



July 7, 2025

From:
West End Home Builders' Association
1112 Rymal Road East
Hamilton, Ontario L8W 3N7

To:
Members of Planning Committee
City of Hamilton, 71 Main Street West
Hamilton, Ontario L8P 4Y5

WE HBA Letter: Expediting Development of SCUBE Lands

The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 320 member companies made up of all disciplines involved in land development and residential construction.

WE HBA appreciates the motion being brought forward to the July 8th, 2025 Planning Committee meeting by Councillor Beattie recognizing that planning and administrative barriers have slowed progress to develop the Stoney Creek Urban Boundary Expansion ("SCUBE") lands, as well as direction to staff to report back on expedition of the build-out of these lands, focusing on Block 1. As noted in the motion, the SCUBE lands were originally approved in 2004, and 21 years later, Block 1 has yet to be approved; this is an unacceptable delay that has negative impacts on the industry's ability to provide desperately needed housing supply, particularly in the form of ground-oriented, family-sized units. This type of housing is vital to attract and retain young families and talent, and the SCUBE lands should be expedited to ensure that Hamilton remains economically competitive, and to increase the viability of projects amidst the current downturn in the market.

The original intent of the Block Plan was to address the implementation based on the fragmented ownership and constraints, to address the impacts of the fragmented parcels to address issues tied to grading, servicing, local roads, etc., and ultimately facilitate developer and staff processing of the draft plan. We encourage the City to explore what delayed the approvals in Block 2 and 3 to advance to construction after the Block Plans were approved, and what lessons can be applied to expedite Block 1.

We appreciate the motion from the Councillor and encourage the staff direction be amended to include engagement with the private sector, specifically major landowners in Blocks 2 and 3, to get their perspective regarding what went well, as well as what failed and why, with the goal to facilitate Block 1. We look forward to continued dialogue with staff and Council as we work together to address the housing crisis and provide the types of housing that Hamiltonians need.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Collins-Williams', is written over a light blue circular stamp.

Mike Collins-Williams, MCIP, RPP
Chief Executive Officer
West End Home Builders' Association