

5.20 (b)

November 10, 2023

Lisa Kelsey
 Legislative Coordinator
 Planning Committee City of Hamilton
 Hamilton City Hall
 71 Main Street West
 Hamilton, ON
 L8P 4Y5

Denise Baker
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File No. 16056.00001

Dear: Ms. Kelsey

Re: Agenda Item 11.3 - Province Winding Back Changes on Official Plans and Official Plan Amendments (PED23252) (City Wide)

We, together with Davies Howe, are the solicitors for, 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.

We are writing to request that Council advise the Province that it would like to proceed with the “Ambitious Density” scenario that was recommended by the City’s own planning staff on March 29, 2021 in PED17010(i) and on November 9, 2021 in report PED17010(n) with respect to an expansion of the City’s urban boundary.

As Council will recall, the ambition density scenario was based on an average intensification target of 60% and a density in new urban expansion areas of 77 person and jobs per hectare, resulting in a urban boundary expansion of 1340 ha to the 2051 planning horizon.

The staff recommendation was based on detailed planning and land economics work by professionals which are either employed by the City or were retained by the City to undertake this detailed planning work. More specifically the Land Needs Assessment (“LNA”) work that was undertaken on behalf of the City was also Peer Reviewed by the City, and the peer review found that the approach and methodology utilized in the City’s LNA and Market Demand Study was an appropriate application of the Growth Plan and the Provinces LNA Methodology.

It is of note that the LNA work that was completed for the City indicated that a “no urban boundary expansion option” would require an intensification rate exceeding 80% for the period from 2021-2051. Currently the City experiences an approximately 40% intensification rate. As such, the City will be required to accommodate more than twice as much intensification within the existing

neighbourhoods as is currently being experienced by existing residents. Moreover, the City's own work identified that the "no urban boundary expansion option" would not meet the required need to provide market-based housing under the LNA methodology which requires the City to plan for the full range of market needs.

The work that was completed by the City indicated that the "no urban boundary expansion option" would produce a shortfall of approximately 59,000 units. It is not new information to this Council that the Province, and in fact much of the country, is experiencing a housing crisis. This is a significant issue for all levels of government and requires the involvement of all levels of government to do their part to address this housing crisis.

We therefore respectfully request that the City follow the recommendations of its own staff and consultants and approve the staff recommended urban boundary expansion of 1340 ha, and to direct that those 1340ha to be deployed in the areas of Twenty Road East, Twenty Road West and Elfrida.

Yours truly,

WeirFoulds LLP

A handwritten signature in black ink, appearing to read "DBaker", written in a cursive style.

Denise Baker

DB/fa