



March 6, 2006

City of Hamilton
71 Main Street W.
Hamilton, Ontario L8P 4Y5

Re: GRIDS

Dear Planning and Economic Development Committee Chair:

We at the REALTORS® Association of Hamilton-Burlington (RAHB) would like to commend the city of Hamilton for studying the potential benefits and opportunities of the Growth Related Integrated Development Strategy (GRIDS) process. We believe that GRIDS is an excellent and much needed tool for preparing Hamilton for future growth and we also believe that it is important for council to make a timely decision to support GRIDS in order to utilize Hamilton's developmental resources.

The GRIDS process is beneficial for a number of reasons. First, it provides an excellent blueprint for future growth in the city. According to a recent survey done by Clayton Research, a significant number of jobs are created due to the economic activity generated by the sale and purchase of MLS® dealings in Canada. As a result, there were a total of over 14,000 MLS® transactions in Hamilton and surrounding areas in the 2005. This is the second highest number of annual sales on record and moving forward with GRIDS will certainly increase our city's future progressive growth. The much needed GRIDS process is also commercially beneficial to the city, as it provides a balanced approach that can incorporate commercial and industrial interests. In addition, GRIDS will also work in harmony with the proposed development of the Airport Employment Lands.

Regarding growth options, we at RAHB believe that the nodes and corridors is the strongest approach to use with GRIDS. Growth will be directed to certain locations to create or enhance community nodes - established communities that have a significant mix of housing, commercial development, access to services and easy access to transport - or along transit/transportation corridors.

In other words, all future development will be directed toward establishing and building-up areas that are near already established transport corridors, such as the QEW, the 407, and the developing Red Hill Creek Expressway, as well as those "nodes" of communities that are already established but could be enlarged. The nodes and corridors option would provide for use of existing infrastructure, such as housing, transit, and social services, which would not require large-scale building of new housing.

In conclusion, we at RAHB urge council to move forward with the GRIDS process as we believe that deferring the decision to a later date would be detrimental to Hamilton's developmental future. Conversely, a supportive decision will benefit and enhance the community as a whole - an ideal that should be embraced immediately in order to be realized to its highest potential.

If you would like to discuss this matter further, please contact me at 905-975-2227 or by email at ed.cooper.realtor@sympatico.ca

Yours truly,
REALTORS® Association of Hamilton-Burlington

Ed Cooper, Chair - Government Relations Committee