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**VIA EMAIL**

April 19, 2022

Attn: Chair and Members  
General Issues Committee  
City of Hamilton  
71 Main Street West  
Hamilton ON L8P 4Y5

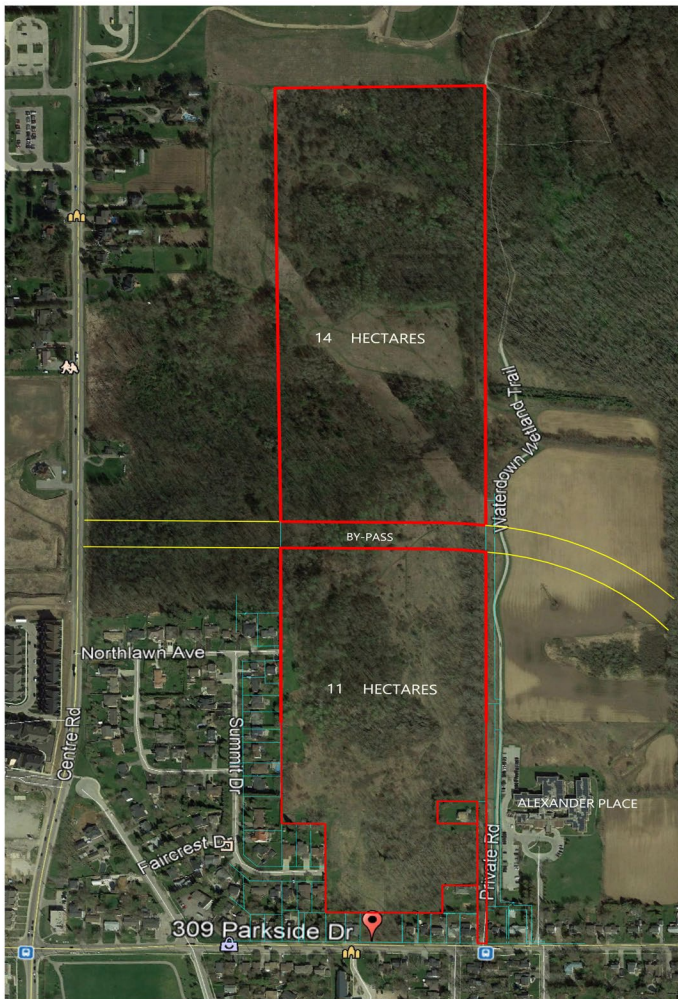
Dear Members of the General Issues Committee

**Re: Staff Report PED17010(q) – Alexander Place Boundary Adjustment**

We represent Sidana Holdings and 2474314 Ontario Inc. (“**Consoli**”), part owners of 309-311 Parkside Drive, Waterdown (“**Property**”). We write in relation to Staff Report PED17010(q) recommending approval of a minor urban boundary adjustment (5.0 ha) for Alexander Place Long Term Care Facility (“**Alexander Place Boundary Adjustment**”). We support the staff recommendation. It represents a sound boundary adjustment for a portion of policy 2.2.8.3k) of the Growth Plan Boundary Adjustment Process. We write to request that you consider using the unused portion of policy 2.2.8.3k) (5 ha) to approve a minor boundary adjustment for the Property as well.

## **THE PROPERTY**

For the last 40 years, the Property has undergone modest and incremental development: Summit South (1963), Summit North/Northlawn (1965) and Summit Extension (1979). In 2019, Consoli sold the By- Pass portion of the Property to the City with no conditions. What remains is approximately 11 ha south of the By-Pass and 14 ha north of the By-Pass. With the Alexander Place Boundary Adjustment, the 11 ha south of the By-Pass is boxed in by the By-Pass to the north and the urban boundary on all other sides. It essentially becomes a residential infill parcel but for the fact that it remains outside the urban boundary. It is this anomaly that we respectfully request you fix.



### GREENBELT PLAN ADJUSTMENT PROCESS

In 2005, the Greenbelt Plan was approved and applied to the Property. In 2015, Consoli participated in the provincial Greenbelt Plan Review. What a process! Consoli met repeatedly with municipal staff, provincial staff and the Minister of Housing. All direction given culminated in a game plan led by the City's Real Estate Department for the acquisition of the By-Pass lands. Essentially, the City asked Consoli to sell the By-Pass unconditionally and prepare a Justification Package to remove the Property south of the By-Pass from the Greenbelt Plan. He did both. The By-Pass lands were sold to the City unconditionally. He submitted a comprehensive (and expensive!) Justification Package complete with numerous studies.

The City, with the full support of staff, accepted the Justification Package and supported the Greenbelt Plan Adjustment Request. Regrettably, the Province refused all Greenbelt Plan adjustment requests province wide, including the modest adjustment proposed by Consoli. The Province told Consoli that because the Property was next to the settlement boundary, he should engage the Growth Plan Boundary Adjustment Process during the next City municipal comprehensive review.

NANCY SMITH PROFESSIONAL CORPORATION  
 TURKSTRA MAZZA ASSOCIATES, LAWYERS

## GROWTH PLAN BOUNDARY ADJUSTMENT PROCESS

Policy 2.2.8.3k) of the Growth Plan envisions settlement area boundary adjustments for Greenbelt Plan lands like the Property. Up to 10 hectares can be added to the urban boundary with residential permissions on no more than 50% of the lands to be added. The Alexander Place Boundary Adjustment is 5 ha. We request that you use the remaining 5 ha available to implement the Greenbelt Plan Adjustment you supported in 2015.

### CAPPING THE BOUNDARY ADJUSTMENT

The Property is not farmland nor are there any natural features on it. Consoli fully supports the City's commitment to Farmland for Future Generations. To assist the City with achieving this objective, Consoli will cap the boundary adjustment at 5.0 ha ("**Consoli Boundary Adjustment**") and gift the remaining 20 ha ("**Gift to the City**"). With ownership, the City will control this boundary.



Please note that in the 2015 discussions with the City regarding the By-Pass lands, the City sought to buy the lands north of the By-Pass. Consoli and the City could not agree on price at that time. It is these very lands that comprise a significant portion of the Gift to the City.

Consoli has had ongoing discussions with the neighbouring community regarding the Gift to the City. The feedback has been very positive.

### **FIX THE ANOMALY**

The unique history of the Property coupled with the Alexander Place Boundary Adjustment creates an anomaly. The Consoli Boundary Adjustment represents lands that are boxed in by urban lands and the new By-Pass. This is an infill site absent the underlying official plan designation. This boundary adjustment was supported by the City in 2015 as part of the Greenbelt Plan review. It achieves provincial policy while in no way offending the City's objectives to preserve farmland. To be blunt, the Consoli Boundary Adjustment makes good planning sense.

In addition to fixing the anomaly, your approval of the Consoli Boundary Adjustment will secure ownership of 20 ha of land for free. This gift will cap the boundary adjustment and offer potential open space opportunities for the residents of Waterdown. So, in addition to making good planning sense, the Consoli Boundary Adjustment is in the public interest.

### **OUR ASK**

We respectfully request that you use the unused portion of Growth Plan policy 2.2.8.3k) (5.0 ha) to approve a minor boundary adjustment for the Property as outlined in this letter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Nancy Smith', written in a cursive style.

Nancy Smith  
ns/l