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Pilon, Janet

Subject: Please say NO to MZO to force expansion of Hamilton's urban boundary

From: Natasha Huyer

Sent: Monday, February 3, 2025 7:55 PM

To: Marcus Gagliardi <mailto:marcus@cachethomes.com>

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

Subject: Re: Please say NO to MZO to force expansion of Hamilton's urban boundary

Thank you Marcus, for your detailed and reasoned response. I do want to make one point clear: I did not refer to high rises, but med to low rises - they are much more easily built. I don't agree that they are more expensive than a detached house. They would be less. I am in the housing/building business as well.

I can appreciate your Habitat for Humanity work, thank you for that as it is nice to see developers go hand in hand with this worthy cause.

I can also appreciate that the lands were already zoned/planned etc. as you have described. However, moving the urban boundary is really a frustrating exercise for Hamiltonians as it really increases costs for us, and we see so much that can be redeveloped in the City already. I lived in Toronto for 25 years and saw that city work within its boundaries and densify.

and just because lands aren't 'greenbelt' or prime farmland doesn't mean they aren't currently doing a ton of work supporting wildlife and keeping our city cooler and healthier. Wetlands are a very good example of a natural area that in fact save us tons of money.

Thank you again for your response, I am not used to receiving such well thought out responses ;)

Natasha Huyer

On Sun, Feb 2, 2025 at 11:56 AM Marcus Gagliardi <mailto:marcus@cachethomes.com> wrote:
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

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From: Natasha Huyer

Sent: Sunday, February 2, 2025 10:23 AM

To: mailto:clerk@hamilton.ca <mailto:clerk@hamilton.ca>; mailto:mayor@hamilton.ca <mailto:mayor@hamilton.ca>; mailto:maureen.wilson@hamilton.ca <mailto:maureen.wilson@hamilton.ca>; mailto:cameron.kroetsch@hamilton.ca <mailto:cameron.kroetsch@hamilton.ca>; Nann, Nrinder <mailto:nrinder.nann@hamilton.ca>; Hwang, Tammy <mailto:tammy.hwang@hamilton.ca>; mailto:matt.francis@hamilton.ca <mailto:matt.francis@hamilton.ca>; mailto:tom.jackson@hamilton.ca <mailto:tom.jackson@hamilton.ca>; mailto:esther.pauls@hamilton.ca <mailto:esther.pauls@hamilton.ca>; mailto:john-paul.danko@hamilton.ca <mailto:john-paul.danko@hamilton.ca>; mailto:brad.clark@hamilton.ca <mailto:brad.clark@hamilton.ca>; mailto:jeff.beattie@hamilton.ca <mailto:jeff.beattie@hamilton.ca>; mailto:mark.tadeson@hamilton.ca <mailto:mark.tadeson@hamilton.ca>; mailto:craig.cassar@hamilton.ca <mailto:craig.cassar@hamilton.ca>; mailto:alex.wilson@hamilton.ca <mailto:alex.wilson@hamilton.ca>; mailto:mike.spadafora@hamilton.ca <mailto:mike.spadafora@hamilton.ca>; mailto:ted.mcmeekin@hamilton.ca <mailto:ted.mcmeekin@hamilton.ca>;

Subject: Please say NO to MZO to force expansion of Hamilton's urban boundary

Please say NO to the expansion of the urban boundary, we need our farmland especially now with America threatening us with tariffs! We need to think about climate change. I work in the housing industry, I know that farmland is easier to build on, but it isn't the only place or way to build efficiently. It isn't a way to build affordable housing either, now that we have these crazy tariffs, who will be able to afford a car to get to these subdivision homes?

from Save our Streams Hamilton:

"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"

Thank you, Natasha Huyer