



Gatzios Planning + Development Consultants Inc.

File No: 62HA-0721

March 20, 2023

Planning Committee

City of Hamilton

71 Main Street West

Hamilton, Ontario

L8P 4Y5

**Regarding: MARCH 21, 2023 PLANNING COMMITTEE ITEM 11.5 REPORT PED21067(d)
IMPLEMENTING OPA 167 – SECONDARY PLANNING STRATEGY FOR URABN
EXPANSION AREAS AND MUNICIPAL COMPREHENSIVE REVIEW UPDATE**
on behalf of **TWENTY ROAD EAST LANDOWNERS**

Dear Planning Committee members:

I am writing on behalf of my clients, Carmen Chiaravalle, 1694408 Ontario Inc., Demik Brothers Hamilton Ltd., John Edward Demik, Peter Demik and Elaine Vyn (collectively, the "Twenty Road East Landowners Group"), being owners of lands in the south area of the City of Hamilton centered around the intersection of Twenty Road and Miles Road.

My client's lands are included within the Urban Expansion Areas in the recent approval of the UHOPA, within the area labelled as "**Twenty Road East**" on Appendix "C" to Report PED21067(d).

The comments provided below on the above-noted Report are preliminary as the Report was only available to us for review as of midday today. Additional comments will be provided shortly.

First, we are appreciative and supportive of the City turning its attention to the planning for the Urban Expansion Areas, and initiating the processes which will be required to see these areas proceed through the planning process.

The Twenty Road East Landowners Group is eager to work with the City to see this area comprehensively planned to accommodate urban growth.

We have the following preliminary comments on the staff report that is on the agenda as item 11.5 for the March 21, 2022 Planning Committee meeting.

1. Recommendation (b) regarding Secondary Plan Guidelines

It appears that recommendations (b)(i) and (b)(ii) contradict each other as written, with (i) indicating that the interim draft Secondary Plan Guidelines in Appendix “A” be endorsed, followed then by (ii) indicating that staff be directed to consult on the Guidelines.

It is requested that recommendation (i) be revised to read “**Be used by staff for the purposes of consultation regarding future Secondary Planning processes for ...**”. In the absence of this change, the consultation required by recommendation (ii) would not be meaningful if the Guidelines are already endorsed pursuant to (i).

If use of the term “endorsed” is meant to imply approved for the purposes of consultation, then we suggest that the language be revised to clearly indicate this, since “endorsed” does not suggest consultation is still pending.

Further, we have not yet had a chance to review the interim draft Secondary Plan Guidelines document found in Appendix “A” and would appreciate the opportunity to review and provide our comments to the city prior to any endorsement by Council.

2. Recommendations (c) and (d) regarding Secondary Plans

We note that the Report describes various ways that Secondary Plans could proceed within Urban Expansion Areas, describing Options 1 to 5 within section 4 of the Report.

However, it appears that Recommendation (c)(i) has staff requesting direction to proceed with Option 1 being “lead the development of comprehensive Secondary Plans”.

Further on, recommendation (d) has staff requesting direction to report back on Option 4, being privately initiated submissions of Official Plan Amendments to enact Secondary Plans.

It is difficult to reconcile these two recommendations, and admittedly due to the Report being released midday Monday for the Tuesday morning meeting, there has been insufficient time to review the information and summary of Options contained in the Report.

We ask that a decision on which Option or Options are available on this matter and contained within any future Official Plan Amendment as directed in recommendation (a) of process be deferred until such time as staff has the opportunity to consult on the various Options and material contained in this Report.

Summary

In summary, we believe the information and potential Options contained within the Report provides a good summary outline towards planning for the future of the Urban Expansion Areas, and should be used as the basis for public consultation going forward.

We would like the opportunity to provide input prior to the endorsement of the Secondary Plan Guidelines and, we would like the opportunity to provide input to the various Options prior to staff being directed to proceed with one over the other.

We believe that a City-initiated Official Plan Amendment which establishes a policy framework outlining requirements for Secondary Plans in Urban Expansion Areas as outlined in recommendation (a) should await input on these various items prior to being drafted and considered by Council.

We look forward to working with staff on these initiatives to move this process forward.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in black ink, appearing to read 'M Gatzios', with a stylized flourish at the end.

Maria Gatzios, MCIP RPP

Copy to: TRE Landowner Group
Davies Howe LLP
Weir Foulds LLP