

October 7, 2022

Municipal Services Office – Central Ontario
Ministry of Municipal Affairs and Housing
13th Floor – 777 Bay Street | Toronto, ON | M7A 2J3

Attention: Erika Ivanic

RE: ERO Number: 019-5732 / Ministry Reference Number: 25-OP-229116

Dear Ms. Ivanic,

As an active developer, builder and benefactor within the local housing industry in Hamilton, we strongly recommend the Minister of Municipal Affairs and Housing amend Hamilton's Official Plan to include an urban boundary expansion and to facilitate intensification.

Based on Nanos Research done on a representative sample of Hamilton residents:

- **38%** said the best approach to handling growth in Hamilton is to expand the urban boundary;
- **32%** felt boundaries should be kept the same; and
- **22%** opposed both the expansion and intensification (and slowing Hamilton growth in general).

While there is value in public opinion, the reality is Hamilton requires an urban boundary expansion to accommodate future growth. Hamilton is growing at a rapid pace and requires a balanced approach which should include BOTH an urban boundary expansion and higher densities along transit corridors.

- City of Hamilton professional planning staff had recommended an urban expansion that incorporated higher levels of intensification in combination with an expanded urban boundary in their initial draft Official Plan as both were in the public interest;
- Council subsequently decided to counteract their own professional city staff's recommendation, directing them to propose no boundary expansion. This is the document that has been posted for public comment on the Environmental Registry of Ontario;
- Since the Official Plan was submitted, the situation has evolved in terms of demographic demand and population growth. Hamilton's Official Plan submitted to the province for review in June 2022, presents several challenges to the provincial goal of building 1.5 million homes for Ontarians, as recommended by the provincial *Housing Affordability Task Force*;
- Hamilton's Official Plan is based on Hemson's 2021 housing forecasts, which are incompatible with the provincial goal of 1.5 million homes.

It is suggested that further changes should be made by the Minister of Municipal Affairs and Housing to Hamilton's Official Plan to both expand the urban boundary and reform the current approach to intensification in alignment with the Provincial *Housing Affordability Task Force* recommendations.

Regards,



Jeff Paikin, President

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