived in five or six-floor building in Georgian squares.</p> <p>One can look locally at some good and bad examples. In Hamilton, Westdale was built as a community with a center and accommodation that served different groups in society with multi-level buildings near the core and both small and large houses. There were also employment opportunities. An example locally of what not to do can be seen in Aldershot, Burlington, where a large shopping plaza was closed and multi-level buildings were erected; a result is that people have to travel to Waterdown, Hamilton or near the QEW for regular grocery shopping, thereby increasing car usage.</p> <p>My suggestions are not a comprehensive list; rather I am trying to suggest that different options exist for those with more professional expertise, experience or knowledge to explore and develop. The planning process must</p>

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			<p>be driven by clear objectives that address the major challenges and opportunities that we face. This does mean rethinking some of our past approaches and more flexibility.</p> <p>In short, we need to reduce our production of carbon, but at the same time improve the quality of life and provide more opportunities for social cohesion. Higher density with opportunities for social interaction and recreation should be used. If I were forced to answer the bifurcated questionnaire, I would have to vote for no expansion.</p>
120.	July 15 2021	Paul S	<p>I have a few comments on the growth options which cannot be accommodated in the mail in questionnaire. The Growth Plan projections have a reputation for being very optimistic as demonstrated in previous versions of the Growth Plan.</p> <p>The latest Growth Plan population projections and allocations per municipality were completed prior to the Covid 19 pandemic and the latest housing boom in Hamilton, making it one of the least affordable cities to live in. Has the changing settlement patterns, e.g. moving to smaller municipalities for more affordable housing coupled with the increased ability to work from home been taken into account?</p> <p>The pandemic showed the higher density housing, especially high-rise developments, which rely on restricted access like elevators, seem to have a higher rate of cases and outbreaks. It would seem that lower rise intensification (gentle intensification) would be more appropriate and reduce the health risks associated with very high buildings. (Unfortunately, I expect there is less financial benefits for lower rise buildings.) The lower rise intensification also would be more compatible with existing lands uses, yet still achieve intensification targets. The lower rise intensification could also provide more affordable housing.</p> <p>Given the above I believe some modest increase in the urban area will be needed in order to provide a range of housing types and avoid an over abundance of incompatible very high rise buildings, e.g. over 8-12 storeys. Hope these comments are of some help.</p>
121.	July 15 2021	Rick J	<p>I hope that you and your family are all well. Thank you for your response to my concerns relayed to you via our ward 11 Councillor, Brenda Johnson. I have many concerns with this whole process of proposed boundary expansion to accommodate future growth in Hamilton. There are many issues within this larger issue that do not sit well with me and many others, especially those folks who are concerned with the environmental impact of</p>

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			<p>expansion; it is beyond my comprehension to explain why City Planning appear to have set these environmental issues to the side and proposed a plan which for the most part ignores these critical issues.</p> <p>The optics of the City plan to expand the boundaries of the current city of Hamilton are not good at all and certainly not in the best interests of all current city residents. It appears that the City planners are simply proposing to gobble up some 3300 acres of land currently on the edge of today’s Hamilton, much of which is prime agricultural land which is and should continue to be a prime food source for local communities. What will replace that food source if this land is developed for housing which may or may not be needed as projected future population figures are questionable in their own right and may or may not occur? As well, it clearly appears in a pronounced way that the land developers and local builders associations stand to accrue large profits from this development; for example, a certain builders association has taken out expensive newspaper ads advocating for boundary expansion where individuals and smaller groups in opposition to this proposed expansion do not have the deep pocketed means to conduct a similar campaign against expansion.</p> <p>We all know (and when I say “we” that I include city staff) that suburban expansion infrastructure needed never pays for itself and simply drives taxes to current city residents up in a never ending spiral; this is all ludicrous when we have a backlog of critically needed infrastructure improvement and updating facing us and little in the way of financial means to address this backlog in the near future. It is clear that City planning may have overlooked the opportunities to create future housing within the current city boundaries. There are so many locations across Hamilton which could be repurposed or converted to accommodate this alleged population growth; I have recently learned of the term “missing middles” which seems to describe the fact that the City planners may not have considered current city spaces available for growth and see the growth issue in terms of either single detached home survey growth into sensitive environmental areas or large apartment type building growth where there are in fact many ‘middle” type housing options that can be added to the mix and don’t require expansion; other suitable housing options such as townhousing as well as low rise condo/apartment type buildings that could be built on current space within the current city limits seem to have been ignored. Proposed expansion into farmland areas to accommodate this alleged population growth simply means that these new homeowners will have to drive further and further to get to their jobs thereby accelerating the use of fossil fuels and further contaminating our environment and working against efforts to put an end to our growing climate crisis. Hamiltonians deserve better and that should start with the City Planning Committee re-looking at opportunities within the current city limits to develop and even re-develop existing spaces that lend themselves to intensification of development to provide suitable housing to new residents. This new housing will need to be</p>

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			<p>affordable and in today’s real estate and financial climate, it is highly likely that new homes built in new surveys on surrounding farmland will be far too expensive for the majority of buyers today; it is not news that wages have not kept up with the cost of living and the costs of the pandemic will simply add to the exaggerated costs for all new families coming to Hamilton to live. The reasonable answer again is to make any new housing opportunities affordable; the best way to do that is to develop and re-develop current city lands that are already serviced and not by creating new surveys of homes which have not been serviced and will need to be at high cost to any new home owners and current taxpayers. The only winners in all of this will be the advantaged land developers and builders who will reap large profits from the sale of their lands at inflated prices. Newcomers to Hamilton for the most part are not in a position to pay these inflated prices and I see it as the job of City of Hamilton council and planning committees to make satisfactory housing available at the most reasonable cost possible while not adding to the growing climate crisis that we all face!</p> <p>I appreciate you taking the time to explain the GRID2/MCR (whatever the heck that is - poor optics, in my humble opinion) process to invite comment on the proposed expansion. When I put a sign opposing this expansion into farmland (Stop the Sprawl - HamOnt) on my front lawn, I had numerous neighbours make their way over to my home and ask me what this sign message was all about. They did this because they knew little or nothing of this whole issue and wanted to know why any City planning committee would propose such a solution for city growth; at that point, it became clear in my mind that the City needed to do better in terms of engaging all Hamiltonians in the process and the postcard type survey did not cut it, obviously! As I had said to Brenda Johnson, I was the only one within 10 homes on my street who got this survey but almost all wanted to know how to get it and respond. One of the reasons was that the survey card was not clearly marked upfront “City of Hamilton” but was more clearly marked GRIDS2/MCR and very few know what that is and one could easily understand how it became possibly viewed as more junk mail. So, what could easily be seen as just more junk mail coming via the means that it did is likely resulting in a very limited number of responses from all Hamiltonians and really not a valid indication of the position on this issue of Hamilton citizens and if the survey does not get a reasonable response then it is not valid and really doesn’t do what it was intended to do and that was to get a true picture of what Hamiltonians wanted to see happen with regard to expansion. It seems to me that the City, rather than conducting a personalized mail out to all residents (even if that took considerable time and expense) that would far more accurately measure response, it tried to expedite matters which have or will result in a less than valid response from citizens and certainly not a response that is a true measure of the position of Hamiltonians on boundary expansion! I understand the economics and time concerns of such an approach to determining public opinion but if Council really wants to know what the people think and if they</p>

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			<p>really want to do what is best for the City, then they have to put out an instrument of measurement that gives all Hamiltonians a chance to validly feedback.</p> <p>Following up on this position, I refer you to the article in the Hamilton Spectator of Monday, July 12, 2021 whose headline reads and I quote “Land use survey has serious design problems.” With an issue of this magnitude that Hamiltonians will have to live with forever, this is not what I as a resident want to read! I will leave you to read that article (if you have not already read it) but it is written by two McMaster University professors who are biostatisticians with survey writing experience and it is their position that subtle changes in wording or framing can make a big difference in survey responses and cutting corners in conducting a survey can create bias; further, the professors indicate that “it is all too easy to get the answer that you want by manipulating the design and conduct of a survey.” The professors go on to say that they have looked at the GRIDS2/MCR survey and even emailed the City volunteering to help look at how these problems might be dealt with for the collective benefit of Hamilton citizens; at the time of writing (July 12), the professors had not received any response from the City after 4 days and 2 follow up emails. What are the optics of no response by City officials when expert level help is volunteered to make sure that the City finds out what it wants to find out and what it needs to know to do the right things with regard to any possible boundary expansion for future growth? As a resident of Hamilton, I am not happy about this at all and I expect the City team to conduct a survey that truly examines the position of all Hamiltonians. The Spec article goes on to detail the problems regarding the nature of the survey and concludes with the statement, “ our concern is the the long term plans for the future of our city may be based on flawed evidence and we hope that the City will do all that it can to mitigate the survey’s shortcomings.” At this point, it is clear to me that when the experts indicate that the City survey is flawed, then in my mind the results could also be flawed which could lead to a further flawed plan by the City planning team in an attempt to appropriately address the issue of proposed city boundary expansion into environmentally sensitive farmlands and wetlands and existing communities.</p> <p>In summary, there are a lot of concerns about this proposed boundary expansion that need to be addressed and addressed in a valid, patient and thorough manner. This decision must reflect the opinion of all Hamiltonians, must not be rushed and certainly must not be subject to the lobbying efforts of developers and builders. The process must involve all stakeholders (not just the most influential) and should certainly take advantage of community experts who are willing to be unbiased participants in the discussion for the betterment of all of Hamilton and it’s citizens. Thank you for your time and attention and I am always available to hear what</p>

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			concrete solutions that the City will take to address these issues appropriately so that we arrive at a decision on boundary expansion that meets the needs of all new residents of Hamilton. Be safe and well.
122.	July 15 2021	Geoff A	<p>You indicate that intensification will reduce the need for additional greenfield lands. Have you investigated the negative impacts that intensification will produce? Specifically, the increase in crime rate that has been documented to occur in higher density environments.</p> <p>Also, have studies been done to determine what type of housing the actual taxpayers would like?</p> <p>Given the likely changes to areas suitable for agriculture due to climate warming, have studies been done to estimate the amount of arable land in Ontario say fifty years in the future and what population that land could support? My guess is that arable land may in fact increase over the present.</p>
123.	July 14 2021	Michael A	<p>At a certain point in time, Hamilton will have to impose a maximum population growth target. The City cannot simply grow in population and expand into the wilderness forever.</p> <p>My question is, "What is the maximum number of people who will be living in The City of Hamilton?"</p>
124.	July 8 2021	Steve M	We don't have enough infrastructure in Hamilton to keep building condo, strip malls etc. The roads we have now are packed with traffic they can't take much more. We are also losing farm land, how are we going to feed the residents we have now?
125.	July 6 2021	Steve W	<p>Came across this amazing transport-aero-lift website airship https://skylite.aero. Check out the In a nutshell and other options.</p> <p>It can carry up to 1000 metric tons or 600 passengers.</p> <p>It needs no airports or runways, and can land on unimproved fields without a ground crew.</p> <p>Hamilton (if it halts expansion) would have several plots of land that would serve as landing or lift off points.</p> <p>Join the vision of environmentally sound transportation.</p>

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			Please share with City Councillors.
126.	July 5 2021	Harry D	I am in favour of first limiting the urban boundary until all available land within the current boundaries are exhausted. But in doing so there needs to be some basic conditions, one of which would need to be that every resident has is required to have a certain amount of green space allotted to them. Ideally on the place of residency or within, say, 1 kilometer. That is not the case with the 2 retirement/condo buildings across from each other on Hwy 53/Rymal and Garth Streets. There is grass at their building fronts but only paved parking lots behind them. That absence of green landscape should not be permitted. I hope future planning of the Airport Development Lands will not allow the erection of any housing units, in that name of helping housing shortages, without a defined green space per person who may come to live there.
127.	July 4 2021	Harry S	<p>We are two biostatisticians at McMaster University, who have conducted numerous surveys. We have seen the survey of households in Hamilton asking residents for their views on how the city should grow. We have a number of concerns about the survey design, and we are volunteering to help look at how these problems might be dealt with.</p> <p>The problems we see include the following:</p> <ol style="list-style-type: none"> 1. The survey arrived in mailboxes as one sheet of folded paper. The outside gives no indication that it is an official City survey. It looks like junk mail. 2. The survey describes two questions. Question 1 asks how much growth can be planned within existing boundaries. Question 2 asks how much growth should be planned outside current boundaries. Residents are then asked to make a choice. Option 1 is to plan some growth outside the boundaries. Option 2 plans for all growth within current boundaries. So options 1 and 2 are reversed from the way they are described in the earlier questions. This inconsistency is liable to cause confusion. 3. Option 1 is labelled "Ambitious Density." The word Ambitious implies a value judgement. Using it violates basic principles of survey design. Option 2 is simply labelled "No urban expansion" which is objective, as Option 1 should have been. Given the positive connotations of 'Ambitious,' this is likely to bias the responses towards Option 1. 4. A further concern is who can and should complete the survey. Is it the household, each adult in the household, or all people in the household including children? The GRIDS website says that the survey is to 'ensure that all residents of the City of Hamilton have an opportunity to voice an opinion.' What if the

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			<p>occupants of a household disagree? It will not be possible to get all residents’ views since each household has only one copy of the survey, and the survey form does not state that choices can be submitted by email.</p> <p>5. One of us [HSS] spoke with Heather Travis by phone. She noted that there were limitations for the staff conducting the survey based on the instructions from city Council and the pandemic. We understand these difficulties. She also stated that households with a “No Junk Mail” stick on the mailbox would not receive the survey. If, as we expect, such households are more environmentally concerned and likely to choose Option 2, this is a further bias towards Option 1. As well, it contradicts the City’s claim that all households will receive the survey.</p> <p>6. Heather Travis also noted that those households could submit a choice by email. [She subsequently sent one of us, HSS, a copy of the survey, for which we thank her.] This requires people to know about the survey, other than through the City’s mailout. It also means that people could submit both a paper form and an email response, and it is impossible to distinguish ‘valid’ email choices from repeat votes. Presumably because of this, Heather Travis also stated that results submitted by email would be reported separately from those submitted on paper when the city staff report results to the Council, and that the reason would be explained in the report. This would partially, but not fully, deal with the problem.</p> <p>As we noted above, we are volunteering to explore with you how these concerns might be dealt with. We hope you will take up our offer. Given the timeline for the survey, we look forward to you rapid response.</p>
128.	Michelle H	June 25 2021	<p>I'm writing to express my thoughts and feelings of this card.</p> <p>I'm assuming that this presentation was created by a consultant.</p> <p>It is pretty lame and the choices given definitely do not allow for the voices of those struggling either homeless or nearly unhoused to be heard.</p> <p>No where in this exercise is the call for social housing and the language of affordable housing is vague and has multiple definitions, thus making housing unaffordable for the working class and others struggling in low income.</p> <p>My suggestion is building little houses which would include some green space to have a garden to grow food and flowers opposed to being stuffed into a little box.</p>

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			<p>I was listening to The Shift, Shane Hewitt had a guest on who talked about building little houses which include new technology for bathroom etc which could be purchased for around \$25,000.</p> <p>I am not a advocate that says take more of green belt space and I'm not an advocate that allows for for profit developers and their greed to create housing that leaves out at least one third of the population.</p> <p>Your survey lacks insight and definitely does not allow for the people to speak. Covid has shown great canyons and as city council and other community meetings have moved online, those who lack resources to engage in zoom meetings is very concerning.</p> <p>These are my thoughts and feelings.</p>
129.	June 25 2021	Susan C	<p>I am a ward 8 constituent. I appreciated the attempt to engage Hamiltonians in the decisions around urban growth and intensification. However, I have several major concerns about the use of a mail survey to 'all households' in Hamilton:</p> <p style="padding-left: 40px;">There is one survey in our mailbox. For a multi adult household this means that only one of us get a voice. Is it meant to be 1950 and the 'head' of my household has the privilege of having a voice, are we meant to debate and come to consensus as a household? This survey will silence many young adults who still live at home, or have returned home in the pandemic - who may have very different opinions than their parents.</p> <p style="padding-left: 40px;">The concept of household privileges home owners and renters, or those in stable housing, and leaves out the many people during this pandemic especially in uncertain and temporary housing, shared accommodations, living with family or friends temporarily. For example were multiple surveys dropped off at student housing? This privileges rural communities where there is majority single family dwellings and less congregate housing.</p> <p style="padding-left: 40px;">One survey per household literally silences the younger people in this community. Many adults 18 to 25 live with their parents - this is no way should mean they do not have a voice about the future that they will be living in. One could in fact make an argu that those under 30 are perhaps the most important voices for something that will directly impact them and not those of us securely housed and settled. This age group is also the least likely to use mail and the most likely to engage through social media etc.</p>

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			<p>I can find no reference to accessibility for this survey. It is inaccessible to the visually impaired, who rely on voice technology to complete forms etc., to any person whose disability prevents them from easily filling out a paper form, or transporting the form to a mail box, to any one whose first language is French, to anyone whose command of written English is less strong than using voice technology to have the statements read to them;</p> <p>The only demographic collected is postal code? You will have literally no idea if this survey reflected Hamiltonians with even the minimal demographic of age. This risks an outsized response by one demographic over others. My Ward is huge and we are not monolithic.</p> <p>The survey does not immediately look like it came from the city - I have talked to neighbours who assumed it was junk mail and did not even read it. You have to literally unfold it to see a small city logo on the mail in portion. it looks like mail from MCR GRIDS - which will mean nothing to most people. Mail in surveys are known to have the lowest return rate.</p> <p>The survey itself is confusing and took several read throughs to understand. It is a jumbled amount of information.</p> <p>I am extremely concerned that is survey is a performative action to be able to say Hamiltonians were consulted, but has been sent out in a way that is significantly biased as to who will respond.</p>
130.	June 25 2021	Jen K	<p>I have completed the survey and submitted my comments, but wanted to ensure that my strong opposition to any urban boundary expansion was noted.</p> <p>It is both environmentally irresponsible and reprehensible to continue to destroy green fields to sprawl our outward boundaries. In the midst of an acknowledged climate crisis, that this is even a consideration is unbelievable- especially when we have the ability to increase our density within our existing borders.</p> <p>The infrastructure and environmental debt that would be created by outward sprawl in the name of profits would be incredibly harmful to Hamilton and future generations.</p> <p>Seriously, stop paving over paradise. We have enough parking lots that we can reclaim to achieve our housing needs as Hamilton grows.</p>

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131.	June 24 2021	Chris N	<p>It’s preposterous to distribute a general survey on complex urban planning strategies to non-specialists. There are so many regulations and technical studies that constrain choices that to offer two options (with a third open to non-specialist suggestions) smacks of manipulation of data before the fact.</p> <p>The survey options, as presented, misrepresent the controversy and the outcome. It’s not a simple matter of whether the city should expand beyond its current urban boundary or not; the controversy is that the expansion will consume a lot of productive farmland (Although the environmentalists and others of that ilk do not say if the affected farmland is significantly productive).</p> <p>It is also a misrepresentation to say that zero hectares of land will be required under Option 2 (playing with the term “Urban expansion land”) rather than indicate how much land will be required for development WITHIN the current boundaries. You won’t convince me that 110,000 new housing units won’t require any land. Development within and outside the current urban boundary will definitely occur so limiting the choices to ‘in or out’ is non-sensical.</p> <p>The biggest limitation is that there is no consideration as to what either option will look like. Planners are not providing options on the shape of new communities. People prefer village-like neighbourhoods that contain: shops, cafes, banks, schools, services, etc., all within walking distance. If one of your goals is to reduce the carbon footprint, you need to plan communities so that people don’t have to get in a car or on a bus just to get a bag of milk.</p> <p>Look at the developments of Mount Hope, Hamilton Drive off Garner Road, and even the business park down Tradewinds Drive. They weren’t planned to allow people to walk to the store, bank, restaurant, schools, shops.... Everyone has to keep driving everywhere. The big box stores lobbied the cities to prevent local stores from opening near people’s homes.</p> <p>I’m still studying these proposals and looking at all the open land within the city boundary. But why worry about Hamilton as a city? Why not plan integrated communities as far away as Hagersville and concentrate on rapid transit and beautified road networks?</p> <p>There are other factors I’m looking at but these studies take years:</p>

#	Date:	Name:	Comment:
			<p>The city has no control over the causes of demographic growth (Immigration). Therefore, unemployment and underemployment will continue to plague an economy driven by inequitable incomes.</p> <p>Property tax needs to be converted to a progressive system.</p> <p>A two kilometre buffer is needed around the airport (Too late).</p> <p>There are a dozen golf courses in the immediate environs.</p> <p>You can hire any consultant firm you like but they will all follow the normative template. They do not have the time, imagination, or inclination to develop innovative urban communities.</p>
132.	June 24 2021	Peter B	<p>Raze several blocks of blighted city land and prepare for redevelopment. What is the cost and what can be generated..</p> <p>Can't consider 1 and 2 until we have an answer to my question.</p>
133.	June 24 2021	Sherri G	<p>I am not qualified to make an informed decision regarding this issue. However, there are so many areas in Hamilton that the properties are not being utilized effectively. For example, all along Barton St. there are many old, unkept vacant buildings. These could be raised and redeveloped into residential housing to save our greenfield land.</p>
134.	June 24 2021	E G	<p>While I am against urban growth, I am in favour of the City cleaning up and re-using what they already have. The downtown, east-end, and the north are terrible. The City had no issue with MetroLinx gobbling up people's homes for a track that hasn't even been officially approved. They shouldn't have any issue with a Developer doing the same in these areas to knock them down and put up homes and apartments of various pricing. And then they will have a city that actually looks nice.</p>
135.	June 24 2021	Sam M	<p>I suggest that if Eisenberger is hell-bent on shoving LRT down our throats, that he focus on building new hi-rise condos and apartments along King St. from Eastgate to McMaster instead of ruining our rural areas. He has expropriated millions of dollars of properties on this route already with our tax dollars!</p>

#	Date:	Name:	Comment:
			His goal is to have everyone sell their cars and take public transit. Yeah, right. This city is dead in the inner core and thriving in the suburbs. What better way to fulfil his pie-in-the-sky dream than to build thousands of high density units along the LRT route!!!
136.	June 24 2021	Annette S	Thanks very much for your quick response. Unfortunately, none of the options presented are ideal, for obvious reasons. Hopefully the City will not experience the growth currently projected. If so, I am hoping the City can come up with a reasonable alternative that will help protect our environment as well as our current residents.