



March 8, 2022

049-14

VIA EMAIL

Members of the
City of Hamilton
General Issues Committee

c/o Ms. Stephanie Paparella
Legislative Coordinator

City of Hamilton
City Hall - 71 Main St. West
Hamilton, ON
L8P 4Y5
Stephanie.Paparella@hamilton.ca

Dear Ms. Paparella,

**RE: GROWTH RELATED INTEGRATED DEVELOPMENT STRATEGY 2
MUNICIPAL COMPREHENSIVE REVIEW**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Corpveil Holdings Ltd., (the Owner) of the property municipally known as 467 Highway No. 56 in the City of Hamilton, who have been participating in the related growth discussions since 2006. Most recently, UrbanSolutions has submitted comments on behalf of the owner on May 29, 2021 and November 9, 2021 in relation to the Growth Related Integrated Development Strategy 2 and Municipal Comprehensive Review (GRIDS2/MCR).

It is with great frustration and disappointment we provide this submission in response to the draft changes contemplated to the Urban Hamilton Official Plan and Rural Official Plan that are required to implement Council's November 2021 decision ignore the expert advice of City staff and attempt to accommodate all the City's growth within the existing urban boundary.

The draft policy changes have been reviewed and are fundamentally flawed as there has not been sufficient analysis to demonstrate proposed amendments will provide the necessary wide range and healthy supply of housing options for current and future residents. Further, no analysis has been completed to confirm how this growth strategy will be serviced.

With an understanding of the complexity of development proposals within the urban boundary, it is very apparent, the City is not in a position to review, evaluate and approve the required 88,820 units within the existing built-up area by 2051. Having an Official Plan that does not accommodate the required population targets is inconsistent with the Provincial Policy Statement and fails to conform to the Growth Plan for the Greater Golden Horseshoe.

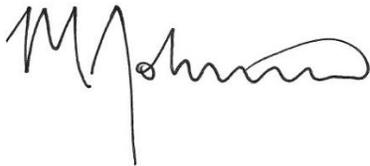
Accordingly, on behalf of the owner, UrbanSolutions recommends Council direct staff to bring forward the necessary amendments to the Urban and Rural Official Plans that are consistent and in conformity with the Provincial policy documents.

In keeping with the *Planning Act* we request to be notified of any future meetings or decision of the City of Hamilton.

Please feel free to contact the undersigned with any questions or comments.

Regards,

UrbanSolutions

A handwritten signature in black ink, appearing to read 'Matt Johnston', with a long horizontal flourish extending to the right.

Matt Johnston, MCIP, RPP
Principal

cc: Mr. Steve Robichaud, City of Hamilton (via email)
Ms. Heather Travis, City of Hamilton (via email)
Corpveil Holdings Ltd. (via email)
Mr. Scott Snider and Ms. Anna Toumanians, Turkstra Mazza Associates (via email)
Mses. Audrey Jacob and Robyn Brown, IBI Group (via email)
Mr. Sergio Manchia, UrbanSolutions (via email)