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Pilon, Janet

Subject: Response to Ms. Boyd's Email regarding Upper West Side Lands

From: Michael Corrado <mailto:michael@micordevelopments.com>
Sent: Monday, February 3, 2025 2:56 PM
To: mailto:dboyd22@cogeco.ca
Subject: Response to Ms. Boyd's Email regarding Upper West Side Lands

Good Afternoon Ms. Boyd,

Thank you for your email. My name is Michael, an owner in the Upper West Side lands since 2000, and I'd respectfully like to clarify a few things;

You stated that "the public has already voiced its position on this issue." I disagree. There was a survey conducted a few years back where less than 5% of the population participated. In addition to this, any matter that involves housing seems to be politically hijacked by activists that come in from everywhere to oppose a local matter. Nevertheless, the public is continuously misinformed by the media as they continue to mix Upper West Side (UWS) Communities with other parcels of land that are expanding into actual prime-ag lands.

Firstly, please see the attached Ontario Ministry of Agriculture's OMAFRA map, which delineates exactly where the Prime Agricultural Areas are in Hamilton. You will notice Upper West Side area, in yellow and labeled "Twenty Road West Area", is clearly not located in the Prime-Ag designation which is all of the brown areas. This is contrary to media reports that have surfaced from which we cannot control. Please be very clear that the OMAFRA Mapping is the provincial policy that dictates what is Prime Agricultural and what is not Prime Agricultural. In addition to this, our Agricultural Impact Assessment Report clearly depicts that our soils are not suitable for farming and have not been for decades. I presume this is the reason the city designated all UWS lands urban in 2010.

On this map, you will see the blatant and obvious fact that our Upper West Side Lands are surrounded, on all sides, by existing urban boundary which clearly constitutes this land as an infill parcel, and therefore, non-sprawl.

How can lands which are geographically and physically surrounded on all sides by current urban boundaries, be considered sprawl? It is an impossibility, contrary to what certain groups choose to call it, and just because they keep saying something repeatedly, does not mean it to be true. This appears to be the case here, but the facts are the facts, and the land is in the urban boundary.

Based on all of this above, we feel that the Upper West Side complies with the city's policy to only develop infill lands, and with services readily available and already planned for.

In addition, this 79 Hectare infill community was already designated urban in 2010 by The City of Hamilton, but as employment/industrial, which is totally incompatible with the 2000 residences across the street, i.e. Twenty Place, Garth Trails, and The Villages of Glancaster. Furthermore, developing a residential community preserves and accentuates the natural heritage features and is less demanding on the environment than industrial development.

At the time the city made UWS urban, the landowner group opposed this industrial zoning and requested residential zoning instead, as building factories and warehouses directly across the street from the above-mentioned retirement villages would be very poor planning and an injustice to those residents. It would also adversely affect their property values.

Also, at that time, the city hired their own land use consultants who concluded that there was a surplus of employment/industrial lands in Hamilton.

Please also be advised that we have confirmed sufficient servicing capacity to develop our community, and have this fact checked by two reputable engineering firms. Our consulting engineers are ready to defend this anytime, if ever given the opportunity, considering the false rumours regarding the lack of serviceability.

Lastly, The Upper West Side Group have entered into a bona fide agreement with Habitat for Humanity and have committed to offering 500 affordable housing units with a minimum of 100 units allocated to Habitat themselves.

Thank you again for your concerns. We would be happy to discuss any of the above information with you anytime.

Sincerely,

Michael J. Corrado | President
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An infill, non-sprawl, non prime-agricultural, community inside the urban boundary.

