

March 20, 2022

Chair Brenda Johnson and Members
Planning Committee
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Chair and Members of the Planning Committee:

RE: City of Hamilton Response to Provincial Housing Affordability Task Force (HATF) Report

As residents of Hamilton who reside within 120 metres of a proposed redevelopment that requires an Application for both an UHOP amendment and a zoning by-law amendment, we have closely followed the affordable housing debate over the last several years and have become familiar with the issues and factors relating to the lack of affordable housing in Hamilton.

Prior to submitting to the Planning Department our objections to the proposed development we examined the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019) and accordingly our concerns to the Developer's proposal were based on grounds explicitly identified by the Province as being relevant to a redevelopment and an intensification along a higher-order transit corridor. Unfortunately, it now appears that the Task Force has improperly reclassified some of these very policies which were set out and encouraged in these two pieces of provincial legislation, and in sweeping generalizations the Task Force has now labelled these grounds and procedures as NIMBYism and an "abuse" of the application process.

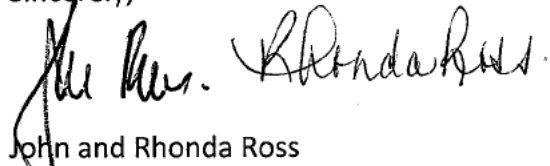
The detailed objections we submitted to Planning Staff related to such issues as the detrimental impact arising from the lack of adherence to setback requirements in the TOC1 zoning by-law; the removal of municipal trees that mitigate against noise and harmful air pollution; the risks to pedestrian safety due to the fact that the proposal abuts a school playground and City Parkette; air quality and pollution issues relating to traffic congestion on both Main Street West and Highway 403; and Cultural Heritage, Preservation and Ontario Heritage Act designation.

We therefore strongly support the Planning Staff response and analysis to the HATF Report as we believe that the Staff response accurately sets out the factors and conditions that explain the extreme lack of affordable housing in Ontario, and that the response cogently defends the fact that the lack of affordable housing is not due to delays by Staff nor by consultations with or the participation of neighbourhood residents. In fact, it is important to note that the neighbours in our area would gladly welcome a CMHC affordable housing intensification redevelopment similar in design to the "Good Shepherd Square", which was built along a higher order transit corridor on King Street West.

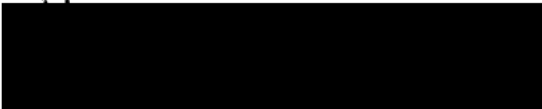
We also wish to point out to the Planning Committee that it should encourage Council to work in conjunction with other municipalities to seek a more equitable distribution of the enormous revenues generated by the Provincial Land Transfer Tax, which taxes the purchase of every house or parcel of land in Ontario. A reallocation of just a small percentage of these funds directly to subsidized rental projects and affordable housing would enable the construction of projects by the municipalities and non-profits that wish to provide housing for their residents, as affordable housing projects may not be able to obtain funding otherwise.

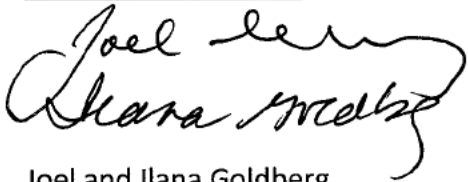
The construction of more affordable housing is indeed a worthy goal for the Province of Ontario; however, it must be pursued in a manner which reflects the concerns raised by the Planning Staff of the City of Hamilton. Accordingly, we highly recommend to the Members of the Planning Committee that you authorize the appropriate resolution from Council to adopt the position and responses set out by Planning Staff to the HATF Report.

Sincerely,



John and Rhonda Ross





Joel and Ilana Goldberg

