

**MULTI-AREA**
DEVELOPMENTS INC

March 23, 2011

City of Hamilton
Office of the City Clerk
71 Main Street West, 1st Floor
Hamilton, ON
L8P 4Y5

Attention: Alexandra Rawlings

Subject: GRIDS AND THE URBAN OFFICIAL PLAN

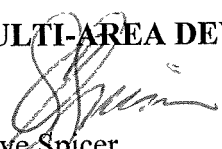
Dear Ms. Rawlings:

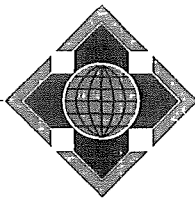
Please find enclosed a letter to Mayor Bratina in regard to the City of Hamilton Urban Official Plan, with enough copies for all City Councilors. I ask that you please ensure that a copy reaches all members of before the end of this week.

Multi-Area Developments Inc. also requests delegation status at the April 5, 2011 meeting of the Planning Committee to have a representative speak to this subject.

Yours truly,

MULTI-AREA DEVELOPMENTS INC.


Steve Spicer
Development Manager



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Attention: Mayor Bob Bratina and Members of City Council

Subject: GRIDS AND THE URBAN OFFICIAL PLAN

Dear Mayor Bratina:

We are writing to you as owners of land within the “Elfrida node”.

The Province in its modified approval of the Urban Official Plan has deleted the reference to Elfrida as a “Future Urban Growth District” from the Official Plan adopted by Council and enacted on July 9, 2009. The recognition of Elfrida as a “Future Urban Growth District” evolved from GRIDS, the City’s Growth Related Integrated Development Strategy, which recommended a Nodes and Corridors approach to growth planning. Elfrida is specifically one of the recommended nodes. GRIDS is your comprehensive growth management strategy. The LEAR study (which identified viable prime agricultural areas and rural areas) was integral to the conclusions of the GRIDS recommendations, which identified “Elfrida node” as the recommended “potential urban boundary expansion area”.

The Province participated in the GRIDS study. The Province referred to GRIDS as a “model” of review, and now it has backtracked on that compliment by removing all of its recommendations for urban expansions.

City Staff acknowledged in a report dated April 20, 2007 that “too many essential decisions for servicing and growth within the current urban boundary rely on the GRIDS strategy for it to be ignored by Official Plan documents in the interim.” Council reacted by including the GRIDS recommendations in the Rural Official Plan.

In 2008, the Province deleted the reference to Elfrida as a Future Urban Area in the Rural OP. In response, Council dealt consistently with the intent of a future expansion in the “Elfrida node” in the Urban OP, as it is an urban matter. Because it was based on Council endorsed GRIDS recommendations, it was never being removed entirely, only moved into the Urban Official Plan.

In 2009, City Council reaffirmed the recognition of Elfrida as a Future Urban Area when it adopted the Urban OP.

The Province issued proposed modifications to the Urban OP on January 25, 2010 which, in terms of Elfrida, the City fundamentally accepted. The Province's continued reference to the Elfrida area, and the proposed modifications did not contemplate the removal of "Elfrida Area" as a "Future Urban Growth District", the requirement was that the references were to be more generic than the specific boundaries set out in the Council adopted text.

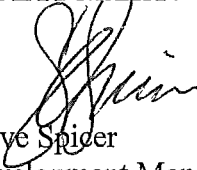
Hamilton City Council, through two terms of Council has been strongly committed and consistent with its support of the GRIDS process and recommendations. Council reaffirmed this commitment through the wording of the New Official Plan. Hamilton needs to be able to plan its long term infrastructure to meet the needs of the growth requirements of the City as designated in The Greater Golden Horseshoe Growth Plan.

At this late stage, it is inappropriate for the Province to remove the results of GRIDS growth management strategy and the reference to Elfrida as the future growth area from Hamilton's Official Plan.

We ask this Council to respect the decisions made by the previous Councils with regard to GRIDS and set the direction of the New Official Plan in order that the City continue to move forward with a consistent and logical growth plan. We respectfully ask that Council stand up to the Provincial bureaucrats and appeal this fundamental change made to the City's growth management strategy.

Yours truly,

MULTI-AREA DEVELOPMENTS INC.


Steve Spicer
Development Manager