

Pilon, Janet

Subject: SAY NO TO MZO

From: Lanie Goldberg

Sent: Tuesday, February 4, 2025 10:24 AM

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Please stay firm and protect the urban boundary of Hamilton. Please encourage development within the city limits of Hamilton where roads, services, schools and parks already exist.

We would also like council to have developers build and develop properties for FAMILIES - not for outside investors to buy up and rent, and for units to be appropriately sized for families to live in. Council is approving amendments to building heights and set backs of buildings for developers to build buildings that exceed what is appropriate for the lot size and neighbourhood.

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 MZO](#) 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 MZO map includes no parks or schools

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.

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Field studies to determine species at risk and natural habitat are outdated and don't conform to city requirements that they be no less than five years old.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

Please be a council that can project a vision of new growth in Hamilton that includes schools, parks, a VARIETY of housing alternatives within our existing boundaries before allowing the development outside the city boundaries.

We are witnessing how trade wars between our county and the US can affect availability of food and produce. We need to protect our farmland to ensure our food security, as well as protection of our environment.

Ilana Goldberg