

**WESTON
CONSULTING**

planning + urban design

City of Hamilton
71 Main Street West, Fourth Floor
Hamilton, ON
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March 26, 2021
File 10262

**Attn: Heather Travis,
Senior Project Manager, Policy Planning**

**RE: GRIDS 2 and Municipal Comprehensive Review (MCR) – Submission Letter
Laurentel Developments
6449 Twenty Road East, City of Hamilton**

Weston Consulting is the planning consultant for Laurentel Developments who represents the owner of 6449 Twenty Road East in the City of Hamilton (herein referred to as the 'subject property'). On behalf of our client, we would like to request that the subject property till be considered for urban expansion given its strategic location to support both employment and residential growth within the City. The purpose of this correspondence is to provide further submission to the City's GRIDS 2 and Municipal Comprehensive Review (MCR) following the release of the Final Land Needs Assessment. This letter is to follow previous correspondence dated February 2, 2021 sent in response to Staff's Dec. 14, 2020 report.

We have reviewed Staff Report PED17010(j) and plan to attend the upcoming special General Issues Committee (GIC) meeting on March 29, 2021, to better understand the City's current position in evaluating decisions on where and when the City will grow to the year 2051 as part of the GRIDS 2 / MCR - draft evaluation framework and phasing criteria planned for April 2021.

Description of the Subject Property

The subject property is located south of Rymal Road East, southeast of the Twenty Road East and Miles Road intersection. The subject property is 8.16 hectares in size and has an approximate frontage of 125 metres on Twenty Road East. The property is currently occupied by a single detached dwelling and three agricultural barn facilities. Surrounding lands to the north and south are rural and agricultural in nature. Attached to this submission is an aerial photo depicting the subject lands and its immediate context.

Policy ContextRural Hamilton Official Plan

The Rural Hamilton Official Plan designates the subject property as *Rural*. These lands are characterized as having lower capability for agriculture due to a range of factors considered in the

City's Land Evaluation and Area Review (LEAR) study, including proximity to both conflicting land uses (e.g., residential uses, urban area) and non-farming uses (e.g., aggregate resource extraction areas); fragmentation (e.g., closeness of parcels); soil capability for common field crops and specialty crops; and existing natural areas. Despite being located in the City of Hamilton's rural area, the subject property is in fairly close proximity to the urban boundary, approximately 750m south and 675m west of the Urban Area.

Land Needs Assessment & Technical Background Report

Staff have recommended that Council adopt of the "Ambitious Density" scenario in the final Land Needs Assessment (LNA). The "Ambitious Density" scenario results in the lowest land to meet growth targets to the year 2051. This scenario identifies a need of approximately 1,340 gross developable ha of Community Area lands and 0 ha of employment lands to the year 2051. The land need of 1,340 gross developable ha is based on a planned intensification target which increases, over time, from 50% between 2021 and 2031, to 60% between 2031 and 2041 and to 70% between 2041 and 2051, and a density of 77 persons and jobs per ha in new growth areas.

Planning for Growth to 2051: Draft Evaluation Framework and Phasing Criteria (Whitebelt Lands)

The subject property is located in the 'Twenty Road East' whitebelt area which is approximately 440 gross hectares (275 net ha). Based on the need to expand the City's urban area, Weston believes the subject lands are well suited for future development due to a lack of environmental constraints and servicing that may be drawn from the recently developed Broughton East and West communities.

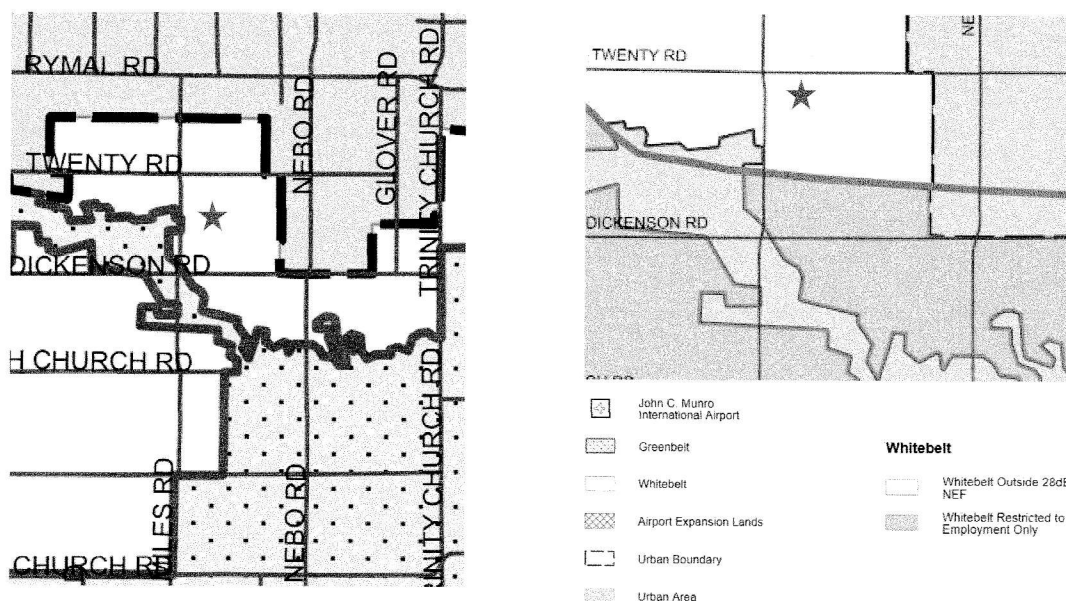


Figure 1a, 1b: Appendix H - Map of Urban and Rural Land Areas Including Greenbelt Plan Boundary and Whitebelt Lands.

We believe that the subject property is a good example of whitebelt lands suitable to be carried forward to the detailed phasing analysis stage prior to 2031 by addressing several of the City's

criteria for developable land area. The site is ideally located near an existing Urban Area. It is also located less than 1km south of the Broughton community which has been developed as a low-density single detached residential neighbourhood. Existing infrastructure can be extended to service the subject lands and the surrounding area, which will ultimately make more efficient use of nearby infrastructure.

Further, the John C. Munro Hamilton International Airport is less than a 10km drive from the subject property and will continue to make this area appropriate for urban intensification, with lands nearby ideally located for residential and employment related development. Moreover, this area south of Twenty Road East is well positioned for redevelopment, because unlike lands to the north, the subject property and lands to the south are not encumbered by water courses or other natural heritage features.

Concluding Remarks

Weston Consulting, on behalf of the landowner, respectfully requests that 6449 Twenty Road East be considered as a Candidate Expansion Area for inclusion within the City of Hamilton's Urban Boundary in the next Phase of the City's whitebelt lands development evaluation. We are confident that through the City's detailed technical analysis and modelling, the subject property will be determined as an area highly suitable for expansion. While we understand the recommendation for the most aggressive intensification scenario, there will still be a need to accommodate news residential lands. As illustrated in the attached aerial photo, the subject lands are ideally suited to accommodate this type of growth.

We kindly request to be notified of any future reports and meetings and will continue to monitor the GRIDS 2 process as well. We thank you for the opportunity to provide this letter and are open for future discussions regarding the status of the subject property.

Should you have any questions, please contact the undersigned at ext. 266.

Yours truly,

Weston Consulting

Per:

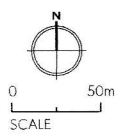


Martin Quarcoopome, BES, MCIP, RPP
Associate

c. Clients
Att. Aerial Photo



Date: 2021-02-03
File: 10262/air photo/10262_Air Photo.dgn

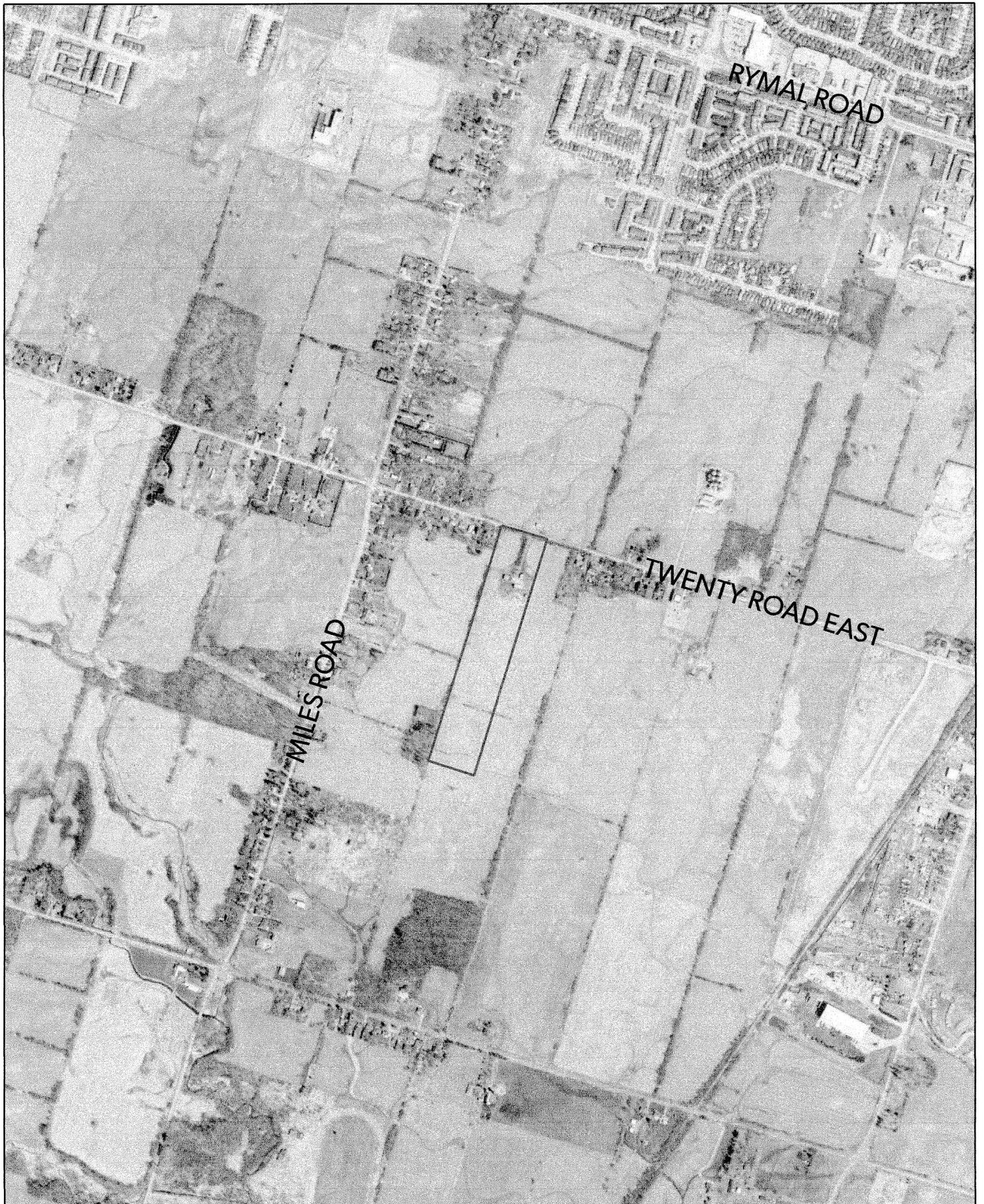


— Subject Property

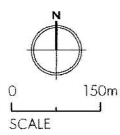
Source: Air photography from First Base Solutions Inc., 2019 image.

AIR PHOTO

**6449 TWENTY ROAD
CITY OF HAMILTON**



Date: 2021-02-03
File: 10262/air photo/10262_Air Photo.dgn



— Subject Property

Source: Air photography from First Base Solutions Inc., 2019 image.

SITE CONTEXT

6449 TWENTY ROAD
CITY OF HAMILTON