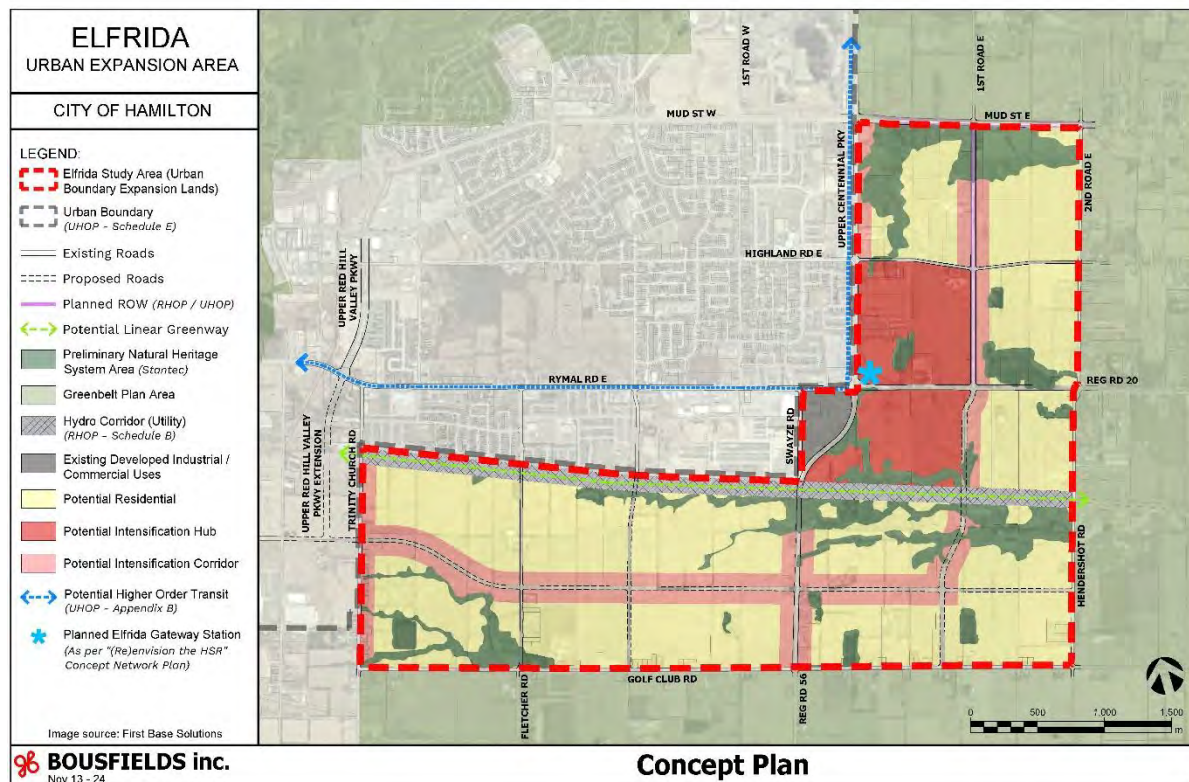


# Elfrida Urban Boundary Expansion Application Public Engagement Summary Report

May 2025

Prepared by the City of Hamilton Planning Division,

Planning & Economic Development Department



# Contents

|  |    |
|--|----|
| Executive Summary.....   | 4  |
| Background .....   | 5  |
| Provincial Planning Statement and Bill 185 .....   | 5  |
| Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications..... | 5  |
| Elfrida Urban Boundary Expansion Application .....                                       | 5  |
| Engagement .....   | 6  |
| Communication Methods .....  | 7  |
| Webpage .....  | 7  |
| Mail Out to Property Owners.....   | 7  |
| Urban Boundary Expansion (UBE) Notification List .....                                   | 7  |
| Newspaper Ads .....  | 7  |
| Invitations to Elected Officials .....   | 7  |
| What We Heard .....  | 8  |
| Feedback Highlighting Concerns.....  | 9  |
| Feedback Demonstrating Support .....   | 10 |
| Questions Raised through the Consultation Process.....                                   | 10 |
| Infrastructure Needs .....   | 11 |
| Impacts to Agricultural Lands, Natural Heritage Lands, and Cultural Heritage .....       | 13 |
| Built Form and Density Objectives .....  | 16 |
| Fiscal Impact to the City.....   | 18 |
| Application Process .....  | 19 |

# Appendices

Appendix A - Summary Sheets for Key Studies Submitted by the Applicant

Appendix B - Virtual Open House Questions & Comments

Appendix C - In-person Open House Comments & Questions

Appendix D - Comments Received by Email

## Executive Summary

This report summarizes consultation and engagement completed by the City of Hamilton from March to April 2025 to receive feedback on the privately initiated Official Plan Amendment application, which seeks to bring the Elfrida lands into the City of Hamilton's Urban Boundary (the "Elfrida UBE Application"). The application was submitted on November 20, 2024, and deemed complete March 18, 2025. The application seeks to bring approximately 1,209 hectares of land into the urban boundary with the intent to use the site to accommodate approximately 114,900 people and 14,360 jobs at 135 persons and jobs per hectare.

The City of Hamilton provided several opportunities for public input, separate from the Statutory Public Meeting, on the Elfrida UBE Application through two open houses (one virtual and one in-person) in addition to the Applicant's own open house, and through the receipt of questions and comments via a dedicated email monitored by the Urban Boundary Expansion planning team. City staff also used a variety of communication methods to keep the public informed about the application's status, including through the City's website, mail outs to property owners within 400 metres of the Elfrida lands, an urban boundary expansion email notification list, newspaper ads, and through invitations to elected officials who could further inform their constituents about the application.

The City's consultation respecting these lands received strong public interest and input with approximately 250 open house attendees (total for both open houses) and 130 comments and questions received about the Elfrida UBE Application across all City-led consultation methods. While slightly less than half (44%) of comments and questions neither directly opposed nor supported the application, nearly a third (32%) were supportive and about a quarter (23%) were opposed.

The areas of greatest concern that were voiced included:

- Infrastructure Needs (24 comments)
- Impacts to Agricultural Land (21 comments)
- Built Form and Density Objectives (20 comments)
- Fiscal Impact to the City (20 comments)
- Contribution to Climate Change and Natural Disasters (17 comments)
- Impacts to Natural Heritage (14 comments)
- Increased Traffic (8 comments)

By contrast, feedback demonstrating support for the application focused primarily on:

- Creation of Employment Opportunities for Construction Workers (37 comments)
- Creation of Employment Opportunities for Suppliers and Service Providers (37 comments)
- Expansion of the Housing Supply (38 comments)
- Enhanced Opportunities for Affordable Home Ownership (39 comments)

Staff recommendations regarding the Elfrida UBE Application will be provided through a staff report at the Statutory Public Meeting, which will be held at Planning Committee on June 25, 2025. There will also be an opportunity for public participation at this scheduled meeting.



# Background

## Provincial Planning Statement and Bill 185

In 2024, the Province enacted significant policy and legislative changes impacting when and how urban boundary expansion matters are considered and approved through the adoption of the Provincial Planning Statement and Bill 185, Cutting Red Tape to Build More Homes Act, 2024. Specifically, these changes:

- Removed Provincial policy requirements that municipalities must undertake a municipal comprehensive review before considering urban boundary expansions over 40 hectares, opening the door for privately initiated urban boundary expansion applications at any time, size or location, provided the lands were outside of the Greenbelt Area; and,
- Amended the Planning Act to allow Applicants to appeal Council's refusal or non-decision on urban boundary expansion applications to the Ontario Land Tribunal.

These changes pose a direct challenge to a firm urban boundary and the City's existing, Provincially approved Official Plans. At present, there are approximately 4,320 hectares of land outside of the Greenbelt Plan Area and outside of the existing urban boundary that are referred to as the white belt. These lands may be subject to privately initiated urban boundary expansion applications.

## Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications

In response to these Provincial changes, Planning Division staff prepared a Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications ("Draft Framework") with input from other City Departments and Dillon Consulting, who provided technical guidance on suitable submission requirements based on the new Provincial Planning Statement, 2024. This Draft Framework is intended to guide how privately initiated urban boundary expansion applications are assessed by establishing a clear and fulsome process for review, while ensuring transparency and providing opportunities for public input. The Draft Framework was used as a guide in assessing the subject application for completeness and was used to encourage an enhanced public engagement process through the provision of additional notice signs on the subject property and the holding of both Applicant and City-led open houses.

## Elfrida Urban Boundary Expansion Application

The Elfrida urban boundary expansion application ("Elfrida UBE Application") was submitted by the Elfrida Community Builders Group on November 20, 2024, and deemed complete on March 18, 2025. The application seeks to bring approximately 1,209 hectares of land into the urban boundary with the intent to use the site to accommodate approximately 114,900 people and 14,360 jobs at 135 persons and jobs per hectare. While the distribution of specific land uses will be established later through a secondary planning process, a preliminary Concept Plan has been provided to demonstrate a potential layout for the future development of the Elfrida Lands. The Concept Plan includes approximately 78 hectares of natural heritage and associated linkage areas, development based on the existing road

network, both high- and low-density development areas, an intensification hub, a proposed linear greenway for recreational use, and additional roads that connect to transit stations and hubs.

As the Elfrida UBE Application was received before the Draft Framework was formally adopted, the City cannot legally apply the requirements of the Draft Framework to the application. City staff have, however, used the Draft Framework as a guide to help staff in their review of the proposal. Should the lands come into the urban boundary by a decision of Council and/or the Ontario Land Tribunal, Secondary Planning would be required in addition to several development applications, such as a Zoning By-law Amendment and a Plan of Subdivision.

## Engagement

Under the *Planning Act*, an Official Plan Amendment must be considered by the City within 120 days, after which time the Applicant is permitted to appeal the application if a decision has not been made. This results in a limited timeframe within which community engagement on the proposal can be conducted by the City. During this timeframe, and in advance of the Statutory Public Meeting of Planning Committee & Council set to be held on June 25, 2025, the City undertook a series of efforts aimed at gathering input from the public on both the Elfrida UBE Application as well as the Whitechurch urban boundary expansion application. These included:

- An in-person open house on April 14, 2025, with City staff from a variety of departments available to answer participants' questions. This open house was held at the Hamilton Convention Centre and was attended by approximately 104 people. The open house used a drop-in format and took place from 7:00pm to 9:00pm. Background materials were shared with the public on panels, and summaries of key reports were provided as printouts for members of the public to be able to take home. These summaries were also made available on the City's website and can be seen in Appendix A.
- A virtual open house on April 17, 2025, with City staff from a variety of departments available to answer participants' questions. This open house was held on the Teams platform and was attended by approximately 145 people. The open house took place from 7:00pm to 9:00 pm, during which time City staff provided a short presentation on both applications, followed by a Q&A period for each proposal.
- The collection of public comments through a dedicated email ([urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)) up to April 28, 2025. This opportunity was advertised on the City's website, through public notices (mailed, emailed, and in the newspaper), as well as through both open houses. City staff received 48 public comments about the Elfrida application through this email.

Additionally, the Applicant held their own virtual open house. The City's consultation respecting these lands received strong public interest and input with approximately 130 comments and questions received about the Elfrida UBE Application across all City-led consultation methods.

## **Communication Methods**

### **Webpage**

City staff prepared a webpage on the City's website entitled "UBE Application: Elfrida", which included a description of the proposal, the application status, pertinent updates about the application process and opportunities to provide feedback. It also included a copy of the application and associated materials, including staff developed summaries of key materials. A recording of the April 17, 2025, virtual open house presentation, alongside digital copies of the information panels from the public open house were posted on the webpage following completion of these two events.

### **Mail Out to Property Owners**

The City mailed a Notice of Complete Application to all property owners within 400 metres of the Elfrida lands on March 28, 2025. This Notice included background information about the application, an overview of the application process, details about the open houses and the Statutory Public Meeting, and directions for accessing associated materials and submitting questions and comments to the City.

### **Urban Boundary Expansion (UBE) Notification List**

A notification list was created to share updates with the public about the Draft Framework for Processing & Evaluating Urban Boundary Expansion Applications, about privately initiated urban boundary expansion applications, and about meetings related to privately initiated urban boundary expansion applications. Members of the public were invited to sign up for this notification list through the City's website during consultation events and through related communications.

### **Newspaper Ads**

The City posted two (2) newspaper ads in the Hamilton Spectator on April 4, 2025, and April 11, 2025, to notify the public of the open houses for the Elfrida urban boundary expansion application. The newspaper ads contained background information about the application, details about the open houses and the Statutory Public Meeting, and directions for accessing associated materials and submitting questions and comments to the City.

### **Invitations to Elected Officials**

City Council members were informed of all public engagement events on the application through Communication Updates.

## What We Heard

This section provides a high-level summary of the main themes heard throughout the public engagement activities respecting the removal of the Elfrida lands from the City of Hamilton's urban boundary. Comments and questions received by City staff can be viewed, in full, in Appendices A-C.

Public engagement efforts were intended to provide information about the application to the public, while offering an opportunity for participants to ask technical questions of City staff and provide comments on the application to the City to be considered in its review.

The information shared with the public was based on the materials submitted by the Applicant and did not include any staff opinions on its merits.

Table 1 contains a summary of the types of responses (including both questions and comments) received. Please note that because consultations were conducted jointly with the White Church urban boundary expansion application, a notable number of comments and questions received applied to both applications.

Table 1: Total Public Consultation Responses by Type (Received Between March and April 2025)

|                          | <b>Total Responses</b> | <b>Emails</b> | <b>In-person Open House (Comment Cards)</b> | <b>Virtual Open House (Written Q&amp;A)</b> |
|--------------------------|------------------------|---------------|---|---|
| <b>Total Responses</b>   | 133                    | 48            | 26  | 59  |
| <b>Opposed</b>           | 31                     | 9             | 18  | 4   |
| <b>Support</b>           | 43                     | 39            | 4   | 0   |
| <b>No Clear Position</b> | 59                     | 0             | 4   | 55  |

## Feedback Highlighting Concerns

Comments and questions submitted by the public that highlighted concerns associated with the Elfrida urban boundary expansion application focused on a wide variety of topics. The main themes which emerged included the following:

- **Infrastructure Needs (24 comments):** Respondents raised concerns regarding the City of Hamilton's current infrastructure deficit, noting that existing maintenance and repair needs are already significant. They emphasized that expanding the urban boundary to accommodate new development would worsen existing infrastructure pressures and divert municipal resources and capacity away from established areas.
- **Impacts to Agricultural Land (21 comments):** Respondents expressed opposition to the conversion of agricultural lands for urban development, citing the loss of productive farmland and the potential adverse effects on adjacent agricultural operations. Concerns were raised regarding both the immediate and long-term impacts of reduced agricultural land supply in the City.
- **Built Form and Density Objectives (20 comments):** Respondents indicated that the proposed development is inconsistent with the City's stated objectives to maintain a firm urban boundary and to promote increased density within the existing urban area. They highlighted concerns that the proposal would undermine efforts to achieve diverse housing forms, walkable development patterns, and the creation of complete communities.
- **Fiscal Impact to the City (20 comments):** Respondents identified concerns regarding the anticipated costs to the City that would be associated with accommodating the proposed development, including the need for expanded servicing infrastructure, new educational facilities, emergency services, and transit extensions. They also expressed fear that these financial burdens would ultimately be borne by taxpayers.
- **Contribution to Climate Change and Natural Disasters (17 comments):** Respondents argued that the proposed development would negatively impact the City's climate change mitigation and adaptation goals. Specific concerns included increased automobile dependency leading to higher greenhouse gas emissions and loss of carbon-sequestering agricultural and natural heritage lands. Respondents also questioned the potential for increased flood risks as a result of the above-noted concerns and the inadequacy of the developer's proposed infrastructure and mitigation measures (e.g., reliance on 5-year storm sewer standard).
- **Impacts to Natural Heritage (14 comments):** Respondents identified a range of potential adverse effects on natural heritage features, including the loss of wetlands, floodplains, forested areas, green spaces, and wildlife habitats, which can result in wildlife displacement. There were calls for the preservation of existing natural heritage systems, including well-connected ecological corridors, as well as stronger protections for existing resources, and rigorous technical review of studies submitted by the Applicant.
- **Increased Traffic (8 comments):** Respondents raised concerns about significant increases in local traffic volumes resulting from the proposed development. They noted that existing congestion would be exacerbated and that the projected addition of 114,900 residents and 14,360 jobs would place unsustainable pressure on existing road infrastructure. Particular concern was expressed regarding the capacity of surrounding rural roads, which were not designed to accommodate such volumes.

## Feedback Demonstrating Support

Comments and questions submitted by the public that demonstrated support for the Elfrida urban boundary expansion application generally focused on four main themes<sup>1</sup>:

- **Enhanced Opportunities for Affordable Home Ownership (39 comments):** Respondents identified the existing housing shortage in Hamilton and across Ontario as a critical concern and indicated confidence that the proposed development would help address this gap by increasing homeownership opportunities, particularly for young people. Some respondents also referenced the historical identification of the Elfrida lands as a future growth area, noting that previous planning efforts have supported the gradual development of infrastructure necessary to accommodate residential expansion in the area.
- **Expansion of the Housing Supply (38 comments):** Respondents expressed support for the proposed development, citing its potential to increase the diversity of housing options available within the City. They emphasized the importance of development that can offer accommodation to local workers and their families.
- **Creation of Employment Opportunities for Construction Workers (37 comments):** Respondents indicated that the proposed development would generate employment opportunities by supporting the creation of high-quality construction jobs.
- **Creation of Employment Opportunities for Suppliers and Service Providers (37 comments):** Respondents noted that the proposed development would provide substantial employment opportunities for local suppliers and service providers.

## Questions Raised through the Consultation Process

Through the consultation process, participants raised questions related to the application and to the development process; the potential impacts to the subject lands and surrounding roads and properties; and the upgrades to City infrastructure required to accommodate the proposed development. The questions posed by participants have been summarized, combined, and listed below alongside responses from City staff.

The table below provides an overview of common questions and answers associated with the Elfrida urban boundary expansion application, as well as urban boundary expansion applications, in general. It is important to note that the responses in the tables below summarize information that was provided by staff at the open houses prior to City staff completing their review of the application. As a result, for a complete understanding of City staff's comments please refer to the Recommendation Report on the application.

---

<sup>1</sup> Thirty-seven (37) letters of support for the Elfrida UBE application were submitted that followed a template response. As such, a large proportion of the feedback received addressed the same four benefits highlighted in this section.

## Infrastructure Needs <sup>2</sup>

| # | Question   | City Staff Response Provided at Open House   |
|---|--|--|
| 1 | How will downstream impacts on water, wastewater, and stormwater infrastructure be assessed for Urban Boundary Expansion applications? | <p>For water and wastewater, City staff are reviewing the Functional Servicing Report with regards to water distribution and wastewater collection. An initial review demonstrated that the consultant did not complete any modelling or a water main hydraulic analysis to allow staff to determine whether there is enough water pressure, volume, or fire flow in the area to support the lands, or if there is sufficient capacity in the wastewater system to accommodate potential wastewater generation. City staff will make comments based on the information provided in the Functional Servicing Report submitted by the Applicant to determine if they have adequately demonstrated that there is existing or planned capacity within the City's Water, Wastewater, and Stormwater systems.</p> <p>At this time, the City is not aware of specific details regarding the location and timing of installation for related infrastructure.</p> |
| 2 | How will downstream transportation impacts be assessed?  | <p>Transportation review considers identified land uses, their associated trip generation, and multimodal connectivity (cycling, pedestrian, transit). A high-level review of impacts on key transportation corridors is conducted at this stage, while intersection-level details would follow in later development stages.</p> <p>With regards to public transit, the submitted concept plan is compared to what is already planned for transit by the City to determine what the associated cost for items like extra buses and higher frequency trips would be.</p>  |
| 3 | How and when are stormwater management strategies reviewed?  | <p>The Applicant has provided high-level stormwater strategies, advising that more detailed designs will be completed at the secondary planning stage. In lieu of a subwatershed study, the Applicant submitted a preliminary constraints memo. City staff are looking to see if the Applicant can demonstrate that they have thoroughly thought about the strategies that are available to them and demonstrated the applicability of those strategies on the subject lands and surrounding lands.</p>  |

---

<sup>2</sup> Please note that the responses in the following tables offer a summary of the answers provided to questions posed by the public at the virtual open house. Formal comments associated with this application will be contained in the Planning Report to be submitted to Planning Committee at the Statutory Public Meeting on June 25, 2025.

| # | Question   | City Staff Response Provided at Open House   |
|---|--|--|
| 4 | How are broader infrastructure costs outside of the proposed expansion area considered?  | As it stands right now, local infrastructure required to support lands outside the urban boundary will need to be paid by developers. The specifics of what broader infrastructure improvements would be required has not been determined but staff note that any development of these lands would include a development charge component to pay for those larger citywide type facilities.  |
| 5 | How are the impacts of climate change and the rising frequency and severity of storm events considered through the review of this application? | Stormwater management methods proposed by the Applicant must account for increased severity and frequency of storm events, as reflected in City and Provincial standards. The 5-year review for sewers is very technical and is how all storm water sewer systems are designed in Ontario. However, the City does consider the potential for major events like Hurricane Hazel through the use of overland flow routes which incorporate the road network and natural outlets such as creeks and rivers. |
| 6 | Where in the review might private wells be accounted for and what would potential protection measures look like?                               | Private wells are in the category of source water protection. There are strict Provincial guidelines with respect to environmental and social protection. This would be related to a review of groundwater hydrogeology and ensuring that the drinking water supply is protected.  |
| 7 | How are traffic impacts, especially escarpment crossings, considered?  | <p>Staff review will look at the capacity and constraints in the existing and planned road network, including escarpment crossing. The review would also consider the Transportation Assessment that was provided by the Applicant.</p> <p>Specific details about infrastructure updates will not be determined until the Secondary Planning phase, which would commence if the application were approved.</p>   |



## Impacts to Agricultural Lands, Natural Heritage Lands, and Cultural Heritage

| #  | Question   | City Staff Response Provided at Open House  |
|----|--|---|
| 8  | How are impacts to agricultural lands assessed?  | <p>An Agricultural Impact Assessment has been provided by the Applicant and is being reviewed by City staff and peer reviewers to determine the nature of the impacts to the agricultural lands which comprise a portion of the subject lands, as well as those agricultural lands that are adjacent to the subject lands. Staff's recommendation regarding the application will take these impacts into consideration. Additionally, while the necessary phasing of development will delay some of the agricultural lands' conversion, impacts are considered permanent if expansions are approved.</p> <p>A breakdown of the current agricultural land uses on the subject property can be found in the Agricultural Impact Assessment, which was submitted by the Applicant.</p>   |
| 9  | How can City staff's review of the proposed development plan help to minimize or mitigate conflicts with surrounding agriculture and natural heritage land uses? | <p>With respect to agricultural lands, the review of the Applicant's Agricultural Impact Assessment includes both the impact on existing agricultural lands within the proposed expansion area as well as the impact the expansion would have on surrounding agricultural operations (including livestock).</p> <p>With respect to natural heritage land uses, City staff are reviewing the studies submitted by the Applicant against the applicable Provincial and Municipal natural heritage policies. Mitigation measures may include the use of subdivision design and density and lot patterns at the periphery areas, as well as building design and layout. They could also include the use of open space and landscape design towards the periphery as well as trail systems that are designed to buffer between land uses.</p> <p>City staff will review the Applicant's submissions (e.g., Agricultural Impact Assessment, Preliminary Constraints Memo, etc.) and also conduct a peer review to assess their appropriateness.</p> |
| 10 | Much of the land in the application's area has and is being used to grow sod. Is this considered agriculture use?  | <p>According to the Land Use map (Figure 3) provided in the Agricultural Impact Assessment submitted by the Applicant, the portion of crop land that is currently being used to grow sod comprises a very small portion of the Elfrida lands.</p> <p>Additionally, according to the City of Hamilton's Rural Hamilton Official Plan, agricultural use "means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment".</p>  |

| #  | Question   | City Staff Response Provided at Open House   |
|----|--|--|
|    |  | Consequently, as a horticultural crop, sod would be considered an agricultural use under this definition.  |
| 11 | How does the City balance the priorities regarding agricultural protection, natural heritage, and climate change with urban boundary expansion applications? | In terms of balancing priorities, staff will assess the application against the requirements of the Provincial Planning Statement, the City's urban growth strategy, and existing Official Plan policies to ensure it aligns with their goals. Additionally, the Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications was created to help ensure a comprehensive review of potential impacts on these areas. These policies and frameworks work together to implement the City's goals, as they relate to climate change mitigation and adaptation, the protection of agricultural and natural heritage lands, and the development of complete communities. |
| 12 | How are natural heritage features protected?   | A preliminary constraints memo was provided by the Applicant. This document helps to evaluate the natural features and the impacts that the development may potentially have on those. Staff have a list of considerations that are taken into account when evaluating urban boundary expansion applications, but natural heritage features are also protected at the Secondary Plan stage and discussed at an Ontario Land Tribunal if the application is appealed.   |
| 13 | Does the application also consider the impacts to natural heritage features on surrounding lands or are they just focused on those development envelopes?    | <p>A phase one Subwatershed Study or similar document was requested from the Applicant and is intended to directly analyze the potential impacts and mitigation measures on the subject lands, as well as a buffer area on downstream systems and nearby lands as well. The extent of the buffer depends on the application and guidelines from the Ministry of Environment.</p> <p>As staff review the Preliminary Constraints Memo and Preliminary General Vegetation Inventory provided by the Applicant, they will determine whether this study has adequately considered the potential impacts to natural heritage on and around the subject lands.</p>                               |
| 14 | How are forests and green spaces treated within this planning process?   | Significant woodlands are part of the Natural Heritage Core Area, as are wetlands. Both are considered in the natural heritage work at this stage in terms of things like constraints, their significance, and how they could be protected. The City will assess whether the Applicant's proposed protections would be sufficient if the application were to move further along the planning approval process.   |

| #  | Question  | City Staff Response Provided at Open House   |
|----|---|--|
|    |   | Additional parkland and green space provisions would be detailed in secondary plans, though the Concept Plan provided by the Applicant demonstrates a vision for the subject lands.  |
| 15 | What happens should the developer choose to amend a designation for a core area within the Natural Heritage System? | Staff will assess the natural heritage protection policies that the Applicant put into their Official Plan Amendment application. If the lands do come into the urban boundary, there will need to be Secondary Plan policies pertaining to climate change and natural heritage. Staff will consider those policies as well as others regarding natural heritage protection and the direction on natural heritage protection from the Provincial Planning Statement (2024) when assessing the Applicant's proposed Official Plan Amendment and urban boundary expansion application.   |
| 16 | How does the City consider climate impacts and their costs to taxpayers?  | <p>The City of Hamilton has declared a climate emergency and has undertaken several different related initiatives to plan for a changing climate – most notably the City's Climate Action Strategy. Specific to land development, the City has also developed Green Building Standards for new construction and Green Standards as well as Guidelines for Site Servicing. Additionally, an Energy and Climate Change Assessment Study was submitted and is being peer reviewed.</p> <p>These policy documents will be used in the evaluation of the Elfrida proposal, both at this stage as well as future development application stages (i.e., Secondary Planning, Site Plan Application, etc.).</p> |
| 17 | How is cultural heritage protection addressed through the review of this urban boundary expansion application?      | A Stage 1 archaeological assessment was submitted by the Applicant and is currently being reviewed by Cultural Heritage staff to determine if sufficient information has been provided and whether next steps have been appropriately identified for the protection of cultural heritage assets. If the application were approved and the urban boundary expanded, then a more detailed plan to ensure the protection of cultural heritage would be developed through a Secondary Plan.  |

## Built Form and Density Objectives

| #  | Question   | City Staff Response Provided at Open House  |
|----|--|---|
| 18 | How were the density targets for the development determined and are they potentially higher than they should be? | <p>The Provincial Planning Statement encourages fast growing municipalities like Hamilton to plan new greenfield areas to plan for a target of 50 people and jobs per hectare and the Urban Hamilton Official Plan establishes a target of 60 people and jobs per hectare for existing greenfield areas within the City.</p> <p>The materials submitted by the Applicant for the Elfrida expansion area exceed these targets, at 135 people and jobs per hectare. This means that the lands would be planned for more medium- and high-density residential developments than what is currently being developed in new neighbourhoods.</p> <p>Through the City's review of the application, staff will comment on the implications of this higher density on the City's overall growth strategy, including impacts to existing infrastructure and the City's targets directing intensification of the built-up area.</p> |
| 19 | Are multi-storey buildings proposed within the proposed development?   | <p>At this stage, the Applicant has provided us with a Concept Plan that shows some preliminary renderings of what the housing types may be; however, this plan may change should the Applicant move through future development planning processes.</p> <p>The existing concept plan includes "potential developable areas, intensification hubs and intensification corridors, the proposed road network, potential location of transit stations, and preliminary locations of any natural heritage features on site". The plan is intended to accommodate 114,900 people and 14,360 jobs at 135 people and jobs per hectare, using a mix of housing types, including ground-related housing.</p>  |
| 20 | Can you give an example of a medium-density development to help visualize the proposed development?              | It is more accurate to consider how the Applicant has framed the visioning for their application as opposed to considering examples within the existing urban area. Interested parties may take a look at some of the conceptual material provided by the Applicant in that regard.   |
| 21 | How do expansions align with the City's goals for creating sustainable and                                       | Staff have not yet completed their evaluation of the potential impacts of the application on the City's sustainable and complete community policies and considerations established in the Draft Framework for Processing & Evaluating Urban Boundary Expansion Applications. Staff recommendations will be  |

| #  | Question   | City Staff Response Provided at Open House  |
|----|--|---|
|    | complete communities?  | provided through a staff report at the joint Statutory Public Meeting, which will be held at Planning Committee on June 25, 2025.   |
| 22 | Why is the City considering an Urban Boundary Expansion at this time?  | <p>The City is required to consider these applications as a result of Provincial changes that occurred through Bill 185 and the Provincial Planning Statement in late 2024. These changes now allow private applications to expand urban boundaries. Under these Provincial changes, privately initiated applications are permitted outside a City led Municipal Comprehensive Review. Additionally, if a municipality denies an application or fails to make a decision, the Applicant can appeal to the Ontario Land Tribunal, who would then be responsible for making a decision.</p> <p>The City was not supportive of these Provincial changes.</p>   |
| 23 | The Applicant suggests there is a land shortage, but City staff say this may not be the case. What is the context of those previous opinions and some of the regulatory changes that have led to this situation? | <p>Previous work, including the GRIDS2 strategy, was completed in conformity with the Provincial Growth Plan and the Provincial Policy Statement, 2020 (PPS) in effect at the time to plan for the City's forecasted population and employment growth to the year 2051, as established by the Province. Through this process, City Council adopted a firm urban boundary growth strategy whereby no new lands are to be added to the urban boundary to accommodate this forecasted growth.</p> <p>Since then, the Growth Plan and Provincial Policy Statement have been replaced by the 2024 Provincial Planning Statement. Under the new Provincial Planning Statement, municipalities are directed to use Ministry of Finance population projections, with adjustments as needed. These projections are higher than the Growth Plan population forecasts. However, the new Provincial Planning Statement states that until a new or updated Official Plan is approved, municipalities may continue using the growth forecasts in their current Official Plans.</p> <p>It is important to note that the City has made significant efforts to support intensification within the existing urban boundary. Further context will be provided in the Recommendation Report, following a peer review of the urban boundary expansion submissions.</p> |

## Fiscal Impact to the City

| #  | Question  | City Staff Response Provided at Open House  |
|----|---|---|
| 24 | How much does managing urban boundary expansion applications cost the City?   | Financial considerations associated with urban boundary expansion applications include application fees, staffing implications and costs associated with Ontario Land Tribunals hearings. Specific to application fees, Council approved a new graduated fee structure that increases based on the area of the proposed expansion area. The new fees were calculated based on the principle of full cost recovery and with input from City departments on anticipated time spent reviewing expansion applications. Staff will be monitoring time spent on processing urban boundary expansion applications to ensure they are reflective of the staff time it takes to process this type of application.  |
| 25 | Is the City concerned about funding infrastructure for expansions?  | <p>Yes, the City is concerned about the cost of infrastructure. Staff will be analyzing whether there is sufficient existing or planned capacity within the current system, which is a Provincial Planning Statement criteria for us to look at. This is also why a Financial Impact Analysis is required as part of the application to determine whether the expansion would have a net positive or negative impact on the City's infrastructure deficit. The City is having the Applicant's Financial Impact Analysis peer reviewed.</p> <p>There are also specific policies within the Development Charges By-law that suggest any infrastructure required to support growth outside the current existing urban boundary should not be covered by development charges, but rather directly by the developers. So at least at this point, Council's position is that any growth outside of the current urban boundary would be paid for by the developers.</p>  |
| 26 | Has staff or a consultant ever completed a review to determine the long-term cost of building more infrastructure vs. infill development. Or is this something that has been planned? | <p>As part of the City's Growth Related Integrated Development Strategy (GRIDS2), the City did commission a Technical Memo from Watson &amp; Associates titled "GRIDS2: Ambitious Density vs. No Urban Boundary Expansion – Fiscal Considerations" which was considered by Council in 2021 through staff report PED2417010(o) – How Should Hamilton Grow.</p> <p>The memo noted several considerations related to the long-term costs of both intensification and greenfield development, including the anticipated higher capital costs of replacing or upgrading aging infrastructure within the built-up area—costs that may be difficult to fully offset through development charges—as well as the ongoing financial implications of assuming and maintaining new infrastructure in greenfield areas over the long term. The Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications establishes considerations for the City's review of the Applicant's Financial Impact Analysis to understand the long-term fiscal implications to the City assuming new greenfield infrastructure from both a capital and operational perspective.</p> |

## Application Process

| #  | Question  | City Staff Response Provided at Open House   |
|----|---|--|
| 27 | How are Indigenous consultations handled with relation to this application?   | In the Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications, staff have encouraged the Applicant to reach out prior to making the applications. Staff also circulate the applications to the Indigenous communities to provide an opportunity for comments.   |
| 28 | How are urban boundary expansion applications related to previous Provincial policy changes, such as those related to the Greenbelt and changes to Hamilton's urban boundary? | <p>When the city adopted its Urban Hamilton Official Plan, it was based on a no urban boundary expansion growth strategy. That Official Plan went to the Province for approval and the Province ultimately approved the Official Plan under the Provincial Policy Statement and Growth Plan with the adoption of Bill 150 in December 2023. The changes the Province made in terms of removing lands from the Greenbelt Plan were separate from the City of Hamilton's Official Plan update, and those changes have been reversed by the Province as well.</p> <p>Following this, the Provincial Policy Statement (2020) was replaced with the Provincial Planning Statement (2024), which now allows for private urban boundary expansion applications outside of the municipal comprehensive review process. Bill 185 also came into effect in June 2024, which now allows Applicants to appeal a non-decision or denial of their urban boundary expansion applications to the Ontario Land Tribunal.</p> <p>The lands that are outside of the Greenbelt Area and outside of the current urban boundary are referred to as Whitebelt lands, which include the Elfrida and White Church urban boundary expansion application lands.</p> |
| 29 | How are city staff involved with the Ontario Land Tribunal and how does the Ontario Land Tribunal come to its decision?   | <p>If City Council denies or does not make a decision on an application, the Applicant may appeal that decision to the Ontario Land Tribunal. After an appeal is filed, a hearing is scheduled to identify issues and expert witnesses, with City staff serving as experts to defend their comments and conclusions made on the various studies and reports submitted by the Applicant. There is also an opportunity for the City's legal counsel to retain external expert witnesses to provide evidence.</p> <p>The Tribunal would consider all evidence provided by both the Applicant and the City at a hearing and make a ruling on whether the application is consistent with Provincial policy.</p>   |

| #  | Question   | City Staff Response Provided at Open House  |
|----|--|---|
| 30 | Can the City challenge an Ontario Land Tribunal decision?  | <p>As a Party to the Ontario Land Tribunal hearing, the City could request a review if the application is approved. However, the Ontario Land Tribunal will only consider a review if the City can show that the Ontario Land Tribunal:</p> <ul style="list-style-type: none"> <li>• Acted outside its jurisdiction;</li> <li>• Violated natural justice or procedural fairness (e.g., lack of notice, bias);</li> <li>• Made a material error of fact or law;</li> <li>• Relied on false or misleading evidence that could have changed the decision; or</li> <li>• Has new, credible information that was not previously available and could have affected the outcome.</li> </ul> <p>In short, a review can only be requested based on errors in procedure or evidence, not simply disagreement with the decision. Appeals to Divisional Court are also possible, but only on questions of law, not questions of fact.</p> |
| 31 | How are peer reviews managed?  | <p>The City hires subject matter consultants to undertake peer reviews for studies where City staff do not have expertise. The cost of the review is paid for by the Applicant.</p> <p>The peer reviews for Elfrida and the consultants completing them are listed below:</p> <ul style="list-style-type: none"> <li>• Agricultural Impact Assessment (Dillon Consulting)</li> <li>• Land Needs Analysis (Watson &amp; Associates)</li> <li>• Financial Impact Analysis (Watson &amp; Associates)</li> <li>• Odour Impact Study (EXP)</li> <li>• Energy and Climate Change Assessment (Dillon Consulting Limited)</li> </ul>  |
| 32 | If someone owns land within the urban boundary application, but is not presently a participant, will they be able to submit for development if the subject lands are approved? | <p>If the urban boundary expansion application is approved by the City and/or the Ontario Land Tribunal, the lands would be brought into the urban boundary and all lands within the area would be subject to additional planning processes including secondary planning, zoning, and subdivision approvals before any development occurs.</p> <p>For landowners whose land is outside the urban boundary application who are interested in bringing their land into the urban boundary, a separate application must be submitted to the City.</p>  |



| #  | Question  | City Staff Response Provided at Open House   |
|----|---|--|
| 33 | What steps have been taken to ensure meaningful public consultation through the review of this application? | <p>The City has only 120 days to review the submitted materials, with the deadline falling in early July. This limited timeframe restricts the opportunity for public consultation.</p> <p>Nevertheless, there have been several opportunities for public participation, including through the Applicant's own virtual open house, as well as the City's two open houses—one in person and one virtual. The City also collected public comments in March and April 2025, which will be incorporated into a staff report to Council.</p> <p>Staff also gathered input from other City departments, Public Agencies and First Nations, who have been circulated the application for review. Signs have been posted on the subject lands, and notice has been provided to properties within 400 metres. Updates are shared with subscribers to the Urban Boundary Expansion mailing list, which includes individuals who participated in the earlier GRIDS 2 municipal comprehensive review process. And finally, there will also be an opportunity for public participation at the scheduled Statutory Public Meeting on June 25<sup>th</sup>, 2025.</p> |
| 34 | What is the timeline for this application?  | <p>The application was deemed complete in March 2025 and Council's decision is targeted for June 25, 2025, as a result of the 120-day review window that is imposed by the Province. If the Applicant appeals to the Ontario Land Tribunal, the appeal process is likely to take some time. If Council or the Ontario Land Tribunal approves the application, a Secondary Plan would have to be established for the area before zoning permissions can be established for new construction.</p>  |
| 35 | Who can impacted residents contact for updates on construction plan?  | <p>At this time construction is very far out; however, for the initial review phase and future development applications, Ontario Land Tribunal hearings and Secondary Planning, the City has a dedicated team working on urban boundary expansion applications. This team can be contacted at <a href="mailto:urbanboundary@hamilton.ca">urbanboundary@hamilton.ca</a></p> <p>Additionally, specific information about urban boundary applications, including submitted studies, can be found at <a href="http://hamilton.ca/UBE">http://hamilton.ca/UBE</a></p>   |

## **Appendix A - Summary Sheets for Key Studies Submitted by the Applicant**

# Elfrida - Summary of Official Plan Amendments

|                           | Rural Hamilton Official Plan Amendment (RHOPA)  | Urban Hamilton Official Plan Amendment (UHOPA)   |
|---------------------------|---|--|
| <b>Purpose and Effect</b> | To permit an expansion to the City of Hamilton's Urban Boundary to include the Elfrida Lands in order to accommodate the City's Growth in a compact, mixed use, transit-supportive, active transportation friendly, and complete community.   |  |
| <b>Basis</b>              | In support of the application, a Planning Rationale and other technical studies were submitted to address the requirements of the Planning Act, Provincial Planning Statement, and the Urban and Rural Hamilton Official Plans. The applicant's consultant is of the opinion the proposed amendment is consistent with the Provincial Planning Statement and conforms to the general intent of the Urban and Rural Hamilton Official Plans. |  |
| <b>Changes</b>            | <p>The RHOPA proposes to modify the Rural Hamilton Official Plan to remove the subject property from the Rural Boundary. For the purposes of establishing permitted uses, Rural Site-Specific Area 21 shall continue to apply to a portion of the Elfrida lands.</p>  | <p>The UHOPA proposes to modify the Urban Hamilton Official Plan to add the subject property to the Urban Boundary and to add a new Site-Specific Policy, which includes the following text:</p> <p><i>"On the lands identified as Area A on Schedule "B" to this amendment and designated Urban Expansion Areas – Neighbourhoods, the following policies shall apply:</i></p> <div data-bbox="633 1110 1536 1806" data-label="Figure"> <p><b>Schedule B</b><br/>Amendment No. 1<br/>to the Urban Hamilton<br/>Official Plan</p> <p>Legend:</p> <ul style="list-style-type: none"> <li>Lands Subject to Official Plan Amendment</li> <li>Area A</li> <li>Area A-1</li> </ul> <p>Source: File 10</p> <p>Date: 10/11/2016<br/>Revised: 11/11/2016<br/>Drawn by: 10/11/2016<br/>Checked by: 10/11/2016</p> </div> <p>(Continues on reverse)</p> |

**Urban Hamilton Official Plan Amendment (UHOPA) - Continued**

- a) *The minimum density target for the Elfrida Lands as a designated greenfield area shall be in accordance with Policies A.2.3.4.2 and A.2.3.4.3 of Section 2.3 in Volume 1: Chapter A – Introduction of the Urban Hamilton Official Plan.*
- b) *Development on the lands identified as Area A on Schedule "B" to this amendment should:*
  - i. *Promote and protect natural heritage features, where they exist;*
  - ii. *Minimize impacts on adjacent agricultural lands outside of the Elfrida Lands;*
  - iii. *Encourage long-term sustainability through the provision of transit-oriented development, efficient use of land and infrastructure and opportunities for multi-modal transportation, among other matters;*
  - iv. *Include a diverse mix and range of land uses including a balance of housing types and options, employment, public service facilities, parks and open spaces and other uses;*
  - v. *Provide an interconnected system of streets, active transportation routes and pedestrian supportive streetscapes with access to transit; and,*
  - vi. *Promotes the fiscal responsibility of the City in the long term.*
- c) *Notwithstanding Policy F.1.2.9, in Volume 1: Chapter F -Implementation, A detailed secondary planning exercise will be completed and incorporated through a future Amendment to the Urban Hamilton Official Plan to implement the intended vision for the lands identified as Area A on Schedule "B" to this amendment. Secondary planning will be based on detailed assessment and consideration of applicable provincial policies. The required secondary plan will be informed by the following plans, reports, and studies:*
  - *Planning Justification Report*
  - *Draft Official Plan Amendment*
  - *Agricultural Impact Assessment*
  - *Subwatershed Study*
  - *Functional Servicing Feasibility Report*
  - *Concept Plan*
  - *Transportation Impact Study*
  - *Transit Assessment*
  - *Pedestrian Route and Sidewalk Analysis*
  - *Public Consultation Summary*
  - *Energy and Climate Change Assessment Report*
  - *Financial Impact Analysis and Financial Strategy*
  - *Phasing Plan*
  - *Noise Impact Study*
  - *Geotechnical Study*
  - *Karst Assessment*
  - *Community Facilities and Recreational Needs Assessment*
  - *School Accommodation Issues Assessment*
  - *Emergency Services Assessment*
  - *Cultural Heritage Impact Assessment*
  - *Archaeological Assessment*
  - *Odour Impact Assessment*
  - *Housing Assessment*
- d) *No urban development shall occur within the lands identified as Area A on Schedule "B" to this amendment until a detailed secondary planning process has been incorporated through a future Amendment to the Urban Hamilton Official Plan.*

# Elfrida - Planning Justification Report

**Prepared by:** Bousfields Inc.

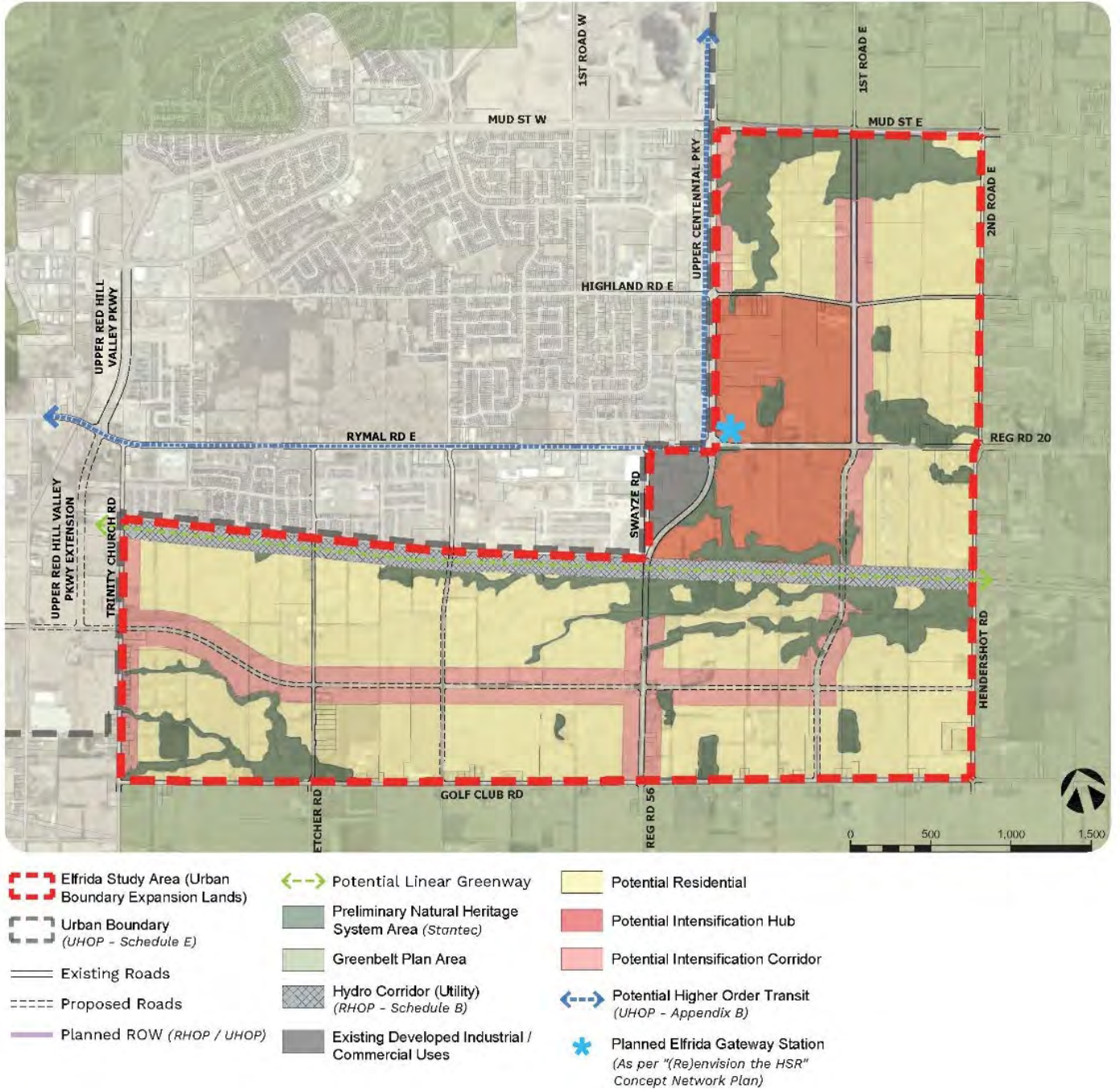
**Purpose:** The Planning Justification Report provides a professional planning opinion with respect to the Official Plan Amendment application to permit the expansion of the Hamilton Urban Boundary to include the Elfrida lands.

The Report considers the Concept Plan for the Urban Boundary Expansion Area (see reverse side of page) alongside all materials and background studies provided by the applicant in support of the application for an Urban Boundary Expansion.

## **Key Findings:**

- According to the author, the proposed development:
  - Provides a unique opportunity to allow lands directly next to the City's current Urban Boundary for urban development, helping to accommodate some of the City's population and job growth within the whitebelt lands.
  - Can optimize the use of existing and planned infrastructure and is along a future higher order transit route.
  - Is supported by the 2021 Land Needs Assessment, which identifies that additional community lands are needed to accommodate the City's growth to 2051.
- The author concludes that the proposed OPA is appropriate and desirable in land use planning terms and recommends that the application be approved.

## Elfrida Study Area Concept Plan



# Elfrida - Land Needs and Housing Assessment Report

Prepared by: Parcel Economics Inc.

**Purpose:** To identify if there is a need to plan for additional land to accommodate an appropriate range and mix of housing to 2051 over and above what was identified in the *City of Hamilton Land Needs Assessment to 2051, Technical Working Paper (2021)*.

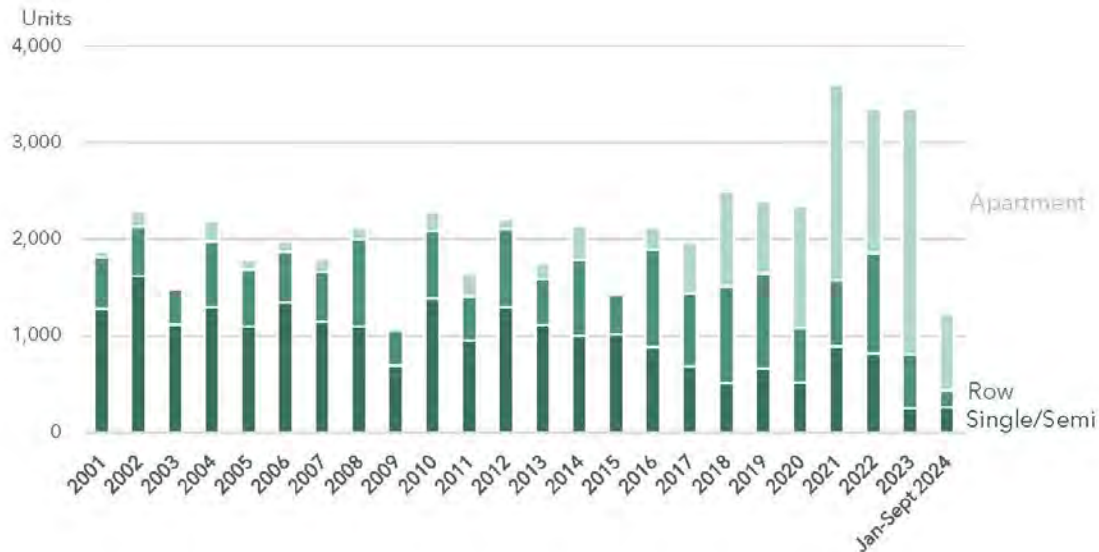
## Key Considerations:

- In March 2021, the 2051 Land Needs Assessment (the "2051 LNA") was prepared by Lorus and Associates. The 2051 LNA identified that the City would need between 1,340 hectares and 3,440 hectares of Community Area lands by 2051 to accommodate the population and employment forecasts contained in A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the "Growth Plan").
- At the General Issues Committee meeting on March 29, 2021, Council tabled the staff recommendation for the Ambitious Density scenario outlined in the 2051 LNA, which would have resulted in a targeted average rate of intensification of 60% between 2021 and 2051. Rather, Council directed that additional public consultation be completed.
- Based on this additional consultation, the City of Hamilton has committed to a firm no urban boundary expansion approach since 2021, which aims to accommodate anticipated growth within the existing Urban Boundary.
- On October 20, 2024, the Provincial Planning Statement (PPS) 2024 came into effect, replacing the Provincial Policy Statement, 2020 and the Growth Plan.
- The PPS, 2024 states that municipalities shall base population and employment growth forecasts on Ministry of Finance Ontario Population Projections; however, it also allows municipalities to continue to use population and employment forecasts previously issued through the Growth Plan for the purposes of land use planning.
- The author of this Report chose to use the Ontario Ministry of Finance population forecasts to conduct their assessment (rather than the Growth Plan projections used in the City's Official Plans) to estimate a need for 136,900 additional households in Hamilton by 2051 – representing 26,580 more than the 2051 LNA forecast.<sup>1</sup>
- Based on the Ambitious Density Scenario from the 2051 LNA, the author estimates a shortfall of 23,830 single/semi-detached units and 14,780 row units by 2051, which they project will require 1,780 additional hectares of Community Area land to accommodate.

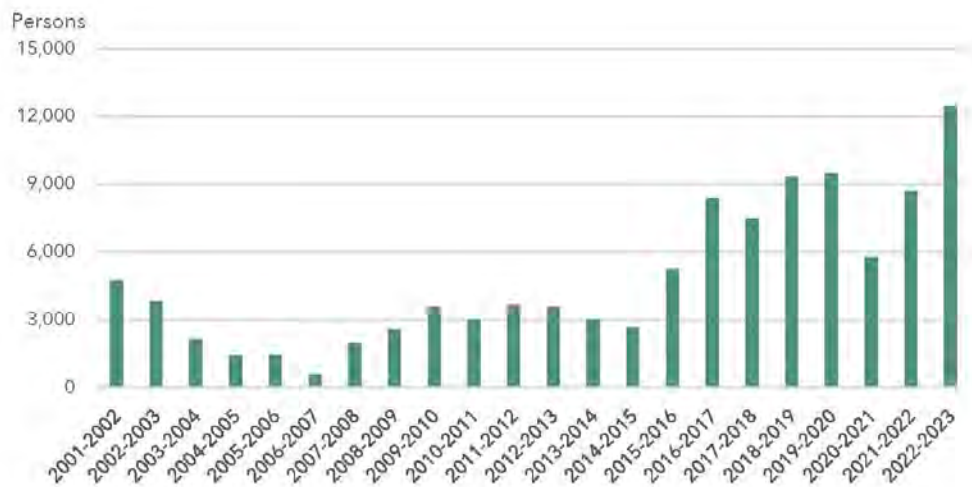
<sup>1</sup> The author also applied the 2021 Census household formation rates to the population forecasts to gain insight into the total number of households that are anticipated, rather than the total number of people (i.e., the population).

- The author is of the opinion that the proposed urban boundary expansion could, in part, help accommodate their projected population growth in the City of Hamilton to 2051.

#### City of Hamilton Annual Housing Starts 2001-2024 (from Parcel Economics report)



#### City of Hamilton Annual Population Growth 2001-2023 (from Parcel Economics report)





# Elfrida - Fiscal Impact Assessment

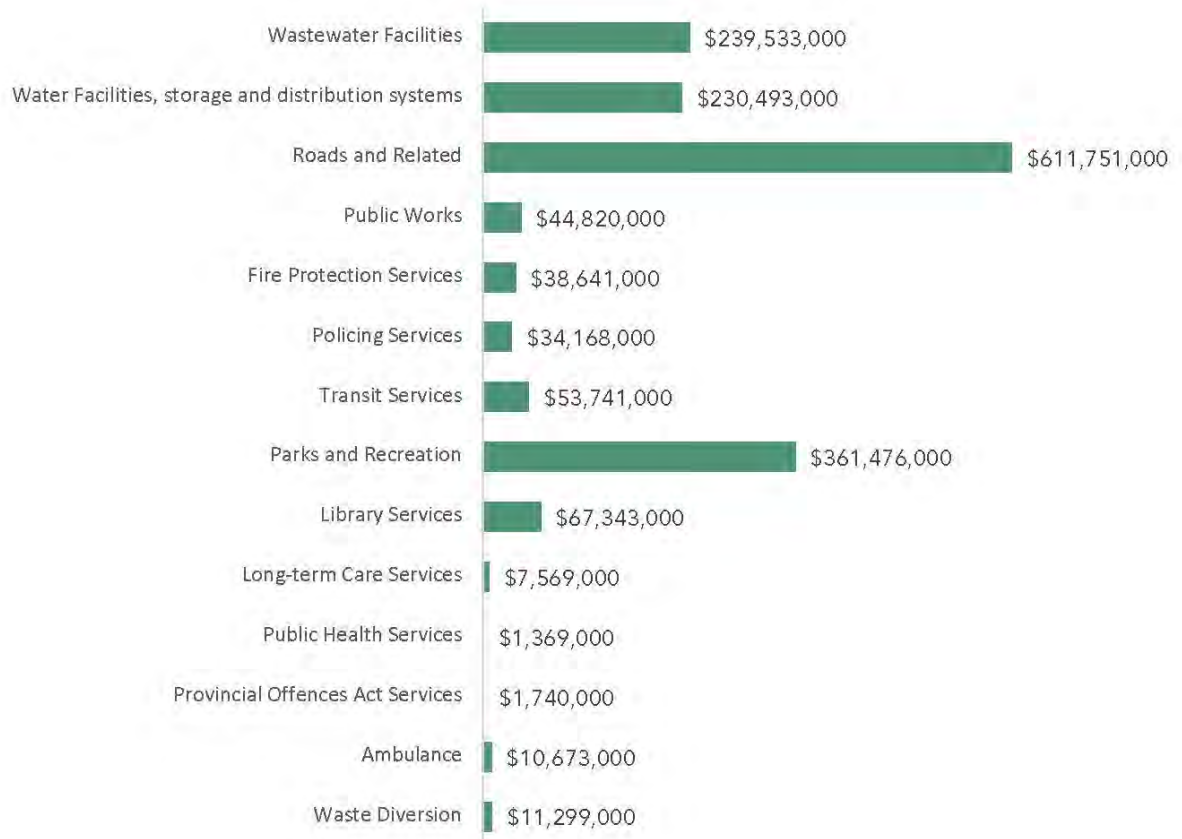
**Prepared by:** Parcel Economics Inc.

**Purpose:** To address key questions related to the costs of providing and maintaining infrastructure over time in the proposed expansion area, including long-term capital and operating costs to the City.

## **Key Considerations:**

- The assessment is a preliminary high-level estimate, as the units, unit mix, infrastructure needs, and phasing will be refined through the secondary planning process.
- The preliminary Concept Plan for the site has the potential to accommodate 114,900 persons and 14,360 jobs.
- The author estimates that development charges paid by the developer to the City will be approximately \$1.71 billion, and notes that stormwater, linear water, and wastewater infrastructure within the development will be a direct developer responsibility.
- The author projects that development charge revenue will exceed the capital infrastructure costs for the City, which have been identified for Elfrida.
- Additionally, they concluded that ongoing revenues generated by the development will exceed the estimated operating costs that could be incurred by the City.
- Through their analysis, the author argues that the Elfrida Community Area will have a positive fiscal impact on the City of Hamilton.

**Estimated Development Charge Revenue, Elfrida Community Area  
(from Parcel Economics report)**



# Elfrida - Functional Servicing Report

**Prepared by:** Stantec Consulting Ltd.

**Purpose:** To address the municipal servicing strategies for the proposed development, including grading and road works, sanitary wastewater collection and treatment, water supply and distribution, storm water servicing, phasing of development, geotechnical and hydrogeologic conditions, provision of utilities, and natural hazards components.

## **Key Considerations:**

- Development phasing is expected to progress from the Upper Centennial trunk sewer, moving north to south and extending east and west.
- Grading, stormwater drainage, and stormwater management is deferred through this Report to be addressed through the Secondary Plan process.
- Final earthworks quantities, earth movement volumes, and geotechnical investigations are also deferred until development applications are processed by the City through the Draft Plan of Subdivision/Site Plan process.
- Previous water system upgrades in relation to the Subject Lands were designed for a population of 41,558 residents and 3,525 jobs, but updated projections for the proposed development anticipate 114,903 residents and 14,363 jobs – representing a 70% increase to the Average Day Demand, Maximum Day Demand and Peak Hour Demand. Further discussions with City Staff are required to better understand how the increase in the anticipated water demands of the Subject Lands may impact proposed water infrastructure projects in the City and the timing of such projects. Hydraulic modeling will be undertaken as part of the Secondary Plan process.
- The author states that the proposed development can be adequately serviced for sanitary drainage using conventional municipal engineering practices, and that their own capacity analysis confirms sufficient reserve capacity in the Upper Centennial Parkway and Dickenson Road sanitary trunk to accommodate the projected increase in peak wastewater flow.
- The author states that the site can be serviced through the extension of existing utilities, including hydro, gas, cable tv, and telephone – though applications to each service provider will be required to confirm capacity of existing services. Additionally, the author recommends that an updated Functional Servicing Study and Stormwater Management Plan for the Subject Lands be prepared in conjunction with the Secondary Plan process.



# Elfrida – Agricultural Impact Assessment

Prepared by: Colville Consulting Inc.

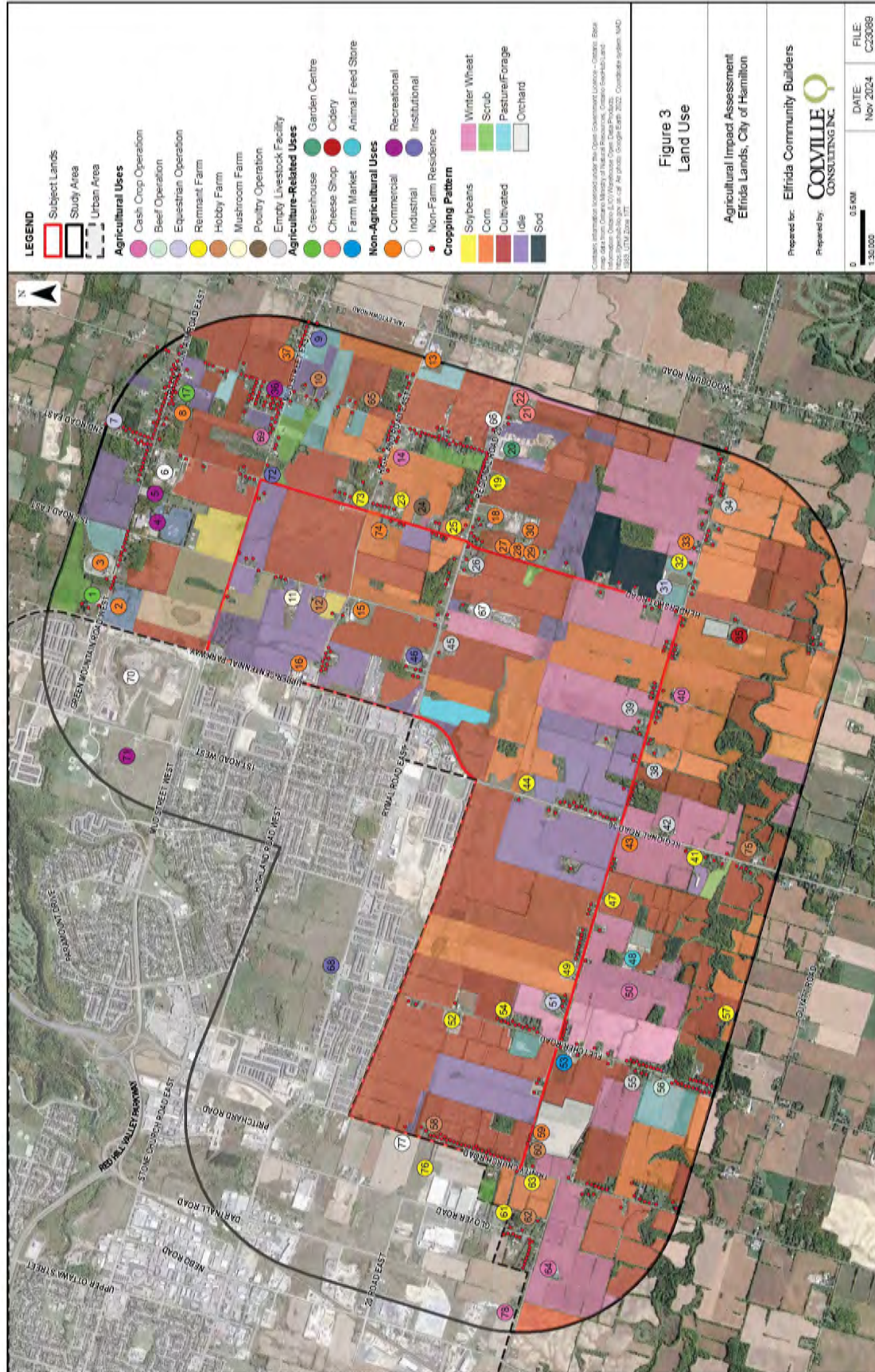
**Purpose:** To evaluate the potential impacts of the proposed boundary expansion on agricultural operations, the farming community, and the broader Agricultural System. In cases where impacts cannot be avoided, the Agricultural Impact Assessment (AIA) recommends ways to minimize and mitigate adverse impacts. The AIA also assesses whether the proposed boundary expansion complies with provincial and municipal agricultural policies.

## Key Findings:

- The proposed development is on prime agricultural land but is not part of a specialty crop area.
- According to the author, the primary impacts are limited to the loss of prime agricultural land, cultivable land, agricultural infrastructure, and land improvements, while indirect impacts are expected to be negligible with the implementation of the recommended mitigation measures.
- The author claims that the proposed development can comply with the Minimum Distance Separation (MDS) requirements, which determine the distance required between agricultural uses and surrounding land uses. Four agricultural operations create setback requirements for the proposed development that impact approximately 10.35 hectares of the Subject Lands. These requirements may be reduced by the City of Hamilton, the impacted lands excluded from boundary expansion, or the impacted lands used for infrastructure or open space land uses.
- According to the author, the proposed boundary expansion will comply with all relevant agricultural policies of the Provincial Planning Statement (PPS) 2024. If the Subject Lands are brought into the City of Hamilton's settlement area, the proposed development will comply with the local agricultural policies at such time.
- In the author's opinion, the AIA demonstrates that avoiding prime agricultural areas is not feasible to meet the City's land needs for projected population growth. They argue that the Subject Lands are lower priority agricultural lands within a prime agricultural area and represent a reasonable location for the boundary expansion.
- Potential impacts on the Agricultural System were identified and recommendations made to avoid or minimize impacts, to the extent feasible.



Existing Land Uses, Elfrida Community Area (from Colville Consulting report)



# Elfrida - Transportation Assessment

**Prepared by:** C.F. Crozier & Associates Inc.

**Purpose:** To review the following main aspects of the proposed development from a transportation engineering perspective:

- Existing and planned boundary road network.
- Existing and planned active transportation network.
- Expected new vehicular trips generated by the development.
- Development compatibility with the City of Hamilton's Truck, Transit, Cycling and Pedestrian goals.

## **Key Findings:**

- The full buildout of the proposed development is expected to generate a total of 27,762 (a.m.) and 32,644 (p.m.) gross two-way vehicular trips during the weekday a.m. and p.m. peak hours, respectively.
- The analysis initially showed that traffic on Trinity Church Road (to the west of the development) and Mud Street (to the north) would exceed road capacity. However, this analysis did not account for a continuous grid like collector road system.
- Along Trinity Church Rd, the subject lands have 1600 m of frontage, which can accommodate up to four (4) collector road connections. These collector roads would run east-west, offering an additional capacity of 500 vehicles per hour, allowing traffic volumes to efficiently access the road network due to increased capacity on parallel roads. The configuration of the collector road network will be explored in more detail at the Secondary Plan stage.
- Truck routes are expected to continue operating along existing arterial roads and will be supplemented by planned arterial roads, where the major commercial destinations are contemplated.
- The development area can support potential transit stops at arterial intersections that offer 400m transit coverage for a large proportion of the development lands (see image on reverse of page).
- The Transportation Demand Management strategies envisioned will help lower the vehicular traffic by promoting the other modes of transportation. Further details will be explored during the Secondary Plan stage.







# Elfrida - Energy & Climate Change Assessment Report

Prepared by: buildABILITY Corp.

**Purpose:** To demonstrate the impact of the potential settlement area expansion on the City's ability to achieve carbon neutrality and demonstrate the opportunities to reduce climate change impacts and avoid climate change risks.

## Key Considerations:

- The Energy and Climate Change Assessment Report provides a high-level roadmap for Elfrida to develop an energy-efficient, low-carbon community that aligns with local and regional policies and targets through five areas of impact, including:
  - Energy And Carbon
  - Low-Carbon Energy Solutions
  - Sustainable Mobility and Active Transportation
  - Natural Environment and Water
  - Climate Resilience
- The ECCA Report aims to position the proposed Elfrida development to align with the objectives of the following policies:
  - ReCharge Hamilton: Community Energy and Emissions Plan (2022)
  - Hamilton Climate Change Impact Adaptation Plan (2022)
  - Urban Hamilton Official Plan (2024)
  - Hamilton City-Wide Green Building Standards (2024)
  - 
  - Provincial Planning Statement (2024)
- The author is of the opinion that growth can be achieved affordably without placing an unreasonable burden on the environment.
- The author argues the proposed development can be an energy-efficient, low-carbon community that aligns with local and regional policies and targets. They also note that a second phase of the report will be developed at the Secondary Plan stage.



# Elfrida - Noise Impact Study

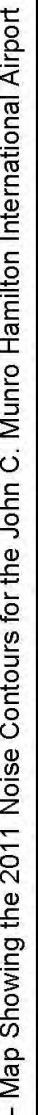
**Prepared by:** HGC Noise Vibration Acoustics

**Purpose:** To evaluate whether the proposed development is feasible, considering potential noise conflicts with nearby land uses.

## **Key Findings:**

- A 2011 Airport Master Plan study recommended that new residential development not occur above Noise Exposure Forecast (NEF) 28, which applies to a portion of the proposed development (see map on reverse).
- The author notes that, if the 2025 Noise Exposure Projection mapping for the John C. Munro International Airport are used, the lands fall outside the NEF/NEP contours.
- The author anticipates that road traffic noise may be mitigated through noise barriers for rear yards, as required, as well as air conditioning or the provision to install air conditioning by the occupant in the future.
- Upgraded building constructions may be recommended with a detailed review of architectural drawings considering both air traffic and road traffic noise. Interior sound level targets may be achieved with upgraded glazing constructions.
- Warning clauses are recommended to inform future residents of the traffic noise issues.
- A detailed noise study at the time of Draft Plan of Subdivision application is also recommended by the author, which they indicate should include:
  - A review of architectural drawings, considering air and road traffic noise;
  - A review of the sizes of the windows and floor areas; and,
  - Recommended upgrading of glazing constructions, where required.
- According to the author, the proposed development is feasible with some constraints imposed. The author recommends individual noise studies be completed for the residential and commercial lands as development applications proceed.  
Recommendations could include:
  - Minimum distance setbacks (e.g., 20 m for residential lands near industry);
  - Design of the site plan to consider commercial uses/parks/schools as buffer areas between residential and industrial uses;
  - Mitigation in the form of acoustic barriers, if residential and industrial lands share a mutual property line; and
  - Noise mitigation in the form of berms or acoustic barriers (the setbacks or required mitigation may be controlled through municipal approvals).





# Elfrida - Odour Impact Study

Prepared by: SLR Consulting (Canada) Ltd.

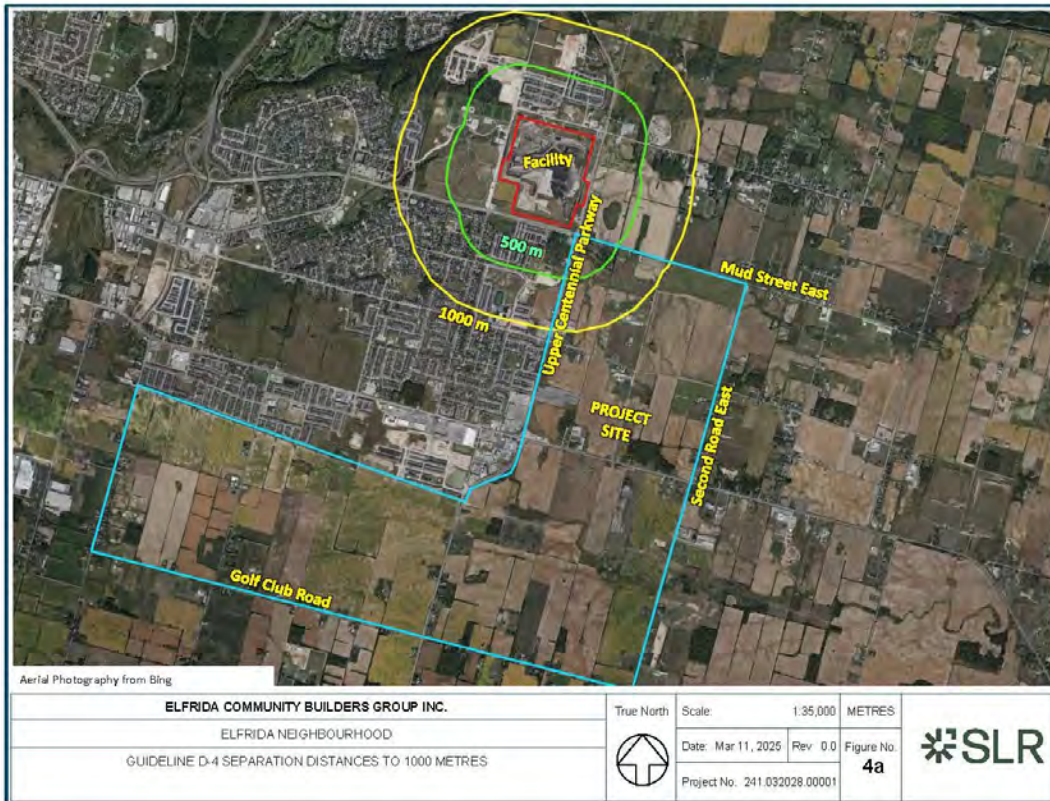
**Purpose:** To identify any existing and potential land use compatibility issues and to identify and evaluate options to achieve appropriate design, buffering and/or separation distances between the surrounding sensitive land uses, including residential uses, and nearby Employment Areas and/or major facilities. This preliminary Odour Impact Study focused on air quality and fugitive odour emissions related to the GFL Stoney Creek Regional Facility landfill site ("Facility").

## Key Findings:

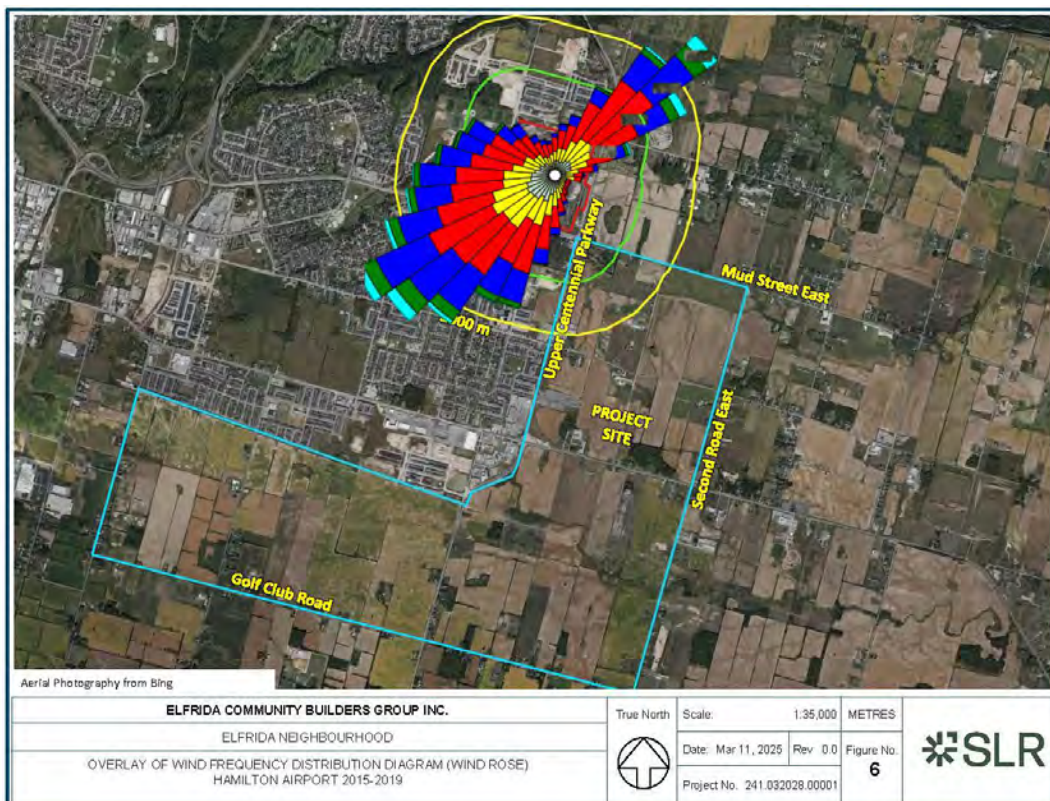
- Based on the review of mixed odour data made available to the public alongside measurements collected, the author indicates that Facility operations have the potential to generate detectable mixed odours beyond the limits of the property boundary.
- The mixed odours were typically identified as objectionable and consist primarily of metallic and sulphurous odours. The mixed odours have primarily been detected relatively close to the Facility property boundary and in alignment with the predominant wind directions (see map on reverse of page).
- The odour detections observed to date have been less than 1000 m from the Facility, with a small portion of the Elfrida Community Builders Group lands located within this potential Area of Influence.
- To address the potential for future complaints, it is possible to use Warning Clauses and receptor based physical mitigation measures in the architectural design of the proposed land structures that are located within 500 m of the Facility. The mitigation measures that may be considered include buffering of sensitive land uses, strategic location of fresh air intakes facing away from the Facility, installation of carbon and MERV rated filters, and if appropriate, positive pressurization of building features.
- It is the opinion of the author that residential uses are feasible on the proposed development's site. For the small portion of the site that is located within the Area of Influence of the Facility, they note that mitigation measures could be considered. They also recommend that an additional air quality study be undertaken to evaluate the need for mitigation in relation to odour emissions from the Facility once more details are provided for the Project.



Map Showing Guideline D-4 Separation Distances to 1000 Metres (from SLR Consulting report)



Map Showing Overlay of Wind Frequency Distribution (from SLR Consulting report)



# Elfrida – Subwatershed Study – Preliminary Opportunities and Constraints Mapping

**Prepared by:** GeoProcess Research Associates Inc. (GeoProcess), Palmer Environmental Consulting Group part of SLR Consulting Ltd. (Palmer/SLR), and Stantec Consulting Ltd. (Stantec)

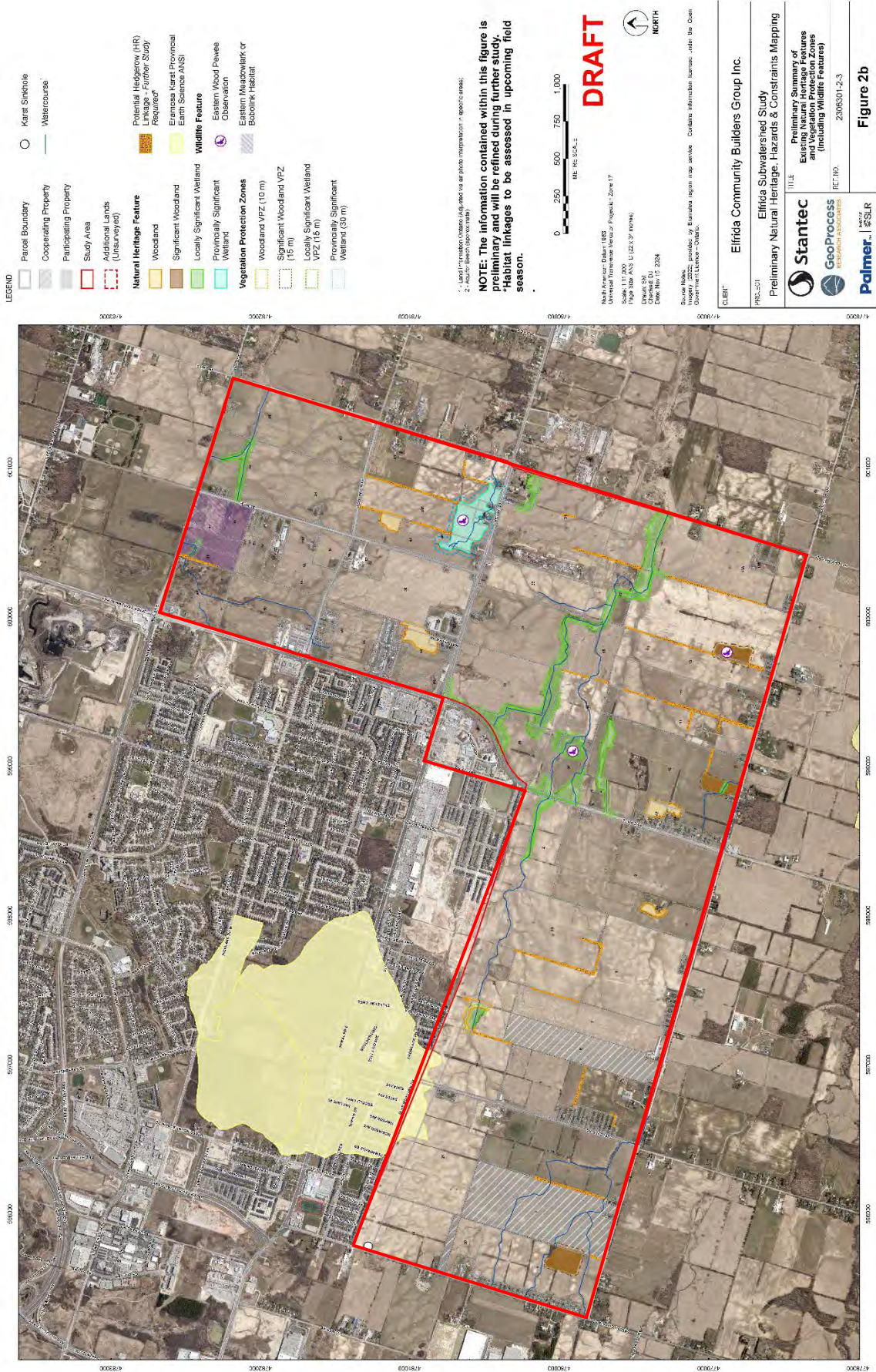
**Purpose:** To provide a representation of natural heritage constraints within the study area, based on preliminary data gathered in 2023 and 2024.

## Key Findings:

- Preliminary geomorphological, ecological, and hydrological constraint limits were prepared and mapped, with the following high-level description of constraints provided:
  - Geomorphic constraints:
    - All watercourses within the study area are considered unconfined features, and therefore the governing erosion hazard allowance was based on the meander belt width, as reflected in the mapping.
  - Ecological constraints:
    - The proposed development site includes the following natural heritage features: wetlands, woodlands, Headwater Drainage Features (HDFs), fish-bearing watercourses, and Bobolink/Eastern Meadowlark habitat.
    - Minimum Vegetation Protection Zones (VPZs) outlined in the Urban Hamilton Official Plan were also applied to applicable natural heritage features.
    - Potential linkage opportunities are proposed to provide connectivity between natural heritage features.
  - Hydrological constraints:
    - Flood hazards for both 100-year storm and regional flood events were identified based on 2018 reporting and applied to the preliminary constraints mapping. Updated hydrology and hydraulic models and associated floodplain mapping will be advanced in 2025, which will further refine the flood hazard information.
- The information provided by the author is intended to inform the future Subwatershed Study, anticipated to be completed in fall 2025 to help inform the development of a future Secondary Plan application.



Preliminary Mapping of Existing Natural Heritage Features and Vegetation Protection Zones (GeoProcess/Palmer/SLR/Stantec report)





## Appendix B - Virtual Open House Questions & Comments

To ensure the public receives consistent information, answers to the questions and comments listed in the table below are included in the main section of this document, under ["Questions Raised through the Consultation Process"](#). The number in the right-hand column of the table below refers to the matching question number in that section. If a question or comment relates to more than one answer, multiple question numbers are listed.

Where specific elements of certain questions have not been addressed, it is generally due to the unavailability of the necessary information—either because it has not been provided by the Applicant or because such details are not typically available at this stage of the development process. Nonetheless, all comments and questions will be taken into consideration and will inform the staff report to Council.

| Question/Comment   | Staff Response Reference # |
|--|----------------------------|
| Given the documented negative impacts on agriculture, such as the permanent loss of farmland, fragmentation of agricultural operations, and disruption to essential farming infrastructure in the neighbouring area, what specific, measurable benefits of urban boundary expansion outweigh the long-term costs to our local food security and the agricultural sector's viability?"  | 8                          |
| Is there no stopping this from happening? I live in the area, and I already have massive flooding and well running dry... this could make our problems worse   | 3/6/30                     |
| I understand the City has hired several planners to manage all of these applications - what is the cost to City of Hamilton of processing all of these applications and managing their proposals despite council voting no urban boundary expansion?   | 24                         |
| if someone owns land within the urban boundary application, but not presently a participant will they be able to submit for development if the subject lands are approved?   | 32                         |
| On the City of Hamilton webpage there are details about potentially significant homes in this area. Considering the potential loss of historically significant homes, what measures have been thoroughly assessed to preserve the cultural heritage and historical value of these properties, and how will these measures ensure that urban boundary expansion does not irreversibly damage or erase our community's history and identity? | 17                         |
| What are the plans for sewer and water on Golf Club Road?  | 1                          |
| Is the City of Hamilton concerned about paying for the infrastructure (road expansions, hydro, etc.) that would be required for this project?  | 25                         |
| how will private wells be protected during construction?   | 6                          |
| Is there an anticipated timeframe to any development?  | 34                         |
| You mentioned the studies submitted would be peer reviewed. By whom please?  | 31                         |
| You also said they have planned for a five-year storm? Is that sufficient given climate change? Thanks.  | 5                          |

| Question/Comment   | Staff Response Reference # |
|--|----------------------------|
| What are the plans to update the infrastructure to accommodate the extra people? Rymal, the Linc and red hill are already jammed. Schools are above capacity.  | 7                          |
| How often has the Ontario Land Tribunal fully rejected a development proposal?   | 29                         |
| Who is involved with the Ontario Land Tribunal?  | 29                         |
| Are these applications related to the RCMPs investigation of Doug Ford's removal of Greenbelt lands for development? It seems some of the names on the White Church Landowners group are linked to both this application and the corrupt Greenbelt land speculation.   | 28                         |
| There are protections and land use surveys for agricultural land. But what about non-agricultural and "unused land" why is there no protection or minimal protection for nature? and when if ever will the natural wildlife and plants be considered effectively if at all? This is a VERY important aspect that is not being adequately considered and covered.   | 12                         |
| You mentioned this is good agricultural land. The infrastructure would be a huge undertaking. I for one object to more building being done for homes. Farmland is already being taken at a fast rate. We need the farmland   | N/A                        |
| Is this council saying that the current owners of homes are welcome to enjoy, but the next generation looking to own homes is supposed to be okay with only owning/renting an ADU or a Condo?  | 19                         |
| Assuming this goes to the Ontario Land Tribunal, when the City defends its position at the Tribunal, do Legal staff call expert witnesses beyond City Staff or are experts limited to Staff?   | 29                         |
| While planning reports shared by the DEVELOPERS suggest a current land shortage within the existing urban boundary, the City of Hamilton reports say we have enough room in the current urban boundary. What comprehensive and transparent analyses have been conducted to exhaust all possibilities for intensification, infill development, and the repurposing of underutilized urban spaces before concluding that irreversible urban boundary expansion onto valuable agricultural and potentially historically significant lands is the only viable option? Can you comment on this. | 23                         |
| As a landowner within proposed area, if things get passed without issues, when could we be expected to negotiate with builder, how long do we have at our current address?   | 34                         |
| The white belt plays a significant role in acting as the buffer between agricultural areas and urban areas. If you develop this, I think there will be conflict between rural residences/farm and urban areas (for example tractor on roads, our wells are already impacted by nearby construction, noise/odour from agricultural operations). The white belt is our buffer, removing it will possibly place a conflict in place. Why are you choosing to consider white belt lands that buffer our different communities?   | 9/22                       |

| Question/Comment   | Staff Response<br>Reference # |
|--|-------------------------------|
| We've had 100-year storms more often in recent years, so using storm-water sewers that only accommodate a "5-year storm" doesn't sound sufficient. And especially since climate change predictions call for an increase in rainfall amounts and severe storms to continue worsening in our area. The Amazon Warehouse on Hwy #6 has already caused flooding in homes on Dickenson Rd., so won't this kind of inadequate sewer planning - and the paving of so much permeable land in the first place - lead to more flooding? This development proposal plus the large AEGD development proposal, would surely worsen the threat from flooding in our region which is already a very serious problem. How can the province force us to cause flooding in our city? That should be illegal. | 3/5/13                        |
| Has staff or a consultant ever completed a review to determine to long term cost of building more infrastructure vs infill development. The City of Ottawa had a review done by Hemson Consulting with determined that urban sprawl cost the city \$465 per person per year whereas high density infill is a positive gain of \$606 per person. I have not seen any such study for Hamilton, and I think it would be a very useful exercise. Is that something that is planned?<br><a href="https://www.cbc.ca/news/canada/ottawa/urban-expansion-costs-menard-memo-1.6193429">https://www.cbc.ca/news/canada/ottawa/urban-expansion-costs-menard-memo-1.6193429</a>   | 26                            |
| With all the storms and flooding in southern Ontario recently, plus the paving of so much permeable land around our city if these proposals are approved, clearly our old standards are inadequate today. Will those standards, like the 5-yr storm sewers, be revised to meet future climate-related needs?   | 3 / 5                         |
| Can the woodlots and wetlands on the properties be saved if developments are approved? I thought the city wanted to preserve features like these in their natural state according to ideas in the new BAP? Of course, for our city's climate resilience we should be preserving these natural assets now.  | 14                            |
| By far most of the land in this area has and is being used to grow sod is this even considered agriculture use?  | 10                            |
| Did Dave say 135 people and jobs per hectare? That seems very high as it looked like there was a lot of low-density housing planned for here?  | 18/19                         |
| Projected population growth is estimated - have the developers over-estimated this? How do we know for sure? Hamilton already has a good plan to address our growing population within our existing urban boundary. So, I think we should take the province to court because the plans the Ontario Land Tribunal may force on Hamilton residents will be too expensive for taxpayers like me and will not provide the kind of housing we NEED. We need homes closer to existing transportation and businesses where services already exist. On the basis of the climate emergency alone, the province should not be allowed to force BAD planning proposals like these on our municipality!  | 18/23                         |
| When this is approved, how long will it take before ground is broken? A range?   | 34                            |
| We have a forested area behind us that houses wildlife. Will the forest remain?  | 14                            |
| Will existing residents be provided with the benefits of the infrastructure given that they pay the same taxes?  | 25                            |

| Question/Comment  | Staff Response Reference # |
|---|----------------------------|
| Given the City of Hamilton's stated goals of creating complete and sustainable communities, how does this (Elfrida) and the previous White Church proposed urban boundary expansion, which appears to prioritize low-density development and lacks a clear integration of diverse housing options, accessible public transit, and local employment opportunities, avoid exacerbating existing sprawl patterns and instead contribute to a more compact, walkable, and self-sufficient urban form? | 21/22                      |
| Is there no protection for anything other than agricultural in terms of nature and wildlife?  | 12                         |
| I hope the city starts using more visionary consultants that have climate and sustainability at top of mind. Quebec has great consultants. The usual Hemson and Dillon are dinosaurs. Try these guys: Smart Cities Research Services  | N/A                        |
| Will this development have multi story buildings?   | 19                         |
| Will the sub water shed study take into consideration impacts to adjacent properties (i.e. how do you ensure this development does not impact water drainage on adjacent properties)  | 1/3/13                     |
| Will landowners in the proposed development area be able to review the studies that are supporting this proposal, i.e. watershed study, storm management etc.   | 35                         |
| With recent changes from the Ford government on Development Charges, will the developer be offering to fund not just all required infrastructure within the subject lands, but will they also pay for infrastructure upgrades to access the subject lands? Will the developer offer to fund new required fire stations, Libraries, Community Centre's, schools etc.? Or will this fall on taxpayers?  | 4/25                       |
| Traffic is already congested at peak times. Even with new arterial roads, all traffic will funnel to Centennial Parkway as the nearest escarpment crossing. Surely a new high-capacity escarpment crossing further east will be needed to accommodate all the traffic. Will the NEC allow this? Will the developer fund this or will taxpayers have to?   | 7/4/25                     |
| When will Centennial be repaved? It's practically ground down to dust in some areas.  | 7                          |
| when do you think water/sewer lines will be going in the Elfrida expansion  | 34                         |
| For both applications: Storm water management techniques must be incorporated at the early stages and retention ponds and low impact development methods needs to be incorporated at the development sites before entering the city systems.  | N/A                        |
| How is the city considering the potential to recover the costs already spent on the upper Centennial sewers that were installed in recent years?  | 25/4                       |
| It seems the definitions/designations of lands are proposed at this point. Is it likely that the developer would be changing these designations? Specifically, the designation of "natural heritage" areas.   | 19/12/14                   |
| In previous subdivisions which were implemented in the city, how accurate was the consultants estimate of impact to existing systems (cost), if it runs over how does the city recoup this cost from the developer, so it is not passed onto existing property owners via taxes?  | 25/4                       |

| Question/Comment  | Staff Response Reference # |
|---|----------------------------|
| will there be a single point of contact for impacted residents during the review and construction?  | 35                         |
| In reviewing the proposed sites, the inventory of existing conditions and features must be weighed to look at what is to be retained or removed and then replaced somewhere to benefit the community. I will look for the site inventory report and review. Thanks.   | N/A                        |
| The developer's density intentions don't make sense if they plan to build mostly singles and semis. And what jobs are they talking about? Binbrook has neither jobs nor transit... nor density.   | N/A                        |
| I did not see any explicit mentioning of Indigenous consultation on either White Church or Elfrida which is sometimes a part of applications of this nature. has this happened? Or will it be happening?  | 27                         |
| How does this proposed urban boundary expansion align with the broader Provincial policy objectives regarding the protection of agricultural land and the creation of complete communities?   | 11                         |
| How do these two urban boundary expansion applications align with the City's climate change mitigation and adaptation goals and policies, particularly concerning increased transportation emissions, loss of carbon-sequestering agricultural land, and the potential for increased energy consumption in sprawling developments?  | 11                         |
| All wetlands and forests are valuable today due to the progressing global climate emergency. Hamilton mountain is sorely lacking municipally required green space already. Will the city take protecting natural features more seriously than we have in the past? Every wetland and woodlot matters today to protect biodiversity, water, permeable land, rare species, etc... | 12/14/11                   |
| Does the city have any ability to dispute a possible Ontario land tribunal acceptance of the land? What is the city and staff doing to help keep our firm urban boundary?   | 30                         |
| What specific steps (in addition to today's meeting and the June meeting) have been taken to ensure meaningful public consultation regarding this proposed urban boundary expansion, particularly with affected agricultural landowners and residents, and how will our feedback be incorporated into the planning process?   | 33                         |
| Currently the bottom of Centennial Parkway, the Red Hill parkway and the 403 exit at the end of the Lincoln Alexander Parkway are bottle necked every day. How will this be addressed with this proposed growth?  | 7                          |
| Based on existing, similar size developments in the city of Hamilton how accurate was the consultants impact assessment to on traffic, infrastructure, and surplus fiscal revenue vs the actual outcome. If the assessment was low vs actuals, how does the city ensure this expense is not downloaded to existing taxpayers vs charged back to the developer?                  | 25/4                       |
| So, do we also consider the impact these planning proposals have on climate change in Hamilton, and the cost to us from that? Is this considered seriously? Can we take the province to court over their poor plans which consistently deny the global climate emergency?   | 16                         |

## Appendix C - In-person Open House Comments & Questions

To ensure the public receives consistent information, answers to the questions listed in the table below are included in the main section of this document, under ["Questions Raised through the Consultation Process"](#). The number in the right-hand column of the table below refers to the matching question number in that section. If a question or comment relates to more than one answer, multiple question numbers are listed.

Where specific elements of certain questions have not been addressed, it is generally due to the unavailability of the necessary information—either because it has not been provided by the Applicant or because such details are not typically available at this stage of the development process. Nonetheless, all comments and questions will be taken into consideration and will inform the staff report to Council.

Comments listed in the table below do not have an associated staff response but have been noted and considered by staff through the review of the application. Photocopies of the comment cards submitted at the in-person open house are also attached below.

| Comment/Question   | Staff Response Reference # |
|--|----------------------------|
| What alternative development plans currently exist? E.g., are there smaller, higher density developments that represent a viable alternative (that does not require so much Farmland and is closer to where the jobs and urban core are located).                                  | 22/23                      |
| Does the City of Hamilton really buy the positive fiscal impact of this proposed development (i.e., the City cannot afford a budget increase given its current deficit position)   | 25                         |
| If Hamilton has the necessary space to build, why is the urban boundary being moved to accommodate unnecessary building?   | 22/23                      |
| During a time when a climate crisis is costing taxpayers more than we can afford, how does paving over green space and cutting down trees to pave farmland make economical or climate sense?   | 22/23/11                   |
| The applications propose to use primarily Farmland for urban expansion. How much of this land is currently being farmed (i.e., is it zoned as prime but largely unused?)   | 8                          |
| What stance is the City taking on this issue? Regardless of their duty to review, does council have an opinion or consensus before the final deadline? Once Council approves or declines the application, is there any way to influence the decision of the Ontario Land Tribunal? | 21/22/29/30                |
| Questions: 1) I would like to know the timeframe of this construction. 2) Will Trinity Church Road be widened to 4 lanes? 3) Where in Elfrida will the construction start? East? West? 4) Why are we developing agricultural land? 5) What can be done to stop it?                 | 34/7/22/23/33              |
| We find the paperwork provided by Elfrida and White Church developers is one-sided and slanted towards their benefit and not a   | 25                         |

| Comment/Question   | Staff Response Reference # |
|--|----------------------------|
| true reflection of the real facts. We believe that a project of this magnitude will create a huge financial strain on the City of Hamilton and taxpayers. How much of the cost with the developers cover?  |                            |
| How many tax dollars were spent on GRIDS2? The various studies etc. for the Elfrida Area? Was this an area earmarked by the Hamilton Council back in 2006? How do you define Whitebelt lands? Land designated for future development? Yes! The time is now, no? Do Hamiltonians want to live in tiny, cramped spaces? I'm an environmentalist, and please council, recall your contaminant crisis in Chedoke Creek? And the ignoring of it for years? Don't chirp about climate change and environmentalism when your population is struggling to find a place to live. Is Hamilton meeting housing numbers? What game is being played here? Your actions are driving up prices by creating a level of scarcity. Expand these areas and have the developers work alongside City planners to build more ecologically sound residential areas. | 23/28                      |
| The City is behind in infrastructure maintenance repair 3.8 Billion!! Deal with what is within the existing urban boundary.  |                            |
| 100% Against. Hamilton needs Affordability, private landowners group will not build Affordability. They are there to make money. Build in the downtown.  |                            |
| Please do not continue with this application/development, as I was told 2% of those surveyed were supportive of this development - listen to the community! The soils samples map says it is great quality! Why build on it? Farm it! Redevelop the downtown - do not take our land.   |                            |
| Strongly disagree with Elfrida expansion, as it is planned on agricultural land. Other places within the City should be built on before spoiling the land! Also, there is no plan for a reasonable buffer between proposed site and the Green belt!  |                            |
| 100% against. You're putting the LRT in downtown Hamilton. Keep the people in Hamilton to use it! Makes zero sense to expand the urban boundary.   |                            |
| Lots of wildlife will be dislocated. Terrible use - the City exists already.   |                            |
| Also, present unbiased information to your citizens. They are uninformed. Council is uninformed on this complex issue. How are they able to make these decisions? The Planning Committee in 2023 (2022) advised council to expand. Council voted against expansion. Hmm...why??  |                            |
| The Elfrida urban expansion was first endorsed by council in 2005. Every council after supported the expansion until 2021 when council voted against their planners' advice and refused to expand the boundary. Over the years, 10s of millions of tax dollars were spent to prepare the Elfrida lands for development when council in 2021 voted against expansion. They said urban growth could be accommodated by infill, since then Hamilton has missed its growth targets every year. As a result, homelessness has increased every year. It's time to expand the boundary. Infill has failed.  |                            |
| Why is the farmland, which we grow and harvest many important crops on, being treated by the developer and assessment folks as being less valuable than it really is? Where is the bias regarding the fact that major developers own large parcels of these subject lands?   |                            |

| Comment/Question  | Staff Response Reference # |
|---|----------------------------|
| <p>I live on Hendershot, just before the golf club, and I am not against builders building, but I am against using productive farmland. I drove downtown tonight up King Street and at every major intersection there are huge lots that are sitting empty with boarded up buildings. We should be building up not out. My road should be renamed HWY 56 because no one uses the highway anymore, as everyone is cutting through on side concessions. That's why your study revealed that HWY 56 doesn't merit 4 lanes, but my road does? As traffic is unreal with everyone tailgating passing cars and speeding just to get to their destination quickly. Come on - 4 lanes on 56 please. Also, what's up with gravel and tar when redoing the surface? What happened to the old-fashioned asphalt.</p> |                            |
| <p>Thank you for organizing the open house event. It helps me to understand more about the urban expansion plan. I totally support this expansion. It helps developing the economy for the City as a whole, as well as to improve the quality of life for the residents - such as faster transit, better road quality, better parks, playgrounds, and commercials. Thanks again!</p>  |                            |
| <p>Hendershot Rd. What about my shallow well, its barely holding up now - will you supply me with water forever? Who is going to be able to afford these homes anyway? Should be building affordable homes in the City with all of the empty lots and boarded up houses that are available. Farmland should not be touched. Build up not out. Lastly, after 45 years of busting by butt and finally retired and looking forward to sitting in peace and quiet with my feet up in my yard birdwatching and not being subject to noise, pollution, traffic, and total chaos. Who will compensate me for that? Tell builders to build in their own backyard.</p>   |                            |
| <p>This is land speculators looking to cash in on their land grabs. We need this agricultural land for crops. We cannot afford this; we are already in massive debt. Intensify within our boundaries. Civil disobedience is coming.</p>   |                            |
| <p>Plenty of information offered, and enough city personnel to answer questions. Would be considerate to hold closer to the lands discussed (i.e., on the mountain). Bit of a deterrent to come this way. In future, consider religious holidays. This is Holy week for many - virtual meeting on Holy Thursday (first day of Easter celebrations doesn't work for many).</p>   |                            |
| <p>With this world environment, can we rely on another nation for our food? Think about this.</p>   |                            |
| <p>As an aside, if this goes through, roads need to be fixed and widened. Driving from the Niagara Region along Highway 20, the road is a disaster at the Hamilton boundary. Those who live in the area should be allowed options to get around if building starts.</p>   |                            |
| <p>Our focus should be intensification within the urban boundary. Why would Hamilton consider the development outside the City limits if we are already operating at a deficit. It makes no sense. How much will the developers pay towards the infrastructure. Will it be ongoing? Will this impact our taxes. How will people access transit at these new areas outside the City centre. How busy will traffic become with over 100,000 more people living on the upper mountain? Will the highways and roads be adequately maintained. This doesn't make any sense. Keep Hamilton green. Say no.</p>   |                            |



Questions

Comments

The city is behind in  
infrastructure maintenance  
repair 3.8 BILLION!!

Deal with what is within the  
existing urban boundary.

[engage.hamilton.ca](http://engage.hamilton.ca)



Questions

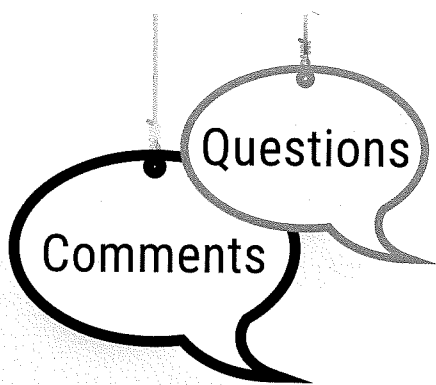
Comments

100% AGAINST

① wastewater - the plant has  
been updated to handle waste  
from WITHIN the urban boundary, if  
this goes thru, where are you taking  
away from? It's math, the waste  
has nowhere to go!

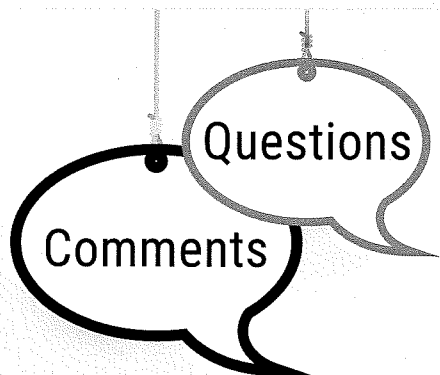
[engage.hamilton.ca](http://engage.hamilton.ca)





What alternative  
development plans currently  
exist - e.g., are there smaller,  
higher density developments that  
represent a viable alternative  
(that does not require so much  
prime agr. land and is closer to  
where the jobs & urban core  
are located)?

[engage.hamilton.ca](http://engage.hamilton.ca)




Does the City of Hamilton  
really buy the positive  
fiscal impact of this  
proposed development?  
(i.e., the City cannot afford  
a budget increase given its  
current deficit position)

[engage.hamilton.ca](http://engage.hamilton.ca)



Hi,

I'VE HEARD TALK OF JOINING THE UPPER RED  
HILL PKWY TO THE HWY 6 BYPASS. WOULD  
THIS COME INTO PLACE WHEN THIS LAND  
AIRPORT - WHITE CHURCH, IS BEING CONSIDERED?  
WITH MOUNT HOPE & BINBROOK EXPANDING  
THE TRAFFIC NEEDS TO BE ADDRESSED.  
CAN YOU GIVE A DATE TO WHEN THIS  
WOULD BE ACCOMPLISHED?



Questions

Comments

RESIDENCE ON AIRPORT RD ARE  
OVERWHELMED BY EXTREME  
TRAFFIC DUE TO BINBROOK RESIDENTS  
SPEEDING THROUGH THE AREA.  
IT IS UNSAFE FOR SENIORS & CHILDREN  
IN THE AREA. SCHOOL BUSES ARE  
BEING PASSED AS CHILDREN LOAD &  
UNLOAD EVERY DAY. HOW WILL TRAFFIC  
BE RECTIFIED WHILE KEEPING OUR  
URBAN FEEL WITH 7500 HOMES ADDED  
TO THE ISSUES.

100% AGAINST.

Questions

Comments

Hamilton needs affordable  
housing, private landowners  
group will not build AFFORDABLE  
housing. They are there to  
MAKE MONEY  
Build in downtown

[engage.hamilton.ca](http://engage.hamilton.ca)



Questions

Comments

NO to whitechuck  
expansion plan

[engage.hamilton.ca](http://engage.hamilton.ca)



Questions

Comments

Please do not continue with this application / development.

As I was told 2% of those surveyed were supportive of this development - LISTEN to the community!  
The soil samples map says it is great quality!  
Why build on it? FARM IT!

- Redevelop the downtown - do not take our land.

[engage.hamilton.ca](http://engage.hamilton.ca)



Questions

Comments

I must say that had I known that the White Church region was possible to be developed into mass homes and businesses,

I wouldn't have poured my money into a property where I can enjoy the liberty of a quiet zone. Now with this proposal it looks like the province wants to give up their farmlands for taxpayers and votes. If we lose the farmlands, we lose our love of the land. Today, it seems more important to pack more people into open lands instead of fixing the areas we already are in.

[engage.hamilton.ca](http://engage.hamilton.ca)



Questions

Comments

IF HAMILTON HAS THE NECESSARY  
SPACE TO BUILD, WHY IS  
THE URBAN BOUNDARY BEING  
MOVED TO ACCOMMODATE  
UNNECESSARY BUILDING?

[engage.hamilton.ca](http://engage.hamilton.ca)



Questions

Comments

Strongly disagree!  
with Elfrida expansion, is  
planned on agricultural  
land. Other places  
within the City should be build  
on, before the spoiling the  
land.  
Also there is no plan for reasonable  
buffer between proposed site and  
Green belt! →

[engage.hamilton.ca](http://engage.hamilton.ca)



Questions

Comments

THIS PROJECT HAS NOT BEEN  
THOUGHT THROUGH.

- 1) Why develop a rural area  
when the city is falling apart?
- 2) Traffic will not be sustainable — school buses etc.
- 3) Land ~~is~~ has been poisoned for the 38 years  
that I've lived on Whitechurch — sprays kill  
everything (including my trees on 2 occasions)

No room for more !

[engage.hamilton.ca](http://engage.hamilton.ca)



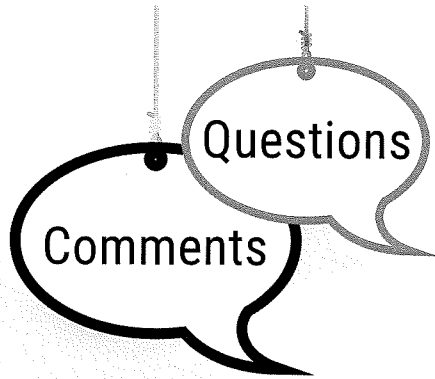
Questions

Comments

DURING A TIME WHEN A CLIMATE  
CRISIS IS COSTING TAXPAYERS  
MORE THAN WE CAN AFFORD,  
HOW DOES PAVING OVER GREEN  
SPACE & CUTTING DOWN TREES  
TO PAVE FARMLAND MAKE ECONOMICAL  
OR CLIMATE SENSE?

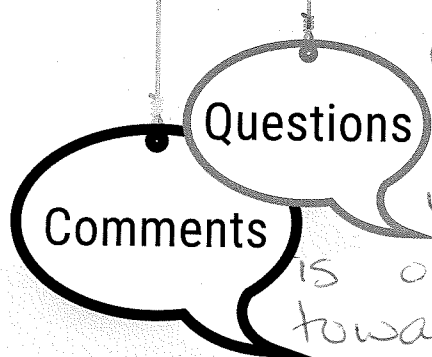
[engage.hamilton.ca](http://engage.hamilton.ca)





The applications propose to use <sup>primarily</sup> prime agricultural land for urban expansion. How much of this land is currently being farmed (i.e., is it zoned as prime but largely unused)?

[engage.hamilton.ca](http://engage.hamilton.ca)



We find the paperwork provided by Elfrida and White Church developers is one sided and slanted toward their benefit and not a true reflection of the real facts.

We believe that a project of this magnitude will create a huge financial strain on the city of Hamilton and tax payers. How much of the cost will the developers cover.

[engage.hamilton.ca](http://engage.hamilton.ca)





Questions

Comments

100% AGAINST

You're putting LRT  
in downtown HAMILTON,  
Keep the people in Hamilton  
to use it!

MAKES ZERO sense to expand  
URBAN BOUNDARY

[engage.hamilton.ca](http://engage.hamilton.ca)



Questions

Comments

lots of wildlife.  
will be dislocated.

Terrible, use  
the city that exists  
already!

[engage.hamilton.ca](http://engage.hamilton.ca)



Questions

Comments

ALSO, PRESENT UNBIASED  
INFORMATION TO YOUR CITIZENS.

THEY ARE UNINFORMED.

COUNCIL IS UNINFORMED ON THESE  
COMPLEX ISSUES, HOW ARE THEY ABLE TO  
MAKE THESE DECISIONS??

THE PLANNING COMMITTEE IN 2023 (2022)  
ADVISED COUNCIL TO EXPAND.

COUNCIL VOTED AGAINST EXPANSION. Hmm...? Why?!

[engage.hamilton.ca](https://engage.hamilton.ca)



Questions

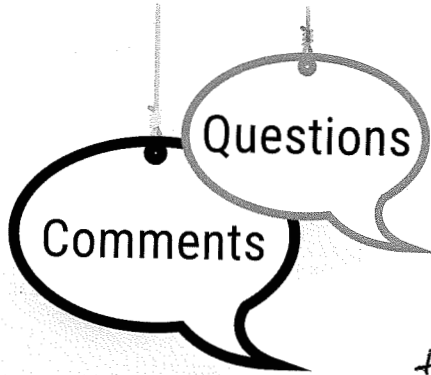
Comments

THE ELFRIDA URBAN EXPANSION WAS  
FIRST ENDORSED BY COUNCIL IN 2005.  
EVERY COUNCIL AFTER SUPPORTED THE  
EXPANSION UNTIL 2021 WHEN COUNCIL  
VOTED AGAINST THEIR PLANNERS

ADVICE AND REFUSED TO EXPAND THE  
BOUNDARY, OVER THE YEARS 10'S OF  
MILLIONS OF ~~DOLLAR~~ TAX DOLLARS WERE SPENT TO  
PREPARE THE ELFRIDA LANDS FOR DEVELOPMENT.  
WHEN COUNCIL IN 2021 VOTED AGAINST EXPANSION  
THE SAID URBAN GROWTH COULD BE ACCOMMODATED BY  
INFILL. SINCE THEN HAMILTON HAS MISSED ITS  
GROWTH TARGETS EVERY YEAR. AS A RESULT  
HOMELESSNESS HAS INCREASED EVERY YEAR.  
IT'S TIME TO EXPAND THE BOUNDARY. INFILL HAS FAILED

[engage.hamilton.ca](https://engage.hamilton.ca)

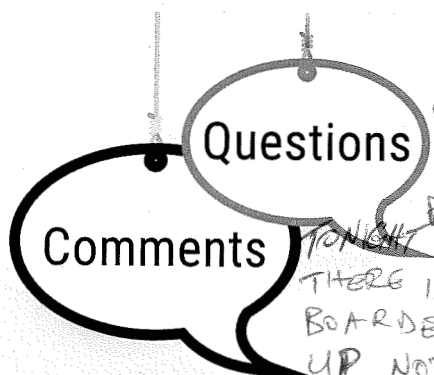




Why is the farmland, which we grow and harvest many important crops, being treated by the developer and assessment folks as being less valuable than it really is?

Where is the bias regarding the fact major developers own large parcels of ~~this~~ subject lands?

engage.hamilton.ca



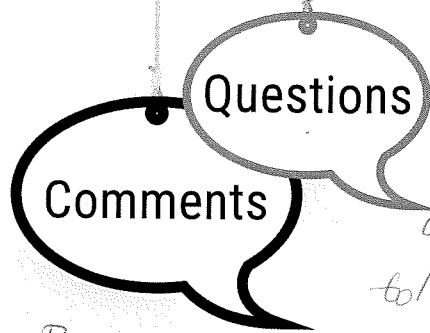
Questions

Comments

I LIVE ON HENDERSON JUST BEFORE GOLF CLUB, AND I AM NOT AGAINST BUILDERS BUILDING BUT I AM AGAINST USING PRODUCTIVE FARMLAND. I DROVE DOWNTOWN TONIGHT VIA KING ST. AND AT EVERY MAJOR INTERSECTION THERE IS HUGE LOTS THAT ARE SITTING EMPTY WITH A BOARDED UP BUILDINGS. WE SHOULD BE BUILDING UP NOT OUT. MY ROAD SHOULD BE RENAMED HWY 56 BECAUSE NO ONE USES THE HWY ANY MORE AS EVERYONE IS CUTTING THROUGH ON SIDE CONCESSIONS, THATS WHY YOUR STUDY REVEALED THAT HWY 56 DOESN'T WERRET 4 LANES, BUT MY ROAD DOES? AS TRAFFIC IS UNREAL WITH EVERYONE TAILGATING PASSING CARS & SPEEDING FAST TO GET TO THEIR DESTINATION QUICKLY, COME ON 4 LANES ON 56 PLEASE, ALSO WHATS UP WITH GRAVEL & TAR WHEN REDOING THE SURFACE WHAT HAPPENED TO THE OLD FASHONED ~~BAR~~ ASHALT.

engage.hamilton.ca

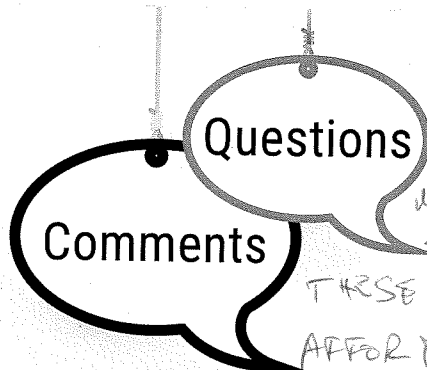




Hi,

Thank you for organizing the open house event. It helps me to understand more about the Urban Expansion plan. I totally support this expansion. It helps developing the economy for the City as a whole as well as improve the quality of life for the residents. such as faster transit, better road quality, better park, playground, and Commercial. Thanks again!

engage.hamilton.ca



HENDERS NOT RD.

- WHAT ABOUT MY SHALLOW WELL, ITS BARELY HOLDING UP NOW, WILL YOU SUPPLY ME WITH WATER FOR EVER?

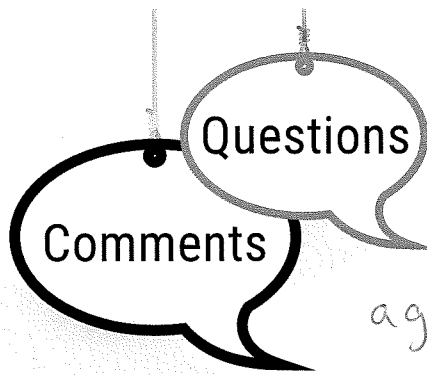
- WHO IS GOING TO BE ABLE TO AFFORD THESE HOMES ANYWAY? SHOULD BE BUILDING AFFORDABLE HOMES IN THE CITY WITH ALL OF THE EMPTY LOTS & BOARDED UP HOUSES THAT ARE AVAILABLE. FARMLAND SHOULD NOT BE TOUCHED. BUILD UP NOT OUT.

- LASTLY AFTER 45 YEARS OF BUSTING MY BUTT AND FINALLY RETIRED & LOOKING FORWARD TO SIT IN PEACE & QUIET WITH MY FEET UP IN MY YARD BIRDWATCHING & NOT BE SUBJECT TO NOISE, POLLUTION, TRAFFIC & TOTAL CHAOS.

WHO WILL COMPENSATE ME FOR THAT. TELL BUILDERS TO BUILD IN THEIR OWN BACK YARD

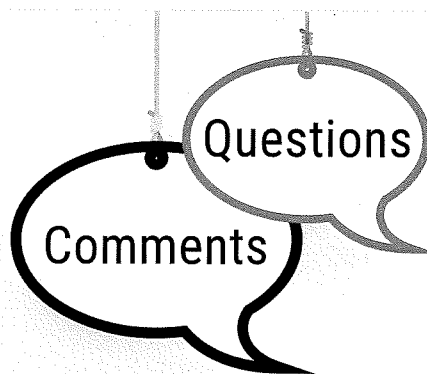
engage.hamilton.ca





This is land speculators looking to cash in on their land grabs. We need this agricultural land for crops. We cannot afford this, we are already in MASSIVE DEBT. Intensify within our boundaries. Civil disobedience is coming

[engage.hamilton.ca](http://engage.hamilton.ca)



What stance is the city taking on this issue? Regardless of their duty to review, does Council have an opinion or consensus before the final deadline?

Once Council approves or declines the application, is there any way to influence the decision of the OLT?

[engage.hamilton.ca](http://engage.hamilton.ca)



Comments

Questions

Plenty of information offered,  
and enough city personnel to  
answer questions

would be considerate to hold class  
to the lands discussed - ie. on the mountain. Bit of  
a deterrent to come this way.

In future, consider religious holidays. This  
is Holy week for many. Virtual meeting on Holy Thursday -  
first day of Easter celebrations - doesn't work for many.

[engage.hamilton.ca](http://engage.hamilton.ca)



Hamilton

**ENGAGE**  
HAMILTON

Comments

Questions

WITH THIS WORLD  
ENVIRONMENT CAN WE  
RELY ON ANOTHER NATION FOR OUR  
FOOD THINK ABOUT THIS

[engage.hamilton.ca](http://engage.hamilton.ca)



Hamilton

**ENGAGE**  
HAMILTON

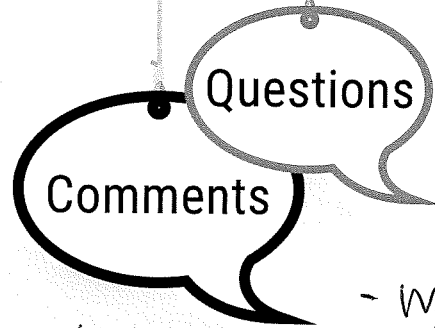
Questions

Comments

As an aside, if this goes through, roads need to be fixed, and widened.

Driving from the Niagara Region along Highway 20, the road is a disaster at the Hamilton boundary.

Those who live in the area should be allowed options to get around if building starts.



HOW MANY TAX DOLLARS WERE  
SPENT ON GRID2?

THE VARIOUS STUDIES ETC FOR  
THE ALFRIDA AREA?

- WAS THIS AN AREA EARMARKED BY THE  
HAMILTON COUNCIL BACK IN 2006?

- HOW DO YOU DEFINE WHITEBELT LANDS?  
LAND DESIGNATED FOR FUTURE DEVELOPMENT? YES!  
THE TIME IS NOW, NO?

DO HAMILTONIANS WANT TO LIVE IN TINY CRAMED SPACES?



I'M AN ENVIRONMENTALIST, AND PLEASE COUNCIL,  
→ RECALL YOUR <sup>CONTAMINANT</sup> CRISIS IN CHEDoke CREEK?, AND THE  
IGNORING OF IT FOR YEARS...? ← DON'T CHIRP ABOUT  
CLIMATE CHANGE: ENVIRONMENTALISM WHEN YOUR  
POPULATION IS STRUGGLING TO FIND A PLACE TO LIVE.

IS HAMILTON MEETING HOUSING #s?

WHAT GAME IS BEING PLAYED HERE?

YOUR ACTIONS ARE DRIVING UP PRICES BY CREATING A  
LEVEL OF SCARCITY.

EXPAND TO THESE AREAS AND HAVE THE DEVELOPERS  
WORK ALONGSIDE CITY PLANNERS TO BUILD MORE  
ECOLOGICALLY SOUND RESIDENTIAL AREAS.




Questions

Comments

Regarding the White Church  
residential proposal...

There are two significant  
woodlands with connecting parks.  
These two woodlands are ~~very~~ separate  
from each other so that wildlife in  
one woodlot are unable to easily move →

to the other woodlot. There should be some connectivity between the two. A natural corridor should be developed between the two and ~~also~~ also to the outer perimeter of the subdivision so that they are not trapped within the confines of the subdivision.



Questions

Comments

Our focus should be intensification within the urban boundary. Why would Hamilton consider the development outside the city limits if we are already operating at a deficit. It makes no sense.

How much will the developers pay towards the infrastructure. Will it be ongoing?

[engage.hamilton.ca](http://engage.hamilton.ca)



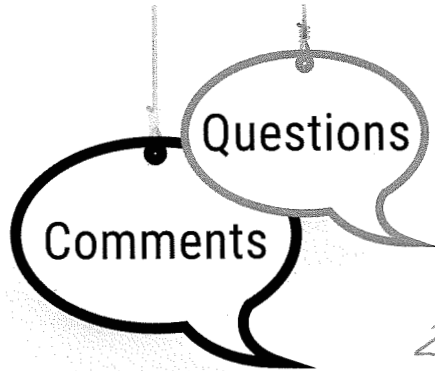
Will this impact our taxes.

How will people access transit at these new areas outside the city centre.

How busy will traffic become with over 100,000 more people living on the uppermountain?

Will the highways and roads be adequately maintained.

This doesn't make any sense.  
Keep Hamilton Green. Say No.



### Questions

1. I would like to know the time frame of this construction.
2. Will Trinity church rd. be widen to 4 lanes?
3. Where in Efrida will the construction start? East? West?
4. Why are we developing agriculture land?

5. What can be done to stop it?

## **Appendix D - Comments Received by Email**

Comments and questions received by City staff about the Elfrida urban boundary expansion application are attached on the following pages. Questions were answered by City staff through an email response and were addressed in the main section of this document, under ["Questions Raised through the Consultation Process"](#).





## ALPA STAIRS AND RAILINGS INC.

*A Division of Alpa Lumber Group*

Friday, April 11, 2025

**Send via email to:** urbanboundary@hamilton.ca

- We, Alpa Stairs and Railings inc., have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.
- For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community.
- This new community will benefit our business, our families, and our young people in so many ways.
- Elfrida development will provide high quality construction jobs for our workers, both the site staff and the office support staff, in addition to much needed work for our suppliers and service providers.
- Elfrida community will allow for more diverse house supply for the many families who work with us.
- This development will provide more opportunities for our young people to realize their dream of someday owning their own home.
- We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, and support our families.

Thank you for your consideration.  
Sincerely,

**Frank Giordano**  
**General Manager**  
**Alpa Stairs and Railings Inc.**



# ALPA STAIRS AND RAILINGS INC.

Friday, April 11, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

## Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion

Dear Mr. Heyworth,

We, Alpa Stairs and Railings Inc., have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

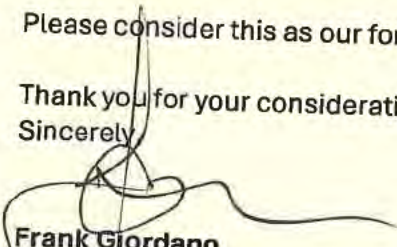
- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

  
**Frank Giordano**  
General Manager  
Alpa Stairs and Railings Inc.





DURWARD JONES BARKWELL  
& COMPANY LLP

Big enough to know. SMALL ENOUGH TO CARE.



April 17, 2025

Dave Heyworth, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West,  
Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

Dear Mr. Heyworth,

**RE: Elfrida Lands Official Plan Amendment Application –  
Urban Boundary Expansion**

We, Durward Jones Barkwell & Company LLP, have been providing services to entities in the local homebuilding and construction industry for many years. We are committed to providing high quality accounting, tax, valuation and advisory services, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.
- New opportunities for many in our community.
- Opportunity to address the population growth in Hamilton.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Ferro'.

Andrew Ferro  
Partner

A handwritten signature in black ink, appearing to read 'Andrew Jubenville'.

Andrew Jubenville  
Partner



**Applewood Air-Conditioning**



April 14, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Applewood Air-Conditioning, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.  
Sincerely,

Lori Hazell  
Vice-President  
Applewood Air-Conditioning



Automatic Switching Inc.

April 14, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Automatic Switching Inc., have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

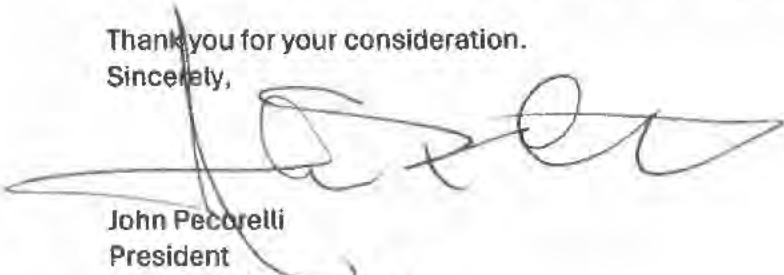
For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunities for our young people to realize their dream of someday owning their own home.

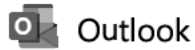
We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.  
Sincerely,



John Pecorelli  
President  
Automatic Switching Inc.



---

**The rape of wet lands beyond the cityimits MUST cease. As a long time tax payer I Strongly protest**

---

**From** Barbara Davis [REDACTED]

**Date** Sun 4/20/2025 10:15 AM

**To** Urban Boundary <urbanboundary@hamilton.ca>

**External Email:** Use caution with links and attachments





April 16, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Benater Masonry Company Limited, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

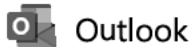
We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

Pino Imbrogno  
Benater Masonry Company Limited



---

**Elfrida Community**

---

**From** Andre Pacitto [REDACTED]

**Date** Mon 4/21/2025 2:41 PM

**To** Urban Boundary <urbanboundary@hamilton.ca>

**External Email:** Use caution with links and attachments

Dear Dave Heyworth,

I am writing to encourage the Urban Boundary Expansion for the Elfrida Community.

Best Way Stone has been in the local homebuilding and construction industry for many years. We are committed to providing high quality products and service, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways.

Elfrida community development will allow for a more diverse house supply and will provide more opportunities for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, and support our families.

Thank you,  
Andre

**Andre Pacitto**  
[REDACTED]





**Bolton Railings Inc.**

[REDACTED]

[REDACTED]

April 10, 2025

Dave Heyworth, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON L8P 4Y5  
Sent via email: urbanboundary@hamilton.ca

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

I am writing on behalf of [Company Name], a long-established business in the local homebuilding and construction industry. Our company is dedicated to delivering high-quality services and products, supported by a skilled, dedicated workforce.

We have eagerly anticipated the expansion of Hamilton's urban boundary to include the Elfrida Community. This development represents a significant opportunity, not only for our company but also for our workers, suppliers, and the broader community. We believe the Elfrida expansion will provide numerous benefits, including:

- **Employment opportunities:** High-quality construction jobs for both site staff and office support teams.
- **Economic growth:** Increased work for our trusted suppliers and service providers.
- **Diverse housing options:** A broader selection of homes to meet the needs of families in our region.
- **A path to homeownership:** Greater opportunities for young people to achieve their dreams of owning a home.

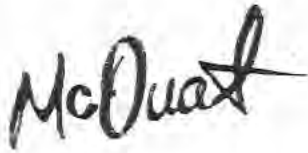
We strongly urge the City Council to approve this application, as it will bolster the homebuilding industry, create jobs, and help our young residents realize the dream of homeownership.

Please consider this letter as our formal support for the Elfrida Lands Official Plan Amendment application.

Thank you for your time and consideration.

Sincerely,

Vince Vigliatore  
Partner  
Bolton Railings Inc.



April 11, 2025

**McQuat Partnership Inc.**  
[REDACTED]  
[REDACTED]

**Attention: Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

McQuat Partnership Inc. has been in the local homebuilding and construction industry for more than 50 years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

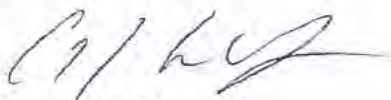
For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality jobs for our workers
- Much needed work for our suppliers and service providers.
- A more diverse housing supply for the many families who work with us.
- More opportunity for our young people to realize their home ownership dreams.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of home ownership.

Please consider this as our formal comments on the Elfrida Lands Application. Thank you for your consideration.

Sincerely,



C.H. Craig McQuat  
President, McQuat Partnership Inc.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



**CANADIAN**  
RENTAL CENTRES



**ARTHUR**  
AERIAL LIFTS



**EMERGENCY**  
PROPANE SERVICES



**REPAIRCO**  
TOOL REPAIR

April 11, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, the Canadian Rental Centres group of Companies, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- Elfrida community will allow for more diverse house supply for the many families who work with us.
- This development will provide more opportunities for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,  
Rino Bifulchi  
President  
Canadian Rental Centres group of Companies





**Colm Engineering Ltd.**  
[Redacted]  
[Redacted]

April 10, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Colm Engineering Ltd, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Mohit Sharma'.

Mohit Sharma  
Vice President, BU Lead  
Colm Engineering Ltd.

[Redacted]



# DRANCO CONSTRUCTION LIMITED

SEWER & WATERMAINS, CONCRETE & DRAIN WORK

April 14, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Dranco Construction Ltd, have been in the local homebuilding and construction industry for over 60 years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

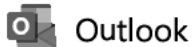
We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,  
Ray Di Donato P.Eng.

President  
Dranco Construction Ltd



---

**Elfrida/ White Church**

---

**From** Elizabeth Knight [REDACTED]

**Date** Thu 4/17/2025 8:34 PM

**To** Urban Boundary <urbanboundary@hamilton.ca>

**External Email:** Use caution with links and attachments

Thank you for your presentation and please see my comments.

I am firmly against urban expansion as there is still a lot of room to grow within the current urban boundary, adding more density and using/renewing existing infrastructure.

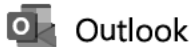
Climate Change is the paramount concern of our age and sprawl is simply foolish. We should be building far more density within the city boundary before considering outward growth.

The loss of prime farmland as well as wetlands, trees and habitat must be stopped.

If the Tribunal approves this, there must be requirements for affordable housing, family friendly housing, 100% green building standards and density.

Thank you  
Elizabeth Knight

I would like the City to reach out country-wide for consultants beyond the usual Hemson and Dillon who seem to have very little vision. There is excellent urban design and city building happening in Quebec. Let's use some of their consultants like Smart Cities Research Services. ANYONE with some vision of the future and a changing climate.



---

**feedback**

---

**From** Ethan Patterson [REDACTED]

**Date** Thu 4/17/2025 9:08 PM

**To** Urban Boundary <urbanboundary@hamilton.ca>

**External Email:** Use caution with links and attachments

Thanks for the informative meeting on April 17.

I would like to express my support for no urban expansion and urge councillors to vote against these proposals.

We simply must take climate and future agriculture needs into consideration. Furthermore the city is already in a huge infrastructure hole and we do not need to be building more. We should grow up, within city limits.

Please triple check those FIA numbers the developers submitted. They look super sketchy. No way will there be a long term net gain from building sprawl infrastructure that we have to upkeep forever at taxpayers expense.

Thank you  
Ethen Patterson





Eurowood Carpentry 2000 Inc.  
[REDACTED]

April 11, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: urbanboundary@hamilton.ca

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Eurowood Carpentry 2000 Inc., have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

Antonio Dos Santos (President) & Carlos Silva (Vice-President)  
Eurowood Carpentry 2000 Inc.

[REDACTED]





F R E N D E L<sup>®</sup>  
K I T C H E N S   L I M I T E D

April 11, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Frendel Kitchens Limited, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.  
Sincerely,

Tony Deltin  
President  
Frendel Kitchens Limited



HALTON FORMING (1992) LTD.

Halton Forming (1992) LTD.

April 15<sup>th</sup>, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Halton Forming (1992) LTD., have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

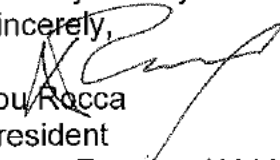
- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

  
Lou Rocca  
President

Halton Forming (1992) LTD.

Friday April 11, 2025

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Impact North Inc, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.  
Sincerely,

Alan Serrecchia  
President  
Impact North Inc.



# IN2ITION

REALTY BROKERAGE

**ATTENTION:**

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, In2ition Realty, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,



Debbie Cosic CEO & Founder





---

## urban boundary expansion feedback

---

From Jason Leach [REDACTED]

Date Thu 4/10/2025 10:19 AM

To [REDACTED]

### **External Email:** Use caution with links and attachments

Good Morning,

I am a resident of Ancaster and would like to officially share my support for the proposed urban boundary expansions along Twenty Road and Elfrida, along with some suggestions of how we plan these new areas to maximum potential and livability.

As everyone knows we have a massive housing shortage and this has caused prices to skyrocket. As I travel the world I'm amazed at the amazing new mixed-use neighbourhoods being built literally everywhere but in Ontario. Whatever our fetish is with blocking all growth, it needs to end. And it can end, if we plan great growth, not just slap down some typical subdivisions.

These areas represent huge opportunities to add housing to Hamilton of ALL types and densities. I would suggest very green, nature-heavy districts with everything from condo towers to stacked towns, triplexes, single homes and smaller starter rowhomes.

A couple of examples I'm sure you're aware of from other jurisdictions:

<https://trilithrealestate.com> - over 50% of this new urbanism project is set aside for nature land, trails, forests, parks etc.... Mixed use, and walkable

Another one from Sweden... <https://whitearkitekter.com/project/hammarby-sjostad/>

This 12 min video from Amsterdam is a great look at how the surrounding residential areas in these new developments could look. Imagine a 'main street' with shops and services with high rise condo and apartment towers above...then as the blocks radiate outwards, the density could slightly lessen, but still be 2-3x times as dense as our typical suburbs as shown here:

<https://www.youtube.com/watch?v=nImFJ7KKjAo>

The status quo of saying NO to new development is taking a massive social toll on our city. Homelessness, tent cities, drugs, poverty etc....

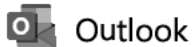
We can and should build proper, mixed use, green, walkable, enjoyable neighbourhoods with every style of housing type possible.

Under today's 'no growth' mindset, we would have never seen amazing places like Westdale Village built.

It's time to now open up new land but mandate proper built form and healthy green neighbourhoods such as these few examples I've shared.

Thank you for the time and for accepting my feedback.

Jason



---

**RE: Planning committee for Urban expansion**

---

**From** Toman, Charlie [REDACTED]**Date** Mon 4/7/2025 3:39 PM**To** [REDACTED]**Cc** [REDACTED]

Good afternoon MaryAnn,

Thank you for your e-mail. I want to clarify that the City has not changed its position supporting a firm urban boundary which is established in the City's Official Plans.

The Report going to Planning Committee tomorrow respecting an urban boundary expansion application framework is in direct response to recent changes made by the Province that now allow private expansion applications to be made in the City of Hamilton despite the City's Official Plan policies. Under these changes an applicant can appeal Council's refusal of their urban boundary expansion application directly to the Ontario Land Tribunal which can overturn Council's decision. As summarized in the short Youtube video below, the City of Hamilton did not support these Provincial changes.

<https://youtu.be/pAvYqWZwoOA>

I'm happy to answer any questions you have regarding the City's response to these Provincial changes.

Best regards,

Charlie Toman, MCIP, RPP  
Program Lead – Policy Planning and Municipal Comprehensive Review  
Sustainable Communities Section  
Planning and Economic Development Department  
Planning Division  
[REDACTED]

-----Original Message-----

**From:** MaryAnn Thompson [REDACTED]

**Sent:** Sunday, April 6, 2025 11:49 AM

**To:** clerk@hamilton.ca

**Cc:** Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Policy Planning

<policyplanning@hamilton.ca>; Deuxberry, Hayley <Hayley.Deuxberry@hamilton.ca>; Ward 13  
<ward13@hamilton.ca>  
Subject: Planning committee for Urban expansion

External Email: Use caution with links and attachments

Dear sirs/madams,

I don't understand why this work is being done again and again. Is the city bent on expanding our boundaries and destroying open/farm lands around Hamilton and environs? Didn't we already do this?

It makes one wonder if the Planning Department and this committee have nothing else to do. Repeatedly, citizens have said No to the expansion of our city and the discussion 'seemed' to be over. Is it because of the recent provincial election the leader has again decided to reward his donors/friends this opportunity to further exploit the lands of Ontario? Again? Does he really think we are that stupid?

I find it insulting yet typical of this government, both municipal and provincial, that they think the citizens are distracted by the theatrics of the premier combating the US powers that be. The timing is, of course, suspect since we are shell shocked from the constant barrage and threats from below the 49th as well as the drama of our own federal election.

Be aware that the actions of this municipal government are not altruistic and again are being foisted upon its electorate without citizen approval and directly against the well known desires of Hamiltonians.

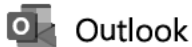
These actions are not "for the greater good" of the city, they are for the financial enrichment of the few. Repeatedly the people have said no to urban expansion and yet again the planning committee and its minions have pulled out their excuses and reams of previously created papers to try to justify ignoring recent hard fought decisions to not expand.

This is betrayal and the repeated attempts to slip the expansion past the public is typical of a tunnel visioned government. Is Hamilton City Council simply a puppet of the provincial government?

Have some courage. Stand by the majority of your electors. Please do not destroy the remaining areas of Hamilton through this expansion. It is not there to be exploited. Plan inside the city limits.

Sincerely,  
MaryAnn Hudecki Thompson  
Dundas, Ontario





Outlook

---

**Urban Boundary Expansion**

---

**From** joe.mayport.ca [REDACTED]  
**Date** Fri 4/11/2025 2:20 PM  
**To** Urban Boundary <[urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)>

**External Email:** Use caution with links and attachments

**Mayport Hardware Limited**  
[REDACTED]

April 11, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Mayport Hardware Limited, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

4/22/25, 1:49 PM

Mail - Helsby, Eric, Outlook  
**Appendix "D" to Appendix "D" to Report 25179**  
**Page 27 of 57**

Sincerely,

Joe Savino  
Vice President

Mayport Hardware Limited

**METROPOLITAN**  
**HOME PRODUCTS INC.**  
A DIVISION OF MHP GROUP

Metropolitan Home Products Inc.  
[REDACTED]

April 15<sup>th</sup>, 2025

Dave Heyworth, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development  
Department 71 Main Street West, Hamilton, ON,  
L8P4Y5 Sent via email to:  
[urbanboundarx@hamilton.ca](mailto:urbanboundarx@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application - Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Metropolitan Home Products Inc., have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

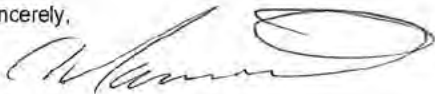
For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application. Thank you for your consideration.

Sincerely,



Aldo Mammoliti, President  
Metropolitan Home Products Inc.

[REDACTED]



**Newmar Window Manufacturing Inc.**  
ALPA LUMBER GROUP

April 15, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

Newmar Windows has been in the local homebuilding and construction industry for over 60 years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.  
Sincerely,  
Michael Spiegel  
Sales Account Manager  
Newmar Window Manufacturing Inc.

---

MANUFACTURERS OF QUALITY WINDOWS AND ENTRANCE DOOR SYSTEMS

**Michael Spiegel**

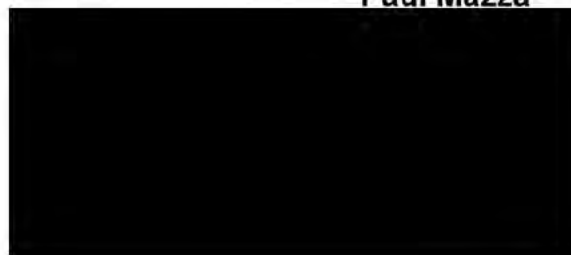
**Sales Account Manager**



Newmar Window Manufacturing Inc.  
Hi-Rise



Paul Mazza



Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

April 11, 2025

Dave Heyworth, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton, Planning and Economic Development Department  
71 Main Street West  
Hamilton, ON, L8P4Y5

Dear Mr. Heyworth:

Re: Elfrida Lands Official Plan Amendment Application  
Urban Boundary Expansion

I and our firm have been representing some of the largest and most prolific developers and builders in the local homebuilding and construction industry for over 48 years.

We have provided high quality services and advice to our clients with a view of assisting them and therefore our community in expanding residential home expansion throughout our Region.

Our community faces challenging times- a shortage of developable properties to build affordable homes.

Its time for Hamilton Council to give consideration to expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with our clients.

-2-

- More opportunity for our young people to realize their dream of someday owning their own home that so many others have had the opportunity of enjoying in their own lives. Its seems unfair to support objectors who have had the benefit of purchasing their own homes and who were fortunate enough to purchase same 15 and 20 years ago when home prices were 60% less expensive than they are today.

We strongly urge the Council to support this application and by doing so, support young families, the entire homebuilding industry, the City which will have the benefit of increased assessments, and support our young people towards attaining their dream of possible home ownership.

Please consider this letter as my support for the Elfrida Lands Application.

Thank you for your consideration.

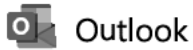
Sincerely,

**TMA LAW**

Per:

**Paul Douglas Mazza**

PDM/lmw



---

**Elfrida**

---

**From** Peter Jaremy [REDACTED]**Date** Sat 4/5/2025 1:01 PM**To** Urban Boundary <urbanboundary@hamilton.ca>

External Email: Use caution with links and attachments

115,000 people projected to move into the area with this expansion. Any thoughts about infrastructure, hospitals, roads to handle this? The city is in dire need of infrastructure repairs ( that aren't happening) yet all hands on deck for expansion. Unbelievable.

Sent from my iPhone



We place you first™

April 14, 2025

Dave Heyworth, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Premier Ceramics Importing Ltd. have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:


- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

  
Enzo C. Lombardo  
President

Premier Ceramics







Promark Aluminum Ltd.

April 11, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth

City of Hamilton

Planning and Economic Development Department

71 Main Street West, Hamilton, ON, L8P4Y5

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

Promark Aluminum Ltd has proudly served the local home building and construction industry for over 35 years. Our longstanding commitment to quality is reflected in both the materials we supply and the services we deliver, backed by a team of highly qualified professionals.

For many years we have anticipated the expansion of Hamilton's urban boundary expansion to include the Elfrida Community. We believe that this will benefit the community as a whole, including business, workers and families. The diverse house supply will allow new young families the opportunity to realize their dream of home ownership. The expansion will also create local job opportunities for construction workers, manufacturers and suppliers.

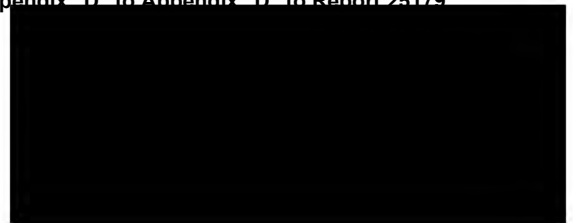
We strongly encourage the Council to support this application proposal and in doing so, support our families and businesses in the community.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

*Sincerely,*

**Manfred Kerschbaumer, President**  
**Promark Aluminum Ltd.**



April 11, 2025

Mr. Dave Heyworth  
Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West  
Hamilton, ON L8P 4Y5

Sent via email to: urbanboundary@hamilton.ca

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

On behalf of Ragno Electric, I am writing to express our strong support for the proposed Elfrida Lands Official Plan Amendment and the associated urban boundary expansion.

Our company has proudly served the local homebuilding and construction industry for many years. We remain dedicated to delivering high-quality electrical work, supported by a skilled, respectful, and committed team of electricians.

We have long anticipated the City of Hamilton's growth into the Elfrida area. This proposed expansion represents an exciting opportunity that will not only benefit our business but also have a profound and positive impact on our employees, our industry partners, and the broader community.

The development of the Elfrida community will:

- Generate **significant employment opportunities** for our workers, from on-site construction crews to office and administrative staff.
- Create **essential business** for our network of suppliers and service providers, many of whom rely on new housing starts to sustain their operations.
- Support a **more diverse and attainable housing supply**, making it possible for more families to live and work in the community they help build.
- Provide our **young people with a pathway to homeownership**, turning what is often an unattainable dream into a realistic goal for future generations.

We believe the Elfrida expansion is not just a planning decision—it is an opportunity to support economic growth, invest in our future workforce, and improve the quality of life for Hamilton's current and future residents.

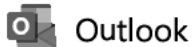
For these reasons, we respectfully urge Council to approve this application and move forward with the boundary expansion. Doing so will demonstrate a commitment to supporting the local homebuilding industry, fostering strong and resilient communities, and helping families and young people achieve stability and success through homeownership.

Please accept this letter as our formal submission in support of the Elfrida Lands Official Plan Amendment. Thank you for your time and thoughtful consideration.

Sincerely,

**Santino Lombardo**  
General Manager





Outlook

---

**Please Maintain Hamilton's Firm Urban Boundary**

---

**From** Rose Janson [REDACTED]**Date** Wed 4/9/2025 7:44 AM**To** clerk@hamilton.ca <clerk@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Urban Boundary <urbanboundary@hamilton.ca>

External Email: Use caution with links and attachments

Good morning

We understand that both Elfrida and White Church Urban boundary expansion lands will be coming to planning committee for a vote soon. The Official Plan Amendment Application for the Elfrida lands involves expanding Hamilton's urban boundary by approximately 1,209 hectares. The promise is to provide accommodation and jobs.

We write to ask you to reject this expansion. Hamilton citizens continue to choose a firm urban boundary.

The reasons are many, well known, and documented. Building affordable housing and businesses within the urban boundary will cost the City much less. Building is cheaper. In-filling will align with reducing cars and emissions which lead to climate chaos. We are more likely to have vibrant, mixed communities where people feel more connected.

Please don't give in to profit-seeking developers. Respect the research about liveable cities, and look at examples.  
Most of all listen to the citizens of Hamilton.

With respect,  
Rose Janson and Family

Rosemar Construction & Landscaping Ltd.



April 11 2025

Dave Heyworth, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: urbanboundary@hamilton.ca

Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion

Dear Mr. Heyworth,

We, Rosemar Construction, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

Daniel Martellacci

President

Rosemar Construction & Landscaping Ltd.





---

**RTG SYSTEMS INC.**  
**ELECTRICAL CONSULTING ENGINEERS**

---

April 10, 2025

*Via PDF Email Only.*

City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Attention: Dave Heyworth, Acting Director & Senior Advisor – Strategic Growth**

**Reference: Elfrida Lands Official Plan Amendment Application –  
Urban Boundary Expansion**

**Dear Mr. Heyworth:**

We, RTG Systems Inc., have been working as part of the local homebuilding and construction industry in the Hamilton area for over fifty years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, both as an area employer and proud Hamiltonians, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse housing supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Over...

---

[Redacted signature block]

[Redacted signature block]

Please consider this as our formal comments on the Elfrida Lands Application.

We thank you for your consideration in this matter.

**Yours truly,**

**Stephen C. Gayowsky, P.Eng.**  
**President**



**S. Llewellyn & Associates Ltd.**

[REDACTED]  
[REDACTED]

April 11, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, S. Llewellyn & Associates Ltd., have been in the local homebuilding and construction industry for over 25 years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

Steven Frankovich, P. Eng.  
President  
S. Llewellyn & Associates Ltd.

[REDACTED]

[REDACTED]



# SABRINA ALBANESE INTERIORS

**Sabrina Albanese Design Inc.**



April 16, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Sabrina Albanese Design Inc., have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

Sabrina Albanese

Principal Designer / Owner

A handwritten signature in black ink, appearing to read 'SAB', written over the printed name 'Sabrina Albanese'.

Sabrina Albanese Design Inc.



**Sensational Signs Company Inc.**



April 14, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: urbanboundary@hamilton.ca

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Sensational Signs Company Inc. have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

Brenda Colvin  
President





STRADA AGGREGATES

April 14, 2025

[REDACTED]

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: urbanboundary@hamilton.ca

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, [Company Name], have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

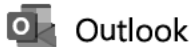
We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

Mario Pietrolungo  
Vice President  
Strada Aggregates



Outlook

---

## Urban Boundary Expansion Concerns

---

From Hub Kennedy [REDACTED]

Date Mon 4/21/2025 7:48 PM

To Urban Boundary <urbanboundary@hamilton.ca>

**External Email:** Use caution with links and attachments

Sunday April 21/2025

### **Hamiltonians will suffer greatly if the Elfrida and White Church Development Projects are approved.**

We foresee serious problems and have grave concerns if the applications by Elfrida and White Church development are allowed to proceed.

On a basic cost for cost analysis, when you are operating at a 3.8-billion-dollar deficit, the additional strain and burden that already exists for Hamilton taxpayers will be exacerbated by these projects. All Hamiltonians will suffer the consequences if it were allowed to happen.

These projects are **not** within the city boundaries and shouldn't even be considered as they will place a huge burden on our own city infrastructure. Our current infrastructure is overwhelmed and backlogged trying to maintain an aging city (e.g., road repairs, transit, water mains, sewers, electrical distribution, affordable housing **within** the city centre, traffic controls, management of new projects) and struggles to meet the current demands. Is it not irresponsible and unethical to even consider such a proposal when our city finances are already depleted and operate at a deficit? Why should we be held hostage to such a proposal outside our own city boundaries that will cost taxpayers even more?

We currently have active housing projects happening all over the city where existing infrastructure can support them (e.g., access to transit, electrical distribution, access to sewer lines and roads). We have future projected development sites located within the city to accommodate the housing crisis. The location and the magnitude of the Elfrida and White Church projects require building an entire infrastructure from scratch. Supporting a project of this magnitude would also require a diversion of resources to create this new infrastructure away from our already stressed system. Hamiltonians will pay the price.

Another area of concern is where and how will we access drinking water and manage wastewater effectively in these areas? Accommodating a projected growth of over 140,000 people is very complicated, not to mention never been done before in Hamilton! A multitude of community support services would also be necessary to build (e.g., schools, medical, library services, shopping centres, transit). Who will pay for this?

What about the cost to the environment? It took us over an hour to drive the perimeter of the site. The sheer magnitude of almost 4000 acres took our breath away. Most of the land is

agriculturally related, with some ecologically sensitive wetlands and forests. If this land is compromised due to significant development the effectiveness of the wetlands will also be compromised. As the frequency and the intensity of our rainstorms increase there is an even greater need to preserve and protect existing wetlands, floodplains, green space and farmland. This is our opportunity to stand strong and demonstrate the importance of protecting our land.

If this project is approved, you will have created an unfortunate precedence for other developers to do the same thing and continue to push the boundaries of urban sprawl at our city's expense. When will it stop?

Now's a time to take a stand and demonstrate leadership. Set an example not only for Hamilton residents but also communities across Ontario and Canada. By utilizing our expertise, we have the capacity to do things right. We must have a clear vision of how our city grows. Within that vision we need to be forward thinking so that future necessary developments don't happen at the expense of our environment. We need to protect valuable greenspace, forests and wetlands for everyone to enjoy now and in the future.

Sincerely Susan and Hub Kennedy



**Dave Heyworth**, Acting Director & Senior Advisor- Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON L8P 4Y5  
Sent via email to: [urbanboundary@hmailton.ca](mailto:urbanboundary@hmailton.ca)

**RE: Elfrida Lands Official Plan Amendment Application- Urban Boundary Expansion**

Dear Mr. Heyworth

TBM Construction o/a 1010197 Ontario Inc, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More Possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,



**Michael Guglietti**  
Construction Manager  
TBM Construction o/a 1010197 Ontario Inc



**Dave Heyworth,**

Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Trican Masonry Contractors Inc, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David Lachapelle", with a long, horizontal flourish extending to the right.

David Lachapelle  
President  
Trican Masonry Contractors Inc.





**Dave Heyworth,**

Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Triliberty Stucco Inc, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

John Zita  
General Manager  
Triliberty Stucco Inc.

TRILIBERTY STUCCO INC.



April 17, 2025

Dave Heyworth, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5 Sent via email to: urbanboundary@hamilton.ca

Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion

Dear Mr. Heyworth,

We, at Upscale Stucco Inc, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

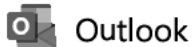
Please consider this as our formal comments on the Elfrida Lands.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Melinda Bakk', is written over a horizontal line.

Melinda Bakk/Controller





Outlook

---

## Elfrida Economical Development

---

From Vanessa Hall [REDACTED]

Date Fri 4/4/2025 10:27 AM

To Urban Boundary <urbanboundary@hamilton.ca>

**External Email:** Use caution with links and attachments

Hi Dave,

I am emailing you regarding a notice I received to expand Hamilton's urban boundary in Elfrida. I have lived in Hamilton all of my life and have slowly observed the city getting busier and busier each year. I do not have a problem with population expansion in general HOWEVER I do have a problem with this if the roadway infrastructure and health services are not available to support this expansion.

I am a Registered Nurse (working in a hospital in Hamilton), a mother of 2 young children, and my husband travels to Burlington for work most days. I have two main issues that I have noticed with overpopulation in the city.

First, our roads are extremely congested during rush hour and I believe that the redhill and Link do not have enough lanes to support the expansion of approximately 114 900 more people, causing even more congestion on the roads. It is unfathomable to me. The roadway infrastructure needs to be improved before we add this many more cars on the road on a daily basis.

Second, having seen this first hand, our hospitals are also extremely congested, causing hallway medicine and a lack of support for all patients due to inadequate staff and patient ratios. I know this is not your responsibility directly, but building more homes and adding a very large number of people to our population will only create more congestion within our already overwhelmed health system and will further exacerbate the problem.

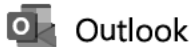
These are just two examples that are prevalent in my daily life that are already occurring due to the lack of support to accommodate our growing population, though I'm sure there are more examples.

If the expansion is going to go ahead regardless of what the public thinks, then I would ask you to consider a more gradual expansion with an added plan to expand the roadway infrastructure and health services at the same time to show us that you care about the wellbeing of Hamiltonians rather than just expansion of the city.

Please consider my comments in your plans.

Thank you,

Vanessa Hall



Outlook

---

**REQUEST FOR SUPPORT OF OUR UPCOMING ELFRIDA COMMUNITY IN HAMILTON**

---

**From** Raphael Maman [REDACTED]**Date** Thu 4/10/2025 5:16 PM**To** Urban Boundary <urbanboundary@hamilton.ca>

1 attachment (219 KB)

REQUEST FOR SUPPORT OF OUR UPCOMING ELFRIDA COMMUNITY IN HAMILTON - WB.pdf;

**External Email:** Use caution with links and attachments

Dear Mr. Heyworth,

-  
We, Wilson, Blanchard Management Inc, have been in the local homebuilding and property management industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways.

Elfrida development will provide high quality construction jobs for our workers, both the site staff and the office support staff, in addition to much needed work for our suppliers and service providers. Elfrida community will allow for more diverse house supply for the many families who work with us.

This development will provide more opportunities for our young people to realize their dream of someday owning their own home. We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, and support our families.

Best regards,

**Raphael Maman, RCM**

Director of Development &amp; Client Services

Cambridge | Hamilton | Niagara | Toronto  
[REDACTED]Wilson Blanchard Management, An Associa® Company*To bring positive impact and meaningful value to every community.*

April 24<sup>th</sup>, 2025

Attn: Dave Heyworth  
Planning and Economic Development Department  
71 Main Street West,  
Hamilton, ON,  
L8P4Y5

Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion

Dear Mr. Heyworth,

We at Vitullo Plumbing have been in the local homebuilding and construction industry for over 50 years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunities for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



April 23, 2025

**Dave Heyworth**

Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Metropolitan Consulting Inc. (MCI), have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality engineering jobs for our workers, both the site staff and the office support staff;
- Much needed work for our sub-contractors and service providers;
- More possible diverse house supply for the many families who work with us; and
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.  
Sincerely,

[Redacted signature block]

[Redacted signature block]



**Waterex Mechanical Ltd**

April 27, 2025

**Dave Heyworth**, Acting Director & Senior Advisor – Strategic Growth  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, Hamilton, ON, L8P4Y5  
Sent via email to: [urbanboundary@hamilton.ca](mailto:urbanboundary@hamilton.ca)

**Re: Elfrida Lands Official Plan Amendment Application – Urban Boundary Expansion**

Dear Mr. Heyworth,

We, Waterex Mechanical Ltd, have been in the local homebuilding and construction industry for many years. We are committed to providing high quality services and products, with a well-trained, caring, and respectful workforce.

For many years, we have been looking forward to Hamilton expanding its boundary and bringing in the Elfrida Community. This new community will benefit our business, our families, and our young people in so many ways, it will provide:

- High quality construction jobs for our workers, both the site staff and the office support staff.
- Much needed work for our suppliers and service providers.
- More possible diverse house supply for the many families who work with us.
- More opportunity for our young people to realize their dream of someday owning their own home.

We strongly urge the Council to support this application and by doing so, support the entire homebuilding industry, support our families, and support our young people towards attaining their dream of possible home ownership.

Please consider this as our formal comments on the Elfrida Lands Application.

Thank you for your consideration.

Sincerely,

A black rectangular redaction box covering the signature of the representative of Waterex Mechanical Ltd.

Waterex Mechanical Ltd.



From: [REDACTED]  
To: [Urban Boundary](#)  
Cc: [REDACTED]  
[REDACTED] Urban Boundary Expansion in Elfrida  
Date: Sunday, April 27, 2025 8:49:00 PM

---

**External Email: Use caution with links and attachments**

Dear City of Hamilton Planning Committee,

I am writing to formally express my opposition to the proposed Urban Boundary Expansion (UBE) that would include the land behind my property at Periwinkle Drive, Hannon. While I understand the need for housing and development in Hamilton, I strongly believe that expanding the urban boundary in this area would place undue strain on existing infrastructure, harm the environment, and negatively impact current residents.

**My primary concerns regarding this proposal include:**

**1. Insufficient Infrastructure for Hydro, Wastewater, and Sewage**

Hamilton's existing water, wastewater, and sewage systems are already under pressure. Expanding development into new areas would require costly upgrades to municipal services, potentially leading to:

- Increased property taxes to fund new infrastructure.
- Overburdened wastewater and stormwater systems, raising flood risks.
- Higher demand for hydro, which may lead to service disruptions or increased costs for existing residents.

**2. Lack of Vehicular and Public Transit Infrastructure**

The roads and public transit systems in this area are already congested and insufficient to support a significant population increase. Key concerns include:

- Increased traffic congestion on Trinity Church Road, Rymal Rd, Upper Red Hill Valley Parkway, Red Hill Valley Parkway, Lincoln Pkwy, etc., which are already operating at or beyond capacity.
- Lack of reliable public transit options, forcing new residents to rely on cars and exacerbating traffic and emissions.
- Potential safety risks due to inadequate road design for higher volumes of vehicles, cyclists, and pedestrians.

**Alternative Solutions**

Rather than expanding outward, the City should prioritize:

- Brownfield redevelopment (repurposing underused industrial/commercial land).
- Higher-density infill projects within existing urban boundaries.
- Improved transit-oriented development near existing infrastructure.

I urge the City of Hamilton to reject this UBE proposal and instead focus on sustainable, infrastructure-conscious development strategies. Please consider the long-term costs and impacts on current residents before approving any boundary expansion.

Thank you for your time and consideration. I look forward to your response.

Sincerely,

**Sushant Tare and Aparna Rao**

[REDACTED]

**Helsby, Erin**

---

**From:** [REDACTED]  
**Sent:** Friday, April 25, 2025 2:09 PM  
**To:** Urban Boundary  
**Subject:** Support:Elfrida Urban Boundary Expansion application & White Church Urban Boundary Expansion application.

External Email: Use caution with links and attachments

I support this expansion of the urban boundary.

We have a housing shortage here and have become too poor as a nation to be so selfish to save land while so many working people can not afford a home. Note increase in road infrastructure and utilities is required too.

If we don't do this we basically become a poor city that can not move around. The ease and availability of transportation for the movement of specialist and goods/tools/parts is why cities are rich (compared to rural towns). Otherwise we'll end up as a bunch of very poor small communities next to each other with very high land values.

Alex  
[REDACTED]