

## PUBLIC CONSULTATION SUMMARY & COMMENT RESPONSE

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.  
Date: January 29, 2025  
Location: Whitechurch Urban Expansion Area  
Owner: Whitechurch Landowners Group Inc.

RE: Official Plan Amendment (Urban Boundary Expansion) – Preliminary Neighbourhood Information Meeting

### Record of Notification

A Notice of Community Information Meeting was circulated to all landowners within a 400.0 metre radius around the limits of the subject lands via physical mailout packages through Canada Post. The 400.0-metre circulation area is depicted in **'Appendix A'**. The mailout packages were circulated on October 30<sup>th</sup>, 2024, twenty days in advance of the Neighbourhood Information Meeting. A copy of the mailout package is included as **'Appendix B'**. The public notice circulation package was submitted to Councillor Mark Tadeson, Ward Councillor for the subject lands, and City of Hamilton planning staff for review prior to the public meeting, along with a copy of the presentation slides (**'Appendix C'**).

In addition to this notice, HDR Consulting notified the Six Nations Elected Council, including the Mississaugas of the Credit First Nation, Haudenosaunee Development Institute, Huron-Wendat Nation, Metis Nation of Ontario, Hamilton Regional Indian Centre, and the Niwasa Kendaaswin Teg communities of the intended Official Plan Amendment application on October 31<sup>st</sup>, 2024. The Whitechurch Landowners Group met with the Six Nations Elected Council on January 24<sup>th</sup>, 2025, and both parties are currently preparing meeting minutes to summarize their discussions. Further details on this engagement and the ongoing Indigenous engagement plan can be found in the Indigenous Engagement Strategy prepared by HDR Consulting, included as **'Appendix H'**.

### Consultation Event Framework

The Neighbourhood Information Meeting was held virtually on November 19<sup>th</sup>, 2024. The meeting was hosted and facilitated by Karyn Dumble of The Monarch Park Group (TMPG), with information on the proposal presented by Matt Johnston and Scott Beedie of UrbanSolutions. Further, Steven Silverberg, Group Manager of the Whitechurch Landowners Group Inc. was in attendance as a Q&A resource during the meeting.

The purpose of the Neighbourhood Information Meeting was to provide stakeholders with an understanding of the intent and merits of the future Official Plan Amendment application for Urban Boundary Expansion. This included an overview of the limits of the subject lands, a background review of provincial and municipal initiatives that initially opened the conversation to potential Urban Boundary Expansion areas (UBEAs), and a high-level overview of the preceding steps that have led to the meeting. A copy of the meeting minutes is included as **'Appendix E'**.

While UrbanSolutions received 73 attendee registrations in the weeks prior to the event, a total of 58 people were in attendance. All 58 attendees registered for the event. A copy of the Meeting Attendee list is included as **'Appendix D'**. Attendees were provided the opportunity prior to the meeting and during a question period at the end of the session to voice their inquiries or concerns regarding the proposed Urban Boundary

Expansion. Throughout the duration of the consultation period, 77 questions and comments were submitted digitally and/or asked live during the Neighbourhood Information Meeting. The comprehensive list of questions received in regard to this Neighbourhood Information Meeting has been included as **'Appendix F'**. Further, a copy of the comment response report prepared by UrbanSolutions is included as **'Appendix G'**. As a formal Official Plan Amendment application for Urban Boundary Expansion has not yet been made, further opportunity for review and feedback is to be provided at a later date once all application materials have been submitted and reviewed. This will allow stakeholders to provide more informed feedback that can be considered for implementation into the Official Plan Amendment process.

### **Future Engagement Opportunities**

The Public Consultation Strategy developed for the Urban Boundary Expansion process will ensure all relevant stakeholders are engaged in the preparation of the Urban Boundary Expansion. Various engagement tools will be utilized to reach the relevant stakeholders in a manner that is both accessible and convenient, including an Urban Boundary Expansion microsite containing up-to-date information on project milestones and public information meetings. Additionally, future virtual Public Information Meetings held following the submission of the Urban Boundary Expansion application, and focused Indigenous consultation will be conducted.

### **Record of Consultation**

To provide a detailed record of this consultation event, the following appendices have been included:

- **Appendix A** – Notice of Neighbourhood Information Meeting Circulation Map
- **Appendix B** – Neighbourhood Information Meeting Mailout and Circulation Map4;
- **Appendix C** – Neighbourhood Information Meeting Presentation Slides;
- **Appendix D** – Meeting Attendee List;
- **Appendix E** – Meeting Minutes;
- **Appendix F** – Public Questions and Feedback;
- **Appendix G** – Public Consultation Comment Response prepared by UrbanSolutions; and,
- **Appendix H** – Indigenous Engagement Strategy prepared by HSR Consulting.

If there are any questions or comments, do not hesitate to contact the undersigned.

Regards,

**UrbanSolutions**

  
Matt Johnston, MCIP, RPP  
Principal

  
Scott Beedie, MCIP, RPP  
Planner

# Appendix A

Notice of Neighbourhood Information Meeting  
Circulation Map

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**NOTICE OF NEIGHBOURHOOD INFORMATION  
MEETING CIRCULATION MAP**  
WHITECHURCH URBAN EXPANSION AREA

**LEGEND:**  
SUBJECT LANDS   
CIRCULATION AREA 



# Appendix B

## Neighbourhood Information Meeting Mailout Package

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# WHITECHURCH LANDOWNERS GROUP

October 30, 2024

## **NOTICE OF COMMUNITY INFORMATION MEETING**

### **Proposed Urban Boundary Expansion Application Whitechurch Urban Expansion Area**

The Whitechurch Landowners Group Inc. represent a collection of landowners for parcels of land located in the area which is bounded by White Church Road to the south, Airport Road East to the north, Miles Road to the east and Upper James Street to the west. A parcel map of the subject lands identifying the above-noted properties has been included for reference as an Appendix to this letter.

On June 6, 2024, the Ministry of Municipal Affairs and Housing (MMAH) enacted legislative changes to the *Planning Act* through the *Cutting Red Tape to Build More Homes Act*, otherwise known as Bill 185. Included in the Ministry changes were permissions to allow for privately-initiated applications for Urban Boundary Expansions. In other words, a private landowners group can now apply to include lands that are currently outside the City's Urban Boundary within the City's Urban Boundary.

The Whitechurch Landowners Group intends on submitting an Urban Boundary Expansion application to the City of Hamilton in the future and are in the process of preparing the necessary supporting materials to accompany the application. In accordance with City of Hamilton Framework for Urban Boundary Expansion applications, we are hosting a public information meeting in advance of our application being submitted for consideration.

The intent of this letter is to notify neighbouring property owners of an upcoming Neighbourhood Information Meeting for the proposal to initiate the Urban Boundary Expansion process and invite them to learn more about the proposal details. Karyn Dumble of the Monarch Park Group will be acting as the meeting host and facilitator. While UrbanSolutions Planning & Land Development Consultants, the planning consultant acting on behalf of the Whitechurch Landowners Group, will provide a presentation offering insight into the intended Urban Boundary Expansion application and municipal approvals process. There will also be an opportunity to ask questions following the presentation. Your questions and commentary will be used to inform the continued development of the proposal for consideration by the City.

**DATE & TIME: November 19, 2024 @ 6:00pm**

**LOCATION: Virtual Meeting via Zoom, Pre-Registration will be required (see below)**

Representatives from the existing landowners group will be attending the information session. For more information and to pre-register, please scan the QR to the right, visit <https://bit.ly/whitechurchlands> or email [whitechurchlog@gmail.com](mailto:whitechurchlog@gmail.com). Once registered a calendar invitation to the meeting will be provided. You are welcome to submit questions and comments in advance on the meeting through the pre-registration link or by emailing them to [comments@urbansolutions.info](mailto:comments@urbansolutions.info)



**WHITECHURCH LANDOWNERS  
GROUP**

November 1, 2024

**NOTICE TO WHITECHURCH AREA LANDOWNERS**

**Proposed Urban Boundary Expansion Application  
Whitechurch Urban Expansion Area**

The Whitechurch Landowners Group Inc. represent a collection of landowners for parcels of land located in the area which is bounded by White Church Road to the south, Airport Road East to the north, Miles Road to the east and Upper James Street to the west. A parcel map of the subject lands identifying the above-noted properties has been included for reference as an Appendix to this letter.

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The Whitechurch Landowners Group intends on submitting an Urban Boundary Expansion application to the City of Hamilton in the future and are in the process of preparing the necessary supporting materials to accompany the application.

The intent of this letter is to notify property owners within the subject lands of the proposal to initiate the Urban Boundary Expansion process and invite them to learn more about the implications on their lands. If you own land within the proposed Expansion area, we invite you to contact by email at [whitechurchlog@gmail.com](mailto:whitechurchlog@gmail.com) . Upon receipt, we will respond and arrange a time to discuss the future application, how the Landowners Group is structured and how to join, if interested.

We look forward to hearing from you.

# WHITE CHURCH BOUNDARY EXPANSION AREA PARCEL MAP

SCALE 1:12000



**NOTES:**

- Base information prepared by A.T. McLaren Limited
- Aerial Imagery: Google Earth 2023



**AIRPORT ROAD EAST**

**UPPER JAMES STREET**

**MILES ROAD**

**WHITE CHURCH ROAD EAST**

# Appendix C

## Neighbourhood Information Meeting Presentation Slides

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# **WHITECHURCH LANDOWNERS GROUP**

## White Church Urban Boundary Expansion

White Church Road East, Upper James Street,  
Miles Road and Airport Road East

November 19, 2024



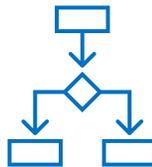
# Welcome!

- This meeting is being facilitated by Karyn Dumble, a Certified Professional Facilitator
- The meeting will end no later than 7:30 pm
- We'll work through your questions after the presentation, getting through as many as possible
- Use the Q&A widget to ask a question
- Upvote each other's questions to raise them in the priority list



# Purpose of Meeting

- To outline the City's required planning and participation process for the White Church lands
- To present the proposal for the White Church community
- To obtain initial feedback from the community to be considered by the Whitechurch Landowners Group and the City





# Presenters

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LOG

**Matt Johnston, MCIP, RPP**

Principal, UrbanSolutions

**Scott Beedie, MCIP, RPP**

Planner, UrbanSolutions

Q&A Resource

**Steven Silverberg**

Group Manager, Whitechurch Landowners Group Inc.





# Agenda

1. Format for the Neighbourhood Information Meeting
2. Overview of the subject lands
3. Review of City's growth targets and process
4. Overview of the proposed urban boundary expansion
5. Question & Answer Period





# Subject Lands

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- **Location:** Outside of City of Hamilton Urban Boundary – Bounded by Airport Road East to the north, Miles Road to the east, White Church Road East to the south and Upper James Street to the west
- **Size:** +/- 364.0 ha (+/- 899.4 acres)
- **Current Use:** Lands comprised of small collection of single detached dwellings, agricultural plots and the Southern Pines Golf & Country Club
- **In Proximity:** Hamilton International Airport and Mount Hope community





# Whitechurch Landowners Group Inc.

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LOG



- The Whitechurch LOG represents a group of landowners comprised of:
  - Wilson St. Ancaster Inc.;
  - Alinea Group Holdings Inc.;
  - Cedar City (Mount Hope) Inc.; and,
  - Greenhorizons Group of Farms Ltd.

who collectively own properties throughout the Subject Area

WHITECHURCH LANDOWNERS  
GROUP



# Chronology of Legislation

## **June 2022 – Municipal Comprehensive Review**

The City of Hamilton Council approved updates to the Urban Hamilton Official Plan (UHOP) to bring it into conformity with the provincial policy framework and ensure population and job growth within the City could be accommodated to the year 2051

## **November 4, 2022 – Official Plan Amendment 167**

Provincial government modified the UHOP to introduce six Urban Expansion Areas to the City's Urban Boundary

## **December 6, 2023 – Planning Statute Amendment Act (Bill 150)**

The *Planning Statute Amendment Act* (Bill 150) reversed the Provincial changes made to the UHOP through Official Plan Amendment 167. Lands identified as 'Urban Expansion Areas' were no longer included in the City's Urban Boundary

## **June 6, 2024 – Cutting Red Tape to Build More Homes Act (Bill 185)**

*Cutting Red Tape to Build More Homes Act*, (Bill 185), introduced legislative changes to allow for appeals of privately-initiated applications for an Urban Boundary Expansion to the Ontario Land Tribunal

## **October 20, 2024 – Provincial Planning Statement, 2024**

The new *Provincial Planning Statement (PPS)* came into effect which introduced legislative changes to allow for privately-initiated applications for an Urban Boundary Expansion over 40.0 hectares in size

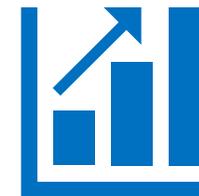




# City of Hamilton Growth Related Development Strategy (GRIDS)

WHITECHURCH  
LOG

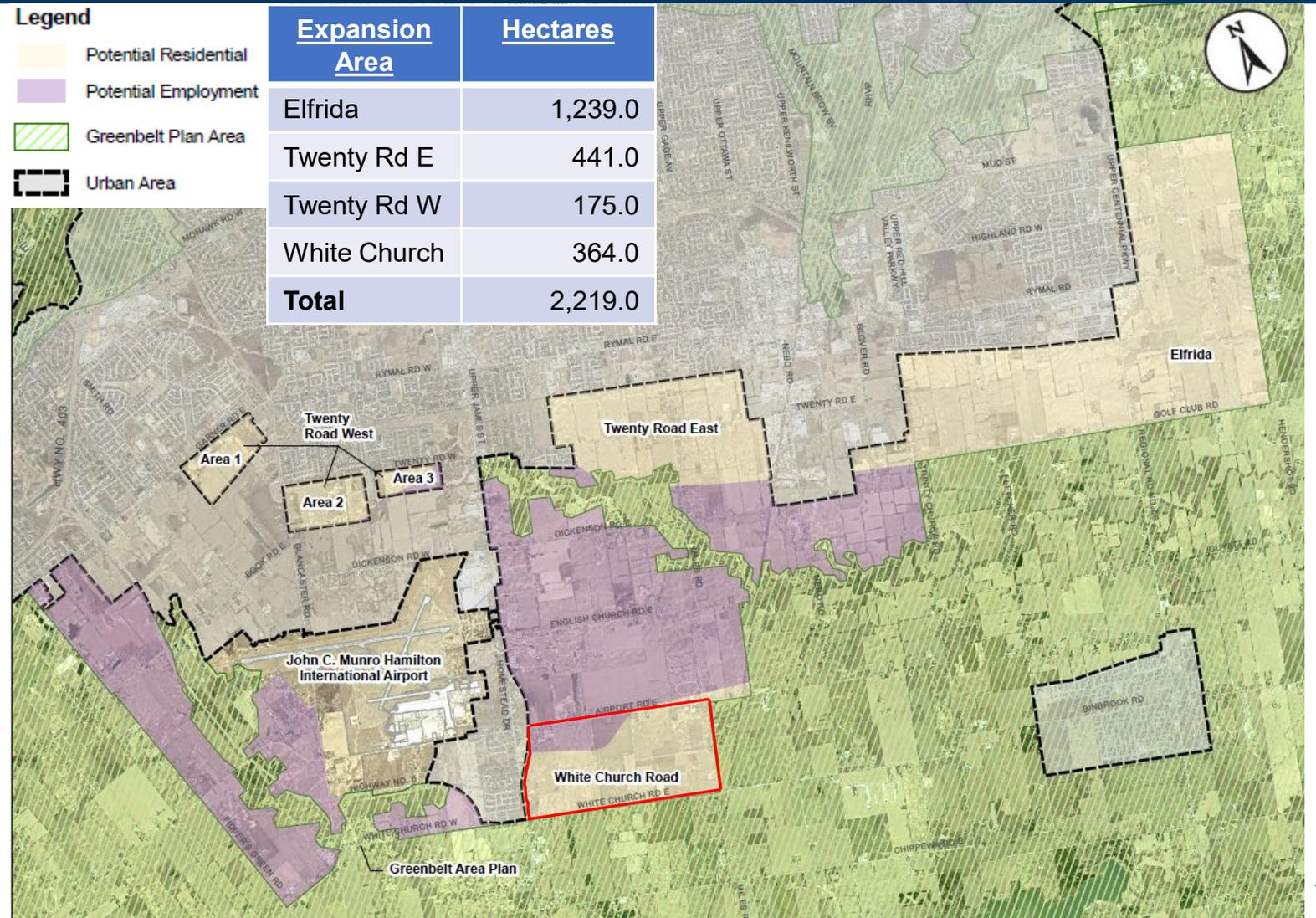
- In 2021, City conducted municipal comprehensive review to evaluate growth options and intensification targets to accommodate anticipated growth of 820,000 people by 2051
- As part of GRIDS, City hired Lorus & Associates to complete a Land Needs Assessment which evaluated 4 intensification options:
  - Current Trends – 40% intensification within existing Urban Boundary
  - Growth Plan Minimum – 50% intensification within existing Urban Boundary
  - 'Increase Target' – 50% to 2031, 55% to 2041 and 60% to 2051
  - 'Ambitious Target' – 50% to 2031, 60% to 2041, 70% to 2051





# Land Needs Assessment Results

- Lorus concluded that an intensification target of 50% would be considered a suitable aspirational goal for the City based on the data
- Based on 50% intensification target, City of Hamilton requires 2,190 hectares of greenfield land





# City of Hamilton Growth Direction

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- **July 2021** - The City distributed an uncontrolled mail-out survey to households in Hamilton to obtain their responses to options to accommodate growth through to 2051. The three options presented on the mail-out survey were:
  - *'Ambitious Density'* – 50% to 2031, 60% to 2041, 70% to 2051
  - *'No Urban Expansion'* – 81% intensification within existing Urban Boundary
  - *'Other Suggestions'*
- 18,387 responses received (2% of the City's population) with 90% of respondents favouring the 'No Boundary Expansion' growth option
- Lorus Land Needs Assessment recommended the *'Growth Plan Minimum'* growth scenario as suitable goal
- In November 2021, City Planning Staff recommended the *'Ambitious Density'* growth scenario be implemented
- Council voted in support of a *'No Urban Boundary Expansion'* growth scenario





# Provincial Planning Statement, 2024

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- Section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with the PPS
- The PPS allows municipalities to use previous Growth Plan forecasts until their next Official Plan review and permits the modification of forecasts as appropriate
- The new Provincial Planning Statement (PPS) population forecasts show a population of **903,270** for the City of Hamilton by 2051
- This is an **increase of 83,270** people from the projection used during the 2021 Land Needs Assessment

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

Ontario 

**PROVINCIAL PLANNING  
STATEMENT, 2024**

*Under the Planning Act*



# Merits of Urban Boundary Expansion

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- Accommodate the increased population forecast for Hamilton to 2051
- Provide for a mix of housing types to avoid oversupply of apartment dwellings and undersupply of ground-related dwellings – thereby increasing overall housing affordability
- Supports an intensification target that is more realistic, achievable and aligned with historic City of Hamilton intensification trends
- Strategic location in proximity to employment opportunities and transit infrastructure related to Hamilton International Airport
- Traffic infrastructure and servicing infrastructure upgrades, as well as new amenities and enhanced community facilities would be secured for the area





# Proposed Application

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- The Provincial Planning Statement, 2024 introduced legislative changes to allow for privately-initiated applications for an Urban Boundary Expansion over 40.0 hectares in size
- City has established a draft Framework for the Processing & Evaluation of Urban Boundary Expansion Applications, consultation on this framework is ongoing
- Official Plan Amendment application is intended to be submitted in accordance with the Provincial legislation and the process established by the City
- Purpose of bringing the White Church Urban Expansion lands into the City's Urban Boundary
- Following approval of an Urban Boundary Expansion application, a future Secondary Plan Official Plan Amendment application will be required to evaluate and establish appropriate land uses within the Expansion Area





# Consultant Team & Studies

- The Whitechurch LOG has retained a team of consultants to prepare, assemble and complete the supporting studies and plans necessary to facilitate an Urban Boundary Expansion application
- Supporting studies required to be prepared as part of the Urban Boundary Expansion application include:
  - Survey Plan
  - Concept Plan
  - Draft Official Plan Amendment
  - Planning Justification Report
  - Hydrogeological & Geotechnical Studies
  - Noise Impact Study
  - Odour Impact Assessment
  - Karst Assessment
  - Transportation Master Plan
  - Housing Assessment
  - Employment Assessment
  - Agricultural Impact Assessment
  - Financial Impact Analysis
  - Archaeological Assessment
  - Indigenous Engagement
  - Sub-watershed Study
  - Water & Wastewater Servicing Master Plan
  - Energy and Climate Change Assessment Report
  - Community Facilities & Recreation Needs Assessment
  - Cultural Heritage Impact Assessment





# City of Hamilton Urban Boundary Expansion Engagement

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- The City of Hamilton is conducting community engagement on their draft Framework for Processing & Evaluating Urban Boundary Expansion Applications
- These Open Houses related to the City's Urban Boundary Expansion Framework are scheduled during the following dates:
  - Open House #1 – November 26<sup>th</sup> (12:00pm – 9:00pm) at the Hamilton Convention Centre
  - Open House #2 – November 28<sup>th</sup> (6:00pm – 9:00pm) at Ancaster High Secondary School
  - Open House #3 – December 3<sup>rd</sup> (6:00pm – 9:00pm) at Gatestone Elementary School
  - Open House #4 – December 5<sup>th</sup> (7:00pm – 8:30pm) Virtual
- <https://engage.hamilton.ca/ubeapplicationframework>





# WHITECHURCH LANDOWNERS GROUP

Q & A





**URBAN SOLUTIONS**  
PLANNING & LAND DEVELOPMENT

**WHITECHURCH LANDOWNERS  
GROUP**

[whitechurchlog@gmail.com](mailto:whitechurchlog@gmail.com)

Thank You

# Appendix D

## Meeting Attendee List

## Whitechurch Urban Expansion Area - Neighbourhood Information Meeting Attendee List

**Meeting Date:** November 19, 2024

**Meeting Time:** 6:00pm to 7:30pm

**Meeting Duration:** 1.5 hours

**Attendee Count:** 58

No.	First Name	Last Name	Join Time	No.	First Name	Last Name	Join Time
1	Frank	Deriet	2024-11-19 18:00	30	Emily	Chang	2024-11-19 18:01
2	Phil	Armishaw	2024-11-19 18:00	31	Mark	Tadeson	2024-11-19 18:01
3	Dan	Weylie	2024-11-19 18:00	32	Vanessa	Rotundo	2024-11-19 18:01
4	Saad	Malakhail	2024-11-19 18:00	33	Trisha	Woehrle	2024-11-19 18:02
5	Rob	Amey	2024-11-19 18:00	34	Yvonne	Sutherland	2024-11-19 18:02
6	Mario	Sarabando	2024-11-19 18:00	35	Charlie	Toman	2024-11-19 18:02
7	Ed	Vanderwoude	2024-11-19 18:00	36	Scott	Turnbull	2024-11-19 18:03
8	Barb	Earl	2024-11-19 18:00	37	Yannick	Garnier	2024-11-19 18:04
9	Alicia	West	2024-11-19 18:00	38	Steve	Maga	2024-11-19 18:04
10	Craig	Smith	2024-11-19 18:00	39	Debbie	May	2024-11-19 18:04
11	John	Tassone	2024-11-19 18:00	40	Trevor	Vanderwoude	2024-11-19 18:07
12	Steve	Schiedel	2024-11-19 18:00	41	Paul	Puopolo	2024-11-19 18:08
13	Nicole	Jongeling	2024-11-19 18:00	42	Kristen	Roth	2024-11-19 18:09
14	Anthony	Newport	2024-11-19 18:00	43	Dipesh	A	2024-11-19 18:10
15	Elizabeth	Howson	2024-11-19 18:00	44	Mike	Schiedel	2024-11-19 18:11
16	Brittany	Waters	2024-11-19 18:00	45	Victoria	Crossman	2024-11-19 18:12
17	Alessio	Spallacci	2024-11-19 18:00	46	Ashley	Van andel	2024-11-19 18:13
18	Angela	Chiaravalle	2024-11-19 18:00	47	Dave	Heyworth	2024-11-19 18:14
19	Giovanni	Fiscaletti	2024-11-19 18:00	48	Ryan	Lindley	2024-11-19 18:17
20	Crista	Cooper	2024-11-19 18:00	49	Jo-Ann	Bodden	2024-11-19 18:23
21	Twyla	Ellis	2024-11-19 18:00	50	Philip	Pickles	2024-11-19 18:27
22	Nick	Uhac	2024-11-19 18:00	51	Erin	Birch-Jones	2024-11-19 18:29
23	Peter	Van Loan	2024-11-19 18:00	52	Ruth	Graves	2024-11-19 18:29
24	Karen	Demaline	2024-11-19 18:00	53	Sarah	Escalante	2024-11-19 18:34
25	Sara	Sinclair	2024-11-19 18:00	54	Kristine	Fowler	2024-11-19 18:38
26	Chris	Rallo	2024-11-19 18:00	55	Len	Tigchelaar	2024-11-19 18:39
27	Harrison	Demone	2024-11-19 18:00	56	John	Parson	2024-11-19 18:48
28	Albert	Vanderwoude	2024-11-19 18:01	57	Carol	PowleyElliott	2024-11-19 18:50
29	John	Demok	2024-11-19 18:01	58	Joanne	Jones	2024-11-19 19:11

# Appendix E

## Meeting Minutes

## **PUBLIC CONSULTATION SUMMARY – MEETING MINUTES**

**Meeting Date/Time:** November 19, 2024 | 6:00pm to 7:30pm

A Notice of Neighbourhood Information Meeting was circulated on October 30, 2024, to all landowners and residents within a 400-metre radius of the subject lands. This notice invited landowners to register for and attend the meeting. Councillor Mark Tadeson, Ward Councillor for the subject lands, and City of Hamilton planning staff received this circulation on November 13, 2024. The Neighbourhood Information Meeting was held virtually on November 19, 2024, and was hosted by Karyn Dumble of The Monarch Park Group (TMPG). The meeting began at 6:00pm with Karyn Dumble providing a five-minute introduction to the meeting attendees and an overview of the meeting's structure and purpose. Karyn's introduction was followed by a twenty-minute-long presentation by Scott Beedie of UrbanSolutions.

Scott's presentation touched on a variety of components related to the proposed Official Plan Amendment application for Urban Boundary Expansion. Scott discussed the physical context of the subject lands and current land uses throughout, and also provided insight into the Whitechurch Landowners Group Inc. who collectively own properties throughout the Subject Area and is the applicant for this proposed application.

The chronology of legislation enabling this application was reviewed, as was the City of Hamilton Growth Related Development Strategy (GRIDS), a municipal initiative which explored the City's options for urban expansion across a number of different expansion scenarios. This discussion led to an overview of the Land Needs Assessment conducted by Lorus used to assess the City's growth options, who concluded that an intensification target of 50% would be considered a suitable aspirational goal for the City based on the data. This target would require the acquisition of approximately 2,190 hectares of greenfield land.

Scott touched on the recent changes to Provincial policy in the enactment of the Provincial Planning Statement (2024) and the privilege it grants the public to make an application for urban boundary expansion outside of Municipal Comprehensive Review. This was followed by an examination of the merits for expanding the urban boundary to include the subject lands. Scott also noted how the Whitechurch Landowners Group Inc. has retained numerous experts to help inform and complete supporting studies necessary to facilitate an Urban Boundary Expansion application.

Lastly, Scott provided attendees with information regarding the City of Hamilton's initiatives related to public engagement on their draft Framework for Processing & Evaluation Urban Boundary Expansion applications. These additional engagement opportunities with the City are comprised of numerous in-person open houses across the City, as well as a virtual open house. Upon the conclusion of this presentation, the Q&A period commenced, lasting one hour and five minutes. Prior to the meeting taking place, 12 questions were submitted at the time of registration for the meeting, with another 52 questions and comments being provided throughout the duration of the Q&A period. Additionally, 13 questions and comments were submitted to the Whitechurch Landowners Group Inc. contact email before and after the Neighbourhood Information Meeting.

This meeting concluded at 7:30pm.

# Appendix F

## Public Questions and Feedback

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**Whitechurch Urban Expansion Area - Neighbourhood Information Meeting - Questions & Comments**

**Meeting Date:** November 19, 2024

**Meeting Time:** 6:00pm to 7:30pm

**Meeting Duration:** 1.5 hours

**Questions/Comments Provided:** 77

No.	Question/Comment
<b>Upon Registration for Neighbourhood Information Meeting</b>	
1	Is the Whitechurch landowners group the same developers that attempted this when Doug Ford opened the green belt?
2	I am concerned about the lack of current infrastructure. Where are these kids going to go to school? Traffic on Whitechurch road east and west has increased substantially, especially at Upper James. What are the plans to mitigate this?
3	Does the municipality have any input in this application or does this application go to the OLT ? i support bill 185 as many local municipalities are too influenced by pleasing residents in order to seek re elections instead of responsible development.
4	How do you plan to address the already over populated roads and traffic?
5	If Whitechurch development is allowed to proceed who will be on the hook for infrastructure upgrades ( sewers, sidewalks, curbs, flood controls etc.) This is a highly congested area at peak times that is not pedestrian friendly to say the least.
6	Who are the planned tenants/businesses of the white church road development.
7	When we cant get down the mountain to get to our jobs now due to congestion or accidents on the Hwy 403 daily, how can you support the flow of traffic from more before packed subdivisions any provincial changes in the highways?
8	How big will this development be?
9	High rise or low rise?
10	I'm on airport road across from the sod farm. Will i still have a good view of the grass or just dense buildings?
11	How will it impact dust and pollution?
12	How will it affect my taxes?

No.	Question/Comment
<b>During Neighbourhood Information Meeting</b>	
1	Are there requirements to expand roadways when adding housing? Because we are seeing a massive traffic issue in Mount Hope along Airport road from Upper James (Miles rd really) all the way to Glancaster with the new homes built in Mount Hope. I can't imagine the increased traffic in Mount Hope, not to mention the traffic east of Upper james on airport and white church if this development would be approved.
2	Why use prime farm land to develop housing?
3	What would be the approx. projected time line for building to be started 5 ,10,20, years ?
4	Where are all these people coming from?
5	If 90% of survey respondents and city council voted no to urban expansion, then why move forward with this, when it is not wanted?
6	What is the environmental impact assessment for this project? How will it affect local ecosystems, water quality, and wildlife? How will the development impact the local agricultural industry and food security? What steps will be taken to mitigate the environmental impact, such as preserving green spaces and implementing sustainable building practices?
7	Is this slotted mainly for housing not commercial is that correct ?
8	We had people on our land and on our neighbours land to do a 'study' for urban solutions. When approached they said they had received permission from urban solution to be on private land. Why/how did they get permission to do your study on our private land? We asked them to leave.
9	We are against all building in our urban area and everyone that lives in our area agrees, our traffic is at a grid lock already. Cookie cutter homes do not belong in urban areas and farm land is needed. this is reducolous.
10	With the decrease in immigration just announced by the feds this week, they are stating that a reduction in housing builds by 50%.This states clearly that the urban boundary does not require expansion. Our farmlands and green spaces are required.
11	How will it effect our traffic thats grid locked?
12	What steps can we take to not have this proposal approved? It appears many of us currently living in the area do not want to see more development.
13	This questionnaire that was sent out before that we supposedly got why did I not get one I've been here my entire life and this is the first I'm hearing of it.

14	Are they planning on widening Whitechurch Rd. as well as Airport Road, as Airport Road is already congested. We find it hard to get out of our driveway.
15	How will this effect our values on our land?
16	How will development benefit the current individuals living in the Mount Hope and Glanbrook area?
17	Does urban solutions build schools? No, this would be funded by Ministry of Education. How can you promise schools? or do you just leave land for potential schools?
18	How does the appeal to the Ontario Land Tribunal line up with the application under the cutting red tape legislation? Is the appeal another avenue?
19	I have been told that there is an application under review at the ontario land Tribunal. Will this meeting have any effect when its at the tribunal. Do they not trump all?
20	How will this effect our wild life?
21	A sod farm can be converted into other food crops in one growing season.
22	Can you explain the diference between "greenfield lands" and "greenbelt" lands.
23	There is a lot of housing available in the city of hamilton (downtown) that is vacant. Why not rebuild downtown where the infrastructure is available? Refresh the downtown with new housing and opportunity.
24	Is mount hope going to turn into a mini Toronto essentially? What about supporting farmers in saving the green space?
25	Would it not be a better idea to expand near QEW like Stoney creek where there are no farms.
26	When will a formal application be submitted with all the required studies for the public to assess properly?
27	How soon will the secondary application occur after the urban zoning expansion is approved?
28	What about the folks who moved here to live rurally.....? Does that not matter anymore?
29	Why are none of these meetings being held at our local hall by the arena.
30	With the recent announcement by the feds regarding a reduction in immigration and a 50% reduction in the necessity for housing, will this plan be reassessed.
31	Will the developers purchase our homes at market value, will this development bring our property values down?
32	When will your application be submitted and how long does it take for a decision to be made?
33	Who owns the property of the land you plan to build on?
34	Have the people that live currently or have land in this area agreed to the selling of there properties for this?
35	It's becoming increasingly clear that the previous expansion studies severely underestimated our current ability to handle what we already have in town.  What improvements to the quality of these studies have happened to ensure we aren't left "holding the bag" again?
36	You mention there being a benefit to developing outside of the downtown, but who is benefiting from this other than the developer's pockets?
37	If you had a secondary plan already completed...is there not a blueprint of what this land will look like...5,000 units?
38	Just a question how many people attending this meeting?
39	Why does Hamilton always do things backwards. Does it not make sense to plan and build proper roads to accomidate the traffic load that they now is coming rather than do all this development and then realize we have trffic issues and now begin road construction when we now need it most. Examples are west 5th between Stonechurch and rymal, Rymal road and Nebo Rd intersection, Hwy 56 in Binbrook, Binbrook Rd between Hwy 56 and Trinity.
40	The pressure is because there was not proper planning for any of the expansions that have happened already...
41	I missed the presentation and have only been present for the Q&A. Will the presentation be made available for download?
42	We own almost 1 acre on White Church rd and our property is valuable , would the developers purchase our property for market value.
43	What's your confidence level the application to add white church lands in the urban zone will be approved or rejected? What's the success/failure rate for applications like this?
44	Please share if there are any limitation for sensitive land development on these properties because of NEF (noise Contour line) restrictions the due to Airport being so close.
45	Is the servicing infrastructure available to develop this land and if it is not when will the sewers, etc, be available?
46	High density at 30 feet wide....How deep? I am trying to do the math..

47	Have you studied and monitored the current newer development area in Mount Hope near the airport to see why there are brown outs and black outs, and why internet doesn't work, any why you think this new area would be ready to build when the current infrastructure cannot support current housing.
48	You mentioned multiple time that this will make housing affordable, doesn't that translate to decrease in property values?
49	You comment that Mount Hope is already developing in a tone that is quite unempathic to those who live here for it being rural. The beauty of this area is that we are so close to towns/cities with rural surroundings. Why build into an area with residents in and between the land rather than find a large piece of land that has less impact on others in the community? Especially when you said 90% of those in the area did not agree to your survey.
50	Where will the sod farms go then?
51	You keep mentioning 'housing affordability' during this evenings presentation, so what are your estimating to be the sale price for these proposed housing options? (What does housing affordability mean to you - if you don't have an estimate cost?)
52	You are sharing what you are proposing, there is another public planning meeting on Dec 3 for another area close by in front of the airport. Are the two competitive plans working together at all?

No.	Question/Comment
<b>Recieved via Contact Email (WhitechurchLOG@gmail.com)</b>	
1	How will the inclusion of this property in the urban boundary expansion affect zoning, land use, and potential future development opportunities?
2	What is the anticipated timeline for the approval process and the implementation of the urban boundary expansion?
3	Are there any planned infrastructure or service developments for the area that the homeowner should be aware of?
4	Will there be any restrictions or additional opportunities for redeveloping the property as a result of this expansion?
5	Are there any associated costs or compensations for landowners affected by the proposed changes?
6	Are there upcoming public meetings, forums, or consultations where landowners can learn more or provide input?
7	Lastly, are there any additional resources, maps, or documents available to help the homeowner better understand the proposed changes?
8	If we were possibly interested in selling our home, how does this affect us ? Would the plan be to tear down the current homes on white church for new development, would be looking to possibly sell our home to the developer ? And what would that timeline look like?
9	Can I access the recording?
10	I wasn't able to submit a question during the meeting, but I am curious if you're planning to use the same secondary site plan you (Urban Solutions) developed last year?
11	Can you please provide more info on what the White Church Landowners group is and why we recieved a letter about it?
12	With the decrease in immigration just implemented by the feds, they are stating that a reduction of housing requirement of 50%. This states clearly that the urban boundary does not require expansion. Our farmlands and green spaces are required.
13	We would like to be informed of the impacts of the expansion on the property, anticipated timelines and any other information you are able to provide.

# Appendix G

## Public Consultation Comment Response Report

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## PUBLIC CONSULTATION COMMENT RESPONSE REPORT

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.  
Date: November 29, 2024  
Location: Whitechurch Urban Expansion Area, Hamilton, Ontario  
Owner: Whitechurch Landowners Group Inc.

RE: Urban Boundary Expansion Official Plan Amendment Application

In support of the subject planning application, a virtual Neighbourhood Information Meeting was held via Zoom and hosted by UrbanSolutions on November 19, 2024 between 6:00pm to 7:30pm. The purpose of the meeting was to provide an opportunity for the surrounding neighbours to learn about the proposal details, learn details of the *Planning Act* application process and receive answers to any questions.

There were 55 invitations circulated to all property owners within the subject lands and a further 547 invitations circulated to all property owners within 400 metres of the subject lands. There was a total of 81 attendees for the virtual meeting, of which 68 appear to have been area residents while the balance included representatives from Whitechurch Landowners Group and the City of Hamilton, including Councillor Mark Tadeson as well as Dave Heyworth and Charlie Toman, planners of the Sustainable Communities division of the Planning & Economic Development Department.

Following the meeting, this document along with the Presentation slide deck were provided to attendees as requested.

UrbanSolutions has prepared comment responses to the common themes raised during the Neighbourhood Information Meeting below:

### Traffic Concerns

- Increased congestion and traffic along Airport Road East and Upper James Street.
- Whether upgrades to existing roads will be made and who will be responsible for cost.

Comment Response: A Transportation Master Plan has been prepared to evaluate the traffic impacts of the proposed development on the surrounding street network. The Transportation Master Plan provided recommendations on upgrades to surrounding roads and intersections in order to accommodate the anticipated growth in population and trip generation. At this early stage in the process, decisions on the exact layout for internal road networks and upgrades required to be implemented will not be made. However, these matters will be evaluated by the transportation consultant of the Whitechurch Landowners Group and the transportation department staff from the City during the future Secondary Planning phase. During this future phase, policies will be implemented within the Secondary Plan which establish requirements for bicycle parking, active transportation networks within the community and discourage an oversupply of parking spaces to combat an overreliance on cars for future residents. The intent would be for the future Whitechurch community to provide the commercial land uses, community

facilities, and parks necessary to achieve a complete community which ensures all resident needs can be found close to their home. Actual implementation of upgrades to roads and intersections will not take place until individual *Planning Act* applications are submitted for the development of individual parcels of land within the Whitechurch Urban Boundary Expansion Area.

#### **Scale and Location of Proposed Urban Boundary Expansion**

- Inquiries into approximate size, unit types and density of future development within subject area.
- Concern over appropriateness of location of Urban Expansion Area in comparison to other areas.
- Clarifications on why an Urban Boundary Expansion would be preferable to intensification downtown.

Comment Response: While the proposed Urban Boundary Expansion application does not determine the land uses, scale or prescribed density for the subject area, it is anticipated that the Whitechurch Urban Expansion Area will be developed with low-rise, ground-related dwellings with potential for mid-rise development along major arterial roads. The densities expected to be realized within the subject area will be lower than those found downtown but will align with the prescribed densities for greenfield areas within the Urban Hamilton Official Plan (70 persons per hectare). The appropriateness of the location for the proposed Urban Boundary Expansion is evaluated through the collective supporting studies prepared as part of the application. All of these studies, reports and plans evaluate a number of factors including location, existing context and surrounding amenities to determine the most appropriateness of the Whitechurch Urban Boundary Expansion. This supporting materials will be reviewed and considered by City staff to ensure the proposed Urban Boundary Expansion is only approved if it is deemed to be appropriate and representative good planning.

Intensification within the downtown will play a key role in accommodating the City's future growth to the year 2051. However, relying solely on intensification within the existing Urban Boundary was not recommended as a viable approach to growth by both the City's external consultant hired to analyze growth options for the City, and the City of Hamilton Planning Staff. If all growth is to be captured by intensification, a majority of new development will be represented by apartment dwellings due to the limitations of infill development. The rate of apartment unit growth would increase substantially compared to the past in order to achieve the population forecast. The City of Hamilton has historically favoured ground-related dwellings to apartment dwellings, and a significant number of family-oriented households would be required to go through a cultural shift to prefer apartment units. The ability of planning tools, such as a frozen Urban Boundary, to actually compel this local housing market shift is limited. The Residential Intensification Market Demand Analysis completed by the City's consultant concluded that both greenfield housing and intensification will be required to accommodate growth. The report states "particularly in the case of greenfields, where demand outstrips available supply, the evidence is that the ground-related market tends to simply move to the next location rather than shifting into high-rise apartment units. If the supply of family-sized and smaller units is not balanced, there is a risk that the population forecast will not be achieved, which has fiscal and regional planning implications". As such, it is our belief that a comprehensive approach to growth which utilizes the most ambitious intensification and expansion of the Urban Boundary to support greenfield development is the most appropriate methodology to implement to 2051. Furthermore, this approach recognizes historical market trends and ensures housing affordability for ground-related development is supported through continued supply to meet demand.

### **Infrastructure and Community Facility Availability**

- Concerns regarding amount of new residents in the area and ability of existing community facilities to serve larger population.
- Concerns regarding cost of infrastructure upgrades and who is responsible.

Comment Response: A Community Facilities and Recreation Needs Assessment as well as an Employment Assessment were prepared as part of the proposed Urban Boundary Expansion application. These studies assess the anticipated population growth associated with the future Whitechurch community and determine what is required from a community facility, parkland and commercial area perspective. Once known, the quantity, location and distribution of these features will be incorporated into the future Secondary Plan to ensure the needs of the future residents are met. Further, land for future schools and financial contributions to the catholic and public school boards are provided through Development Charges on a per unit basis to aid the local area in accommodating the increase in student population. A Water and Wastewater Servicing Master Plan is also being prepared as part of the proposed Urban Boundary Expansion application which analyzes existing capacity of surrounding water, wastewater and stormwater management distribution and treatment systems for the area. The Master Plan will outline the potential servicing options available for the future development of the lands, required upgrades, and the proposed strategy for accommodating the anticipated population of the area. Any necessary infrastructure improvements identified by the consultant team to support the proposed density will be completed prior to the construction of any development and will be completely at the cost of the developer.

### **Land Value, Tax & Property Concerns**

- Concern regarding impacts to land values.
- Concern surrounding potential impacts to taxes.
- Clarifications on sequencing of development and impacts to landowners

Comment Response: A Financial Impact Analysis was prepared as part of the Urban Boundary Expansion application which assesses the costs of growth-related infrastructure, tax implications, and net fiscal impact. This report provides greater insight into the financial considerations associated with the proposed Urban Boundary Expansion. There was some confusion relating to what approval of an Urban Boundary Expansion would mean for the current properties within the subject area. The Urban Boundary Expansion application has the sole effect of shifting the City of Hamilton Urban Boundary to include the subject lands which are currently outside the City's urban area. Should the Urban Boundary Expansion be approved, zoning of properties, roads, locations of land uses and existing features will remain unchanged. Crucially, following approval of the Urban Boundary Expansion, the lands within the Whitechurch Urban Expansion Area will not be able to be developed until future planning applications have been made. Existing land within the subject area will not be acquired by the Whitechurch Landowners Group through the application, any existing land owned by individuals will remain under their existing ownership. It is difficult to predict how long it will take for development to occur on the subject lands given the number and

complexity of planning applications required. The best estimate on timing for development that could be made at this time is 5+ years, with a possibility that it could take even longer.

**Concerns regarding Disruption of Current Character of Area**

- Concerns with the development of agricultural lands.
- Loss of rural character of area for current residents.
- Concerns regarding dust and pollution generated by future development

Comment Response: An Agricultural Impact Assessment is being prepared as part of the Urban Boundary Expansion application to evaluate the potential impacts of non-agricultural development on existing agricultural operations and the agricultural system and recommend ways to avoid and mitigate adverse impacts. The proposed Urban Boundary Expansion’s impact to agricultural lands will be evaluated by City staff through their review of supporting materials and appropriately considered when contemplating approval of the proposed Urban Boundary Expansion. While the existing area is rural in character currently, balancing of objectives must occur to accommodate the population growth anticipated for the City by 2051. A Land Needs Assessment has been prepared in support of the proposed Urban Boundary Expansion demonstrating the need for growth to be distributed outside of the existing Urban Boundary. The collection of supporting studies prepared as part of the Urban Boundary Expansion application evaluate a number of factors including location, existing context and surrounding amenities to determine the appropriateness of the Urban Boundary Expansion and it’s location. A Construction Management Plan is to be completed at the Site Plan Control stage for individual parcels which ensures that all blasting of rock and other construction activities will avoid adverse impacts to the surrounding community with regards to noise, dust, and other disturbances.

If there are any questions or comments, do not hesitate to contact the undersigned.

Regards,

**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*



Scott Beedie, MCIP, RPP  
*Planner*

# Appendix H

## Indigenous Engagement Strategy

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December 13<sup>th</sup>, 2024

HDR has been engaged by Whitechurch Landowners Group Inc. to lead the Indigenous engagement strategy for this project. The Indigenous engagement approach is designed to ensure a respectful, inclusive, and collaborative process that prioritizes meaningful dialogue with Indigenous Nations and urban Indigenous organizations. By addressing concerns and integrating feedback at each stage, the strategy supports the successful alignment of project goals with Indigenous Community priorities.

Following initial discussions with the City, it was confirmed that engaging the following groups would be a requirement of this project:

#### Six Nations Elected Council

- Mississaugas of the Credit First Nation
- Haudenosaunee Development Institute
- Huron-Wendat Nation
- Métis Nation of Ontario
- Hamilton Regional Indian Centre
- Niwasa Kendaaswin Teg

To date, a letter introducing this project has already been sent to the Indigenous Communities and Urban Indigenous organizations, and meetings are scheduled to begin in January 2025. Additional meetings with the Indigenous Nations and urban Indigenous organizations will be scheduled as they express interest in engaging further. Any concerns raised will be addressed carefully and transparently, with a constant focus on building and maintaining trust. Follow-up communications and meetings will continue the dialogue, ensuring updates and responses to feedback are shared to maintain transparency.

After the initial phase of meetings, the project will review all of the comments and feedback received, incorporate the comments into the project as applicable, and share updates with the Indigenous Communities. Following this, a second round of meetings will be held to address any outstanding concerns and confirm next steps. Finally, a comprehensive consultation record will be prepared, documenting the engagement process and outcomes to ensure transparency and accountability.

This phased approach reflects HDR's commitment to fostering trust and maintaining open, respectful communication with Indigenous Nations and urban Indigenous organizations. By prioritizing collaboration, the strategy aims to integrate Indigenous perspectives into the project and support long-term, positive relationships.

If you have any questions, please feel free to reach out to me at [jeremiah.pariag@hdrinc.com](mailto:jeremiah.pariag@hdrinc.com).

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Best Regards,

*Jeremiah Pariag*

Jeremiah Pariag, M.E.S.  
*Indigenous Engagement Lead*