

Twenty Road (Glanbrook) Developments Limited

50 King Street East, Hamilton, ON L8N 1A6

November 13, 2023

BY EMAIL

Chair and Members of Planning Committee
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5
c/o Office of the City Clerk: clerk@hamilton.ca

To the Chair and Members of Committee

**Re: Planning & Economic Development Staff Report No. PED23252
Provincial Announcement Impacting Provincial Decisions on Municipal Official Plans
and Official Plan Amendments
Part Lot 8, Concession 2, Glanford Save and Except Part 2, PL 62R19566, Hamilton**

Twenty Road (Glanbrook) Developments Limited is the owner of the subject lands described as Part Lot 8, Concession 2, Glanford Save and Except Part 2, PL 62R19566, Hamilton. When considering growth options in the Urban Hamilton Official Plan, these lands form part of the area commonly referred to as Twenty Road East. As owners, we have reviewed Planning & Economic Development Staff Report No. PED23252 that is scheduled as Item 11.3 on the November 14, 2023 Planning Committee agenda and offer the following for your consideration.

It is understood that this report is in response to Hon. Paul Calandra's October 23, 2023 announcement, as clarified with his November 2, 2023 letter to affected municipalities, outlining his intent to "bring into effect the official plans as adopted by municipal council, except for any modifications that are necessary to protect matters of public health and safety, or which are required to align with legislation or regulations."

In considering your response, it is critical to review the Municipal Comprehensive Review (MCR) planning process the City of Hamilton used to evaluate its lands needs to ensure the Urban Hamilton Official Plan complies with Provincial legislation, namely the Growth Plan.

To complete the MCR, the City of Hamilton retained Lorus & Associates to complete the land needs analysis. The City then retained Watson & Associates to complete a peer review of Lorus'

work. Both consultants confirmed an urban boundary expansion was required to accommodate the City's population targets to 2051.

During the MCR process, a no boundary expansion was briefly considered and dismissed by the consultants recognizing it would not comply with the market-based approach to land needs analysis as required by the Growth Plan.

Ultimately, staff recommend approval of an urban boundary expansion based on the Ambitious Growth scenario that included the lands commonly referred to as Twenty Road East.

In recognizing Hon. Calandra's intent to retain modifications required to align with legislation, please accept this submission as Twenty Road (Glanbrook) Developments Limited request for Council to advise the Province it now supports the boundary expansion.

Please feel free to contact the undersigned with any comments or questions.

Sincerely,

Twenty Road (Glanbrook) Developments Limited

Per: 

David Horwood, Director