

Public Comments (Mail) – Option 1

1.	(a) Respect our existing neighbourhood density (b) respect greenbelt encroachment (c) Stop building townhouse zones across the mountain.
2.	1. All development must be well planned, sustainable and environmentally conscious/friendly 2. Must also have consideration for market demand 3. Consider how much going to require new residents to live in medium and high density housing (vs single family dwellings) 4. Lack of new SFDs will increase cost of existing SFDs 5. Must also ensure develop land within urban areas for new non-residential development (i.e. employment lands) - also for green space (parks) and protection of ESA's and woodlots. 5. Must consider likely opposition from existing residents to infill higher density development thus may adversely impact on tool nos.
3.	1. More information is needed to make an informed decision. 2. The statement 'intensification and density are important' on the information side of the survey is a blatant bias in support of option 2 thereby making the validity of this survey questionable. Do over please!
4.	1. Need the jobs!! 2. Reduce property tax - this is too high!!
5.	236,000 people to Hamilton by 2051 is just too many people, too ambitious. Density is too high.
6.	50/50 would probably be better.
7.	60% urban intensification of high density units, plus 40% greenfield land development of low density units.
8.	A farmer should have the right to sell their own land. Their choice!
9.	A higher density within the existing urban area is good but it has to be combined with a public transport development and allowing services and local businesses to develop in the area too.
10.	A large city must have both: 1 - high density and 2 - urban (parameters)
11.	A large urban is needed. There will be expansion scattered outside of Hamilton control if nothing is done.
12.	A. 81, 520 units in the existing urban area, consisting of townhouses to high density towers (condos, rentals, geared to income units, etc.) B. Scale back plans for new housing units to 10,000 singles, semis, townhouses etc on 1,100 acres of new development land.
13.	Affordable housing first.
14.	After spending \$10's of millions of dollars on infrastructure, now you ask whether we should expand the boundary.
15.	Allow for single family homes to convert to 2 unit dwellings, but get rid of ridiculous red tape process.
16.	Allows for new housing in existing urban area but also housing development for raising families and will, include new parks, schools, walking and biking paths, etc.
17.	Although greenfield land is very essential in towns and cities for many reasons, buildings and townhouses are even more essential especially with the rapid

	increase of population and as Hamilton has a wide space of such land, I strongly recommend applying option 1.
18.	Ambitious density is required now to get ready for the future!
19.	Ambitious density option of 60% or intensification of 80% will just ghettoize the city and turn it into crime infested place.
20.	Any intensification should be matched with adding and maintaining community greenspaces and parks. Also building height restrictions in core Hamilton should also be removed.
21.	Any urban expansion should be done while we ensure we meet our overall climate targets.
22.	Apartments are okay but only three floors.
23.	As difficult as sprawl can be, we can't force all development in existing neighbourhoods. Congestion, transit, endless construction and reduced variety of living space.
24.	As long as LRT goes to transport people. We need to keep green space green.
25.	Balanced approach.
26.	Be ambitious.
27.	Best balance of intensification versus new land development.
28.	Best option to save fertile land that surrounds the city and the upper and lower city have so much room for expansion/intensification. The area that surrounds this city is beautiful and we want to see it stay that way as long as possible.
29.	Better for the children.
30.	Big brother can't tell me where to live.
31.	Build apartments over top of malls and parking lots and strip plazas. Build mixed use neighbourhoods with modest sized lots and the grid street pattern for more efficient use of space, and better traffic flow. Allow tiny houses, granny flats and in law suites. Redevelop brownfield industrial lands before building on new land.
32.	Build at Empire Corners on Hwy 56, it is heavy clay. Don't build in Binbrook as it is better soil for crops!
33.	Build more housing units. The demand will only grow, forcing people who can't afford to buy in their hometown to move away, that's not right.
34.	Build parks/preserve greenspace within new development neighbourhoods.
35.	Build up, not out!
36.	Build up. Denify downtown and mountain. Build LRT, they bring money and union jobs.
37.	Build, build, build. Ontario has lots of greenspace.
38.	But only if it results in lower taxes make sure infrastructure such as toads, bridges and overpasses are increased plus fire and police service.
39.	Canada is so large that we can expand outward and still preserve our greenspace.
40.	Care to be taken not to lose valuable farmland! People also prefer space between neighbourhood. (single homes)
41.	Children need a backyard.
42.	City needs housing for seniors and those 60+.

43.	City needs to grow.
44.	Construction jobs for young people.
45.	Council has spent senior taxpayer's money toward infrastructure, it is time to make a decision and approve expansion so children can afford to buy a home.
46.	Cut the red tape so houses can be built sooner.
47.	Definitely Option 1. We have so much space available!!
48.	Density = jobs and thriving economy. And Hamilton can be in the top spot after Toronto.
49.	Develop lands not being used for farming - there is lands on ourskirts of city not used.
50.	Develop the Elfrida arch where there is room, not in Ancaster where the highway is a parking lot already!!
51.	Development may reduce housing costs, giving young families a chance at purchasing a home.
52.	Diversification will provide opportunities for all lower income workers to move to better conditions High density means lower income will stay in core with less opportunity to differentiate.
53.	Do not accept redevelopment application to increase density on existing townhouse sites! Ex 1540 Upper Wentworth St., Kiwanis Housing.
54.	Do not expand into new green lands; some must belong to the Aboriginal people.
55.	Do not tear down existing productive businesses to erect apartment towers in quiet neighbourhoods.
56.	Do the math, no boundary expansion means an apartment building in everyone's backyard.
57.	Don't plan for us without us.
58.	Don't want to lose greenspace, but the pandemic has made high density living seem unsafe.
59.	Due to poor planning, bikelanes and the conversion of one-way streets to two-way, Hamilton is a very congested city. Further intensification will only compound this problem.
60.	Ensure developers pay 100% of the cost to service the land directly in cash, not just from development fees.
61.	Ensure infrastructure is ready roads, sidewalks, bike lanes, traffic lights, parks, water pressure, etc.
62.	Ensure that proper grading and drainage surrounding elevations of houses being built are in place (city regulations) so no flooding of houses or backyards occurs.
63.	Ensure transit hubs have ample parking!
64.	Everyone needs and option to have space for their children to grow and play.
65.	Expand development into greenfield lands around Dofasso Park. Great for families to enjoy!!
66.	Expanding existing highways and build more highways and roads to accommodate these extra people moving into the area.

67.	Expanding to the greenbelt is inevitable as the city grows. The most important thing is to maintain a diverse landscape. If we don't expand the urban area will get more cramped.
68.	Expansion is needed to sustain growth. We also need to increase our tax base to fund all the great things happening in Hamilton and to improve infrastructure.
69.	Expansion of the urban boundary where necessary should not take place south in Binbrook and Mount Hope but in the Upper Stoney Creek area as this preserves farmlands.
70.	Families want the option of having a nice backyard for their children to play. You can't do that in a low or hirise.
71.	Farmland is finite. If Burlington can sustain itself with its present boundaries, so can Hamilton. Monster houses are an abomination.
72.	Farmland is vital. We need to grow crops for food for animals and for us! Do not take more land for housing. Living being can't eat concrete.
73.	Fill in existing undeveloped lands, where possible develop existing old neighbourhoods, hire inspectors to oversee road paving. Some work is a poor joke.
74.	Find a workable ration between option 1 and option 2, learn from Toronto.
75.	Find housing for street people there are answers!! Research other countries success.
76.	Fix and expand the downtown and west and east with affordable housing, do not touch our farmland.
77.	Forget the LRT!! Let's focus on transportation systems to the new urban sites and airport!!
78.	Get rid of adlemen the one's that hold's city back.
79.	Give us a place to stand, a place to grow. Doesn't mean I agree with the LRT but we have to start somewhere. As for bikes - share the road, share the expense. Bike insurance, helmets, bike license plates, etc.
80.	Go for it. Don't stagnate. More jobs etc. My age 80.
81.	Going from 39% intensification rate to 60% is realistic. Option 2 though commendable will create too much division.
82.	Good idea - would like more low rental units for the poor - also repairs for very bad streets and sidewalks - thank you.
83.	Good idea to ask residents!
84.	Good luck.
85.	Good plan keep price of homes down thank you.
86.	Good planning spreads the density evenly across the city.
87.	Great news! This will help our economy and community grow and Hamilton will continue to be a healthy, safe and peaceful place to live.
88.	Growth is good for the economy but needs to be controlled to maintain greenspace, more housing, more personal and property taxes to the city.
89.	Growth is happening. We cannot cram people in like sardines. This is a large, low population density country. There is lots of room.
90.	Hamilton has a bed bug infestation problem. Housing more people in our current space will intensify the infestation. The best habitations are detached houses.

91.	Hamilton needs affordable housing. Our kids need to know they can afford to live in Hamilton.
92.	Hamilton needs more housing and the taxes it will produce. We cannot have people sleeping in the streets or in tent cities. NEC has done a fine job at acquiring and maintaining escarpment lands but now appears to be reaching out beyond the immediate escarpment areas. Please, Hamilton, keep your options open.
93.	Hamilton needs to be a garden city. Emphasis on roof top gardens etc. So that we can grow local food for population explosion.
94.	Hamilton needs to grow economically to become a great city.
95.	Hamilton needs to grow with choices.
96.	Hamilton's a beautiful City and it would be incredible if new development in existing urban area. We must not be wasteful w/ green areas surrounding Hamilton either. I lived in cities where dense living encouraged walking and biking and getting to know your neighbours.
97.	Help homeless people settle in geared to income housing in the existing urban boundary.
98.	High density is not necessary which will lower the life quality in Hamilton.
99.	High density urban and low density greenfield development. We do not want townhouses and affordable housing complexes.
100.	High speed trains and low speed connections. There should be more pedestrian only streets in the downtown core.
101.	History has shown that Canadians prefer more space and single family homes. It's unrealistic to think that the majority will support intensification within existing urban boundary.
102.	How are my grand children going to afford a home with the price of houses? We need to expand.
103.	How can you raise a family in 500 - 700 sq. ft. condo unit in highrises. You need space, a backyard for kids to play. We will need singles, townhouses, to accommodate the increase in our population.
104.	However we should built up and not out! 1. We need more apartments/condo apartments in every ward of the city. 2. We need to allow buildings of greater height. Let's build a real skyline! 3. We need to ease restrictions to allow more "in-law suites" and single apartments where the owner live on site at the same address.
105.	However, we will leave because taxes are the worst in Ontario.
106.	I agree with Ted McMeekin.
107.	I am 69 yrs old, and I lived in Hamilton all my life. Confederation Park on the beach has a lot of waisted land. Build homes along the area, and maybe a mall, for the tourists, something like Florida has. It would put Hamilton on the map.
108.	I am not ok with my low density neighbourhood becoming a high density neighbourhood as is being proposed with an amendment for the land @ 1842 King St. E.

109.	I believe brownfield development is preferred for environmental reasons, but appreciate that Option 1 is more realistic because 1 Canadians prefer detached housing 2. 80% intensification is too ambitious given historical precedent.
110.	I believe each development or area of development should be assessed for neighbourhood tolerance for the types of buildings being proposed. These developments should fit in with the type of structures and areas' historical and tone or feel. Canadian history is very important in the context of area development. Our history must be remembered, celebrated and fully exposed. It should be always considered in our development. Statues should not be ripped down, the additional historical content should be added.
111.	I believe greenspace is very important but I do not want many multi-unit or apartment buildings going up.
112.	I chose option one because I trust that the city will expand urban areas sustainably and that a lower density environment will be beneficial for Hamiltonians.
113.	I do not need LRT. Should be built up to the public good. We need more housing, we've got lots of greenspace which we can use to utilize the land for more taxes and more bus services.
114.	I don't believe option 2 is realistic. 80% for 30 years doesn't make sense.
115.	I don't believe the city will be able to meet the provincial growth plans for the 66H unless Hamilton expands its urban boundary.
116.	I don't think Hamilton can handle the traffic now or in the near future.
117.	I don't think the existing urban area should have to absorb all that. Please build beyond boundary, it prevents traffic and accidents.
118.	I don't want my children to have to move to Brantford or Welland to afford a house.
119.	I don't want to live in Toronto junior.
120.	I don't want to spend my life in an apartment building.
121.	I expect option 2 is not realistic. If we must expand the urban boundary, please use land that doesn't serve any real purpose.
122.	I have a beautiful home, others should be able to have it too.
123.	I hope affordable housing will be more available.
124.	I like to work on my car. Can't do that in an underground parking garage.
125.	I prefer option 1 as it seems unfeasible to redevelop existing urban areas that are already crowded/have little room for more development.
126.	I prefer option 1. But we need to have lower intensification rates. As some areas are not vacant town houses. The ones across from Hutchs on James St. N.
127.	I support jobs for trades.
128.	I support looking at greenfield lands. With immigration growing and more people moving out of big cities we need to expand to ensure we are not going to have serious congestion issues.
129.	I support option 1 fully. We are already too dense. Lots too small, too many multi unit townhomes already. Need detached homes.
130.	I support Option 1!

131.	I think it would be very good to hear from people about the LRT.
132.	I think the City of Hamilton will do what they want for the best I hope. The stadium should have been elsewhere.
133.	I truly believe that this is the only way that Hamilton can have housing affordability and choice. A person should not have to drive 25 km extra each day just to afford a home.
134.	I want a backyard not 500 units with no parking space.
135.	I want my kids to have a garden.
136.	I want the ambitious density scenario. I want models for building upward. The housing will go upwards.
137.	I want to make sure my grandchildren can have access to affordable housing.
138.	I was part of the expansion of Hamilton into Barton Township at 1960. [I've been a Hamilton teacher and principal since 1958. I was "loaned" to Barton Township schools in Sept '59 because they were short one teacher.] I think the expansion of Hamilton into Barton Township has already worked out well - for all people. My wife and I lived in a house on Mount Batton Drive, as part of old Barton Township. Urban expansion works out well for people and business (because Hamilton does it properly).
139.	I went to the Elfrida meetings. They are saving the environmental lands and the farmers said the good land starts at Golf Club road.
140.	I will go back to Toronto.
141.	I wish I had my house back. Apartment living isn't for everyone!
142.	I would plan to make the new development medium density, with mixed use capabilities, rather than just a suburb. Create a community, not just a place to sleep!
143.	If Hamilton doesn't build single family units on a fair sized private lot and a decent backyard, people will move somewhere else.
144.	If Hamilton truly wants to be an 'ambitious city' it needs to expand or we will be a bedroom community of Toronto - we will have the Toronto "Tiger Cats" like the Toronto "Rock".
145.	If Hamiltons want to grow, Option 1.
146.	If need be and it is needed build affordable housing for young families in both option 1 and 2 this I think is the most important thing the City should do.
147.	If new residential areas are developed for housing, educational and recreational facilities would need to be included in each new community.
148.	If the city is to grow long-term business wise, the airport and surrounding lands need to be developed, both for commercial and residential purposes.
149.	If there is any phasing of development to the year 2051 the now-prime agricultural designated areas should be phased in first.
150.	If urban sprawl continues, we will never ever have a real downtown. If it continues we may or will split the city into two cities, lower city and upper city.
151.	If we don't expand we will have another ____ Everyone will be living in high rises. We have plenty of land for urban expansion. Where do you want your children to live in the next 30 years - a tower or have a garden?
152.	If we want to grow our city, we need to expand.

153.	If you go with Option 1 - make sure that you can include school (ex. High schools) Binbrook needs Catholic high school - They kicked my kids out of BR.
154.	If you plan on using Wilson Street for trucks, like now, you will have to do something about the concrete sidewalk extensions that are common downtown.
155.	If you want additional housing for the future, you must expand. Downtown can only have so many condos.
156.	I'm not in favour of higher density inner cities. It will negatively impact the quality of life for the residents.
157.	I'm proud to Hamilton my home!
158.	Impose truck ban during rush hour. Also, proper maintenance and expansion of city roads, highways, bridges, and transportation system.
159.	Include an online survey option along with the mail-in card.
160.	Increase access or lower the threshold restriction for tiny homes built on existing properties and basement apts.
161.	Infill structures eventually lead to concrete overcrowding.
162.	Instead of the LRT, let's work on transportation to the newer urban developments and to the airports!
163.	Intensification is good but we need additional land. Otherwise there will be insufficient housing stock, making it even more unaffordable for youth!
164.	Invest in GO train stations and transit and encourage visitors to urban core - make it safe!
165.	It would be very sad to have everyone living in condos, apartments or townhouses. There is a lot of greenland not being used for farmland. Open up large lots.
166.	It'll take 100 yrs to extend the LRT. E.g. Red Hill Parkway.
167.	It's important that we should develop greenspace for future settlement and development for the Hamilton area. It's a great way to expand Hamilton's boundary.
168.	It's not just about providing any "housing unit" to support x% of growth. The city needs to provide the type of housing people want (low-rise, single detached with a yard) or we'll lose talent to further cities. I live in the whitechurch / airport road section of white belt. All they grow is sod. Developing this land won't affect our food supply.
169.	It's time to expand the urban boundary.
170.	It's unfair to younger people to insist on no urban boundary expansion. Those of use who own detached single family homes should not be depriving younger purchasers that privilege. Measured expansion is the only way to add meaningful supply of detached single family home.
171.	I've lived in Hamilton for 59 years, the interest groups against expansion never spoke for me, the media plays their whines up all the time!
172.	Just by colour bars you are hinting at zero urban land, this one sided survey. Stop thinking Hamilton as one City. Its (6) Yes, but lower and upper (mountain). The LRT It doesn't help upper city in the least.
173.	Keep in mind that over populating in already dense area is not a quality of life. Perhaps 50/50 is a more balanced figure.

174.	Keep LRT build inner city attract both low income and high income jobs expand out slowly.
175.	Keep protected Greenbelt and Niagara Escarpment as is!
176.	Keep the growth going in the urban areas and supply the land needed to grow the city and serve the people that need housing and support the existing businesses and services that are existing to serve the public. Do not let us fall behind!
177.	Lack of inventory of single family homes is sending prices out of reach.
178.	Land expansion is required to balance density from intensification.
179.	Leave our parklands alone for the pleasure and beauty of hamilton allowing the residents a more open feeling. Build along the outskirts.
180.	Leave the greenfield alone!
181.	Less apartments and condos, more detached housing with space between houses. Five feet between homes is not enough space. Need more space between houses. More parks and walking trails.
182.	Less density is better. We have significant traffic issues already.
183.	Let us repair and rebuild from within. Revitalize Hamilton with a stronger city core.
184.	Lets do this.
185.	Let's grow and expand! Don't make the urban area more crowded.
186.	Let's reearn the title "Ambitious City".
187.	Let's use common sense for both urban and greenfield lands please.
188.	Like to see more expansion on twenty road west mount hope.
189.	Limit house size to 1500 to 2500 sq. ft. on 45' ft lots for more greenspace around each dwelling.
190.	Limit use of farmland as much as possible.
191.	Limiting choice leads to much higher resale costs.
192.	Look at all the spaces available and build up.
193.	Looking forward to seeing urban expansion in the City of Hamilton.
194.	Lots of jobs in low rise construction.
195.	Lots of room to grow within the city limits.
196.	Low density preferred.
197.	Maintain parks and greenspace in the city. This strikes a good balance of city and rural living while also connecting Hamilton with Niagara, Flamborough, etc.
198.	Max 40% intensified. Expand Eastward on Stoney Creek mountain along Mud St. Do not touch the tender fruit belt! Stop building back to back three storey town houses. Stay at 40%!
199.	Minimize urban boundary expansion and preserve farmland.
200.	Mixed feelings about both options.
201.	More "infill" means more expensive property!
202.	More greenspace in city.
203.	More housing options are needed. Land is close to industrial lands and development lands already.

204.	More info required regarding ecological effects of urban expansion into greenlands (not 100% sure that option 1 is the best choice.
205.	More parks when higher density is added.
206.	More single family bungalows fewer vertical boxes.
207.	More single family homes for future pandemic planning, invest to expand "Blast" bus networks. No LRT!!
208.	More single family homes required more one floor singles and towns. There is too much emphasis on high density.
209.	More single family housing is needed, which is not achievable within the current boundaries.
210.	Move it with BASK.
211.	Move the families out of Hamilton. Then move condo towers to the outsides like Paris. Let them try to get around on the LRT. Don't build anything and let them move elsewhere in Ontario. If we don't build it, will they come?
212.	Must include large natural parks and rigid zoning to prevent undisciplined sprawl.
213.	My choice is assuming. This is just a first crack-choice. Need more in depth info.
214.	My home is not the same as my 1968 built house. Smaller lots.
215.	My house wouldn't be my house by option 2.
216.	My kids need jobs and a nice place to live with a backyard and no elevator
217.	Need choice! Need Balance! Too much intensification is unhealthy! Everyone doesn't want to live in a "tiny" high rise condo! Do you?
218.	Need for affordable family housing units.
219.	Need is there to open land for housing. Lack of supply is causing housing prices to skyrocket and become unaffordable.
220.	Need more affordable housing.
221.	Need public housing for low income families and young and senior people.
222.	Need the highways and rest of infrastructure as well. Nothing has been built in tens of years.
223.	Need to safe our open lands so Option 1 preferred. We've lost so much, too much, already.
224.	Need updated modern housing, new technology needed to keep up with the times.
225.	New communities should be pedestrian focused, not cars.
226.	New housing and reworking current housing needs to focus on affordability and environmental awareness. We need better spaces to live in and feed part of the city.
227.	New housing and reworking current housing needs to focus on affordability and environmental awareness. We need better spaces to live in and feel part of the city.
228.	New land is 100% needed for city growth. Canadians want and deserve single-detached homes. There is tons of vacant industrial land that could be developed.
229.	New urban expansion should include new hospital and medical services, not just development residential and green space.

230.	No condos and shadows. We moved from Toronto to live in a quiet neighbourhood.
231.	No condos, more homes.
232.	No high rises in single family home neighbourhoods.
233.	No jobs in Hamilton. We will be leaving soon. Hamilton becoming a bedroom community.
234.	No LRT.
235.	No LRT in Hamilton!!
236.	No LRT please!
237.	No LRT, no funding H.S.R. (privatize) clean up panhandlers, lower business and property tax support law and order.
238.	No LRT, STOP overcrowding.
239.	No more apartment towers.
240.	No more tall apartments in my neighbourhood.
241.	No tall buildings in urban areas!
242.	No touching the greenbelt please.
243.	No townhomes, just detached homes stop immigration and you won't need more homes.
244.	None.
245.	North east end renewal, considerable space needs much improvement, co-exist with industrial if done right and planned green spaces.
246.	Not enough. You're destroying our neighbourhood with intensification.
247.	Not necessarily 1,340 ha, but provide connectivity from all areas providing roads over public transport...and other public services.
248.	Not to take farm land away putet former and not to expand to ruin farm land putting food on table #1.
249.	Only if wildlife are not endangered and environmentally conscious development. As well as include parks.
250.	Only take what you need.
251.	Opportunity to create greener and healthier communities each having their own greenspace, parks, ponds, natural elements sustainability. No more crowding! People need space to be healthy!
252.	Option 1 because 2 means infill and high buildings.
253.	Option 1 dependent on roads and infrastructure improvements and high density urban and low density in expanded areas.
254.	First: I think it would be a mistake to intensify the urban area. To a greater degree than option 1. Second: who we attract is more important than how we spread out. Spend money on attracting the professional demographic. There is a serious problem with poverty in Hamilton. Social services are pressed to the limit. Adding to that will cause our city to explode.
255.	Option 1 is better or combined two options.
256.	Option 1 is more appropriate. A little larger than quaint Dundas would be a comfortable and viable option. Who would want to live in another Toronto? No!! So lets steady our growth to allow that option 1 w pay 30%.

257.	Option 1 is more expensive for infrastructure but better for human interaction. People need space for same feeling of privacy and independence. Cramming too many people into close quarters would increase crime and maybe poverty.
258.	Option 1 is my preference IF heritage homes and buildings are not sacrificed in the process!
259.	Option 1 Leave our farms, fields no more expansion.
260.	Option 1 makes the most sense from economic, land use planning, development, and "live-ability" perspectives.
261.	Option 1 only if there is entry level units affordable to first time buyers and the infrastructure to accommodate traffic, if not, then option 2.
262.	Option 1 provides better access to land, less congestion/traffic, less crime and better views of the escarpment and other areas.
263.	Option 1 would be my choice. Downtown Hamilton is already too crowded with highrise buildings that don't allow for much parking.
264.	Option 2 is not practical, will not meet Provincial requirements, result in a shortage of housing stock and lead to even higher housing costs.
265.	Option 2 while desirable is just not realistic!
266.	Option 2 will make single family homes an even rarer commodity continuing the ever rising prices. Option 1 will add more single family homes. Also makes it easier to subdivide infill lots.
267.	Option 2 will result in higher prices, more congestion and long term urban decay. Those who don't learn the lessons of history are bound to repeat its mistakes.
268.	Option No. 1.
269.	Our kids need to be able to afford a house. Let's be proactive and build a community that we can all afford! We need to grow!
270.	Pedestrian friendly neighbourhoods with apartments near existing parts. E.g. development of space/buildings around Gage Park, Limeridge Mall, Saint Lawrence Park, better urban sprawl.
271.	People need a place to live! Don't crowd out the inner city and make more problems!
272.	People need land, land doesn't need people, but if people are packed together will this create other problems?
273.	People need space. Packing us together like sardines will increase hatred and crime.
274.	People want backyards!! Not balconies! And bigger yards!
275.	People want space, they want yards, they want privacy from neighbours. Too much density causes unpleasant living environments.
276.	People who make \$ look should be able to afford a house here, for the love of God.
277.	Perhaps contain to 1000ha if some industrial land (brownfield) can be reclaimed for residential?
278.	Plan complete communities around Main St. E. infill vacant property, add density that brings businesses and grocery stores to the area. Make Main St. E. liveable. Make it a two-way street with wider boulevards. It is a racetrack in its current form.

279.	Plan for apartment condos higher than 8 stories and single detaches homes as well as a sophisticated well-designed hotel near HWY 6 and airport, not one hiding behind a cemetery. Another mall to compliment Limeridge (outdoor). Stop trying to make downtown something it will never be, convert existing buildings into niche shops, restaurants and affordable condos with easy access to transit for T.O. commuters. Close and convert Jackson Sq Discount mall into anything else. (Expand market) LRT (checks written).
280.	Plan to help homeless people in the existing urban area.. This allows turning over brownfields into assisted or geared to income housing.
281.	Please allow high density because we are running out of land - cancel the Green Belt Home prices are not affordable any more – Homelessness.
282.	Please be environ - "mentally" positive. LOL!
283.	Please consider creating new jobs in the city besides providing housing, to avoid traffic and commuting to other cities for jobs.
284.	Please continue the very excellent work.
285.	Please make a plan for our homeless. It makes me sad they suffer. Regardless of their circumstances they need our help. I would volunteer my time for them.
286.	Please preserve the conservation areas as they are! Thank you!
287.	Population projections for Hamilton always wrong. 1. Supply/demand balance is not in place by fake boundary. 2. We all don't want to live in condos. 3. Our children should not be mortgage poor.
288.	Prefer urban expansion over industrial expansion toward urban boundary.
289.	Promote expansion plans that help deal with inflated housing market and reduce home prices, for new home buyers.
290.	Provides a better place for kids to grow up.
291.	Reclaim harbour front lands as Hamilton moves to a post-industrial service economy.
292.	Reclaim industrial brownfield land. Minimize the use of agricultural land.
293.	Redevelop already existing housing units that sit vacant.
294.	Regardless of which option is selected, road conditions and expansion needs to take into consideration the fact that there will be a significant increase of vehicles and better public transit should also be factored in.
295.	Remove greenbelt at the end of Barton East at 50 point across the road at Costco's – other side of street is still Greenbelt
296.	Require "more police" presents in the Binbrook area! "Police station" more businesses - "car wash" & "gas stations"
297.	Save our farmlands, develop plans for increased transportation, develop vehicle bypass plan..
298.	Save our greenfield and farmland.
299.	Save trade jobs, keep housing prices somewhat reasonable. Supply and demand!
300.	Shame on the city wasting city money with this survey. Hamilton needs affordable housing and jobs!!
301.	Shortage of family sized housing units, as evidenced by skyrocketing real estate prices. We need family sized units, not 500 sq. ft. single bed units!

302.	Should also only give permits to family friendly developments like singles and semis we don't need any more tiny town houses and rows.
303.	Should be beyond urban, should be rural out of Hamilton. I don't want more contamination, traffic like big cities, and Nosie in Hamilton, please.
304.	Should include parks and greenspace. New zoning for mobile home, year round park/subdivision.
305.	Since this is similar to how the current intensification rate has been, it seems reasonable. Or you could reduce to 70/30 to be less harmful.
306.	Single detached housing still needs to be a part of the long range growth plan.
307.	Single family homes needed - not condos or high rises - to be bought individual families.
308.	Skyscrapers present fire safety hazard through the possibility of elevator malfunction - must make fire safety exits to accommodate wheelchair tenants Please maintain existing parks and open space.
309.	Small farms are out of business - give them a way of retiring with some extra funds.
310.	Sometimes you just have to!
311.	Space out the greenland to keep society happy to have "parkette areas" in their neighbourhoods. Build build build.
312.	Spread out urban growth stop keep in one area only!
313.	Spreading out is better for one's overall quality of life! This is Canada! Let's use our land for people to live on. We leave a lot of open space. Look at a map of Canada! The high rise condo developed in Toronto already. Don't repeat it in Hamilton.
314.	Start any development in Whitebelt infill areas, avoiding Prime Agriculture areas. Prime Ag should be Greenbelted, not prioritized.
315.	Start redevelopment between Burlington Street East and Barton Street East. Lots of vacant properties. Make Hamilton new.
316.	Stay in your city limits, leave the country alone. We did not want to be part of Hamilton to begin with.
317.	Stay out of the fruit belt!! Developers must be discreet in their landuse. Leave wetlands and waterways alone. Use only unareable places if possible. Plan well, heads together City Hall!!
318.	Stop greed.
319.	Stop the sprawl!
320.	Such a small amount of ha compared to what is in rural area.
321.	Support higher intensification and redevelopment in downtown areas that can handle increased traffic. No density increase in proximity to high pollution industry.
322.	Targets should be significantly higher. Hamilton and the GTA lack affordable housing options for the next generation. The City should have been starting to address lack of housing 5 years ago!
323.	Tear down a lot of the old homes in Hamilton and build buildings for low rental about 5-6 floors high. Most of the old homes are almost shacks.
324.	Tear down the old build the new.

325.	Thanks.
326.	The city needs more houses and more jobs.
327.	The City needs to continue intensify the downtown core if LRT is approved and viable while continue to develop greenlands.
328.	The City of Hamilton can't look after the boundaries it has now. Also, the LRT will be another colossal waste of tax-payers \$\$\$!!
329.	The city of Hamilton really needs to build more housing developments to help our growing number of seniors to afford seniors places to reside.
330.	The City of Hamilton should develop the land at Elfrida and should go urban to the city limits at Fifty Road.
331.	The City should be spread out, less density is less congestion. Also more greenspace.
332.	The city should expand horizontally to avoid turning the city into a concrete maze and allow residents to be close to nature.
333.	The City should expand the urban boundary, if it is not expanded, housing prices will become even more unaffordable - the City needs to open up more land for development to increase housing supply.
334.	The downtown core need green space as well. Say no to the high density condo and apt. towers.
335.	The infrastructure to support this growth needs to be planned and completed well in advance of a housing development.
336.	The land in the Twenty Rd. East Are is designated as not sustainable for farming and already has city services paid for by taxpayers and services nearby to connect with.
337.	The larger the population, the more street parking will be required. It's already getting crowded around here with 2 or more families in local single family homes.
338.	The loss of farmland is reversable.
339.	Go back to the one way street system that worked respectfully. The LRT is a total waste of money. Property taxes will increase 50% in Hamilton - we are already the highest in Canada.
340.	The no urban boundary expansion scenario would create intensification issues, like that of Burlington, and a lack of grade-oriented units.
341.	The people want private home ownership! Increase single family dwelling supply. Expand urban boundary. Increase housing choice. Resist ideological worldviews that restrict private property rights!
342.	The plan should also include social and affordable housing w/ limited gentrification.
343.	The road infrastructure cannot handle a high density approach.
344.	The sanitary sewer infrastructure is in place after a few years of instillation. This proposed land area only make 100% sense for City growth area.
345.	The staff report issued March 29/2021 was thorough. Don't let NIMBYS turn Hamilton into San Francisco with overly-restrictive zoning policies.
346.	There are little dead end streets (ex. Miller Ave at San Pedro) where a building lot could be approved. This would dd to the residential tax base is all these little dead end useless streets were developed. Presently, they are wasted.

347.	There has been way too many "cheap" housing put in place, all compacted together, creating more traffic. Too much influx of rich Toronto people - let's not attract that.
348.	There is "more than enough" land in Ontario to fulfill everyone's desire to have detached housing.
349.	There is a housing affordability crisis in Ontario. We need to build more housing to meet the demand.
350.	There is already a housing shortage cause by so called urbanization. What homes are available are over priced, including condos.
351.	There is no other option. Save our children, not our land. Curb population growth, one child per family for the next 30 years. Make housing affordable.
352.	There is plenty of unused/abandoned space to use up before cutting into the surrounding areas! Repurpose and grow up.
353.	There is so much space in the downtown area, in the east end that is currently abandoned or unused. This is a wonderful opportunity to revitalize the city. Build on what we have.
354.	This anticipated growth and gentrification is displacing poor and marginalized people. All three levels of government must commit to a coordinated solution. Zero homelessness. Not for profit shelters are not the solution.
355.	This expansion should also include more roads wider than the current size.
356.	This is a reasonable expansion plan. Allows housing growth that is not too concentrated in existing city.
357.	This is an intentionally confusing survey. In the top section of information you pose two key choices. In the bottom section you switch them on the option.
358.	This option can make the city not too crowded!
359.	This will create employment and taxes. Grow while we have the land.
360.	This is a good plan to extend housing in urban expansion land for lower income families to have a home.
361.	Those of us who live in detached houses should not deny that opportunity for those who come later.
362.	Time all street lights on major roads. Hamilton is the only city you can drive through during rush hour effortlessly.
363.	To properly raise a family, a single family home is needed. These require a significant amount of land expansion.
364.	Too much construction in my area.
365.	Too much density is detrimental to transportation and health, however urban expansion land should be selected carefully, avoiding reckless sprawl and destruction of vital farmland.
366.	Too much intensification will ruin what we like about Hamilton.
367.	Trees and plants should be developed because it will keep the environment clean.
368.	Twenty Road should be filled in to Glancaster Road on South Side of road.
369.	Unless more high rise buildings are built outside of downtown core, expansion for low level establishments is required. Especially now 416'ers are migrating to Hamilton.

370.	Urban expansion should occur on Parkside Drive, North in Waterdown from Highway 6 East to existing development.
371.	Urban growth is required. A lot of land is vacant with nothing growing on it. Open this area!
372.	urban growth with intensification is good, core intensification is good. Your LRT doesn't help anyone else outside of the area of use.
373.	Urban vs. rural living should be the choice of the resident. We should not 'force' urban living by limiting geographic expansion. Option 1 lets the market decide where people will live.
374.	Use for struggling Canadian citizens who require affordable housing first.
375.	Use underdeveloped land already zoned residential or use lands no longer used for agriculture such as land north of Airport south of 20 Rd.
376.	Way too many townhouse developments in our area. How about some high rise condos and single family homes.
377.	We are in favour of limited development of greenfield lands. Hard cap at 1340 ha (or less). Emphasis on efficient transportation systems and rehabilitation of existing housing.
378.	We are not opposed to urban growth where needed, but we do feel that the infrastructure must keep up with any expansion.
379.	We believe it important to avoid excessively high density population to maintain the current quality of life.
380.	We chose option 1.
381.	We do not want another Binbrook. Streets are too narrow, no parking from overcrowded. Should not use all the good farmland.
382.	We don't agree with Binbrook having been developed prior to the lands south of Regional Road 20. Some of these are designated green space but have poor soil for farming.
383.	We don't have affordable housing because we can't compete with Toronto buyers. Put a tax/surtax/levy on all out of town buyers.
384.	We don't like people looking in our yard.
385.	We Hamiltonians have a tremendous opportunity to grow through the LRT system which is only the start of growing - All councillors should be on board for this - without?
386.	We have already gone into the Mt. Hope - Binbrook area in development. I see much success there.
387.	We must expand beyond current boundaries. Prefer expansion be directed south toward Binbrook rather than Niagara Peninsula.
388.	We must maintain a residential atmosphere wherever possible, not a concrete jungle. Keep buildings 8 floors or less and expand.
389.	We need a new council that cares about Hamilton, not just their jobs.
390.	We need an open-minded leader for municipality development. Hamilton should be much better than Toronto in supporting various industries locally.
391.	We need choices! Everyone does not want to live in a tiny high rise. Too much intensive action is not good. Choices, choices, choices!!

392.	We need housing options. Not everyone wants to live and age in a condo or apartment. More houses are good for a city.
393.	We need low income housing options and also housing restoration activities as part of this scenario. Contact indurell housing organization.
394.	We need more affordable single family homes under 400,000.
395.	We need more family homes.
396.	We need more 'geared to income' housing here in Hamilton. There is a serious shortage - much more emphasis is desperately needed!
397.	We need more housing options, more schools, more parks. Houses are now too expensive and areas already too dense.
398.	We need more inventory of homes to control escalating prices of existing homes and plus more homes mean more taxes for City revenue. To help with LRT.
399.	We need more seniors residence as our population get older on ave in our area (Mt Hope) Families need lower density. Not higher.
400.	We need more space. People don't want to be parked all together as this can result in disaster.
401.	We need much more affordable housing for low income and average income people.
402.	We need option 1, let's use common sense, we do not need LRT.
403.	We need ore housing units. Before it gets too late to control the population and the housing market, build roads, houses, schools etc. Canada will never run out of greenfield!
404.	We need single family homes with backyards and gardens. The only way that happens is by expanding the urban area.
405.	We need the greenfields to fight pollution and for food. Voting for option 1.
406.	We need the LRT due to this growth to get people around to places they were not able to go and take more cars off the road.
407.	We need the LRT in Hamilton.
408.	We need to develop properties in the existing urban areas in the lower city to generate tax dollars to help pay for the LRT.
409.	We need to expand urban boundaries, especially in Waterdown, to address the growing population and housing issues.
410.	We need to keep our current parks and playgrounds. Keep planting trees, use the brownfields and parking lots. Sell Chedoke golf course.
411.	We need to lower our city property taxes, they are too high!
412.	We need to start developing more greenfield space and start making new homes for the people.
413.	We should keep the environment protected. It is part of what makes Hamilton beautiful.
414.	We would like to see growth beyond the existing urban boundary as our city is rapidly growing! The City of Hamilton needs an urban expansion to plan for new housing units.
415.	Wetlands and existing farmlands are to be fully protected from development. This so called city growth is just an ____ what good is an influx of people if the land required to feed them is gone.

416.	Wetlands in all areas need to be preserved!
417.	Whatever you do make first time home ownership more affordable. Air quality and pollution will become a greater problem. Traffic congestions will be a headache.
418.	Where are all these people going to live?
419.	Why deny others the benefits we have. The option two all have there own houses they want!
420.	Why the exact numbers? Change is going to happen slowly and we have adapt to incoming family structures and needs!
421.	With apprehension we choose 1. We value the farmland but people need houses.
422.	With immigration on the upswing we can never have too much UEL need, for local spread or for the coming here to stay. Too much shortage even now.
423.	With option 1, there should be plans for providing green space.
424.	Would like to see some low rise apartment bldg.
425.	You cannot compel land owners to behave as you might expect and market demands indicate that people are willing to leap frog urban areas for detached houses that they want.
426.	You can't keep jamming people in and cause more gridlock.
427.	You guys are doing a great thorough job! I read the report online. Keep up the amazing work for the people of Hamilton! You don't get the credit you deserve!
428.	Young families want to have yards so their children can play.