



*A. J. Clarke and Associates Ltd.*  
SURVEYORS • PLANNERS • ENGINEERS

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Lisa Kelsey, Legislative Coordinator (via email: [Lisa.Kelsey@hamilton.ca](mailto:Lisa.Kelsey@hamilton.ca))  
Planning Committee June 25, 2025

**Re: Report PED25179 Official Plan Amendment to Expand the Urban Boundary to Include the Elfrida Lands (Files: UHOPA-25-007 and RHOPA-25-008)**

A.J Clarke and Associates Ltd. are local Surveyors, Planners and Engineers that have been operating in Hamilton for 65 years. We support and provide advice for the development and construction of all types of homes, from single detached dwellings to high-rise condominiums, as well as a substantial volume of commercial and industrial development. We employ a significant staff contingent and occupy two floors of office space in downtown Hamilton. Our business model relies on the stable development of land to employ our staff and to contribute to the ultimate design and construction of our community. We believe that both Greenfield Development and Urban Intensification together are necessary components for the balanced growth of our city.

These lands were considered for an Urban Boundary Expansion in 2021/2022. Council went against the recommendations of both their own staff and their consultants to bring 2,202 ha. of land into the Urban Boundary. Instead, the focus was to prioritize extremely ambitious urban intensification at such a rate that staff and their consultants noted could not be achieved within the existing urban boundary.

Ministry of Finance projections suggest that Hamilton's population will exceed 900,000 persons by 2051. To house this coming population a large and balanced range and mix of housing typologies are needed to accommodate the need for housing and to improve the affordability of housing.

In conclusion, A.J Clarke and Associates Ltd. support these applications to bring these lands into the Urban Boundary in accordance with the original recommendations of the GRIDS 2 process. We would highly recommend that Committee and Council support the Official Plan Amendment for the aforementioned reasons.

Sincerely,

Brad Clarke, P. Eng

Nicholas Muth, O.L.S

Stephen Fraser, MCIP, RPP

Franz Kloibhofer, MCIP, RPP

Jennifer Clarke, P. Eng

Jamie Beitz