

Book Shaver Developments Ltd.

Sent via email to: greenbeltconsultation@ontario.ca

November 30, 2023

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M5G 2E5

Attn: Honourable Paul Calandra, Minister of Municipal Affairs and Housing

**RE: Book Road West Lands, City of Hamilton
ERO No. 019-7739 (Map 9 Area) – Proposal to Return Lands to the Greenbelt – Greenbelt
Statute Law Amendment Act, 2023**

Book Shaver Developments Ltd. (Book Shaver) is a participating member in the Book Road West Land Owners Group and **this letter is to act as a formal request that the Book Road West lands (Proposed Restoration and Redesignation Map #9 within ERO Posting 019-7739) be omitted from the lands being returned to the Greenbelt.** In addition, this letter is to act as a summary and link to the separate extensive submission made by Corbett Land Strategies Inc. on behalf of the Book Road Land Owners Group and Book Shaver Developments Ltd.

Book Shaver is comprised of a number of experienced developers and home builders who have delivered complete communities across the Greater Toronto Area for over 30 years. **Together we are committed to the delivery of homes and other community benefits within the Book Road West Lands to ensure that the Province meets their ambitious goal of building 1.5 million homes during this housing crisis in Ontario.** In addition, we are committed to the delivery of a complete community, providing: municipal recreational facilities, emergency service facilities, long-term care homes, enhancing the natural environment and most importantly providing affordable housing.

The Book Road West lands are less than a kilometre from Highway 403 and Highway 6, connect to existing and future transit within the City of Hamilton linking to the Hamilton GO Transit Station and Downtown Hamilton, and within close proximity to John. C. Munro Airport.

The Book Road Land Owners Group, through collaboration with the Office of the Provincial Land and Development Facilitator, completed a draft Fiscal Impact Study which illustrated that the new development would generate an annual surplus when comparing operating revenues to operating expenditures, not taking into account any capital revenues generated through development charges. **This proposed surplus could be used to mitigate future property tax increases, increase contributions to a tax rate stabilization reserve fund, expand municipal services, fund backlogged state of good repair works, or combination thereof.**

Lastly, the Book Road West lands were not included in the Greenbelt, 2005. Furthermore, during the 10-year review completed by the provincial government, which commenced in 2015, the City of Hamilton conducted a study through **an expert multi-disciplinary firm which recommended that the Book Road West lands not be considered to be added to the Greenbelt. This was endorsed by City of Hamilton Council through staff report PED15078(a) on December 9, 2015** and sent to the provincial government.

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In May 2016, to our surprise, then Ontario Minister of Municipal Affairs and Housing and current City of Hamilton Ward 15 Councillor, released the draft updated Greenbelt Plan, which proposed adding the Book Road West lands to the Greenbelt.

Upon review and within staff report PED15078(b) at Planning Committee meeting on September 6, 2016, staff and planning committee re-affirmed that the Book Road West lands not be included in the Greenbelt, referring to the City of Hamilton's previous comments to the province from December 2015. Unjustly, at the following Council Meeting, a motion was carried to reverse the City of Hamilton's position on the Book Road West lands. Ultimately, this switch in direction from Hamilton Council was political without consultation, was not supported by the City's commissioned expert reports, and was not supported by staff through multiple staff reports.

In conclusion, it is requested that the Book Road West lands be excluded from the Greenbelt as originally planned in the original Greenbelt Plan, 2005. This will allow the Book Road West Land Owner Group to continue to collaborate with the City of Hamilton on providing a complete community that has only positive effects on the existing tax payers and provides the much needed housing within the province.

Regards,

Book Shaver Developments Ltd.