

From: Bruce Allen
Sent: Sunday, February 2, 2025 12:04 PM
To: clerk@hamilton.ca
Subject: Concern

External Email: Use caution with links and attachments

No to MZO force expansion of Hamilton's urban boundary!

Bruce R. Allen

From: Sherry Hayes
Sent: Sunday, February 2, 2025 1:09 PM
To: clerk@hamilton.ca
Subject: Re: February 4, 2025 Planning Committee Agenda Item 9.2 - Please Include

External Email: Use caution with links and attachments

Re: February 4, 2025 Planning Committee Agenda Item 9.2

Attention: City Clerk,

Please add our message to the February 4, 2025 Planning Committee Agenda Item 9.2 regarding the MZO submission by Upper West Side Land Group for the of expansion of Hamilton's urban boundary.

Please see our letter below, to be cropped from this email and that portion only to be provided to the Planning Committee, Planning Staff, Mayor and Councillors...

Please remove our email address from any correspondence and from public record

Thank you

To the attention of: Mayor Horwath, all councillors and city staff

Re: February 4, 2025 Planning Committee Agenda Item 9.2

With regard to the latest request to expand Hamilton's urban boundaries, we once again implore all involved to stop the continual onslaught of destruction regarding our natural lands, including farmlands, meadows, forests and wetlands that surround our city. Along with farmlands, the devastation of local native flora and fauna is becoming increasingly lopsided, destroying the balance of nature and potentially, loss of local food/crop supplies. There has been much said about the vast amount of existing areas within the main core of Hamilton where housing can be planned and developed without further expansion into these valuable farmlands and natural spaces.

If this city must expand, then expand vertically in the downtown core where transportation and services are readily available rather than continuing to spread. This was a major point that was clearly voiced by Hamilton citizens in the last battle against urban sprawl. By suggesting that a small portion of this development will be used to create affordable housing seems somewhat questionable, especially in these outlying areas. It is even more questionable if this is being done, in part or full, to speed the application process, skip steps or ensure success of this proposed expansion.

In summary, surely everyone is aware that, once farm and natural lands are paved over and completely destroyed, there is no turning back. Humankind is here as part of life on earth, not

the only entity that deserves to exist. There needs to be balance. There comes a point when enough is enough and that NO means NO. Please do the right thing and also say NO.

Thank you,
Sherry Hayes & Dennis Facia

-----Original Message-----

From: Carol Moffatt

Sent: Sunday, February 2, 2025 11:05 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: Hamilton Urban Boundary

External Email: Use caution with links and attachments

The decision regarding Hamilton's Urban Boundary should be a NO BRAINER. With the Trump Tariffs going into affect, it is just another critical reason why Hamilton should be preserving the Urban Boundary and the farmland contained within it. For years the public has been demanding reliable local produce. Now is absolutely the time to ensure this! Please don't let the smokescreen of more housing destroy critical lands. Thank you.
Carol Moffatt

-----Original Message-----

From: Nori Smith

Sent: Sunday, February 2, 2025 12:30 PM

To: clerk@hamilton.ca

Subject: Just say NO to MZO!

External Email: Use caution with links and attachments

Sent from my iPad

From: Anne Washington
Sent: Sunday, February 2, 2025 12:12 PM
To: clerk@hamilton.ca
Subject: Message to Mayor and members of Hamilton City Council

External Email: Use caution with links and attachments

Hello Clerk,
Please make sure this communication gets to city councillors, and any department or committee that is working on housing and environment.
Thank you.
Anne

Dear Mayor and Members of Hamilton City Council,

The pressure exerted on you to relax your stand on Hamilton's urban boundary, has increased again with the request to open up 200 acres of protected, fertile, irreplaceable farm land which lies beyond the urban boundary.

This time, I understand, that speculating developers have included a very small part of their building plan to an area for Habitat for Humanity, likely hoping that the social housing that agency provides will encourage you to back down.

You know that the need for more affordable and social housing is desperately needed. You also know the reasons for building those dwellings away from transportation routes and services is not the right place to provide it.

A few years ago 18,000 plus citizens let you know loud and clear that those farm lands must be protected for agricultural use now and in the future.

Please keep the faith, hold the urban boundary and work with Habitat for Humanity and others to provide social housing within the urban boundary.

Regards,
Anne Washington

From: HILDE REIS-SMART

Sent: Sunday, February 2, 2025 4:44 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: MZO - Twenty Road West and Airport Employment Growth District Lands (PED25046)

External Email: Use caution with links and attachments

Dear Mayor and Councillors,

You are presently going to decide whether or not to expand Hamilton's city boundaries to allow for farmland zoning to be changed to residential.

I have a some questions:

1. **Food sustainability:** We have just been hit by a **25% US tariff** blow on Canadian products. **Tariffs on foods stuffs** coming in from the US (lettuce, vegetables, root foods, fruits) will mean a steep price rise on these imported foods. People are already finding that they have to make difficult decisions in the grocery store. Is this really the time to remove productive land from cultivation??
2. Is the creation of this suburb going to provide **affordable housing** or more mansions??
3. Will the City have to fork out monies for the **required infrastructure**? Does the City actually **have that money**?
3. We already have lost so much farmland. Can we continue to do this? Isn't there a there a **finite amount left**?

Thank you for your attention.

Hilde Reis

From: Joanne Palangio

Sent: Sunday, February 2, 2025 3:52 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: MZO - Upper West Side Landowners Group

External Email: Use caution with links and attachments

As a Hamilton citizen and long time tax payer, I'm writing to urge the Hamilton Planning Staff to decline the speculators proposal to force the approval of the expansion of the Hamilton urban boundary. Our farm lands, wetlands, water courses, wood lots and meadows need to be protected, as does the wildlife that is supported by these environments.

Noting that Habitat for Humanity, a wonderful organization, may have been promised a percentage of these lands for building affordable housing seems to be offered to sweeten the request by the developers, but this projected development pushes at the urban boundary of the city of Hamilton with all the associated costs that would come with that and the depletion of our natural landscapes.

I urge you to say no to this speculator request!

Thank you for consideration to my email, Joanne Palangio

Sent from my iPhone

From: Nikki May

Sent: Sunday, February 2, 2025 11:41 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: MZO force expansion of Hamilton's urban boundary

External Email: Use caution with links and attachments

Dear Mayor and councillors

I am writing to urge you to say NO to a forced expansion of Hamilton's urban boundary. This development would destroy 200 acres of prime farmlands, wetlands, water courses woodlots and meadows, and in return require costly new infrastructure and roads. This expansion will require new home owners to drive to get to work, shop or health care and only increase greenhouse gas emissions. It would also destroy part of the ecosystem that supports a healthy lifestyle in Hamilton and across southern Ontario.

Sincerely

Susan May

A concerned Ontarian

From: Kathy Garneau

Sent: Sunday, February 2, 2025 8:20 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: MZO to force expansion of Hamilton's firm urban boundary

External Email: Use caution with links and attachments

To my esteemed politicians and Habitat for Humanity executives,

I urge you not to allow the MZO to force the expansion of Hamilton's firm urban boundary.

As a Hamilton taxpayer, Strong Towns research has found that developing outside an urban boundary is expensive to maintain. We already have a huge \$3.8 billion deficit in maintaining existing infrastructure.

Sincerely,
Kathy Garneau

--

Kathy Garneau

From: Dennis/Patricia Baker

Sent: Sunday, February 2, 2025 11:52 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>

Cc: Pat Baker

Subject: MZO voting by Planning Committee on February 4

External Email: Use caution with links and attachments

To the addressees,

I am very concerned with what is happening to Hamilton's boundary. When my husband was working for the federal government we were fortunate to live in many different countries and learn how they controlled expansion onto valuable wetlands, farmlands and natural woodlands. It CAN be done. We are lucky to have much unused space for development within the city boundary. As you see in Europe there are many different designs for medium and high density housing that do not require high rise buildings and we do not need single family units outside our current urban boundary. Please reject the MZO forcing expansion of our firm urban boundary line.

Regards, Patricia Baker

From: Danielle Bawden

Sent: Sunday, February 2, 2025 3:57 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: MZO

External Email: Use caution with links and attachments

Hello, to you all, I hope you are doing well.

I am a citizen of this wonderful city, that is so diverse in every way. We are fortunate in this city to have a plethora of natural spaces. This is what draws so many people to this area.....

I am writing to express my deep concern regarding the proposed expansion of our city boundary -- the MZO. As a member of this community, I strongly urge you to consider the LONG TERM CONSEQUENCES of allowing development over all our green spaces. Once it is done IT CANNOT BE UNDONE!

Although I do understand the need for growth and development – after all, I have spent much of my adult life designing and building homes – it is crucial that we prioritize sustainability and protect OUR NATURAL RESOURCES – the wonderful things that make Hamilton so desirable in the first place – all that green space!!

There is so much potential development space within the city boundary – please think out of the box – for example, have multistory strip malls, build an apartment building over Limeridge mall; consider having the manufacturing industries that have polluted our lands and waters for so long, clean up some of the waste lands that they have left behind and use that land to house some of our at risk people. There are SO MANY POSSIBLE other solutions, if we give them a try – it is way too easy for a company to come in and destroy what we have in order to build thousands of units, which are out of reach of most people's incomes anyway and do not solve our housing issues. We need real solutions for real people – NOT SOLUTIONS FOR INVESTORS ONLY!!!

PLEASE SAY NO! you have an opportunity to put your community first --- DO THE RIGHT THING

I respectfully ask you to carefully consider the long-term environmental impact and vote **AGAINST this proposal AND FOR YOUR COMMUNITY**

Danielle Bawden

From: Candy Venning

Sent: Sunday, February 2, 2025 4:56 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: No forced expansion of Hamilton's firm urban boundary

External Email: Use caution with links and attachments

There are dozens of watercourses, wetlands, woodlots and meadows in this parcel and they should be protected in a time of climate crisis and biodiversity loss.

Six Upper West Side land speculators took a gamble in buying the land and are pushing to expand solely for their own profit while wasting City staff time and resources.

As a taxpayer - I already understand and know that there's no support for Hamilton to expand given we have a \$3.8 Billion deficit in funding/ maintaining our existing crumbling infrastructure.

Adding more roads, watermains, etc. on farmland will exacerbate this deficit making taxpayers pay more.

Affordability is also diminished if a private vehicle is needed to get you to your home, and there are zero plans by the City to expand transit into forced urban sprawl areas.

Also - land speculators working to convince Habitat for Humanity Hamilton that this is not prime farmland (it is) while hinting they might allow Habitat to build a mere 2% of the housing as affordable is dirty dealing. We hope Habitat for Humanity Hamilton, a valued community partner in affordable homebuilding in Hamilton, has not been co-opted by speculators merely to "charity-wash" this MZO. We all want to support Habitat for Humanity but not this MZO!

Continue to build and develop within the firm boundaries already decided.

Candy Venning

From: Irene Thurston

Sent: Monday, February 3, 2025 8:40 AM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>

Subject: No no no to MZO to force urban expansion

External Email: Use caution with links and attachments

Expansion into viable farmland and destruction of wetlands is not the answer to providing affordable housing. We are part of the farming community in rural Flamborough and understand the need for farmland and wetlands and this is not where housing should be built. Transit is required unless there is an expectation that everyone will have their own electric wheelchair and scooter. How will they get to the LRT? When will they cancel that nightmare and build affordable housing where it was removed along this downtown corridor? Do not keep building out!

Irene and Bruce Thurston

Sent from my iPad

From: Mark Mueller

Sent: Sunday, February 2, 2025 1:47 PM

Subject: NO to an MZO to force expansion of Hamilton's firm urban boundary

External Email: Use caution with links and attachments

I live in Hamilton. I want to voice my object to expanding the urban boundary of the city. Our wetland, farmlands, and wilderness are vital to our collective well-being and the environment we all must share. There is a great deal of opportunity in the current city boundaries to increase living density. Developers and the city must pursue options to increase density within the city, not eat up precious undeveloped space. Once land is paved over, it can never be unpaved.

From: Susan Wortman

Sent: Sunday, February 2, 2025 2:47 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: NO to MZO!

External Email: Use caution with links and attachments

Planning staff, HfH staff,

I am writing to urge you to say no to the MZO being pushed by speculators to force the expansion of Hamilton's firm boundary (something I fought for, and a staggering majority of Hamiltonians voted for) onto 200 acres of Hamilton's **prime farmland**, wetlands, watercourses, woodlots and meadows.

Habitat for Humanity is a highly respected organization, who I hope will not be duped by this move. Affordable housing should not be located far from services, and without transit, requiring a car, which is usually beyond the means of anyone eligible for affordable housing.

Please do not support this MZO!

thank you, Susan Wortman

From: K Boyd

Sent: Sunday, February 2, 2025 2:25 PM

To: Hwang, Tammy <Tammy.Hwang@hamilton.ca>; 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>; 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: No to MZO

External Email: Use caution with links and attachments

On behalf of the children, and living animals without a voice, I'm urging City councillors to vote no on Hamilton's Planning committee wanting to approve a Minister's Zoning Order (MZO) to force the expansion of Hamilton's firm urban boundary onto 200 acres of Hamilton's prime farmland, wetlands, water courses, woodlots and meadows.

There are other solutions that must be considered first.

Regards,
K Boyd

-----Original Message-----

From: Patricia Cameron

Sent: Monday, February 3, 2025 7:06 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: NO!

External Email: Use caution with links and attachments

Dear Hamilton City Counsellors,

As a long time resident and taxpayer in Dundas, Hamilton, I wish to register a strong NO to the MZO effort to extend city boundaries and urban development into green space. We need to do all we can to protect our planet, which starts here at home, providing habitat for all creatures as well as humans.

Speaking of humans, I wish to applaud city council and CHH for the extensive mixed income housing development in the McQuesten neighbourhood. I have friends living there who are happy in their neighborhood and new buildings.

Warmly

Pat Cameron

Sent from my iPhone

-----Original Message-----

From: Gord McNulty

Sent: Sunday, February 2, 2025 9:35 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: Opposed to MZO Request for Twenty Road West and AEGD lands

External Email: Use caution with links and attachments

February 2, 2025

Mayor Horwath and Members of City Council:

I join with Save Our Streams Hamilton in urging City Council to support the planning staff recommendation to oppose the proposed MZO request by the Upper West Side Landowners Group.

As staff point out, the proposed MZO would conflict with the city's firm urban boundary growth strategy; involve land use conflicts between proposed residential uses on the subject lands and the Hamilton International Airport; raise issues of infrastructure system capacity and delivery, protection of natural heritage features, and more.

The list of concerns is substantial to say the least. Urban boundary expansion, requiring more roads and watermains, is all the more questionable when Hamilton has a serious deficit in funding and maintaining our existing and increasingly stressed infrastructure.

I support the staff's comprehensive report and urge you to continue to focus on meeting Hamilton's housing needs within the existing urban boundary.

Gord McNulty,

Hamilton

From: Marie Covert

Sent: Sunday, February 2, 2025 9:40 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>; Toman, Charlie <Charlie.Toman@hamilton.ca>; Pham, Melanie <Melanie.Pham@hamilton.ca>; Stoop, Neil <Neil.Stoop@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>

Subject: Planning Committee Meeting, February 4, 2025, Agenda item 9.2, document PED 25046

External Email: Use caution with links and attachments

Hello,

Would you please ensure this email is included in the Agenda items for the upcoming Planning Committee meeting on February 4th. Thank you!

Dear Mayor, Members of Council, Charlie Toman, Melanie Pham, Neil Stoop, Anita Fabac, Board Members of Habitat for Humanity,

First, I would like to extend a HUGE thank you to the members of the Planning and Economic Development Department who authored this excellent document. Congratulations on a job well done, as you carefully and professionally crafted a meticulous defense for the opposition of the MZO request submitted by the Upper West Side Landowners Group (UPWSLG).

Not only does the requested MZO translate to an urban boundary expansion of approximately 90 hectares but it also requests conversion of approximately 99 hectares of employment lands within the Airport Employment Growth District (AEGD) Secondary Plan to residential and other uses, thereby limiting future employment. As you are all aware, Hamilton has maintained its firm Urban Boundary and this expansion request conflicts with citizens' expectations, i.e. NO expansion.

The applicant also has multiple applications under appeal at the OLT. Note: the MZO differs from what is proposed through these applications. The MZO and applications request amendments to almost every Plan which the City has developed and changes to zoning bylaws. They seem to present no respect for the rules of good planning, good governance, and adherence to an overarching vision. Their applications and MZO request present discrepancies and conflicts which make it difficult for Planning to decipher what they actually want and if the MZO is approved, implementing it will be problematic because it is sloppy and poorly done.

3 Examples:

1. Quote from page 12. “Residential land uses within the Secondary Plan predominantly medium density with 7,463 total dwellings, whereas the MZO is predominately low density with approximately 5,000 total dwellings.” Very confusing. Is it 7,463 or 5,000?
2. On page 14, more confusion is found. The Submission says the MZO would result in 370,000 – 470,000 square metres of employment space while staff estimate the lands within the proposed MZO include only 139,700 square metres of land designated for employment use. No zoning is proposed for these lands which indicates it may be a mapping error. Who knows?
3. Within the document, there are several references to Habitat for Humanity, a long-established and respected charitable organization. The applicant has stated that up to 10% of the total dwelling units (up to 500 units) would be affordable, in accordance with a signed Memorandum of Understanding (MOU). However, there is no mechanism in place within the MZO to ensure these affordable dwellings will be delivered. There is supposed to be an accompanying agreement, prepared by UWSLG, to be signed by the City and UWSLG in exchange for the City’s support. However, no agreement was included in the submission. Moreover, a copy of the MOU between UWSLG and Habitat for Humanity, offering first right of refusal to purchase a minimum of 100 units has not been provided.

The list of discrepancies, poor project management, conflicting information, lack of consultation with Indigenous groups, demonstrated by the Group is long and the Planners have done a thorough job of listing them. Please say NO to this request for expansion. It has become even more important today, in light of Trump’s tariffs, that we conserve every acre of farmland possible to ensure food security in the face of an economic trade war.

As a Hamilton taxpayer, I object to paying for the cost of infrastructure to support this housing development because it requires new roads, at a cost of \$10M per kilometer for multimodal paths which meet the standards of Hamilton’s Master Transportation Plan and 5,000 residences will require access to water, sewer, wastewater treatment etc. Connection to the Grand Trunk sewer line alone is an estimated \$500M.

My last comment, and I don’t know if it is within your purview, but the UWSLG should be charged a very large fee for constantly wasting the time and resources of the City Planners and Council. Their half-baked applications have been ongoing since at least 2020. How many hours have been consumed by their frivolous ‘nuisance’ applications? In addition to a hefty fee, a punitive fine should be levied (to discourage them from repeating similar mistakes) and all future applications should be put on hold for the next ? of years (Is 2 years a good number?).

Thank you very much for your consideration.

Respectfully submitted,
Marie Covert,
Dundas

From: Mary Love

Sent: Sunday, February 2, 2025 11:22 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: Planning Committee UBE MZO vote at Feb.4 meeting

External Email: Use caution with links and attachments

Dear Planning Committee Members,

I have been heartened to see the City doing everything in its power to respect the firm urban boundary decision City Council made a while back with overwhelming public support. So it's frustrating beyond words to find land speculation persisting in our area. What a waste of your valuable time, as it is of staff and citizen time!

So here I am writing to urge you to hold the line and reject the MZO for forced expansion of Hamilton's urban boundary by the Upper West Side Builders group onto 200 acres of Hamilton's prime farmland, wetlands, water courses, woodlots and meadows. As you know, your thorough and sensible staff report recommends that you not approve this MZO request. What a bind the Province has put you in that you even have to process such a patently inappropriate UBE request!

This case is particularly troubling because these UWS builders have gotten Habitat for Humanity onside. I have donated to this fine charity in the past, and am curious to know how this partnership (if it is one) developed.

It's puzzling that Habitat for Humanity is involved in this MZO approval request at all. It would seem much more suitable for H4H builds to be well within the urban boundary so that families settling into a Habitat home would have transit and other amenities nearby. The UWS development site would definitely require frequent use of a family car.

I do know, however, that the developers in this MZO request have misrepresented or misunderstood the nature of the land on which they wished to build, and this inaccurate framing of it as "not prime farmland" may have made it easier to get Habitat for Humanity involved.

Your staff report confirms that all the farmland in the threatened parcel is actually deemed prime. The staff report also points out that the biodiversity field studies submitted by the developers are out of date and don't conform to the City's requirement that they be no more than five years old. As you know, this is a critical time for all the farm, wood, and wetland species in our part of Ontario, especially

for those already at risk. It's been shown over and over that humans who respect the need to protect biodiversity end up ensuring their own wellbeing.

Thank you for reading my letter! If there's any way (beyond refusing them) for the City of Hamilton to stop these frivolous requests in their tracks and to discourage others from even being suggested, that would save the City's already stretched resources. With so many low-to-moderate income Hamiltonians struggling to find adequate shelter, it's unconscionable that rich developers such as UWS should waste staff and councillors' time and public money attempting to make good on their private land speculation. If you can slap a fine on them as a deterrent, please do!

Sincerely,

Mary Love

Sent from my iPhone

-----Original Message-----

From: Christiane de Savigny

Sent: Sunday, February 2, 2025 11:49 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: Please Consider

External Email: Use caution with links and attachments

Dear Members of the Council,

Another MZO will be debated this week and I am urging you to vote against the expansion of city boundaries that impact watershed and environmentally sensitive areas.

It appears that developers once again are lobbying for their moneymaker projects and offer the baby carrot to Habitat for Humanity with a sad 2% affordable housing included in their sprawling development. This is not worth destroying valuable farm land and natural areas.

Especially with more severe weather delivering heavier rains, and climate change outrunning efforts to hold them back, it is prudent to keep these areas intact to protect people and property. City expansion held tight must be included into planning for a sustainable future. The Greenbelt surrounding Hamilton is meant for growing food, recreation and buffering us from extreme precipitation and air pollution and must be kept intact.

Please take a look at the maps and assessments provided for this MZO and evaluate with a critical eye and your conscience if these are up to date. Evaluate current information and review recent data on the state of our urban and global environment. Knowledge is power in arguments for a good future for our city, one that does not eliminate land that we need in that future by wiping it out forever.

No doubt, more housing is needed. Please look for already developed lands, empty lands or abandoned lots/buildings within the city boundaries. It does not have to be large enough for an entire subdivision, a few affordable apartments in walking distance to stores and work would be a good start.

Please vote to have Hamilton stand out as a good example of proper planning with sights on a healthy future for all, not just a few that find glee in making quick coin. Please vote against MZO that takes away Hamilton's highly valuable prime lands.

Sincerely,
Christiane de Savingy

From: Jeff Smith

Sent: Sunday, February 2, 2025 3:04 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: PLEASE SAY NO to an MZO to force expansion of Hamilton's firm urban boundary

External Email: Use caution with links and attachments

This is clearly a money grab from already wealthy developers to make even more money at the cost of living wildlife, both aquatic & land based. These are lands, that no one else would even be considered to be able to purchase, so why should they? We don't need to lose any more of our protected lands, not when there are other, more viable & far less damaging to OUR future wildlife. Please say NO to MZO. Thank you, Jeff Smith, Hamiltonian born & raised.

From: Walker, Irwin

Sent: Sunday, February 2, 2025 11:10 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: Proposal to Enlarge Hamilton Boundary

External Email: Use caution with links and attachments

Dear Sirs/Madames,

We are strongly opposed to the MZO proposal to expand the Hamilton boundary. The beneficiaries, the landowners and developers, are few, while the larger public is penalized, through even more traffic on the already overloaded mountain access, more pollution, more of the Hamilton population dislocated from services, more expense for the Hamilton region in maintaining these services; road plowing, garbage collection etc, and a total dislocation from public transport.

This proposal is contradictory to the principles of containing urban spread, with the host of problems the we are trying to avoid. Given these principles we fail to understand how this expansion can be justified, and puzzled how the ministry can even propose it given it's intention to deal with demand by increasing intensification rather than expansion of boundary. This proposal, and the previous attempts to rezone the greenbelt, leaves us cynical about our provincial governments committment to its policies.

Irwin and Susan Walker

From: David Moffatt

Sent: Sunday, February 2, 2025 2:37 PM

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

Cc:

Subject: Proposed Urban Boundary out of touch with today's reality

External Email: Use caution with links and attachments

Dear members of Hamilton City Council

I am writing to urge all members of council to reject the MZO to expand Hamilton's urban boundary into farmlands in the upper west side area. This proposal is a land grab that is inappropriate in many ways.

1. The citizens of Hamilton have soundly rejected expansion of the urban boundary and the inevitable increased costs to taxpayers to support the resultant sprawl. Council has already rejected the efforts of the UWS group to override the will of the people and Council.
2. The farmland in the proposed expansion is, indeed, prime agricultural land, while the woodlands and wetlands are essential to the maintenance and increase of biodiversity in our area, which is of national significance, and to stormwater and ground water management.
3. In a time of economic uncertainty, with the United States initiating a trade war against Canada, we are once again confronted with the need to be more self-sufficient, especially when it comes to food production. While the UWS group has argued in the past that the properties in question are too small for profitable farming, we actually need more intensive truck farming that can provide essential fresh and stored produce for our existing urban population. Areas of Ancaster and Glanaster have traditionally supported that form of agriculture.
4. In a world where our climate is changing and posing new and worsening meteorological threats, we need to be working toward net zero release of greenhouse gases. Sprawling onto farmland will only increase single car commuting, exacerbate traffic congestion, and leave more residents without a public transportation option. In-fill development is the only sensible housing strategy.
5. Offering an option to buy on 2% of the land for Habitat for Humanity is nothing but a whitewashing tactic, as it would only occur if HFH had the funds available at the time the developers decided to sell, and would build "geared to income" housing in an area devoid of services and requiring a personal automobile for everyday tasks.

Please vote NO on February 4.

Dr. J. David Moffatt (PhD, BEd)

From: Bill Desavigny

Sent: Sunday, February 2, 2025 2:20 PM

To: Stoop, Neil <Neil.Stoop@hamilton.ca>; Heyworth, Dave <Dave.Heyworth@hamilton.ca>; Cassar, Craig <Craig.Cassar@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>

Subject: Protect Hamiltons farmland and waterways

External Email: Use caution with links and attachments

Hello,

I am writing to urge Hamilton City Council to not approve a **Minister's Zoning Order (MZO)** to force the expansion of Hamilton's firm urban boundary onto hundreds of acres of Hamilton's prime farmland, wetlands, water courses, woodlots and meadows.

Six Upper West Side land speculators took a gamble in buying the land and wish to expand solely for their own profit. The city, and through them the citizens, controls the use of this land not speculators.

There are dozens of watercourses, wetlands, woodlots and meadows in this parcel and they should be protected in a time of climate crisis and biodiversity loss.

Field studies to determine species at risk and natural habitat are outdated and don't conform to city requirements that they be no less than five years old.

The 2023 Subwatershed Study and Stormwater Master Plan provided is not based on an approved Terms of Reference and appears to be missing a number of items.

Staff have confirmed the expansion lands are all prime farmland.

As a taxpayer there is no support for Hamilton to expand given we have a \$3.8 Billion deficit in funding and maintaining our existing crumbling infrastructure. Adding more roads, watermains, etc. on farmland will exacerbate this deficit making taxpayers pay more.

UWS claims to have a memorandum of understanding with Habitat for Humanity giving them first right of refusal to build a mere 2% of affordable housing but it has not been provided.

The MZO conflicts with the City Council approved *firm urban boundary growth strategy* in the Urban Hamilton Official Plan and the City is actively implementing

land use policy and zoning changes, incentive programs, and process improvements to meet the City's housing needs within the existing urban boundary.

There is enough going on in the Canada today that deserves attention. This is a distraction that can be ended at council.

Expecting sound judgement,

Thank you.

William Desavigny

From: Sue Markey

Sent: Sunday, February 2, 2025 2:45 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: Reject an MZO Force Expansion of Hamilton's Urban boundary

External Email: Use caution with links and attachments

To the Clerk, Mayor and City Council.

I am writing to urge Mayor Andrea Horwath and city councillors to support Hamilton planning staff's rejection of the MZO that would force expansion of Hamilton's Urban Boundary. Development by the six Upper West Side land speculators would imperil many watercourses, wetlands, meadows and woodlots, which should be protected given the climate and biodiversity crisis.

Species at risk and natural habitat studies are out of date and, therefore, don't meet the city's requirement that they be less than five years old.

Also, since the City Council's approval of a firm urban growth strategy, the city is actively implementing land use policy and zoning changes, incentive programs, and process improvements to meet the City's housing needs within the existing urban boundary.

Thank you for your consideration.

Sincerely,

Sue Markey

From: cynthia meyer

Sent: Sunday, February 2, 2025 9:11 PM

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

Subject: Reject expanding Hamilton's boundary

External Email: Use caution with links and attachments

Please do not accept an MZO to expand Hamilton's urban boundary. We Hamiltonian's have shouted long and hard that we don't want it . We cannot afford the maintenance of the necessary infrastructure nor the loss of our precious fertile farmlands, wet lands and green space .

It is especially important when our reliance on imported foods from the USA is so threatened by tariffs.

I can't afford it and I think neither can you .

Please reject this MZO.

Cynthia Meyer

From: Nancy Chater

Sent: Sunday, February 2, 2025 2:20 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: Reject the MZO to expand the urban Boundary

External Email: Use caution with links and attachments

Dear Planning Committee members,

I am writing as a Hamilton resident and concerned citizen to urge the Planning committee to reject an MZO to force expansion of Hamilton's urban boundary!

We understand that speculators want Hamilton's Planning committee to approve a Minister's Zoning Order (MZO) to force the expansion of Hamilton's firm urban boundary onto 200 acres of Hamilton's prime farmland, wetlands, water courses, woodlots and meadows.

They've convinced Habitat for Humanity Hamilton that this is not prime farmland and hinted they might allow Habitat to build a mere 2% of the housing as affordable. However, true affordability is diminished if a private vehicle is needed to get you to your home, and there are zero plans by the City to expand transit into forced urban sprawl areas. We hope Habitat for Humanity Hamilton, a valued community partner in affordable homebuilding in Hamilton, has not been co-opted by speculators merely to "charity-wash" this MZO. We support Habitat for Humanity but not this MZO!

The people of Hamilton have spoken out on the issue of not expanding the urban boundaries a number of times and the provincial government continues to come back and try to find ways around the sensible, sustainable, and more affordable solution for which the people have spoken - we support increasing density in the downtown, where there's loads of room to build the missing middle housing that can close the gap on housing and link it to walkable communities with transit connections and existing infrastructure.

Please reject this vote and represent the best interest of the city and its residents!

Thank you,

Nancy Chater

From: Kelly Wallace

Sent: Monday, February 3, 2025 10:15 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: Opposition to the Proposed Minister's Zoning Order (MZO) for Upper West Side Lands

External Email: Use caution with links and attachments

Dear Mayor Horwath and Hamilton City Council,

Our friends and colleagues in conservation, Save Our Streams Hamilton, were in touch regarding their concerns about the proposed Minister's Zoning Order (MZO) for Upper West Side Lands. Having read the information supplied and available online, we share their concerns.

I am writing on behalf of Think Turtle Conservation Initiative to strongly oppose the request for a Minister's Zoning Order (MZO) that would force an expansion of Hamilton's urban boundary onto hundreds of acres of prime farmland, wetlands, watercourses, woodlots, and meadows. This proposal is deeply flawed, environmentally destructive, and financially irresponsible.

The land speculators behind this request made a calculated investment in these lands, knowing they lay outside the firm urban boundary. Now, they seek to override carefully considered planning policies for their financial gain at the expense of Hamilton's natural heritage and taxpayers. The potential loss of our natural heritage is a regret we cannot afford.

Expanding onto this land would destroy critical ecosystems at a time when protecting wetlands, streams, and biodiversity should be a priority. Field studies assessing species at risk and natural habitat are outdated and fail to meet the city's requirement that they be no older than five years. We cannot afford to make irreversible decisions based on incomplete or inadequate data.

Additionally, the 2023 Subwatershed Study and Stormwater Master Plan, provided in support of this expansion, was not conducted under an approved Terms of Reference and appears to be missing key components. Proper hydrological assessments are essential before considering any development, yet the information presented does not meet basic planning standards.

Hamilton's Planning Staff have confirmed that all proposed expansion lands are prime farmland—some of the best in the country. Ontario is already losing farmland alarmingly, and this expansion would accelerate that loss. These lands should be preserved for food production and climate resilience, not paved over for speculative development.

Beyond the environmental cost, this proposal would deepen Hamilton's financial deficit. The city is already struggling with a \$3.8 billion shortfall in funding and infrastructure maintenance. Adding more roads, water mains, and services to newly developed farmland will significantly increase this burden, making the decision even more weighty for taxpayers.

The developers claim to have a memorandum of understanding with Habitat for Humanity to build a mere 2% of affordable housing, yet no documentation has been provided to confirm this. This vague and unverified promise does not justify overriding Hamilton's responsible growth strategy.

This is now the third attempt by Upper West Side landowners to force an expansion of Hamilton's urban boundary. Each attempt wastes valuable time and resources of city planning staff, diverting attention from policies that support sustainable, responsible growth within the existing boundary.

It is also deeply concerning that staff have deemed Indigenous consultation insufficient. Any significant land use change must include meaningful engagement with Indigenous communities, ensuring their voices and concerns are heard and respected. This is not just a matter of policy but of ethical and legal responsibility.

This MZO directly conflicts with Hamilton City Council's firm urban boundary growth strategy, which is embedded in the Urban Hamilton Official Plan. The city is actively implementing policy and zoning changes, incentives, and process improvements to accommodate housing needs within the existing boundary. There is no justification for circumventing this comprehensive and thoughtful approach.

Hamilton's Planning Staff have already recommended that councilors reject this MZO, and I urge you to uphold that recommendation. The February 4, 2025, Planning Committee agenda outlines numerous reasons why this request should be denied. Allowing this MZO to proceed would set a dangerous precedent, undermining local decision-making and responsible urban planning.

Expanding the urban boundary onto these lands would be a reckless and irreversible mistake at a time when climate action and environmental protection must be priorities. These wetlands, watercourses, and meadows provide habitat for at-risk species. Once they are lost, they are lost forever.

I urge you to reject this MZO and support Hamilton's firm urban boundary. Protecting farmland, ecosystems, and financial sustainability is the right choice—for today and future generations.

Sincerely,
Kelly Wallace, Managing Director
Think Turtle Conservation Initiative

From: Wendy Sherwood
Sent: Monday, February 3, 2025 10:06 AM
To: clerk@hamilton.ca
Subject: Opposition to zoning amendment-- ZAC-24-033

External Email: Use caution with links and attachments

To whom it may concern,

I am NOT supportive of the proposed Zoning By-law Amendment to change the zoning from Townhouse-Maisonette to Multiple Dwelling. While I am in favour of intensifying density and development within Hamilton's current city limits rather than development outside our city's urban boundaries in principle, the urban intensification must be done in a smart way and this proposal does not adequately service the number of units proposed.

The proposal would seek to add 105 affordable dwelling units to 525 Stone Church Road East, while only adding 22 parking spaces for those new residents to use within the building footprint, with an additional 30 parking spaces for new residents, existing residents and visitors to use. The current proposal seems to imply 52 parking spaces to service 105 units is enough - this is ignorance.

Fifty-two parking spaces to service 105 units is NOT adequate and the consequence of not providing adequate parking will have an impact on the surrounding neighbourhood. The adjacent streets of Southpark Ave., Rusdale Dr. and Redmond Dr. are regularly parking up on both sides of the street creating impairments to travel, dangerous conditions for road safety with people parking too close to corners and stop signs, and an overall annoyance to our neighbourhood. This is true, specifically along Redmond Dr., off of which is the only entrance into 525 Stone Church Rd. exist. The street parking concerns/issues are likely to increase if the proposal is permitted to move forward in its current state.

The proposal needs to be modified to either reduce the number of units to be closer match with the parking provided or increase the number of parking spaces within the existing footprint. And I explicitly say "within the existing footprint" because the 30 additional parking spaces proposed outside the new building footprint are proposed on top of what is currently grass and some trees and I see no compensation for vegetation removed on the plan. There is no compensation depicted on the plan to replace the trees that are going to be lost as a result of this development. Greenscapes and vegetation buffer extreme weather events and help with heating and cooling costs of structures. I would not like to live in a concrete city.

I can see an argument being made to encourage residents to use public transit as the Stone Church Bus Route and the Mountain Bus Hub of Lime Ridge Mall are both located close to the proposed development, as justification for not providing more parking. I can also see justification for the number of parking spots is supported by the City's Parking Rate Area strategy and complies with the Minimum Required Parking Rate Schedule. But in reality Hamilton is a car centric city and the basic structure to move around the city is built around personal vehicles. So until the City builds a trusted, efficient and reliable public transit system, most people are going to have personal cars and you need to provide parking spaces to accommodate them so people are not parking on the street.

Please keep my name and email on the distribution list to receive future notices about this project.
Thank you.

Regards,
Wendy and Sarah Sherwood

From: Geoffrey Honey

Sent: Monday, February 3, 2025 10:09 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: No to MZO Mizrahi Development in Greenbelt pitch

External Email: Use caution with links and attachments

I am writing to say that I am vehemently opposed to any development in the Greenbelt or expansion of Hamilton's urban boundaries into our precious farmland surrounding Hamilton. Particularly, I oppose Mizrahi Development's MZO pitch to develop units on Sulphur Springs Road in Ancaster.

Hamilton already has ample land within our current boundaries with which to develop greater gentle density, the 'Missing Middle' and easily meet our current and future housing needs utilizing our existing infrastructure and thus saving the city the huge burden of future carrying costs.

Habitat for Humanity can easily be included as a vital partner for Missing Middle development WITHIN Hamilton's current boundaries.

Thank you for holding Hamilton's considered and democratically endorsed plan to develop within Hamilton's existing boundaries without irreparable harm to farmland and the Greenbelt

Geoffrey Honey

--

Geoffrey Honey (VéloKröte)

Gear and grease go far
Leg and sinew go farther
Father further still
-Danica Evering

From: brenda broer

Sent: Monday, February 3, 2025 5:51 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: save our precious land

External Email: Use caution with links and attachments

Hello to my esteemed councillors,

I trust you will do the right thing and vote to save our precious land from developing today. We are stewards of the land, and we must see greed for what it is. The great news is that we have all the land we need for housing already paved over! Let's make it real easy to develop the dozens of barely used parking lots downtown.

I think this is the best government hamilton has ever had. I trust in you all to do the right thing!

thanks for all you do for us,
Brenda Broer

From: Brigitte Evering

Sent: Monday, February 3, 2025 10:03 AM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>

Subject: Say NO to an MZO to force expansion of Hamilton's firm urban boundary

External Email: Use caution with links and attachments

Dear All--I'll keep this short and sweet. Say NO today to an MZO to force expansion of Hamilton's firm urban boundary!!!

There are dozens of watercourses, wetlands, woodlots and meadows in this parcel and they should be protected in a time of climate crisis and biodiversity loss. There is clear evidence that urban boundary expansions lead to more car-centric culture with the attendant consequences for environmental degradation.

As a taxpayer, I do NOT support Hamilton to expand given we have a \$3.8 Billion deficit in funding and maintaining our existing crumbling infrastructure. Adding more roads, watermains, etc. on farmland will exacerbate this deficit making taxpayers today and in the future pay more.

Indigenous consultation was deemed insufficient by staff. This is a human and environmental rights issue.

I can't emphasize enough that our families including grandchildren need you to Say NO today to an MZO to force expansion of Hamilton's firm urban boundary.

Dr. Brigitte Evering

From: Marilyn and Peter Marchesseau
Sent: Sunday, February 2, 2025 5:22 PM
Subject: save the environment.

External Email: Use caution with links and attachments

Dear Sirs, You don't need to be reminded of all the reasons to not allow development outside of the urban boundaries. Please continue to build up, not out. Marilyn and Peter Marchesseau, Ancaster

From: Miriam Sager

Sent: Sunday, February 2, 2025 9:25 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>; 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>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; clerk@hamilton.ca

Subject: Say "no" to MZO

External Email: Use caution with links and attachments

Mayor, councillors, clerk:

I am writing to urge the Planning Committee to say reject the MZO to force the expansion of Hamilton's firm urban boundary onto 200 acres of Hamilton's prime farmland, wetlands, water courses, woodlots and meadows.

The excuse of affordable housing does not stand, with a mere 2% of the housing as affordable, and in an area that is not even served by transit.

Thank you,

Miriam Sager

From: Christyn Perkons

Sent: Sunday, February 2, 2025 4:15 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: Say No to an MZO to force expansion of Hamilton urban boundary

External Email: Use caution with links and attachments

Please vote against any motion in favour of an MZO that forces the expansion of Hamilton's urban boundaries. I am opposed to such an expansion for a number of reasons. There are dozens of watercourses, wetlands, woodlots and meadows in this parcel and they should be protected in a time of climate crisis and biodiversity loss. Field studies to determine species at risk and natural habitat are outdated and don't conform to city requirements that they be no less than five years old. Hamilton City staff have confirmed the expansion lands are all prime farmland. In this time of eco fragility, accelerating food prices, and the increasing destruction of waterways, wildlife habitat and farmland, we should not be allowing land speculators to pressure our representatives into making decisions that go against current policy, guidelines and plans to build housing that meets the City's needs within the current urban boundaries.

While I am a supporter of Habitat Hamilton, I do not believe this "promise" of 2% affordable housing is worth the loss of this farmland, wetlands, fields and meadows outside our urban boundaries. And housing built on land that requires private transportation to access it again does not fit with Habitat's housing needs nor the city's emphasis on public transit, and infill building.

Please protect our farmland and wetlands from profit-hungry land speculators. Don't sell our greenspaces...spaces which add to Hamilton's liveability and beauty, and which contribute to our wellbeing as they are.

Thank you,
Christyn Perkons

-----Original Message-----

From: Rose Janson

Sent: Monday, February 3, 2025 7:43 AM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>

Subject: Say NO to forced expansion of Hamilton's Firm Urban Boundary

External Email: Use caution with links and attachments

Good morning

We write to urge the Planning committee to reject an MZO forced expansion of Hamilton's urban boundary!

It is short-sighted and wrong to force development beyond Hamilton's *firm *urban boundary, onto 200 acres of Hamilton's prime farmland, wetlands, water courses, woodlots and meadows.

Please do not give in to speculators! Do not approve a Minister's Zoning Order (MZO) to force this destructive expansion.

With respect, Rose Janson and Family

-----Original Message-----

From: Sandy Manners

Sent: Sunday, February 2, 2025 8:21 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: Say No to the MZO

External Email: Use caution with links and attachments

As a resident of Hamilton, I wish to go on record as being against any MZO that forces the expansion of Hamilton's firm urban boundary onto hundreds of acres of Hamilton's prime farmland, wetlands, water courses, woodlots and meadows.

Specifically, I urge you to say more to the Minister's Zoning Order Request for Twenty Road West and Airport Employment Growth District Lands (PED25046)

I believe that in addition to the necessity of protecting the watercourses, wetlands, woodlots and meadows in this parcel, now that we are in a trade war, all the land in this parcel and all others in the Greenbelt must be protected from development. We may need all the farmland we can get.

Sincerely,
Sandra Manners

-----Original Message-----

From: Jean Jacobs

Sent: Monday, February 3, 2025 9:10 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>;

Subject: Threat of expansion of Hamilton's firm urban boundary

External Email: Use caution with links and attachments

Dear counselors,

I strongly urge you to reject an MZO attempting to force expansion of Hamilton's firm urban boundary! There is enough SERVICED land within the approved urban boundary to meet housing needs for many years to come. This would be less costly to the city and its taxpayers AND provide spaces where people could work, play, build community and reduce the reliance on cars.

Speculators want Hamilton's Planning committee to approve a Minister's Zoning Order (MZO) to force the expansion of Hamilton's firm urban boundary onto 200 acres of Hamilton's prime farmland, wetlands, water courses, woodlots and meadows. We need to preserve these areas as places to buffer the coming effects of climate change and preserve our precious farm land particularly in light of the tariff threats ahead.

Getting Habitat for Humanity on side is simply a ploy-please don't buy into this.

Regards,

Jean Jacobs

From: Darrell Briggs

Sent: Monday, February 3, 2025 10:26 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: Upper West Sid MZO

External Email: Use caution with links and attachments

I do not support the approval of the Upper West Side MZO, which will be before council this week.

I am a Glancaster resident and fully support the city staff report on this matter.

I fully support the retention of the current city boundaries and the development of affordable housing within current boundaries.

Hamilton can not afford the funding required to expand housing infrastructure into agricultural and environmentally sensitive lands.

Respectfully,

Darrell Briggs

From: Richard Johnson

Sent: Monday, February 3, 2025 9:40 AM

To: clerk@hamilton.ca

Subject: Upper West Side Landowners Group Request to City of Hamilton Planning Committee - Feb. 4, 2025

External Email: Use caution with links and attachments

Subject: Upper West Side Landowners Group Request to City of Hamilton Planning Committee - Feb. 4, 2025

Date: February 3, 2025 at 9:34:38 AM EST

Greetings all:

My name is Rick Johnson and I live in . It has come to my attention that the Upper West Side Landowners Group is applying to the City of Hamilton Planning Committee for approval of an MZO to force the expansion of Hamilton's prime farmland, wetlands, water courses, woodlots and meadows. It is also my understanding that this same Upper West Side Landowners Group have somehow convinced Habitat for Humanity Hamilton that the designated property is not prime farmland and hinted at they might allow Habitat for Humanity to build a mere 2% of this housing as "affordable." This could not be further from the truth and in fact, speaks to the highly questionable and clearly suspect motives of the Upper West Side Landowners Group in this action!

So, as a resident of Hamilton and one who loves close to the AEGD, I strongly oppose this request by the Upper West Side ground implore the City Planning Committee to reject this request in it's entirety. The Planning Committee had done great work in respecting the firm urban boundary wishes of Hamilton residents and this is no home to allow a speculating group whose sole motive is profit maximization with no concern for the health of our environmental assets to succeed in their request. The downsides of approval of this request are already well established and widely known so any need to further recount these same downsides is not needed. This is the third attempt by the Upper West Side Landowners Group to force a re-opening of Hamilton's firm urban boundary and this attempt is not any more valid now than it was on the previous two attempts. In summary, I would like to ask the City of Hamilton Planning Committee to again not approve the Upper West Side Landowners Group request and fo hold the line respecting the wishes of over 90% of Hamilton residents for a firm urban boundary. Thank you for your kind attention.

Sincerely,

Rick Johnson

From: Deborah Boyd

Sent: Monday, February 3, 2025 10:47 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: Urban Boundary Expansion - Please say NO

External Email: Use caution with links and attachments

I am writing to voice my support to say NO to the urban boundary expansion. The public has already spoken on this issue in support of holding firm to the existing boundary. Other solutions within the existing boundary must be the focus or precious farmland will be forever lost. This issue is only magnified with the current tariff increases.

Thank you for your efforts to stay within existing boundaries,
Deborah Boyd

From: Ronald Fulton
Sent: Monday, February 3, 2025 10:46 AM
To: clerk@hamilton.ca
Cc: Wilson, Alex <Alex.Wilson@hamilton.ca>
Subject: Vote No to MZO

External Email: Use caution with links and attachments

Dear Sir/Madam and Alex

Please add my voice in opposition to the MZO which attempts to expand Hamilton's urban boundary. This is overreach on the part of the Minister and there Hamilton Council should stand solidly behind their earlier decision to freeze the urban boundary

with thanks

Ronald Fulton

-----Original Message-----

From: Paul deGroot

Sent: Sunday, February 2, 2025 3:16 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: We say no

External Email: Use caution with links and attachments

Wetlands, swamps, marshes, fens and bogs are important. They're not just wastelands. Please, say no to MZO.

Green tomorrow starts Today

Paul deGroot

Sent from my iPhone

From: Janet OSullivan

Sent: Monday, February 3, 2025 10:58 AM

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

Subject: DENY USLO'S Request for MZO

External Email: Use caution with links and attachments

Good morning Planning Committee,

Once again you are tasked with making a decision that will have a lasting impact on our shared community.

The choice is between the interests of a few wealthy speculators and those of the all the people in this city we proudly call home.

The choice is clear; **DENY USLO's request for an MZO.**

You know in your heart that **denying the MZO is the right decision**, in spite of all the pressure and noise from those whose only interest is profit.

The numbers make no sense! Why should all Hamiltonians subsidize these wealthy landowners?

They want to take their quick profit and leave the rest of us holding the bag for infrastructure costs that our children and grandchildren will be paying for.

We already have a 3+ billion dollar infrastructure deficit and we reject the burden of additional debt to subsidize the wealthy members of the ULSO.

With respect and appreciation for your efforts on behalf of the community,

Janet OSullivan and David Shea

From: Evie Auchinvole
Sent: Monday, February 3, 2025 10:49 AM
To: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>
Cc: clerk@hamilton.ca
Subject: MZO on Streams and Wetlands

External Email: Use caution with links and attachments

These days leadership is rare in protecting the future of natural streams and waterways. The more we have learned of the interconnection between natural waterways and our personal health, the more grievous it is to decide to ignore it to allow its permanent desecration by development. We need real leaders who can and will decide for the good of all the people to save our Streams and waterways in their natural place and in their natural state. They work for us and ask nothing in return from us but our respect. We are all in this together, aren't we?

From: Harriet Woodside

Sent: Monday, February 3, 2025 11:16 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: No to MZO

External Email: Use caution with links and attachments

Support the Hamilton Planning recommendation. Council has been clear so far that we want to maintain what farmland is left. Stay the course. If haven't been on board, ask yourself what the best position is for your mother or kids.

Harriet

From: Helen Kirkpatrick

Sent: Monday, February 3, 2025 11:13 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: Planning Committee re expansion of Hamilton's Urban Boundary

External Email: Use caution with links and attachments

Planning Committee

Please reject an MZO forced expansion of Hamilton's urban boundaries. At a time of such a climate crisis we need to do what we can to help to save the world.

And we are so fortunate to have prime farmland, wetlands, water courses, woodlots and meadows. Let us appreciate what we have.

Please vote NO.

Helen Kirkpatrick

From: Ash Kristen
Sent: Monday, February 3, 2025 11:08 AM
Subject: Say No to MOZO

External Email: Use caution with links and attachments

I am writing to urge you to vote against expanding the urban boundary onto farmland
Staff have confirmed the expansion lands are all prime farmland

As a taxpayer there is no support for Hamilton to expand given we have a \$3.8 Billion deficit in funding and maintaining our existing crumbling infrastructure. Adding more roads, watermains, etc. on farmland will exacerbate this deficit making **taxpayers pay more.**

We are in a climate crisis and biodiversity crisis and must preserve our prime farmland, wetlands and the habitat they provide.

The six Upper West Side land speculators [listed on page 3 of the MOZO](#) took a gamble in buying the land and wish to expand solely for their own profit.

UWS claims to have a memorandum of understanding with Habitat for Humanity giving them first right of refusal to build a mere 2% of affordable housing but it has not been provided.

This is the third attempt by UWS force Hamilton's urban boundary and is a phenomenal waste of Planning Staff's time and resources, and taxpayer money.

Indigenous consultation was deemed insufficient by staff

The MOZO map includes no parks or schools

The MOZO conflicts with the City Council approved firm urban boundary growth strategy in the Urban Hamilton Official Plan and the City is actively implementing land use policy and zoning changes, incentive programs, and process improvements to meet the City's housing needs within the existing urban boundary.

The MOZO proposes to convert 99 acres of employment land to residential, within the noise exclusion zone of the airport.

Field studies to determine species at risk and natural habitat are outdated and don't conform to city requirements that they be no less than five years old.

The 2023 Subwatershed Study and Stormwater Master Plan provided is not based on an approved Terms of Reference and appears to be missing a number of items.

From: P Grove

Sent: Monday, February 3, 2025 11:10 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: Vote NO to MZO!!!

External Email: Use caution with links and attachments

Thank you for having the courage to protect our farmland and wild places.
Please say no to speculators who want to develop it.
Let's infill our city boundaries before approving further expansion!!!
Thank you for considering my opinion.
Kindly,

Paula Keosaian

From: Don Brown
Sent: Monday, February 3, 2025 8:49 AM
To: clerk@hamilton.ca
Subject: Urban Boundary,Say NO!

Say NO to forced expansion of Hamilton's Firm Urban Boundary

Good morning

We write to urge the Planning committee to reject a Minister's Zoning Order (MZO) forced expansion of Hamilton's urban boundary! To do otherwise makes repetition of the "Land Acknowledgement" become "as sounding brass or a tinkling symbol".

Furthermore, it is contrary to Council's own values to force development beyond Hamilton's firm urban boundary, onto 200 acres of Hamilton's prime farmland, wetlands, water courses, woodlots and meadows. Please do not give in to speculators! Do not approve a Minister's Zoning Order (MZO) to force this destructive expansion.

Sincerely, Don Brown and family.

From: Marcus Gagliardi

Sent: Sunday, February 2, 2025 11:56 AM

To: NatashaH; 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: Re: Please say NO to MZO to force expansion of Hamilton's urban boundary

External Email: Use caution with links and attachments

Good morning Natasha,

I hope you are having a lovely weekend, and more importantly staying safe and healthy. Seems to be a nasty cold / flu virus going around the last few weeks, hopefully you have managed to steer clear of it.

As part of the Upper West Side Landowner group ongoing commitment to public engagement and dialogue, I would be happy to arrange a meeting with yourself and anyone else that wishes to attend to discuss some of your points or concerns below. My cell number is in my signature line.

With respect to your email below, I have the following to offer at a high level, and as food for thought:

- I agree with you - prime farmland should be preserved. Unfortunately, the lands in question here are not prime farmland. Half of the lands have already been developed at some point in time with a golf course, and others have not operated or cannot operate as prime farmland due to their poor soil conditions. Unlike the other growth areas - the Upper West Side lands are the only swath of land not identified as prime-agricultural by both existing City mapping, and provincial mapping (OMAFRA). Note, these lands are also NOT "Greenbelt". I'll speak to future planning and roadways below.
- With respect to "urban" - I would be happy to speak to you about the history of these lands, but in 2010 the lands were located within the Urban Boundary. They were removed by a mutual agreement/settlement in 2015 between the landowners and City, and agreed the lands were not to be Employment land so to protect the residential land uses on the north side of the street from incompatible uses, and would be considered for residential development at a later date. They were placed into a "rural" designation for the time being - not prime agricultural, as a placeholder of sorts for later development. Note that only two holes within the existing urban fabric were designated as rural - all of the lands around each of these parcels is already designated "urban", and depending on the land uses could proceed to develop in the very near future.

- With respect tariffs - ongoing threat of tariffs and uncertainty on their implementation is scary for all industries being impacted. On the housing front, it runs the risk of making materials even more expensive than they already are. Keeping that in mind, and if that does impact all types of housing, the very housing that the City, and yourself, have identified as being necessary will become that much more unaffordable. Projects like high-rise buildings, or mid-rise buildings rely on substantially more materials than a house, townhouse, or walk-up apartment. That housing form, being high intensity - high rise development, has already become non-existent in today's marketplace - the cost of construction, without tariffs, makes it very challenging to construct and sell. In addition, those projects can take anywhere from 4 - 7 years to deliver on average, meaning hundreds if not thousands of homebuyers will be waiting years before they can call one of those units "home" in Hamilton. In addition, the revenue that would otherwise come from those buildings for the City, would take years to realise - potentially leaving the City in a vulnerable financial position that could run the risk of having to increase taxes on existing residents - or, most recently, a proposition of land transfer tax, which would make purchasing a home in Hamilton more expensive. Lastly, the vision for full build out of this community is one of multiple components, including several housing types, commercial/retail uses, employment uses, park spaces, and preservation of natural heritage spaces. It is intended to be a truly 15min community with community amenities at the fingertips reducing the need for vehicular ownership. I'll speak to transit below.
- With respect to Transit - you are correct, Hamilton Transit has not necessarily planned their routes for this area, yet. However, I would point you to the Transportation Master Plan for this year which was approved by City Council. I've attached an excerpt for your reference here - you will notice that the Garth Street extension from Twenty Road to Dickenson Road in blue, as well as several east/west collector roads, and surprisingly, two yellow north-south roads running through "holes" in the urban fabric. When these roads are closer to implementation, you can rest assured that Hamilton Transit will be involved and make the necessary arrangements to plan for routes, stops, and infrastructure. This would occur during the detailed design and engineering phase of their respective implementation. The fact that the transportation master plan has been approved, and those projects identified as capital projects in the City's DC Background Study, lays further cement on the direction of this particular area.
- With respect to Habitat Hamilton. I'd like to share the origin story of their involvement. It started on a sunny day when myself and other Cachet representatives were volunteering at one of Habitat's builds. On a break, I found myself interested and engaged in a discussion with Donna, their procurement officer. My main objective was to understand how the organization comes into their land and finances and builds their project. I learned quickly that Habitat is no different than other real estate entities, in that they have to source and purchase land, and then find ways to make their projects affordable. They do that through volunteer work - which unfortunately, means that building a few townhouses can take years. With that in mind, I had

several meetings with the CEO, Sean Ferris, over coffee, formal meetings at our offices, virtual meetings, and the final outcome was a documented and signed Memorandum of Understanding between Habitat Hamilton and the Upper Westside Landowner Group. Note that each and every landowner in the group agreed to this despite the loss it may result in on their spreadsheets. Included in that MOU are basic terms, but the one of the most important, is a model that the owners and Habitat would implement where the landowners are the ones constructing the homes at our cost, and put into the Habitat program. That means that a Habitat home would be delivered in only a few months, as opposed to taking years. A direct benefit to the affordability component of City and community building, as well as to Habitat as a whole. In addition, the 2% that you mention was guaranteed to Habitat, equalling approximately 100 units - they would also be entitled to first right on the balance of the 500 units, which could represent up to 10% of the total units proposed (500 units). Ultimately, what is being portrayed as a hoax for the MZO request, started with genuine concern and discussions for Habitat, and a vision of what could be achieved when private, non-profit, and a City come together, all for the betterment of Hamilton.

I apologize for the long email on a Sunday. I am happy to arrange a meeting with yourself and any other attendees to discuss in more detail.

Thank you for your engagement and passion toward the City of Hamilton. While we may not always agree, having difficult discussions is what leads to positive solutions for the City.

Have a wonderful Sunday.

Best,

Marcus Gagliardi

Senior Land Development Manager

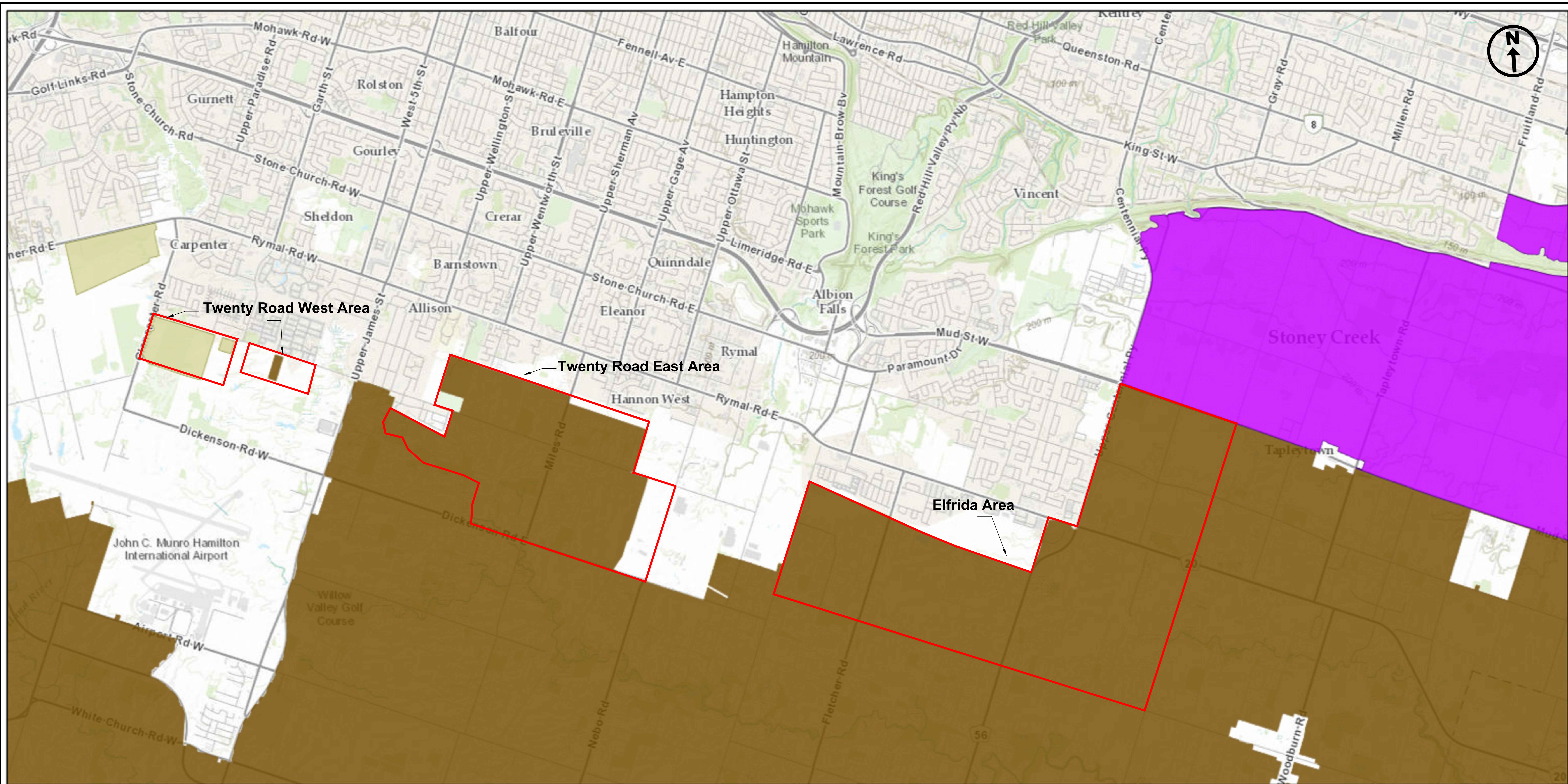
Tel: 647.283.1405

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LEGEND

	Prime Agricultural Area
	Candidate Area (Lesser Quality Agricultural Lands)
	Specialty Crop Area

OMAFRA PRIME AGRICULTURAL MAPPING

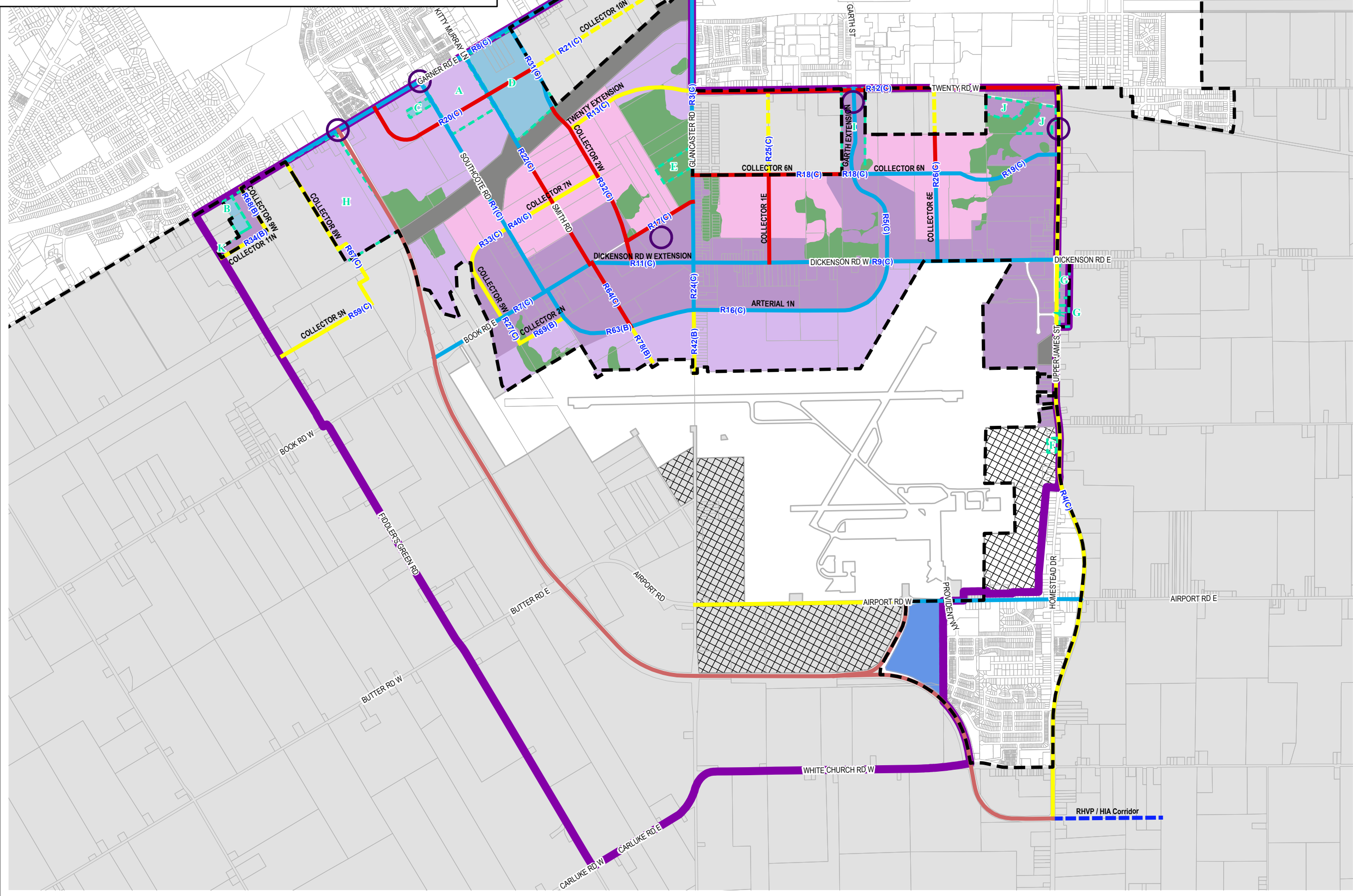
Future Growth Areas Hamilton, Ontario

CORBETT LAND STRATEGIES INC.
VISION • EXPERTISE

483 Dundas Street W, Unit 212
Oakville, ON L6M 1L9
corbettlandstrategies.ca

Scale: NTS

Note: The study area for the AEGD TMP includes lands outside the Urban Boundary located within the Rural Hamilton area. Road linkages through Rural Hamilton lands are included to reflect the intended implementation of the AEGD TMP road network. Potential Alignments within the Rural Hamilton area are shown only to illustrate future connectivity needs should these lands be included in the Urban Area in the future. Depiction of these road linkages through Rural Hamilton lands does not imply priority or endorsement for future development of these lands through expansion of the City's Urban Boundary.



Legend

Land Use Designations

- Airside Industrial
- Airport Related Business
- Airport Light Industrial
- Airport Prestige Business
- Utility
- Natural Open Space
- Institutional
- Airport Reserve

Other Features

- High Priority
- Medium Priority
- Low Priority
- Potential Alignment – Low Priority
- RHVP
- Provincial Highway
- Rural Area
- SSPA
- Employment Supportive Centres
- John C. Munro Hamilton International Airport
- Greenbelt Natural Heritage System
- Urban Boundary
- Airport Employment Growth District Study Boundary

**Urban Hamilton Official Plan
Airport Employment
Growth District
AEGD Road Network
Implementation Phasing Map**

From: Dianne Millar

Sent: Sunday, February 2, 2025 11:07 PM

To: clerk@hamilton.ca; Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Hwang, Tammy <Tammy.Hwang@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@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>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Planning committee meeting Feb 4

External Email: Use caution with links and attachments

Hello Councillors,

I am sending this regarding agenda item 9.2 for the upcoming Planning Committee meeting. As a homeowner in Hamilton, I urge you to do everything in your power to reject the MZO forcing expansion of our urban boundary. I understand that this order may include a very small percentage of the development to be allocated to affordable housing by partnering with Habitat for Humanity. The land speculators negotiating this deal should be ashamed at this offering and as our elected representatives, I urge you to call them out on it. Habitat for Humanity is a very worthy group, but they should not be manipulated by land developers to push the urban boundary for a relatively small number of Humanity-built homes.

Urban expansion is not needed. Affordable housing is - LOTS of it, in areas served with public transit. This MZO is misguided and serves land developers, not the public.

We need infill, not expansion.

Sincerely,

D. Millar