

From: J M

Sent: Wednesday, July 5, 2023 8:03 PM

To: UEA planning <UEAplanning@hamilton.ca>

Cc: Toman, Charlie <Charlie.Toman@hamilton.ca>; Ann Marie Hadcock ; Angela Smuk; MacLean, Grant; Skelly, Donna; Tadeson, Mark <Mark.Tadeson@hamilton.ca>

Subject: Fw: Development of Airport District lands in Glanbrook

Hello:

I am sending this email for the July 11 2023 meeting.

My Sister and I have over nine acres on the North east corner of Airport Road and Upper James. This land was designated as white land a few years ago.

I have spoken for several years to different people in the city of Hamilton Planning Centre discussing the following:

- Our land is zoned A2 which is not suitable in the current times, where residential homes are beside the land, across Airport Road and across Upper James.
- The land has city water and is directly across Upper James where sewers are available.
- As I've mentioned many times, there are approximately 25,000 vehicles going past each day, not to mention the increase in housing, which would certainly justify a commercial location.
- Mount Hope has little to none commercial development as the land which was designated for commercial is now residential.
- Our land is approximately 1 km from the Airport and a couple of km to the Industrial Park.
- Again, I have mentioned many times that many, many potential Buyers have wanted to develop our land and have been turned away by the city of Hamilton.
- I do not understand why during Urban boundary planning, both sides of a major highway (Upper James) was not included within that boundary, especially when the area is booming and there is a need .

Below is the most current email chain.

Sincerely,
Jeannette Macdonald McKibbon

From: Coleman, Daniel

Sent: July 6, 2023 9:42 PM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Email delegation re: Council items 10.8 and 11.4

Dear City Councillors,

I am writing to thank you for the strong stand you have taken in resisting the provincial government's pressure towards urban boundary expansion based on the clear majority of votes in favour of maintaining urban boundaries and meeting housing needs by means of intelligent density.

The smoke we have all been breathing over the past weeks reminds us that global warming is a real thing and that we need to do everything we can to reduce carbon emissions and increase earth's capacity to sequester carbon and create oxygen.

To do this, I urge you to resist urban boundary expansion (item 10.8) that is being forced upon the city of Hamilton by the provincial government's developer friends and respect City-led planning so that the highest levels of good planning are attained. If developers submit their own secondary plans for the expansion lands in the greenbelt and beyond the city boundaries there will likely be little to no public engagement and planning will be for profit, not for Hamiltonians.

Furthermore, we urge you (in relation to item 11.4) to resist the invitation to have city staff work with the Province to come up with new expansion plans. I believe this will be a misallocation of staff resources and time as well as taxpayer dollars which could be better spent doing what Hamiltonians voted for our new Council to do: Build density and complete communities where we already have services and infrastructure to address the ongoing housing and climate crises: within the former urban boundary.

We know this is a difficult situation for City Council, given the pressure to "cooperate" with the Province, but we hope you will stick to the mandate you were given by Hamilton voters to plan for a city that meets our challenging housing needs while creating a sustainable future for the city and its future inhabitants.

Thank you,

Daniel Coleman

From: gus mihailovich

Sent: July 6, 2023 5:16 PM

To: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Cc: clerk@hamilton.ca

Subject: Urban Expansion / Greenbelt - Items 10.8 and 11.4

TO: Hamilton Planning Committee

As a citizen who has called Hamilton, 'home' for 60 years, I strongly voice my advocacy for preserving local democratic rights, and a sustainable vision regarding urban expansion and Greenbelt land.

- I do not support collaborating with the Province to enable *any* removal of Greenbelt lands for developers
- the City, not developers, must lead any secondary planning for urban expansion areas
- Climate change considerations and preservation of agricultural land must be our priority
- Robust public consultation must accompany any decisions concerning urban expansion or Greenbelt land

Thank you for your ongoing leadership,

Gus Mihailovich

From: Allison Barnes

Sent: July 6, 2023 5:26 PM

To: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Cc: clerk@hamilton.ca

Subject: Written Delegation re: items 10.8 and 11.4

Dear Hamilton City Council,

As a concerned Métis citizen of Ward 3 in Hamilton, please consider this my written delegation. I would like to speak to Items 10.8 and 11.4 for the July 11th Planning Committee meeting:

- I do not support collaborating with the Province to enable any removal of Greenbelt lands for developers.
- The City, not developers, must lead any secondary planning for urban expansion areas.
- Climate change considerations and preservation of agricultural land must be our priority.
- Robust public consultation must accompany any decisions concerning urban expansion or Greenbelt land.

I do not support any removal of Greenbelt lands for developers. We must do the right thing for our environment and future generations.

Sincerely,

Allison Barnes

Ward 3 Resident



June 27, 2023

Sent Via E-mail to UEApplanning@hamilton.ca

Mark Kehler, Senior Planner
Sustainable Communities
Planning and Economic Development
Planning
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Mark,

***Re: Growing Hamilton – Planning for New Communities
Comments on DRAFT OPA and Secondary Plan Guidelines***

We are the planning consultant to Elfrida Community Builders Group (the “**Group**”), being a group of landowners who represent over 80% of the lands in the Elfrida area of the City of Hamilton (see attached Ownership Map for reference). We are writing to provide our comments on the City’s Draft Official Plan Amendment (the “**Draft OPA**”) and Draft Secondary Plan Guidelines (the “**Draft Guidelines**”) for the City’s New Community Areas. Accordingly, the following includes our comments on the Draft OPA, considerations for Elfrida, secondary plan guidelines, who should lead the secondary plan process, and the Community Planning Permit System.

Draft OPA

Draft Policy A.2.4.1 d) should be revised to acknowledge that in order to develop the Urban Expansion Areas (the “**UEA**”) modifications to the natural heritage system may be required.

Draft Policy A.1.2.9 g) is overly prescriptive and would require the preparation of detailed servicing plans and a local road pattern. This is not consistent with details related to a Secondary Plan. Once the Secondary Plan is approved future development applications (Draft Plan of Subdivisions, site plans, etc.) will provide

detailed servicing plans. This policy should be revised to require an overall servicing strategy for the Secondary Plan Area, while the detailed servicing plans to the local street level would be required as part of any future development application process.

Draft Policy A.1.2.10 should not require the development of an UEA to be contingent on a “significant number of landowners” entering into a cost sharing agreement. Instead, this policy should be revised to support the advancement of the secondary plan and supporting studies for UEA’s now, with the requirement that all applicant/owners within the respective secondary plan areas be required to enter into a cost sharing agreement prior to the approval of their development applications.

Advancing Elfrida

As you are aware, from 2016 to 2018, the City advanced Secondary Planning and a sub-watershed study for Elfrida. On September 18, 2018, the City’s Planning Staff brought forward an information report to Planning Committee and Council that recommended that the vision, key directions, principles, objectives and preferred community structure for the Elfrida Growth Area Study be received by Council and that the public and stakeholder feedback be incorporated into the next phase of the secondary plan process. In this regard, the City has completed phases 1 and 2 of the Secondary Plan and Phase 1 of the sub-watershed study for Elfrida.

Given the extensive work completed and the financial investment in the Elfrida Secondary Plan Area, including background analysis, subwatershed analysis, land use options, and financial planning, we strongly urge the City to prioritize Elfrida as an initial phase for Secondary Plan approval and development.

Further, Staff Report PED21067(d), considered by Planning Committee on March 21, 2023, and Staff Report PED23084, considered by the General Issues Committee, both suggested that:

“growth in the urban expansion areas may need to be allocated to the post 2041 timeframe, based on various reasons including the time required to complete secondary planning, the timing of servicing improvements, and the time required for development approvals”.

This approach to all of the urban boundary expansion areas is concerning and inappropriate, especially for Elfrida. More specifically, the concerns raised in the Staff

report to delay population allocation to the UEA's to post 2041 should not apply to Elfrida, given the secondary plan is partially complete and the servicing improvements are already in place and funded, which will allow development approvals for much of the Elfrida area well ahead of 2041.

Secondary Plan Guidelines for Future Expansion Areas

The group generally supports the recommended Secondary Plan Guidelines for future expansion areas. However, clarification is needed for directions that are not applicable to community greenfield areas, such as concentrating development in existing built-up areas and intensifying employment land. For Elfrida, Phase 1 and Phase 2 of the Secondary Plan have been completed, meaning specific guidance tailored to its status should be considered.

Who Should Lead the Development of Secondary Plans

In our review of Staff Report PED21067(d), City Staff recommend that the City should lead the Secondary Planning for all UEA and that it should be endorsed by Council. In the Group's opinion, the policy framework and guidelines should be flexible and allow for either City-led, privately initiated and/or a hybrid approach, since this provides for the most flexibility and allows the City to manage their required resources accordingly. The City would still oversee the Secondary Plan with the benefit of having the Group's resources used for Elfrida and the City resources for other Secondary Plans.

Community Planning Permit System

Staff report PED21067(d) identifies an opportunity to utilize the Community Planning Permit System (the "CPPS") for UEA. In our opinion, any new policy or guideline requirement for a CPPS should be flexible and be considered as a potential tool to be utilized where appropriate within the UEA.

The General Issues Committee on April 5, 2023 was advised by staff that the Master Servicing Plan and the Development Charges By-Law are being updated. We are encouraged that the City is preparing for the servicing capacity for the expansion areas, and we support the early completion of these studies so that they can work hand in hand with the Secondary Plan.

Thank you for the opportunity to comment on the Draft OPA and Guidelines. We look forward to working with you to address the comments that have been put forward in this letter in order to advance the Secondary Planning for the UEA and assist the City to meet its growth needs and grow as a complete community.

Should you require any additional information or clarification, please feel free to contact the undersigned.

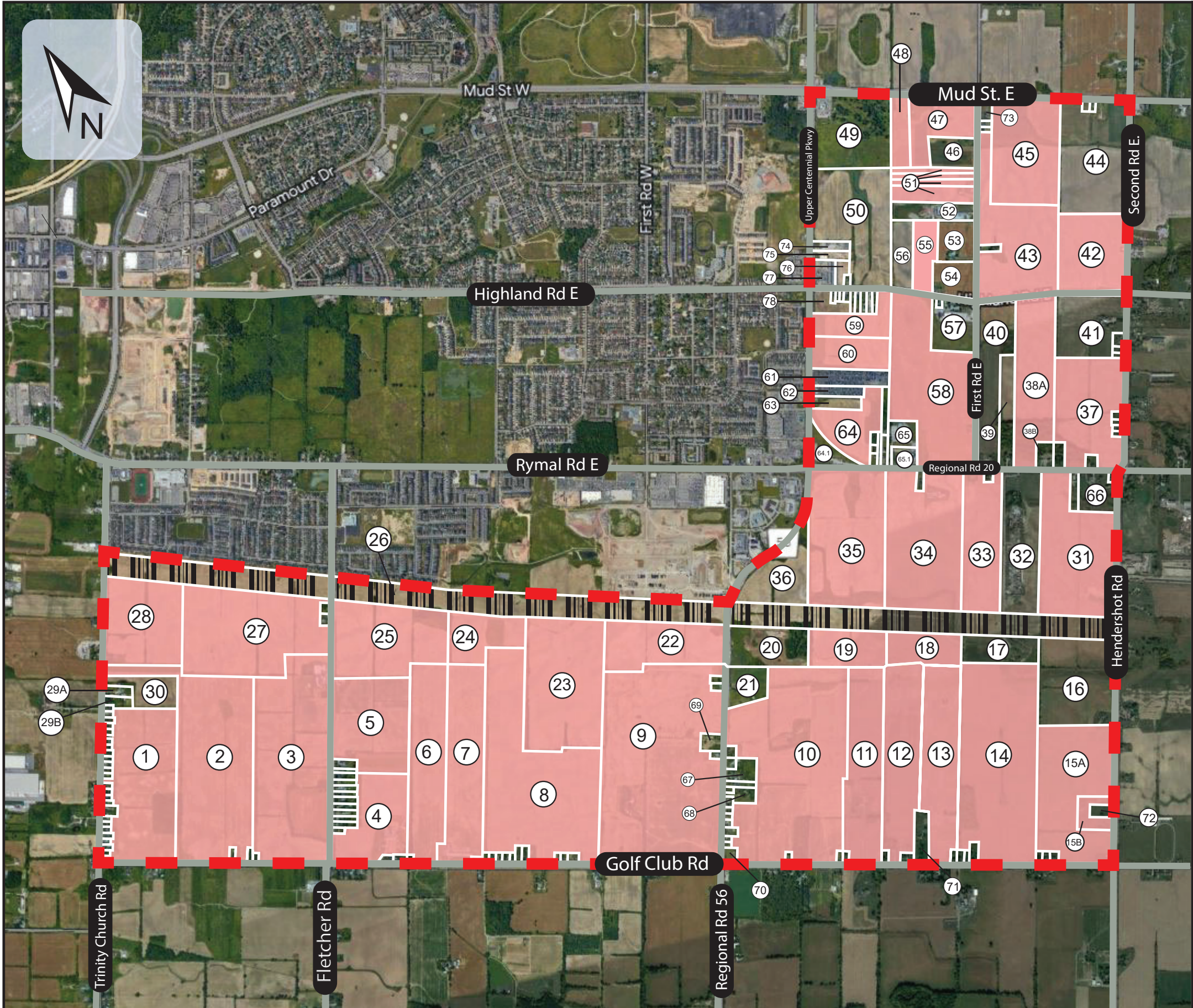
Respectfully Submitted,

Bousfields Inc.



David Falletta MCIP, RPP
Partner

cc. Members of the Elfrida Community Builders Group
Mustafa Ghassan, Delta Urban Inc.



Legend

INTERESTED OWNERS (CONFIRMED)

HYDRO CORRIDOR

ELFRIDA SECONDARY PLAN AREA BOUNDARY

Description:
Elfrida Area
Ownership Map

Job No.
File No.
Date: June 15, 2023

Source:
Geowarehouse



8800 Dufferin St, Suite 104
Vaughan, ON L4K 0C5

ELFRIDA COMMUNITY OWNERSHIP MAP

| # | COMMON NAME | LEGAL NAME | ~GROSS AREA (ha) |
|------|--------------------------|---|------------------|
| 1 | Paletta International | PALETTA INTERNATIONAL CORPORATION; | 28.69 |
| 2 | Paletta International | 546636 ONTARIO LIMITED; | 40.78 |
| 3 | Tribute Communities | CASTANDGREY 7 CORP. | 38.95 |
| 4 | Cardi Construction | 2084696 ONTARIO INC. | 14.61 |
| 5 | Tribute Communities | CASTANDGREY 5 CORP | 19.64 |
| 6 | Paletta International | 2362302 ONTARIO INC. | 20.34 |
| 7 | DiCenzo Construction | DICENZO (GOLF CLUB ROAD) HOLDINGS INC. | 21.58 |
| 8 | Paletta International | P & L LIVESTOCK LIMITED | 45.87 |
| 9 | Private | DISABATINO, CORRADO; DISABATINO, LAURA | 63.31 |
| 10 | Effort Trust | CORPVEIL HOLDINGS LIMITED | 54.60 |
| 11 | Melrose | MEL (ELFRIDA) INC. | 20.29 |
| 12 | Melrose | MEL (ELFRIDA 2) INC. | 19.27 |
| 13 | Losani Homes | LOSANI HOMES (1998) LTD. | 19.95 |
| 14 | Valery Homes | VALERY HOMES GOLF CLUB ROAD LIMITED | 42.33 |
| 15A | Country Homes | HAMILTON COUNTRY PROPERTIES LTD. | 25.10 |
| 15B | Country Homes | HAMILTON COUNTRY PROPERTIES LTD. | 2.42 |
| 16 | Private | FRESCO, MANUEL DORINDO; FRESCO, ZENALIA MARIA | 18.42 |
| 17 | Private | WILSON, IRENE MARION; BULLARD, CARRIE &THEODORE | 6.01 |
| 18 | Marz Homes | MARZ HOMES (ELFRIDA) INC.; | 6.83 |
| 19 | Effort Trust | RYMAL CENTENNIAL LIMITED | 8.23 |
| 20 | TBC | 1340858 ONTARIO INC. | 9.10 |
| 21 | Private | BROWNE, FAYE; MARTIN, JOHN & SARA JANE | 3.95 |
| 22 | Frisina Group | 1507565 ONTARIO INC | 14.56 |
| 23 | Frisina Group | 1507565 ONTARIO INC | 28.61 |
| 24 | DeSantis Dev. | A. DESANTIS DEVELOPMENTS LTD | 8.87 |
| 25 | Multi-Area Dev. | MULTI-AREA DEVELOPMENTS INC | 21.36 |
| 26 | Public | THE HYDRO-ELECTRIC PC OF ONTARIO; | 39.54 |
| 27 | Multi-Area Dev. | MULTI-AREA DEVELOPMENTS INC. | 31.51 |
| 28 | DeSazio Homes | 2188410 ONTARIO INC.; | 18.04 |
| 29A | Private | SEYLI, AYSE | 0.89 |
| 29B | Private | MILOVANOVIC, VLADETA & ROKSANDA | 0.82 |
| 30 | Private | CHERUBIN, BARBRA | 5.31 |
| 31 | Multi-Area Dev. | 1356715 ONTARIO INC. | 25.37 |
| 32 | Private | WILSON, IRENE MARION; BULLARD, CARRIE &THEODORE | 15.04 |
| 33 | Multi-Area Dev. | 1356715 ONTARIO INC. | 14.53 |
| 34 | Marz Homes | MARZ HOMES (ELFRIDA) INC. | 28.63 |
| 35 | Effort Trust | RYMAL CENTENNIAL LIMITED; RYMAL CENTENNIAL LIMITED | 28.48 |
| 36 | Private | SALIS, RAFFAELE; | 10.18 |
| 37 | Marz Homes | MARZ HOMES (BROFRIDA) INC. | 19.05 |
| 38A | Multi-Area Dev. | 1356715 ONTARIO INC. | 17.48 |
| 38B | TBC | 1749560 ONTARIO LIMITED | 1.14 |
| 39 | Private | PERESSINI, RITA; | 4.47 |
| 40 | Private | DORR BROTHERS LIMITED; | 12.42 |
| 41 | Private | KUCEMBA, LESZEK; KUCEMBA, TERESA | 11.58 |
| 42 | Losani Homes | 2410002 ONTARIO INC.; | 14.59 |
| 43 | Multi-Area Dev. | 1356715 ONTARIO INC. | 22.12 |
| 44 | Private | HOWDEN, VALERIE JUNE; | 20.99 |
| 45 | Marz Homes | MARZ HOMES (FRUITLAND) INC. | 20.31 |
| 46 | Private | KRAJNOVICH, MIROSLAV; KRAJNOVICH, LJUBICA; | 4.18 |
| 47 | New Horizon | 70 MUD STREET EAST INC. | 8.90 |
| 48 | New Horizon | FIRST ROAD EAST INC. | 4.05 |
| 49 | Future Homes | FUTURE HOMES CONSTRUCTION LIMITED; | 15.87 |
| 50 | Private | RAPTIS, STANLEY; LALOS, STEVE; | 21.02 |
| 51 | New Horizon | FIRST ROAD EAST INC. | 8.09 |
| 52 | TBC | 1784198 ONTARIO INC.; | 4.35 |
| 53 | Private | DHALIWAL, DARSHAN; DHALIWAL, BALJINDER; | 4.07 |
| 54 | TBC | 2765961 ONTARIO INC. | 4.06 |
| 55 | c/o DiCenzo Construction | HIGHLAND ROAD (ELFRIDA) HOLDINGS INC.; | 4.00 |
| 56 | TBC | RESTIVO, JACK; RESTIVO, SHARON | 4.08 |
| 57 | Private | A. LOCOCO WHOLESAL LTD | 5.82 |
| 58 | Multi-Area Dev. | 1356715 ONTARIO INC.; | 29.59 |
| 59 | Cedar City | CEDAR CITY UPPER CENTENNIAL INC. | 5.95 |
| 60 | Cedar City | CEDAR CITY UPPER CENTENNIAL INC. | 6.83 |
| 61 | Private | 713758 ONTARIO LIMITED; | 3.98 |
| 62 | TBC | BARRY HUMPHREY ENTERPRISES LIMITED; | 1.63 |
| 63 | TBC | HUMPHREY, CAROL ANN; | 1.03 |
| 64 | c/o DiCenzo Construction | CROSSROADS (RYMAL AND UPPER CENTENNIAL) HOLDINGS INC. | 8.03 |
| 64.1 | Public | PUBLIC AUTHORITY HAVING JURISDICTION; | 3.21 |
| 65 | Public | HAMILTON-WENTWORTH CATHOLIC SCHOOL BOARD | 2.42 |
| 65.1 | Public | THE ROMAN CATHOLIC EPISCOPAL CORPORATION | 1.15 |
| 66 | Private | BULLARD, JOHN; BULLARD, ANNE; | 3.86 |
| 67 | TBC | 1820435 ONTARIO CORPORATION | 1.63 |
| 68 | Private | ABICHT, KIM; HABICHT, BERND GUENTHER; | 1.03 |
| 69 | Private | KHAN, ASIF | 0.87 |
| 70 | Private | BEHL, PREM LATA | 0.69 |
| 71 | Private | GREER, HELEN RUTH; GREER, MICHAEL PETER | 2.09 |
| 72 | Private | MARQUES, DOLORES DA COSTA 7LUIS DE ALMEIDA; | 0.80 |
| 73 | Private | GARCEA, GLORIA | 1.13 |
| 74 | Skyway Lawn Eqp. | 1000344371 ONTARIO INC. | 0.97 |
| 75 | Cooper Eqp. | 1169862 ONTARIO INC. | 0.97 |
| 76 | Self Storage | FOUR SAC SELF-STORAGE CORPORATION | 0.83 |
| 77 | Self Storage | FOUR SAC SELF-STORAGE CORPORATION | 1.69 |
| 78 | Animal Hospital | SAMMANI 786 INC. | 1.87 |

| | |
|--|---------|
| TOTAL LAND AREA OF INTERESTED OWNERS (CONFIRMED) | 881.77 |
| TOTAL PRIVATE/NON-DEVELOPERS/PUBLIC | 255.17 |
| TOTAL LAND AREA (ha) | 1136.94 |

ELFRIDA COMMUNITY OWNERSHIP MAP

From: Hailey Van Sickle <haileyvansickle@hotmail.com>

Sent: July 9, 2023 12:34 PM

To: clerk@hamilton.ca

Subject: Written submission for article 10.8 and 11.4 July 11th Planning Committee Meeting

I am writing today in regards to article 10.8 and 11.4 for the July 11th planning committee. I am greatly opposed to collaborating with the province for ANY removal of the Greenbelt land. I have outlined reasons below why the city, not developers, must lead secondary planning for urban expansion, how this could change our climate and lastly, why public consultation is needed when urban expansion and decisions regarding the Greenbelt are at stake.

Protected greenbelt areas play a crucial role in preserving natural landscapes, supporting biodiversity, and ensuring the well-being of future generations. However, the decision to remove land from these protected areas for urban development poses significant risks to both the environment and the long-term sustainability of our cities. I have outlined the potential impacts of encroaching upon greenbelt areas, highlighting the importance of cities taking the lead in urban development rather than leaving it solely in the hands of developers.

Loss of Natural Habitats and Biodiversity:

Protected greenbelt areas serve as havens for diverse plant and animal species, offering essential habitats for their survival. By encroaching upon these areas, we disrupt and fragment ecosystems, resulting in the loss of crucial biodiversity. Future generations would be deprived of the opportunity to witness and learn from these natural wonders, undermining their connection to the environment and their understanding of the delicate balance of nature.

Degradation of Ecosystem Services:

Greenbelt areas provide a range of ecosystem services, including air and water purification, climate regulation, and the maintenance of soil fertility. These services are vital for human well-being, and their degradation can have severe consequences. The removal of land from greenbelt areas may result in increased air pollution, reduced water quality, amplified heat island effects, and diminished natural resilience to climate change. The burden of these ecological consequences will fall on future generations, who will have to grapple with the challenges posed by a deteriorating environment.

Impacts on Human Health:

Green spaces have been shown to have significant positive effects on human health and well-being. Access to nature and outdoor recreational activities improves physical and mental health, reduces stress, and enhances overall quality of life. By prioritizing urban development at the expense of greenbelt areas, future generations may face a deficit in these benefits, leading to potential health issues and decreased resilience to stressors.

Disrupted Urban Planning and Sustainable Development:

Cities that prioritize urban development without considering the preservation of greenbelt areas risk creating unsustainable environments. A lack of green spaces, trees, and vegetation in urban settings can exacerbate heat-related illnesses, air pollution, and water management challenges. The absence of well-planned green infrastructure and natural corridors may hinder efforts to build resilient and sustainable cities for future generations. By taking the lead in urban development, cities can incorporate greenbelt areas into their long-term planning, ensuring a balance between growth and environmental conservation.

Engaging Communities in Sustainable Development:

When cities lead urban development, there is an opportunity to engage communities in shaping their own future. By involving citizens in decision-making processes, cities can ensure that their development aligns with the needs and aspirations of the community, while also considering environmental concerns. This participatory approach empowers residents to take ownership of their surroundings, fostering a sense of stewardship and accountability for future generations.

Taking land out of protected greenbelt areas for immediate urban development often neglects long-term sustainability. Cities should prioritize responsible and sustainable urban planning, focusing on compact development, green infrastructure, and maximizing existing urban spaces. By leading the way in urban development, cities can ensure that future generations inherit resilient and livable environments.

Hamilton has voted no to urban expansion, we are the taxpayers - we should have say where our money goes. Instead, the democratic process is completely being steamrolled by the province. Why should we have to pay for this financially, when the government and developers are the only one who stands to profit from it? WE MUST HAVE A VOICE AND STAND OUR GROUND!

Hailey Van Sickle
Ancaster

From: Laura Robson

Sent: July 9, 2023 12:43 PM

To: clerk@hamilton.ca

Subject: Items 10.8 and 11.4 July 11th Meeting

Hello,

I am writing to you to express my wishes in regards to development and urban expansion. I do not support my city council collaborating with the province to remove ANY greenbelt lands for developers. I strongly believe the city must lead any secondary planning for urban expansion, not developers. The top priorities for any development projects should be preservation of agricultural lands and climate change considerations. Furthermore, any decisions concerning urban expansion or Greenbelt land should only happen after robust public consultation.

Regards,

Laura Robson

From: Anthony Maddalena

Sent: July 3, 2023 3:06 PM

To: clerk@hamilton.ca

Subject: Request for Notification (Proposed Official Plan Amendment)

I would like to be notified on the decision of the City of Hamilton makes on the proposed Official Plan Amendment.

Thank you

Tony

From: Gail Moffatt

Sent: July 9, 2023 12:59 PM

To: clerk@hamilton.ca

Subject: Proposed Urban Hamilton Official Plan Amendment

I address this letter to the Major, all Councillors, Hamilton Planning Department

The matter of urban expansion has been thoroughly discussed before by the residents of Hamilton Region. The response to Council's own survey on this issue indicated overwhelming that Hamilton Region residents are opposed to urban expansion!

Urban expansion destroys the heritage that we may, (indeed have an obligation to) give to future generations. Once expansion occurs our farmland and wetlands can never be reclaimed. We simply cannot afford to allow industry and housing to deprive us of our present food source and our future food source.. Our farmlands and open spaces provide us with the clean air we need to maintain good physical and mental health.

The research exists to support moving in the direction of planned growth that focuses on in-fill and the development of land already designated for growth. Imaginative and creative community development can be achieved.

I feel Hamilton Region can develop to achieve a bright future. I feel that the decisions to be made about that future are the responsibility of Hamilton Region. I feel the citizens of Hamilton Region have spoken...NO MORE SPRAWL. NO MORE SEIZING OF FARM AND WETLANDS.

Sincerely,
Gail Moffatt

From: Margaret Tremblay

Sent: July 7, 2023 5:39 PM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Hamilton Planning Committee Items 10.8 & 11.4

Dear City Clerk, Mayor and Councillors,

Re: Items 10.8 and 11.4 Hamilton Planning Committee

There are two critical areas of concern with regard to these items: one is the preservation of our existing natural areas and farmland and two, the full functioning of democracy.

The Ontario Auditor's state of the environment report indicated that 'deforestation, contaminated air, polluted water and the loss of wetlands are a growing concern' as reported in The Hamilton Spectator, May 17/23. I do not support collaborating with the province that leads to any removal of Greenbelt lands for developers, lands that are necessary to preserve the health of the environment and by extension, human health. I do appreciate city staff's concern that by not agreeing to work with a provincial facilitator, an MZO could be used to push through the province's development plans without city input.

Use of Greenbelt lands for development should only be considered when all existing land within the city's former urban boundary is developed and then only with full public participation and consultation. The city must lead any secondary planning for these expansion areas to ensure that the highest level of good planning is attained. This must not be left to developers. The city is responsible to taxpayers and residents and needs to remain firm on being able to uphold this responsibility. Our local democratic rights must be preserved and not undermined by the province.

I respectfully submit my comments and look to council's decisions made in the best interests of all Hamiltonians, the environment and democracy.

Margaret Tremblay

Dundas, Ontario

From: Simon Caneo

Sent: July 4, 2023 7:14 PM

To: clerk@hamilton.ca

Subject: Hamilton Urban Boundary Expansion

As a McMaster University student this development will only disadvantage me. Increased taxes, higher rent prices in the city, less local food, and less natural space to unwind are some of the key drawbacks I will experience. I do not condone urban boundary expansion because it will have negative economic, environmental, and social implications for me and students in general.

From,

Simon Caneo

From: Elaine Harvey

Sent: July 7, 2023 5:17 PM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Items 10.8 and 11.4 for the July 11th Planning Committee meeting

With regard to the above items being discussed at the July 11 meeting:

- 1) We do not support collaborating with the Province to enable any removal of Greenbelt lands for developers
- 2) the City, not developers, must lead any secondary planning for urban expansion areas
- 3) Climate change considerations and preservation of agricultural land must be our priority
- 4) Robust public consultation must accompany any decisions concerning urban expansion or Greenbelt land

Please, please do not sacrifice our beautiful lands by allowing any takeover by the province

Sincerely,

Elaine Harvey & Roger Connelly

Ancaster, ON

From: Shania Ramharrack-Maharaj
Sent: July 8, 2023 11:24 PM
To: clerk@hamilton.ca
Subject: July 11 Meeting: Delegation

Hello,

In light of your upcoming meeting on July 11 about Hamilton's urban boundary expansion, I as a supporter of Stop Sprawl Hamilton want to express my opposition towards expanding Hamilton's urban boundary. The solution to our housing crisis is not to build expensive homes and infrastructure outwards, it's to build affordable homes upwards in the city. I want to see Hamilton transition to be a more sustainable city.

As a McMaster University student this development will only disadvantage me. Increased taxes, higher rent prices in the city, less local food, and less natural space to unwind are some of the key drawbacks I will experience. I do not condone urban boundary expansion because it will have negative economic, environmental, and social implications for me and students in general.

I want my voice to be heard. Many students my age are not involved in political issues because of time constraints and also the fact that it's not their priority as a student. But, since January my group, Stop Sprawl Students, as talked to about 2000 students in the area and almost all of them want to see Hamilton become a more sustainable city, which is the opposite of what sprawl is as a development. There are countless disadvantages and the main parties that will benefit from sprawling are developers and rich people moving to these family homes far away from the city. I hope those groups are not your priority to serve. Youth want to see governments making decisions that will benefit current and future generations. In this case that means stopping sprawl, and fixing the city's issues from the inside.

Best,

Shania Ramharrack-Maharaj

From: Dennis/Patricia Baker

Sent: July 8, 2023 4:43 PM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>

Cc: Pat Baker <pjbassociates@compuserve.com>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Planning Committee Meeting July 11

Dear Mr Danko and members of the Planning Committee,

I would like to give you my comments regarding two issue at the meeting next Thursday, Item 10.8 and Item 11.4. I have been fortunate to live in several very different parts of the world and to observe how some municipalities have dealt successfully with the issues at hand here and where their efforts were totally in vain - for a variety of reasons - but usually due to influence of non-government interested groups.

Re. 10.8. The City needs an urban expansion plan and I feel it is of primary importance that such a critical issue is dealt with by the city. Under no circumstance should developers be allowed to make their own decisions on expansion lands. We will need public input on the plan and I feel the City staff are the best to handle this issue. Last year the City acknowledged that there is sufficient land available within the city and this should be the priority for development.

Re. 11.4. Greenbelt development. I have very little faith that a 'Provincial Facilitator' will do anything other focus on how best to help the developer. The current provincial government is continually breaking Greenbelt promises made and is definitely very involved in facilitating the developers. Having lived where there is a far denser population than we have in Hamilton I have seen that it is possible to have family size units in buildings with 4/5 floors that could be built within our existing urban boundary and within walking distance of schools, shops, recreation areas etc. Such a plan would preserve the Greenbelt. It would also mitigate the effect of vehicles on climate change and the \$\$ costs involved with expanding beyond the current city.

I think the recent evidence of Climate Change MUST have influence on decisions. We need all the existing Greenbelt and must protect farming areas. At the same time we also need far more trees and they should be planted within 10 years, not with a goal of 2050. I feel that any decisions must include public meetings and further consultation about urban expansion and Greenbelt land.

I trust these matters will be dealt with on Tuesday in a way that protects our Greenbelt, farmlands and natural areas.

Patricia Baker.

From: Marilyn Daniels
Sent: July 9, 2023 6:55 AM
To: clerk@hamilton.ca
Subject: Submission: Planning Committee July 11th

Planning Committee

City of Hamilton

71 Main Street West, 1st Floor

Hamilton, ON. L8P 4Y5

RE: for the July 11th Planning Committee meeting, Items 10.8 and 11.4.

I am writing to provide citizen input on Items 10.8 and 11.4

1) I do not support collaborating with the Province to enable *any* removal of Greenbelt lands for developers

The Province is going directly against their election promise to NOT touch the Greenbelt. Hamilton Council has been given a clear mandate by Hamilton taxpayers to protect the Greenbelt. Ignoring these promise / mandate goes directly against the expressed will of electors and is a slippery slope to the principles of election and democratic rights.

2) The City, not developers, must lead any secondary planning for urban expansion areas

Developers have no stake in the future health and vibrancy of the communities they build; their only goal in planning is profit. It's up to the City to ensure that a more holistic planning agenda is followed, one that takes into consideration not only the needs for more housing but infrastructure needs, future community needs and, most importantly, protects the environment.

3) Climate change considerations and preservation of agricultural land must be our priority.

All planning must acknowledge the present and future repercussions of our climate change emergency. A 'business as usual' commitment to growth is dangerous and unsustainable, contributing to an overloading of the Earth's capacity to recover and to provide for future generations. I urge the Council to direct its limited time and resources to developing the disintegrating core of Hamilton and to improve the services and infrastructure it already has in place there.

4) Robust public consultation must accompany any decisions concerning urban expansion or Greenbelt land

Sincerely,

Marilyn Daniels

From:

Sent: July 3, 2023 12:43 PM

To: clerk@hamilton.ca

Subject: RE: July 11 2023 Public Meeting of the Planning Committee - Amendment to Urban Hamilton Official Plan

As a citizen and resident of Hamilton, I would like to submit my very deep concerns about the growth and expansion of housing and warehousing into the recently abducted greenbelt lands through provincial MZO's.

We are now being told that the recent and ongoing air quality degradation throughout Ontario and indeed across Canada, the US and even Europe due to forest fire smoke may likely become the "norm". Northern Ontario forest fires have already exceeded the number of burns that occur in an entire season. And yet, here we sit today in the Hamilton area, looking to find ways to protect the existing farmlands, wetlands and forested areas from (NOT) affordable housing and industrial expansion. Climate Change and it's threat to humans and nature is sitting firmly in our laps now, and yet these plans to exacerbate the problems are sitting before us with this upcoming meeting.

I question WHY do these expansions need to be done on valuable aerable lands and threatening or destroying wetlands and biodiversity?? We are desperately trying to plant more trees to improve air quality and provide habitat for nature, and yet there will be thousands of trees destroyed if these building expansions proceed.

Here are questions I would like to see answers for if/when these urban expansions proceed:

- Where, when and how are tree canopies going to be planted to "replace" the destroyed existing ones due to these planned expansions? It is a hugely expensive venture and who will absorb the cost? We desperately NEED more trees to be planted immediately upon any/all clear cuts in these areas.
- Since we will be building over farmland that grows our grains, vegetables, fruits, etc., how are we going to feed this huge influx of people when we will have less food available and the lost farmland is gone forever and can't be replaced?
- What is going to be done with the water treatment plant to make the existing plant capable of coping with the extreme increase in waste/sewer water from all this building – both housing and industrial? How is "sewer leakage" going to be prevented and not diverted into lakes and streams? There are already storm water "overflows" at the existing plant so covering up all this aerable land is going exacerbate the problem beyond control.

This question has ben on my mind with regard to the ALREADY huge amount of housing being built – you see new subdivisions going up across the entire city and how is all this additional waste water/sewage going to be treated?

- Cost of new infrastructure – it has been made clear by the Ontario Gov't a major amount of these costs will fall at the municipal gov't level, not at the hands of the developers who SHOULD

be absorbing these costs from the massive profits they are making on our greenbelt lands. How are we fighting this atrocious decision?

- **How are we going to protect biodiversity and ecosystems?**

I have so many concerns and am devastated by the lack of government understanding and concern over our future in this world if we continue on this destructive path with nature. Money can't buy the air we breath or the water we drink. I quiver at the thoughts of the world future generations are going to have to try to live in. The results of what is happening today is right around the corner, not in the far distance.

Please put my name on the list of people who would like to receive "notification of the decision of City of Hamilton on the proposed Official plan Amendment.

Thank you

Aileen McMillan

From: Eileen Booty

Sent: July 9, 2023 8:15 PM

To: clerk@hamilton.ca

Subject: Written delegation addressing items 10.8 and 11.4 -OLT meeting July 11th

Dear members of the Hamilton City Council,

Why not utilize a natural feature such as the Garner Marsh? This would be an excellent opportunity to demonstrate climate leadership! Many areas in the GTA are actively involved in rewilding and UNPAVING land in order to create a marsh such as the Garner Marsh, to help with water runoff and species survival. Show our children that it is possible to create places that honours ALL species. Let's demonstrate that there is hope in action for a healthier planet.

'If this appeal is accepted, it would reverse a long-standing policy of both the provincial government and Conservation Authorities across Ontario and to protect wetlands.' Remember when there was talk about turning the Bayfront land into an amusement park! With wise intervention that didn't happen. It has become a wondrous place that citizens of Hamilton feel proud of and draws people from all around. Let's do something that is forward thinking for Hamilton Mountain too !

Thank you, Eileen Booty.

Ancaster, Craig Cassar, Ward 12

Google: www.waterfrontoronto.ca

Don Mouth Naturalization Project. An excellent example of climate leadership!

From: cynthia meyer
Sent: July 10, 2023 3:41 AM
To: clerk@hamilton.ca
Subject: Items 10.8 & 11.4 , July 11, Planning Meeting

I CANT BREATHE!

In the last few weeks, air conditions and asthma have conspired to keep me indoors most of the time. Knowing that Premier Ford plans to remove large portions of the Green Belt, I beseech you to stand firm in opposing him. The Green Belt and northern woods are the lungs of Ontario. We have already lost so much to wildfires. It is fool's folly to trust that collaboration with Ford (who has already proven untrustworthy) will benefit Hamiltonians.

I have voted for Maureen Wilson, fully expecting that she and council will protect our democratic rights, and protect the species we share this place with. We voted no to green belt 'development', no to paving over Garner Marsh, and no to housing construction outside city limits while we can meet the demands of newcomers within the city and thereby make Hamilton more vibrant.

Councillors, don't agree to Ford's plans as staff suggested. It will only compromise us..

Thank you for your continued hard work.

Cynthia Meyer

Ward 2

From: Heather Yoell

Sent: July 10, 2023 8:21 AM

To: Wilson, Alex <Alex.Wilson@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; clerk@hamilton.ca; Cassar, Craig <Craig.Cassar@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>

Subject: Submission re. Items 10.8 & 11.4, Planning Committee Meeting of July 11, 2023

Dear Mayor Horwath, Councillors, and City Clerk,

I am writing to express my opposition to the City of Hamilton collaborating with the provincial government on the removal of any land from the Greenbelt for developers. Please do not legitimize the Province's actions by participating in their short-sighted, profit-driven, environmentally and economically irresponsible assault on the Greenbelt.

Do not allow developers to take charge of any secondary planning for urban expansion areas. The city must lead, and should hold fast to its publicly supported plan for development within the current boundaries. Please put up every roadblock possible to prevent development on the Greenbelt.

The reasons for rejecting expansion onto the Greenbelt are obvious to anyone without dollar signs in their eyes: protection of natural lands, particularly wetlands, as well as agricultural land is essential for our healthy future. Biodiversity, flood control, food security, mitigation of the effects of climate change, efficient urban development with affordable housing close to jobs and public transportation, and responsible use of our tax dollars are all threatened by the Ford government's plans for sprawl. The City's priority must be the long-term benefit of Hamiltonians, not acquiescing to the short-term greed of developers and the Ford government. Please keep in mind the tremendous public support for maintaining our boundaries versus the 40.8% of the province-wide popular vote that constitutes the Ford government's "majority".

In that vein, any decisions made regarding urban expansion or removal of land from the Greenbelt must be accompanied by substantive public consultation. The Ford government, with its MZO's etc., is trying to bulldoze our local democracy along with our natural heritage. Don't let them do it!

Relying on you to act for Hamilton!

Sincerely,
Heather Yoell
Dundas

From: Caroline Hill Smith

Sent: July 10, 2023 8:56 AM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Wilson, Alex <Alex.Wilson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Item 10.8 Planning Committee Agenda

Re: Item 10.8 of Planning committee agenda July 11, 2023

Dear Planning Staff and Members of Council,

I assume that recommendations included in the Urban Expansion Areas Planning Policy framework were rushed in response to provincial planning mandates in order to get ahead of any individual secondary plans submitted by developers for the lands in question. This is a reasonable course of action. While appendix B outlines 10 directions and 3 planning phases as well as various components of a secondary plan and the report appears thorough and extensive, it does not address the issue of climate change adaptation nor can it accurately predict future infrastructure maintenance and life cycle costs for development of greenfield areas.

I wish to go on the record in favour of the official plan that maintained firm urban boundaries with no expansion. I deeply resent provincial off-loading of staff resources directed toward an undemocratic process.

Kindest Regards,

Caroline Hill Smith

--

Caroline Hill Smith, B.A. Economics, B.Sc. Environmental Science (hon.)

Integrated Water Specialist MES Water

July 10, 2023

City of Hamilton

Council Chambers

71 Main Street W

Hamilton ON L8P 4Y5

| | |
|------------|---|
| TO: | Clerks Department clerk@hamilton.ca 905-546-4408 |
| RE: | Urban Expansion Areas Secondary Planning Policy Framework and Guidelines (PED23144) |

Dear Council,

Corbett Land Strategies Inc (CLS) is writing on behalf of the Upper West Side Landowners Group (UWSLG) (formerly Twenty Road West Landowners Group). The UWSLG lands are identified as “Area 2” and “Area 3” of the Twenty Road West Urban Expansion Area (Appendix C to Staff Report PED23144).

As you are aware, the UWSLG are looking to advance the Secondary Planning for the subject lands which is believed to continue the extensive work conducted historically and recently by the landowners. The UWSLG envision the subject lands to be developed with a complete community consisting of places to live, work and play. The future community will be livable and is intended to be a seamless infill from the existing residential lands north of Twenty Road West to the Airport Employment Growth District, facilitating the completion of critical infrastructure necessary for the successful operation of the John C. Munro Airport.

Further to our comments made in response to Report PED21067(d) as discussed at Planning Committee on March 21st (Appendix A), the UWSLG submits to Staff and members of Council the following comments for consideration on the above agenda item:

- The UWSLG commends the City for advancing policy language requiring the formation of a landowner group and the completion of a cost sharing agreement (F.1.2.10). This will assist in the expedited delivery of critical infrastructure in an equitable manner.

- The UWSLG recommends additional amendments be made to Section F.1.2.1 of the UHOP by adding a new section that “encourages” privately initiated secondary plans. It is believed that explicit language will ensure a secondary planning process which can be overseen by the City but which can achieve municipal interests in a manner which is expedient and which may be financially appealing as it may minimize the administrative burden on City resources.
- The Draft OPA proposes policy “F.1.2.3” which sets out that for privately initiated secondary plans, a terms of reference is to be approved by the City prior to initiating work. This is counter-intuitive for several reasons. While the Terms of Reference on a privately initiated Secondary Plan is a critical piece, the complex nature of the technical work should be permitted to be advanced (to a certain extent) while the Terms of Reference is completed. In addition to not having legislative grounds for this policy, it potentially delays the intent of Council to rapidly deliver on housing, as committed to by the City of Hamilton within their recently struck Housing Pledge. The proposed language should be amended to incorporate flexibility which acknowledges that certain works can occur in advance of the terms of reference to expedite the overall process. These certain works include those which are federally or provincially regulated (i.e. archaeological assessments). Further, acknowledgement within the text should be made to recognize work which has been completed as part of previous approval processes and which may have received prior (but recent) approval by city staff.
- Policy F.1.2.9.m) sets out that the phasing of development will be required in all urban expansion areas. In response to this direction, the UWSLG advises its strong opposition to any phasing policy between candidate expansion areas.

CONCLUSION

It is the hope of the UWSLG that the above comments will assist Council in determining an appropriate Secondary Plan process to successfully accommodate the new growth areas within the City of Hamilton. We ask that the below contact be added to any notification list for any matters relating to Secondary Planning.

Should there be any questions or a need for further information, feel free to reach out to the below.



Sincerely,

John Corbett

John B. Corbett, MCIP, RPP

President

Corbett Land Strategies Inc.

john@corbettlandstrategies.ca

416-806-5164



APPENDIX A

UWSLG Comments to Report PED21067(d)

March 24th, 2023

City of Hamilton

Council Chambers
71 Main Street W
Hamilton ON L8P 4Y5

| | |
|------------|---|
| TO: | Clerks Department clerk@hamilton.ca 905-546-4408 |
| RE: | Secondary Planning Strategy for Urban Expansion Areas and Municipal Comprehensive Review Update (PED21067(d)) |

Dear Council,

Corbett Land Strategies Inc (CLS) is writing on behalf of the Upper West Side Landowners Group (UWSLG) (formerly Twenty Road West Landowners Group). The UWSLG lands are identified as “Area 2” and “Area 3” of the Twenty Road West (Appendix C to Staff Report PED21067(d)).

This letter is in response to the City’s Secondary Planning Strategy for Urban Expansion Areas and Municipal Comprehensive Review Update as discussed at Planning Committee on March 21st (PED21067(d)).

We have read the report, and our summarized comments can be found below.

- The UWSLG is supportive of the proponent leading the secondary plan process, where appropriate;
- Supportive of the proposed Secondary Plan Guidelines, with due public consultation on the final set;
- In support of the proponents incurring the costs for the studies, background work and all associated public consultation; and,
- Supportive of landowner groups being formed in terms of finalizing cost sharing agreements to advance proponent led Secondary Plan processes.

In support of a secondary plan for the subject Lands, to date we have advanced the following:

- Cost and Funding Agreements amongst landowners;
- Functional Servicing and Stormwater Management Report
- Environmental Impact Study and Linkage Assessment

- Transportation Analysis on Internal Collector Road Network
- Community Level Urban Design Guidelines
- Community Level Planning Justification Report
- Fluvial Geomorphological Assessment
- Financial Impact Assessment

To offer some suggestions to the challenges presented by staff in Report PED 21067, we offer the following:

- Acknowledgement of past work which determining completion of Secondary Plan stage/phase
- Additional public consultation where secondary plan process is landowner led
- Municipal staff to lead public consultation where secondary plan process is landowner led
- Landowner groups directly fund dedicated staff to Secondary Planning
- Elimination of unnecessary planning approvals, such as unnecessary Block Plans.

The following offers useful background for Staff and members of Council to consider along with comments on the proposed strategy.

BACKGROUND

UWSLG has been actively involved in the City's Municipal Comprehensive Review (MCR) including to advocate for the inclusion of the former whitebelt lands into the settlement area. Through the Minister's decision on UHOPA No.167, the subject lands are now designated as "Urban Expansion Area – Neighbourhoods" and "Urban Expansion Area – Employment Area".

Following that decision, the UWSLG has submitted an application for Formal Consultation to amend the North-West Glanbrook Secondary Plan. Given the size of the urban boundary expansion areas and direct adjacency to other urban uses, the amendment to the Secondary Plan makes sense both from a planning as well as an administrative perspective. The community envisioned for the subject lands would result in approximately the following:

- A total of up to 15,198 residential units (approximately 1,216 singles/semis, 10,639 townhomes and 3,344 apartment units)
- A population of up to 36,542 persons
- An employment base of 958-1,404 jobs
- Overall density of up to 142.1 people and jobs per net hectare.

The proposed community is an infill project which has been advanced in consultation with a project team who has completed the following studies/ reports:

- Functional Servicing and Stormwater Management Report;
- Environmental Impact Study and Linkage Assessment Report;
- Agricultural Impact Assessment;
- Financial Impact Analysis;
- Fluvial Geomorphological Report;
- Hydrogeological Assessment;
- Geotechnical Investigation;
- Noise Feasibility Study;
- Urban Design Brief;
- Transportation Study;
- Stage 1 Archaeological Assessment,
- Cultural Heritage Impact Assessment; and,
- Planning Rational with a supportive Parks and Community Infrastructure Report and Energy and Environmental Assessment Report.

URBAN EXPANSION AREAS

Staff report PED21067 provides background information on the urban expansion areas which have been designated Urban Expansion Area, through the Minister's decision on UHOPA NO.167. It provides useful information as to the existing works which have been completed or are underway both from the City or from the landowners.

Twenty Road West is advised (both in the table as well as Appendix C to PED21067) to consist of three areas, generally located south of Garner Road East (between Smith Road and Glancaster Road) and south of Twenty Road West (between Glancaster Road and Upper James Street). Please note, the UWSLG represents the majority of landowners for only Areas 2 and 3 (not Area 1). This distinction is relevant should Secondary Plan permissions be established against the general urban boundary expansion requirements. If this were to occur, it is recommended that Areas 2 and 3 be separated from Area 1.

The provided table (page 16 of PED21067(d)) outlines background work which has been completed for all of the urban boundary expansion areas except for Twenty Road West. Although this may have been an oversight, due consideration within the staff report should be provided for the extensive background work which has occurred to date. In addition to the above studies conducted wholly by the landowners the following studies have been completed which include the subject lands:

- Stage 1 Archaeological Assessment (City – 2008, UWSLG – 2020)
- Detailed Sub-Watershed Study

- Transportation Management Plan (TMP)(2011), update currently underway with preferred alignment released in June 2021
- Water and Wastewater Servicing Master Plan
- Class Environmental Assessments
 - Dickenson Road, Twenty Road West, Glancaster Road (City)
 - Garth Street Extension – Privately Initiated (UWSLG)

SECONDARY PLAN STRATEGY AND PLANNING OPTIONS

The staff recommendation of PED21067 to consult with the public and stakeholders on the draft Secondary Plan Guidelines and bring a final Secondary Plan Guideline document, with any amendments resulting from public consultation for approval at a future Planning Committee meeting was endorsed. UWSLG understands the current Secondary Plan guidelines are an interim measure, we request that the ultimate guidelines go through a consultation process. Additionally, it would be our opinion, that should portions of the guidelines change for a Stage of the process already completed in a Secondary Plan process, that the landowners are not required to revisit a Stage already completed.

City Staff have set out options for Council consideration (Options 1 – 5) most of which establish the City as preferring to lead the secondary planning process. While UWSLG does not oppose the City's involvement or even oversight, it is suggested that additional efficiencies may be found with an increased role of the applicant. However, it is the preference of the UWSLG that the Secondary Plan process be led by the landowners based on the level of work that has already been completed. CLS also respectfully suggests that a policy creating a reasonable framework for a proponent led process should be included.

In the case of UWSLG, (as mentioned above) extensive background work has already been completed, much of which has been done in coordination with city staff. The suggested proponent led process would still give oversight to the City in the sense that the landowners would be willing to perform above and beyond public consultation to ease any concerns and would be willing to have the City manage the public consultation component and review of all of the reports, making way for a cohesive working relationship and outcome. As such, UWSLG recommends the consideration of a modified Option 3 or 4 whereby, the Secondary Plan process is landowner led and which has oversight by the City.

To further reduce the financial burden to the City, as well as to ensure the City maintains a "leadership" role, it may be fiscally prudent for the City to request the development group in need of a Secondary Plan, to fund dedicated staff. Part of the concern of both the City and development industry involves the resourcing of staff to a project. From the City's



perspective, the revenues gained from property taxes and other sources are not limitless and staff allocation must be completed appropriately to maximize expenditures. From the development industry perspective, this widespread allocation of staff limits the time and attention necessary to review and process the applications in a time sensitive manner. The direct funding by the proponent of dedicated staff could unlock some of these challenges. Please note, this may also offer solutions to challenges raised in the Staff Report on page 26 and 27 with staffing. Examples of similar staffing models have been employed in the Town of Milton as well as the City of Brampton (amongst others).

Finally, the UWSLG strongly opposes higher level Secondary Plans that may result in additional layer of Block Planning. An increased Block Plan layering would not improve the timeline or efficiency of work load with a shared partnership.

DRAFT SECONDARY PLAN GUIDELINES

The UWSLG is generally supportive of the intent of the draft guidelines which set out the requirement for the Secondary Plan process which at this time are to include (at a minimum) area-specific Terms of Reference, addressing the City's Ten Directions for Development, phasing, required components, minimum standards for public engagement and a Secondary Plan Report.

It is noted that while the guidelines provide interim direction which is helpful to navigate the Secondary Plan process, more consideration should be provided to existing and previously completed technical work. From the perspective of the UWSLG, the entirety of Phase 1, which includes the collection of data and identification of opportunities and constraints, has been generally completed through previous or ongoing processes some of which have been completed in coordination and involvement of city staff. Further, the UWSLG has hosted previous consultation events which should be accepted as part of the overall consultation strategy with the public. To date, the UWSLG has conducted 3 or more events (both virtual and in-person) with area residents and has already activated a dedicated email and webpage to the project.

CONCLUSION

As the UWSLG is an infill project that has made significant overtures in the completion of most of the necessary materials required for a Secondary Plan. As such there is an opportunity for the development of an infill community to be advanced quickly.

It is the hope of the UWSLG that the above comments will assist Council, in determining an appropriate Secondary Plan process to successfully accommodate new growth areas within the City of Hamilton.



Ultimately, the UWSLG maintains that a Secondary Plan process which is based on a reasonable framework to allow for a proponent led process should be allowed

Should there be any questions or a need for further information, feel free to reach out to the below.

Sincerely,

John Corbett

John B. Corbett, MCIP, RPP
President
Corbett Land Strategies Inc.
john@corbettlandstrategies.ca
416-806-5164

cc: Jason Thorne
Steve Robichaud
Christine Newbold
Melanie Pham

July 10, 2023

Office of the City Clerk
71 Main St W.
Hamilton, Ontario
L8P 4Y5

Attention: Mayor and Members of Council

Re: Support for Proposed Urban Expansion Areas Secondary Planning Policy Framework and Guidelines (PED23144)

Dear Your Worship Mayor Horwath and Members of Council,

We are the planning consultant to the Elfrida Community Builders Group Inc. (the "Group"), being a group of landowners representing over 80% of the lands in the Elfrida Community area of the City of Hamilton (see attached map). The Group has been formed with the objective of recommencing the Elfrida Community Area Secondary Plan work that was temporarily paused by the City in 2018. To achieve this goal, the Group has assembled a proficient and multidisciplinary team of consultants who will diligently carry forward this important undertaking in close collaboration and coordination with City staff.

We are writing to confirm the Group's support of the City's Official Plan Amendment and Secondary Plan Guidelines before Planning Committee on July 11th, 2023 (PED23144). The Official Plan Amendment (OPA) and Secondary Plan Guidelines that are before the Committee provide a suitable starting point for either a publicly or privately initiated Secondary Plan. The OPA and Guidelines provide a sound framework to continue the work on the Elfrida Secondary Plan.

The revisions made to the OPA and Guidelines since the circulation of the draft have been minimal and primarily of a technical nature. Despite the comments expressed in our letter dated June 27th, 2023, the Group is generally supportive of the latest draft.

We thank City Staff for their work in preparing the OPA and Guidelines.

We trust the foregoing is satisfactory for your purposes. However, should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

Bousfields Inc.



Emma West, MCIP, RPP

cc: Steve Robichaud, Director, Planning and Chief Planner, City of Hamilton
Elfrida Community Builders Group Inc.
David Falletta, Bousfields Inc.
Mustafa Ghassan, Delta Urban Inc., Group Manager

From: Anne Washington
Sent: July 9, 2023 10:19 PM
To: clerk@hamilton.ca
Subject: letter re Council meeting July 11th Greenbelt

Dear Madam Mayor and Hamilton City Councillors:

The issue of Hamilton's urban boundary, the Green Belt, wetlands and natural spaces continue to be a focus of public debate and government decision making.

Countless individuals and many organizations have already expressed their concern to you that Hamilton's urban boundary not be expanded into agricultural land, that the wetlands, protected green belt remain intact and that the growing impact of climate change be paramount in decision making.

You listened, but the provincial government overrode your decision and offered some land outside the existing boundary for development. This letter comes urging that development plans for that area be constructed by our city planners with opportunity for public input and with a regard to climate change.

Also please advise me what more ordinary citizens can do to assure that the existing Green Belt remain intact and not be sold to developers.

It is devastating to know that there are still politicians, who are unconcerned about the loss of fertile farmland, conservation areas, the once protected green belt and the impact climate change has on all life now and in the future. I trust that none of you fall into that category as research shows that development to house the anticipated population growth can be accommodated without destroying the precious resources of the planet upon which we all depend.

Respectfully,

Anne Washington

From: Carolanne Forster

Sent: July 10, 2023 11:26 AM

To: clerk@hamilton.ca

Subject: Written Delegation to the Planning Committee of Tuesday July 11, 2023 on Item 11.4 and 10.8

To Council of the Planning Committee:

Once again I write to you concerning your decisions on Greenbelt Development and Urban Expansion Land Development. As a life-time resident of Hamilton I strongly advise you to take a leading position, both municipally and provincially, on these critical issues. We are in a time of grave concern. Global Warming and Climate Change threaten our communities. Hamilton's natural agricultural lands are a part of the 5% total arable land across our nation. We need all of it. Please put first the democratic vote of our citizens, in our recent survey on sprawl, and the clear broad opposition to any removal from Greenbelt lands expressed by 29,247 responses to the Ontario Environmental Registry. This opposition came from many different groups, including

members of the public, other municipalities, agricultural groups, environmental groups, and indigenous voices. The City of Hamilton, on this issue, at this time in our history, has been called on to lead the way. Our priority must be preservation of agricultural lands, complete communities within the present urban boundary near services and infrastructure already in place. The residents of Hamilton must not lose their homes over costs arising from unaffordable expansions and the residents of Hamilton must not lose their natural heritage.

Respectfully submitted,

Carolanne Forster

Ward 12 Resident

From: Liz Koblyk
Sent: July 9, 2023 3:58 PM
To: clerk@hamilton.ca
Cc: Wilson, Alex <Alex.Wilson@hamilton.ca>
Subject: No boundary expansion

Hello,

Thank you for the opportunity we have as Hamiltonians to share comments about proposed boundary expansion in advance of Tuesday, July 11th's meeting. I'm a Ward 13 resident and am happy that our ward is represented by Councillor Alex Wilson. I'm also grateful to live in a city that has already declared a climate emergency, and whose government is looking to make evidence-based decisions.

Like the vast majority of Hamiltonians, I am against boundary expansion. The short list of reasons is: 1) the province's own research shows that housing needs can be met without boundary expansion, 2) the province's research was conducted before numerous multi-unit construction projects began, 3) food security will only become more of a risk, and developed farmland means lost food production capacity, 4) we have more at-risk species in the Carolinian zone (of which Hamilton is part) than in any other region of Canada and we have an obligation to protect that biodiversity, 5) the proposal limits affordable housing, profits a few campaign donors of the current provincial government, and will lead to increased taxes.

Thank you, Mayor Horwath, Councillor Wilson, and your colleagues for advocating for evidence-based decisions to maintain greenbelt and farmland, protect affordable housing, and prevent housing for a few from increasing taxes for the rest of us.

Thanks,

Liz Koblyk