

Public Comments (mail) – Option 3

1.	8 or 16 plex and multi living units of 3 and 3 bdrm units as seen in Montreal and Quebec City. These units house 4 to 6 families and take less space and fit well into residential areas. These are large and more than comfortable as well as affordable units. - housing is important and needed but do not take out farmlands. We need the farmlands in the green belt areas nor and will need them ever more in the future of our province and Country
2.	Major urban expansion - "No more intensification!!!" The city is overcrowded as is and we don't want to be living on top of each other
3.	We do not want hirise collapses as in Miami! Prohibit highrises except in the downtown core, stop congestion in suburbs like Ancaster. - #Unregulatedintensificationisdestroyingourbuiltheritage; intensification harms the environment by destroying needed greenspace and trees in the city (e.g. cut down 5g mature trees to build 72-unit 4 storey condo in undersized lot) Agriculture in future can intensify with hydroponic, etc. current Wilson St. development in Ancaster will make traffic impossibly difficult. Let out lying hamlets expand (medium density limit)
4.	Some expansion on land unfit for farming, for homes, etc. Rural. - (Homeowner but poor transportation, etc.) Disabled; Fast, reliable, bus service - City and rural and local stores for clothing, hardware, shoes, etc. Restaurants for all tastes - even fish and chips, steak on a bun, fish, stew, etc.; 1-2 floor houses - small apartments for low rent and well built.; No more "high" rises - dangerous - cannot rescue in case of fire - elevator breaks down - too many stairs for other disabled people - or young children - or pets (dogs, cats, etc.) Excellent bus service - no LRT mess or poorly sourced routes - reliable service. LRT is old technology - rail lines to Brantford - Niagara - 1900's etc - 1880's (LRT)
5.	- 1. Increase height of warehousing buildings in industrial areas - most buildings only one floor so not use expansive space 2. Increasing density in Barton Street area by re-developing older buildings increasing rules floor height for more affordable housing.
6.	Rezone light industrial to include low-med. Income housing. - 1. Protect water supply. 2. Stop suburban sprawl. Build mixed-income and mixed use (housing up top, shops at street level). Tear down 1/2 of or all of Lime Ridge Mall - re-build shops on bottom, highrises on top. 3. Force developers to properly restore roads after they tear them up for building.
7.	Biodiversity - go green! Redirect waste - electricity. - 1. Repurpose some urban lands 2. keep our trees for temperature reduction and Cos control 3. Share: a. homes b. gyms c. libraries 4. roof gardens 5. no more 'high-income sprawl' 6. sustainable transport
8.	Option 1 at 75% intensification limit urban expansion. - 1. Rework lower city infrastructure 2. Rehabilitate existing low rental housing inventory (rather than tear down and rebuild) 3. Improve rental housing maintenance
9.	New development bylaw - 25% of all new housing whether houses; condos, or rental must be affordable housing. No more monster homes.

10.	Option 1 but ensure currently identified is used first - 30 years is a long time particularly with an uncertain post-pandemic demand for housing and jobs vis-à-vis the rest of the GGH. The land may be needed sooner given existing trends
11.	- 50% ambitious density 50% urban expansion land
12.	Compromise 1/2 expansion, 1/2 development - A combination
13.	- A combination of both. A little less density and some urban boundary expansion. i.e. move to medium density
14.	Expansion of only 1650 ac?? - A happy medium between the two, taking our farmland is extremely sad - there is a reason people are leaving Toronto.
15.	A mix of option 1 and 2 - A limited overflow of / into new greenfield lands would be preferable.
16.	Area below escarpment used to be desegmented "fruitbelt land"? - A proper futuristic traffic flow East to West would be using an over-head road system instead of cluttering up with LRT
17.	No more construction! - Absolutely stop all planning! No more buildings! They are eyesores and increase traffic on our overloaded highway 5/ All these buildings are destroying our small town feel!
18.	Start building in Lake Ontario - Abu Dhabi has built a beautiful area offshore! Stelco and Dofasco have been allowed to fill in 1/3 of the bay!
19.	All urban expansion until 2041 when ~ 500 ha of greenfield land is made available. - Acquire Glendale Golf course, convert it all to lowrise housing mixed with detached homes, clean up and build apartments and townhouses north of Barton St. toward Bayfront.
20.	Maintain character of neighbourhoods - Add housing in ways to that do not violate character of neighbourhoods, e.g. no highrises in Westdale, no massive hotels in Strathcona. Focus on affordability - add rent geared to income not only condos
21.	- Advocate with ON government to change planning distribution across province. Why are we encouraging growth in the area of richest farmland and in an area with already high density within the Toronto-Niagara corridor? Both options are bad. We have a unique microclimate for tender fruit.
22.	Hybrid model - Allow a reduced amount of land for option 1 so there is less of an impact and encourage responsible and respectful high density development
23.	Something between options 1 and 2 - Allow for some high density towers/buildings beyond the current urban boundary - but no estate size lots. If you're going to take away any greenfields, make those spacs as efficient as possible. No, or very few, single family homes. Build taller, not wider!
24.	Stop the Hamilton growth! - Amalgamation has been disastrous for Flamborough. We should never have become part of Hamiltin
25.	- Ambitious cities build community instead of sprawl.
26.	0 Expansion. - And to lower housing crisis stop the bidding wars! They should be illegal. The price is the price. Enough is enough! Please stop building more and more houses and stores all together! We need our fields! My vote is to tear down all the new surveys built and give us back our fields!
27.	No LRT tear down - and use empty buildings redesign the community utilizing space.

28.	Modify option 1 by increasing density with more townhouses / low-rise apartments to reduce amount of new urban land needed - Are pre-pandemic population projections still valid given the migration to smaller municipalities due to ability to work remotely and unaffordable housing prices in Hamilton? Can density assumptions be increased with more multiple units, e.g. secondary units townhouses and low rise apartments, which will reduce the impact of option 1? Rethink very high density e.g. 30 + storeys as they have been a source of infection spread during the Pandemic
29.	A blend of option 1 and 2 - Are these numbers allowing for the many seniors who will die in that time period? Option 1 only when there is absolutely no urban space left
30.	Open Green Belt to development - As long as we have restrictive land use policy we will have extremely high housing costs (look anywhere in the world with similar policy)
31.	Check other high density countries with small land space for creative ideas on how to keep land from damage and new housing ideas - As the climate heats up we need land to grow food close by and to help to cool the planet with trees and keep all water sources. We have to be creative with housing and developments.
32.	No high density living - keep it status quo. - As the high density housing increases so to do other problems. High volume of traffic - cars and trucks - gangs, noise pollution - we need the greenspaces for farming, etc. I am referring mostly to the plaza at Green Road at Fifty Road
33.	Bulldoze Jackson Square - Barton St. can mostly go as well. Free tents for any one who wants. We also need a Toronto "move-in" tax!
34.	Option 2 but build upwards like Toronto - Becoming a big city means big upward skyscrapers, condos and apartments like all over other big cities
35.	- Before you start expanding any more fix the sewers and water pipes that already exists and roads.
36.	More affordable housing/apts./rental - Better traffic flow, update signal system to traffic flow, instead of using timed signals only. (You're choking your city) more green spaced mixed with city.
37.	No expansion - Bigger is not better
38.	Take it slow!! - Bigger isn't always better. Ambitious density = higher crime, higher taxes, no more land for food, higher pollution, no more stars at night! Remember "we the people" are the government! We pay your wages!
39.	50/50 density and urban expansion. - Build 3 more hospitals. Flamborough, Stoney Creek and out towards Mount Hope. Attract high wage talent. Maximize tax revenues.
40.	- Build condos or townhouses where vacant factories sit empty or vacant lots. Why destroy good farmland. What will we eat?
41.	Take care of Canadians first - Build for the Ontario homeless! It's all about the money - money that tax payers pay - we can't even afford to buy a house!
42.	No expansion in Dundas use available building and space in downtown Hamilton - Build new communities in under developed areas with shops, schools, roads, hospitals, etc. To support those communities. Dundas already has exceeded intensification targets. Preserve our valuable farmland.

43.	- Build on land that isn't farmland and green, not in areas where it's mature and environmentally sensitive. Nature and it's inhabitants need to be protected, only put height of that's suitable for the area, abandoned buildings and homes refurbish for living if appropriate.
44.	Urban expansion with community services - Build single family homes 1300-1800 sq. ft. No repetition, 4 floor plans on 32 ft. lots from Rymal Rd. South to Dickenson make them affordable housing.
45.	Affordable housing - Build small affordable houses, small single living dwelling for seniors, container housing in park settings
46.	- Build some homes for the needy and food, instead of lame L.R.T. for Eisenberger!!
47.	More apartment buildings downtown - Build up the city core with large condo complexes. I.e. Toronto style. And clean up the City Core.
48.	Expansion only as a last resort when/if needed - Build up, not out. How can we add to city infrastructure when it is extremely difficult and costly to repair and maintain what we already have?
49.	- Build where we already have bus routes, schools, sewers, other services. Grow potatoes where these things do not already exist. How hard was that decision?
50.	How about somewhere in between, duh! - By 2051 I'll either be long gone or in a home (LTC) so it really won't matter what I think. Supply = demand = immigration
51.	Don't touch greenbelt, clean up barton street. - By building new front businesses with housing build in back for low income (double purpose), plant more trees and bushes. Tear down old houses and build new ones. Lots of empty buildings and empty spaces to build.
52.	Provide people choice - Canada is the second largest country in the world. There is no reason to pack people in like rats. Get speculation, foreign buyers and corporate buyers out of the marketplace then let the people decide how they want to live. City has no role.
53.	Let market forces determine the level of intensification. - Choice underlies the effective operation of free world democracies.
54.	No intensification, use more expansion land than option 1 - Cities shouldn't be more dense. I think that Hamilton should pursue a policy that reduces intensification rates
55.	How much did this survey cost? - City currently unable to manage city growth. Incorporate housing within malls. Approve student specific housing on campus only. Stop one-storey strip malls. Infill Barton / Cannon / King. Greenhouses for food not cannabis.
56.	No further expansion period. - City is becoming too crowded and busy. Housing is unaffordable and unsustainable.
57.	Needs to be a blend of both - City needs to increase its density as described in Option 1 but not at the cost of expanding its growth outside of the current urban boundaries.
58.	Half option 1 at 1,500 acres. Expand upwards and offer reduced lot sizes - Compromise. Think outside the box like garage conversions in alleys. More townhouses versus single family detached homes.

59.	Allow country development - Conservation land should not be designated without property owner's knowledge and consultation. Allow country development as people choose to leave city centres.
60.	Expand urban boundary on non-prime agricultural lands only and preserve prime agricultural land designations for agriculture. - Consider also, in addition to Option 3, develop/renew depressed areas, i.e. Barton St.
61.	Not that simple - Consider infrastructure and roads and traffic and finances - want quality in the city everywhere
62.	- Controlled density with some urban expansion land need. Do not open the door for real estate speculators and investors to duplex and triplex single family homes and ruin neighbourhoods like what has been done in Westdale and started elsewhere.
63.	Stop urban sprawl, protect the green spaces from being ruined by big businesses. - COVID has taught us that we must be self sufficient to survive. We need green spaces for, food and relaxation. Protect our green spaces - stop the infrastructure for big businesses.
64.	Stop foreign investors artificially causing the home crisis. Use 1% of expend boundaries - Create better use of existing properties. Core parking buildings (vertical parking) eliminating vast stretches of parking lots and closed buildings
65.	Yes. Explain these options in plain English. - Deliberate obfuscation! Mixed in with junk mail. This brochure is plain as mud. What a waste of money! Clear. Most will probably be ignored or discarded.
66.	Expansion 80%, density 20% - Density doesn't serve humans well
67.	I have a background in Economics and Geographic Analysis - Density is one variable of 1000 variables. Set aside green spaces where development is not allowed. Lower corporate taxes to spur growth. Allow private innovation to grow the economy and growth with follow. The least amount of government intervention the better
68.	Moderate density/expansion - Desirable compromise! Between two extremes of ambitious density and no expansion land needed
69.	Arterial corridor - Develop along routes of highway #2, #6, #8, #56, #20, #5, and leave the farmland on the sideroads to farmland and green space inlands like alone
70.	Develop Dufferine pits - Develop the Dufferine pits into self-contained business and residential complexes, mostly underground with sculpted landscaping / parkland above. A non-commuter based community, eco-friendly.
71.	2/3 option 1, 1/3 option 2. - Did an idiot make this survey?? Allow both, consumers will choose where they want to live.
72.	We need more land for farms and greenspaces - Do not allow expansion, we need as much farm land as possible and as much green space. Population can expand up North where the land is not good for farming. Hamilton is over crowded as it is.
73.	Intensification rate of 70% - limited urban expansion land - Do not allow urban expansion over fertile, productive farmland (those areas where crops are actively being grown).

74.	A mixture of the two options - Do not build high towers of intense development. Build smaller units of community style housing and gathering space and with areas of greenspace and areas for gardens to plant - people can go plant garden
75.	- Do not build on farmland or other green spaces, protect our green spaces.
76.	Expand - but not for "family" housing think outside the box - Do not build single family homes on expanded land that require schools etc. Build retirement, senior plus 55+ units, mixed with shelters for women and men.
77.	Low rise medium density breathable communities, single family, 4, 6, 10, 30 story max, homes, townhomes - Do not take away green belt area for residential or commercial / retail development. Protect green spaces! Parklands! No tower condo buildings. Help rebuild city infrastructure!
78.	Use brownfields old industrial areas/old factories - Do not use farmlands!! I don't want my food coming from China. Stop bringing in more newcomers.
79.	No urban expansion unless absolutely necessary - Doesn't matter how expansion happens unless housing is affordable. Also, how about infrastructure?
80.	- Don't disturb the greenfield greenbelt. Keep it protected. Plan any housing development to low density.
81.	Combination of 1 and 2 - Don't overdevelop waterfront like Toronto. Driving along the Gardiner you'd never know there was a lake right there!
82.	- Double Option 1. If not possible then go with Ambitious Density Scenario Option 1
83.	Zero/minimal densification - Dundas does not need any more densification. It is already densified
84.	Quit now, go somewhere else - Elfrida is a traffic jam, no more housing in that area - whoops you already started. Try driving along 56 HWY between 3:30 - 5:30 it's a bottleneck, we do not need any more expansion, you should have quit 3 years ago.
85.	Make low rise apartment buildings - Encourage updating of existing properties that are rundown, fill in empty spaces within our boundaries.
86.	Do both - Enforce any bylaws and building standards uniformly, move greenbelt beyond urban boundary to edge.
87.	Stop importing 100,000's every year - Encourage females to have children. Breakeven birth rate = 2.1 Actual 1.5
88.	- Every decision city hall makes is filled with "Bungling" direction. Oh yeah let's pay consultants so it won't happen "Again".
89.	Use existing housing space, if none available then expand 75% intensification. - Expand only as needed. There are many spaces in downtown core that could be redeveloped. We shouldn't eliminate more greenspace!
90.	Intensification < 50%; expand current urban boundary - Expand outward - not inward, provide housing opportunities for all economic levels, no LRT in lower city, develop supportive infrastructure.
91.	- Expand the urban boundaries as needed, but promise a certain % of green space in the urban area with no loss of existing space. Option 2 is second choice.

92.	Some expansion, some intensification - Expansion should be permitted on marginal growing land only. Under no conditions should any wetland or food crop suitable land, even if currently not producing, be used.
93.	Limit urban boundary expansion to 500ac. Low-rise co-op developments in existing neighbourhoods as co-op residents help take care of the property. - Exploit every last square inch of brownfields for residential development. Expropriate abandoned homes and properties for residential development. Limit high density development to arterial roads and next to already existing high density development.
94.	Improve public transportation - Families can't afford multiple cars in the household just to drop kids at school also this will reduce pollution/gridlocks/commute time.
95.	Fix the horrible road and rail tracks in the industrial area!! - Fix the roads and railway tracks in the industrial area. To many years with nothing done!!
96.	We should stop immigration until everyone has a job. - Fixing what we have is very important, roads, sidewalks etc. Finding housing for the homeless, proper water for the indigenous folks. Charity begins at home!
97.	Combination of both, 70% and about 600-700 ha. - Focus and balance of affordable units, higher rises in downtown core or where similar height structures are, with encouragement or redevelopments of brownfields, industrial builds and neighbourhood preservation
98.	Focus on existing population - Focus on improving existing infrastructure, social services and living wage access. Non-organic growth will depress wages and provide undue infrastructure stress.
99.	340ha urban expansion - Focus on the missing middle, multi-family duplexes, midrises, mixed use midrise, conversions of under utilized commercial space to mixed and residential use
100.	Fix the system we have before growth - Folks who make over \$100,000 a year can't even afford housing in Hamilton
101.	Tear down old buildings. Build simple homes. - For first home buyers and retirees. Don't need anymore huge homes. Affordable is best. Use spaces that isn't being utilized. Don't use greenspace
102.	- For our sanity leave the greenlands alone. Low density and single family homes on the mountain. High density in the lower city.
103.	Expand upper city - Forget LRT (lunatics rail transit) Hamilton downtown is a stagnant place - has not grown much since I came in 1957.
104.	No LRT free housing - Free HSR, no LRT
105.	
106.	No boundary expansion - Get all new city council and mayor. Get rid of the ___ we've got. If they need work give them a box of straws and put them in Cootes Paradise.
107.	Preserve good growing land. - Good farmland is needed to grow food for "consumption." Use poor quality land only for building homes etc. Build up...not out.
108.	Hamilton shouldn't grow. Tell Ford ___ and wait for the next election. - Great - more bedbugs for Hamilton! This city cannot handle the problems it currently

	has. I've watched the decline for decades. Council and staff think replacing an existing bus route with street cars for Mac students is a win. The downtown is more disgusting every year. But let's add more people, make the City more unlivable and possible get rid of greenfield land. Fantastic!
109.	Option 1 plus green roofs - Green roof benefits: improves stormwater management, reduces urban heat, insulates building, reduces greenhouse gas emissions, extends roof life...
110.	Combine the 2. - Greenspace (parks and "wild" lands) are clearly necessary for the health of the planet and its citizens. Be leaders in environmental responsibility - put planting and conservation at the heart of every project.
111.	Maintain and improve existing structures. - Growing, growing why? You don't half to grow perpetual growth. Only destroys environment and makes humans suffer. From crowding. (Quality not quantity)!!
112.	Decrease the mandated growth - Hamilton and surround has an extremely diverse environment - lakes/rivers/forests/wetlands and endangered species - stop the rate of expansion/population - save the environment
113.	Both and more is a limited approach - Hamilton does not have enough housing for current family; we need more housing than above, this is not enough for forecasted population growth!
114.	No LRT - Hamilton does not need LRT tax money will pay in long run
115.	Ambitious density with a cap of no more than 800 ha. - Hamilton downtown needs a "raise and rebuild." Huge potential for high rise development. City centre needs a face lift. Urban sprawl is not the answer. We need to start protecting farmland.
116.	Lower density, more single family homes - Hamilton has become a townhouse city with little greenspace for families, how about more bungalows for our aging population
117.	Develop empty buildings in the areas of the core. No building on farmlands, that'd cause higher prices for important products. No nature, more pollution, traffic headaches. - Hamilton is a unique wonderland. Five minutes outside of the city is farmland, homegrown beef, chicken, cheese, wine and beer producers. No farmland and these all disappear.
118.	Growth and expansion to less populated and underdeveloped areas of the province while maintaining our critical agricultural farmlands. Preferably northern development. - Hamilton is well populated and straining existing infrastructure and resources. Option 2 would have to be considered a fail safe decision. Why didn't we get to provide feedback on the LRT?
119.	30% option 1, 70% option 2 - Hamilton needs to bring more housing within the existing, unused and derelict properties and make more family friendly neighbourhoods
120.	Refurbish empty buildings and unused lots - Hamilton should be looking into unused-empty buildings and warehouses, so many empty places and lots. Owners should be made in some way to use them for housing or sell to city for housing. Too many empty spaces right in the core.

121.	Both seem extreme. Find a balance. - Have Indigenous leaders been consulted on these proposed scenarios? What are the recommendation of environmentalists? Minimal change or harm to nature preferred.
122.	No urban boundary expansion and no population growth - Have newcomers to Canada populate the rest of Canada, not the GTHA
123.	- Hire and comply with recommendation of an independent professional to expand urban boundaries to stage sustainable growth to reduce lot costs.
124.	ED. Modular building! - Homeless - sliver buildings have a narrow frontage (45f) with total virtual access - showers, clean clothing are mandatory.
125.	Increase business/corporate presence in the city. - Homeowners are at their limit on property tax. Increasing housing makes it worse! Must put more emphasis on corp growth.
126.	Plan for 81,520 new units with no urban expansion. - Hopefully you will take into consideration the residents in residential neighbourhoods and not destroy the "neighbourhood" atmosphere we've developed over long time occupancy by putting up too many massive highrises.
127.	No expansion! - Housing density is already to high. Don't pave paradise and put in a parking lot leave green space and agriculture lands alone.
128.	Balanced development - carefully monitored - Housing in the lower city should be developed as much as possible and in both existing and new areas depending on population growth and affordability - but not for the sole benefit of developers!
129.	- How about a happy medium 50% to 75% of #1
130.	- How about a Postal box on my street instead of me going to the Post Office for my mail.
131.	- How about building some affordable starter homes for first time young buyers so that they can stay in the Region. Don't allow investors to buy these starter homes!
132.	Degrowth - How can the city grow is the wrong question to start with. When a city the size of Hamilton reaches and surpasses a critical mass, we need to end growth. Growth is what fuels climate change.
133.	Consider an environmentally-friendly campground, with good public transit access - How will this affect the poor? How will this affect families in poverty?
134.	Plan the new housing beyond current boundary. Concentrating people is the opposite of what we need having suffered from the COVID pandemic. - I am a scientist and found the wording of this survey confusing. Hard to interpret.
135.	Farm lands should not be used for housing ever, old school lands. - I am not good in computers, I can only join by letters, it is sad that the government allows very high prices for houses now, young people who are trying their best will never given chances to own a house. How about affordable houses for locals? Residence qualifications?
136.	Whichever option that will lower my taxes - I chose to live in an rural area because I don't want the congestion of living in the city but the city has raised my taxes much too high. I chose whatever option that will lower taxes/
137.	- I defer the choice of my option to Mayor Fred. He knows the best urbanization plan for Hamilton

138.	Medium density; townhouses and lowrise apartments. - I do not want to be as dense as Toronto on New York. Nice places to visit but not to live.
139.	- I don't really know what you mean about intensification or urban expansion. If it means no affordable housing - I'm against it. If it means gentrification, I'm against it.
140.	Restore downtown core, rebuild and renovate core - I find option 1 and 2 unclear and conflicting, I'm sure others will be misled by option 1 and 2
141.	Improve questionnaire and resend! - I find the use of the word "ambitious" offensive. The question should simply be "1. urban sprawl," "2. no urban sprawl" Poorly designed - looks like "junk mail."
142.	More government housing, more HSR - I have a brain injury, waiting for apartment still over 7 years, I need apartment on mountain also #42 Mohawk bus still running 1 day a week, should be 7 days a week again, more people need it.
143.	Do not crowd housing, it leads to problems - I have seen vacant land in the area that has not been farmed. Either build on this land or make it available to farmers and use land close to city to build.
144.	We have to save our land for food. - I have to be 103 when it is finished.
145.	- I know it's hard but you should maintain what we have, not create more problems. Forget about LRT.
146.	- I live in West Lincoln. Why do I keep getting crap from Hamilton? City/MP/Etc. Please check with your P.O. this is costing you money.
147.	28,660 new housing unit through development in the existing urban area. 110,180 new housing units through development and new greenfield lands - I love Hamilton for its green space and the fact that it is not densely populated. I hope it will not become a concrete jungle
148.	Provide affordable housing -- too expensive for young families - I need to have a map as to where the greenfield areas are. I'm in Glanbrook. Large parcels of land - which rural areas will be impacted?
149.	How about a balanced approach to both options - I prefer neighbourhoods to high density areas. Higher density is not aesthetic and just looks crowded.
150.	More bussing! No to the LRT! - I would like more busses on the road. You've done it with the B-Line, now it runs on Saturdays.
151.	- I would like to know how this is helping with climate change and global warming. When are our smart people waking up to the fact that there are one too many people on this planet?
152.	Low-medium density - I would like to still be able to enjoy the view and highly prefer that high-density condos/structures do not get in the way of remaining downtown core
153.	Less expansion, more core infill - If billions are going to be spent on LRT, create more infill downtown (renewal) so it would be worth it.
154.	No growth improve quality - If growth necessary then follow Jane Jacobs not Le Corbusier and Option 2 before Option 1
155.	Some of option 1 and option 2 - If LRT is build the density of people is needed along the route.

156.	Neither - stop population increase so no need for drastic change - If necessary, a limited option 2 is acceptable
157.	Renovate old housing and apartments - If the City could just renovate, remodel and refurbish old house and buildings, then people would wanna move. Therefore sparing the plant life and farming for the city.
158.	Maybe slow down destroying Hamilton? - If we keep cutting up the greenspace we will need oxygen bottles to breathe - but who needs oxygen??
159.	Low intensification low density - If you do not build, they will do elsewhere. No development of greenlands should be considered
160.	- Im not for wrecking your farm land, farmer - feed people not condo; my _____ - _____ not for it
161.	Increase home building, eliminate foreign ownership. - In an effort to reduce the high out of control cost of home ownership we need to increase the supply of homes for sale in Hamilton. Also end foreign ownership and investors who drive up the cost of ownership.
162.	Very poorly thought out design. Seems like a shallow attempt at looking for input. - In the next 30 years the population will grow and more people will require more housing. A combination of intensification and expansion is required while doing the best to preserve greenfields and farm lands
163.	- In the same way that provincial projections have informed the need to grow (i.e. +236,000 in 30 years), data needs to inform the selection of a growth strategy - yet no data is provided in this survey to justify Opt 1 or Opt 2. Generally, brownfield/greyfield development is preferred over urban sprawl, but an average citizen voting without data is stupid.
164.	Mix options 1 and 2 with heavier weighting to option 2. - Increasing density with no changes to the urban boundary will concentrate density expansion in the lower city - tear down old, abandoned derelict buildings which aren't found in this quantity in the other parts of the City. Can our infrastructure handle that? Like water, sewers, etc. if 100 unit building built at end of my street, how will the combined sewer handle the volume in a storm event? Will it go into my basement?
165.	No more than 700ha of urban expansion land - Infrastructure costs should be borne by developer and a 20 year property tax levy on new lots to recoup a further percentage before dumping more taxes on existing rate payers.
166.	- Instead of new construction, we should be planting trees and deal with the garbage alone our roadways.
167.	No urban boundary expansion. Small new housing development in urban area. - Instead, build high-rise in Hamilton's lower city. If building in urban area, an efficient bus service would be expected, forget LRT. If building high rise in the Hamilton lower city, Hamilton would thrive and so would the LRT.
168.	(Less density) Intensification 30% or less) - Intensification < = 30% Develop more greenfield lands.
169.	Low density plan for 0 new housing units in existing urban area and 0 new housing units of greenfield land beyond current boundary - Intensification and density are not important and ruining this city!

170.	- Intensification in empty and existing buildings only. Not in single family areas ie duplexes. No urban expansion.
171.	- Invest in city; not pleasant to visitors. Many old brick homes worth redeveloping. Lots of rundown abode should be replaced with "higher" rises and park surrounding for experiencing nature in he city
172.	No intensification or increased density - Is the plan to abolish the suburbs? Reduce or remove single family homes?
173.	Intensify and improve the downtown core - It makes more sense to improve the downtown core, North and South of the proposed LRT route - tear down the dilapidated areas and rebuild - no urban expansion required. Leave the farms alone! We still need to eat!
174.	A combo of some urban development and some expansion into rural non-farmland. - It seems too cute to have 2 extreme options. Why can't you have both?
175.	- It would be good if the use of medium density housing could be built for families on land that no has rundown (ready to tear down) properties. Mainly in the lower city and in existing vacant lots. See how it goes and if necessary go from there; without sticking to one option from the beginning. Try modified versions of option 2 first.
176.	- It would be preferable for the City of Hamilton to incentivize the development of under utilized properties and land within the current urban boundary.
177.	I live on the Mnt and love it traffic free. We moved here 25 years ago due to rents we couldn't afford. I really do not like when housing is built so close together you can hear your neighbour sneeze. I am 84 yrs old now, so what you school to do doesn't really matter. - It's sad that all farming is gone to build housing
178.	Fire the fools - Just another waste of time. The "fools from the city" have already made up their mind and are just looking for a few responders to agree with them.
179.	More high-rise buildings downtown - Keep as much greenspace as possible. Build the lower city. Make James St. North a pedestrian zone.
180.	Limit building height - 6 stories - Keep building height to a maximum of six (6) stories. Otherwise there will "canyons" of highrise buildings - similar to Toronto!
181.	Less ambitious, density 30-40% - Keep hi-rise buildings away from low density housing
182.	Plan 81,520 new housing intensification rate 60%. Plan for 0 new housing units. No urban expansion land needed. - Keep population steady where it is. No need to add more people. We are a good size.
183.	A combination of both - Knock down old buildings and replace with mid size development. Bulldoze Barton St and start over.
184.	Large urban expansion 10,000 tho - Large expansion of the urban areas needed to lower housing prices. Thanks
185.	Infilling of larger lots alleyways and innovative small housing for granny flats and single people. - Larger populations require more food. Don't touch productive farm land. Poor soils and unusuable farm land - ok to some extent. Larger population need recreational walking/hiking and nature areas. Leave proposed

	world biosphere - Hamilton Bay/ York Rd. - Cootes Paradise/Escarpment above and around Dundas alone - A lot of work and money have gone into this.
186.	Expand near and around existing towns - Leave (green space) alone!
187.	Build within Hamilton go up - or - townhouses - Leave farmlands alone - largest in the world. Contractors destroy beautiful lands for their own billion profits - your license giver - ruled by them??? Barton St. needs to be rebuilt - have developer buy and rebuild. Downtown taking forever - even Main E has begun to go downhill - get after owners - tax them highly! That way - sell it!
188.	Build Toronto Oakville Way - Leave our greenfields alone. Like to see orchards and vinelands.
189.	Parks downtown and lower density overall, shrinking down! - Less population growth and downtown smelling like exhaust fumes and green space on the mountain. Build there. Single small houses with yards.
190.	Duplex/triplex - Lessen restrictions to turn larger single family homes into duplex/triplex. Remove paid parking from street.
191.	Combine both options with focus on downtown rejuvenation - Let developers build apartments higher to allow them to make a profit and want to build here.
192.	SDU's across the country - Let the people who own greenfield determine their development. SDU's in both rural and urban achieve both!
193.	- Let the planet breathe, keep green space, build 1-7 floor community friendly housing, not soulless towers
194.	- Let's get on with the LRT
195.	1/2 of 1, 1/2 of 2 - Limited rural expansion - less density in City - compromise 1/2 and 1/2.
196.	Lower density - Lived in Hamilton for fifty years. It was just the right size. Shame to see the growth. Well on the way to look like Toronto!
197.	- Low income housing, too many homeless/evicted people - shortage, \$\$\$, low income families. Help seniors!
198.	- Lower density - less townhouses neighbourhood with inadequate driveway parking for 2 cars. City tax on rental houses by investors.
199.	- Lower taxes and less government Kill the LRT too!
200.	Help the homeless - LRT - No - No - No
201.	Are you really listening - LRT will only service a small part of our city. Homes 30 years ago down the road that people will not be able to afford. We need low-income housing now, not an expensive piece of jewelry and less green-space.
202.	Allow expansion out of main Hamilton boundary - Lynden has been shut out of any chance of expansion. I have 2 acres.
203.	A mix of option one and two depending on geography of location - Major challenge: a density increases in a given community, roadway infrastructure becomes less adequate. Where are we locating on these vehicles? How do we move about more efficiently?
204.	Try cleaning up Barton Street - Make our waterfront more accessible to all of Hamilton. We have a beautiful city, upper and lower, make people proud!
205.	Implement a low ambitious to no density scenario and no urban boundary expansion - Many Hamiltonians are happy with being in a small city. We do not

	wish to expand or absorb more Toronto people or ideas. Stop encouraging Torontonians to move here
206.	- Medium density housing, minimal urban boundary expansion
207.	Forget the LRT - Metrolines has several properties now useless i.e. Queenston traffic circle land could be used to build many residential homes and apartments
208.	Mix of #1 and #2. - Mix of "strategic" urban boundary expansion and urban densification, especially/focused at major arterial and major transit routes.
209.	Smart density - Moderate increase in density but prohibit shoe box condos. High rise buildings with suites in the 700-1200 square foot range.
210.	Mixture of both - More designated (low income) affordable housing, greenspace / parks / playgrounds. Protect farmlands.
211.	Expand urban development further. - More detached, single family homes are needed, not condos. Our children deserve the opportunity to have a backyard. Lower density, please!
212.	No more intensification development; no more density development; no more urban expansion. - More intensification and density development only increases the tax rates and intensifies the pandemic disease spread rate. Take care of those who are here now, with better opportunities and employment. Waterdown is congested enough. Prosperity over poverty. Let people breathe!! No warehousing.
213.	- More research needed LRT = No
214.	Save the farmland and wild animal habitats - Move up instead of out. Utilize other vacant and abandoned properties and other areas deemed not good for growing food. Each ward / area should have enough land to feed the people within it and then some!
215.	- Municipal grass cutting and parks and school maintenance poor. No growth of population until roads fixed, water cleaned, vacant housing used for homeless, no LRT, clean Hamilton up it's a disgusting mess, why would you grow a mess. Conservation areas a mess and unkempt.
216.	1 and 2 - Must work at creating neighbourhoods with goods and services within reach so we are less car reliant. And affordable housing for the poor and marginalized.
217.	We need low income housing for people trying to live in Hamilton already. Seven year waiting lists. Also geared to income, we especially need more of thee on the mountain. Why can't we get already existing apartment buildings to have some units as geared to income? I have lived in my building for 36 years. I lost my job 10 years ago and I am on disability now since I was 56 years old. I am now 60, because I am a long term tenant, my rent hasn't gone up past 3%, still 75% of my income goes to rent. It would cost more for me to move now. Too bad I couldn't get geared to income in this building. My CPP / disability will end in 4 years. I probably will have to move then. How about more low-density apartments on the mountain, for low income people or seeing about current owners giving long term tenants a break? - My name is ____, Phone number is _____. I would really like to talk to someone about this please!
218.	Get rid of Eisenberger and most of Council - Need a mayor like Niagara Falls Jim Diodati.

219.	A mix - Need more bungalows for seniors! No stairs!
220.	Keep the greenbelt. We need more affordable housing. - Need more highises in city. Leave lots of greenspaces. Need other routes of transportation from Niagara Falls to Toronto and beyond QEW to crazy. Need a highway up on the mountain.
221.	Please decrease the impact of sprawled regional development on the natural environment. - Need to re-develop, expand, and / or repurpose existing areas, buildings or vacant lands.
222.	Give us another option. - Neither one of the options are good. Extreme measures. #2 is asking to take away greenspace. Isn't that interfering environmentally? #1 where is the room for all of this?
223.	- Neither option benefits Hamilton. Additional housing units will be gobbled up by GTA people. First time home buyers don't stand a chance.
224.	90% existing, 10% expanded - New growth will eventually come; but in the here and now not so much. Retain as much farmland as possible forever.
225.	No growth! ++ ha? - No additional - carbon footprint. Slow or stop population growth - stop agenda "21".
226.	No boundary expansion. - No building on existing farmland.
227.	No more townhouses, condos, apartments, or rental properties - No developments on protected and conservation lands
228.	Limited urban Expansion - No expansion on Local food producing Land.
229.	Build proper roads before considering new development - No expansion unless infrastructure is first built. Do not use conservation land and do not expropriate private property.
230.	- No large estate sized lots. Build taller buildings not wider buildings.
231.	No LRT - No LRT put more buses on
232.	Move - No LRT we should move out of Hamilton taxes too high.
233.	LRT does not help enough of population. - No LRT. No more urban expansion, new housing units in decayed areas of city. Stop housing sales to outside investors.
234.	NO EXPANSION - No more expansion please. We need the greenfield lands more than we realized and recognized
235.	- No more high density, crime goes up and social dysfunction goes up
236.	- No more high density housing! Towns and semis are not sustainable long term.
237.	Actually changed my mind. - No more houses, less crime and let the animals have a home! Crime has went up ever since people from Toronto moved here.
238.	- No residential development - add more greenspace - parks, trails, trees, etc.
239.	How about "affordable" housing for us grunts? That can't afford \$1400.00 for a single apartment, how about that? - No to LRT! Bee line is perfect
240.	Let the market decide the growth - No to urban land restrictions. Enough land in Canada to house the world. Open the land to the people. No to smart cities, no to agenda 21/30, No to the fascist communism
241.	Tell the Province to expand Northern ON and leave the horseshoe area alone. No greenfield developments in this area. - No urban boundary expansion and

	plan for and cap existing urban development to only 30,000 units of medium density housing over next 30 yrs. Redevelop existing areas.
242.	Medium density housing - No urban boundary expansion, save farmland.
243.	Let's use vacant land, parking lots and abandoned property - No urban expansion, we need our farmland. How will we feed 236,000 more people by 2051 otherwise?
244.	- No urban expansion. Small towns like Binbrook, Smithville, Waterdown.. do not have the infrastructure to handle more homes. 2 lane hwy in - cannot handle traffic. Driveways are too small - parking on roads - not wide enough to handle all cars.
245.	Impact on municipal taxes, hospitals, roads, schools - etc. - Not enough information to make an informed decision.
246.	A combination of both - Option 1 and 2 are too limiting - there has to be a combination - let's not concrete the best farm land in Canada!!
247.	No high density, 80% greenfield for farmlands - Option 1 is okay if it uses only low density and medium density. Please no high density. Most greenfield (80%) should be protected as farmland
248.	Preserve all greenfield. - Option 2 sounds nice, except the use of the term "new greenfield," which makes me think that any greenfield within the urban boundary would be badly developed.
249.	Growing is for tumours. Sustainability is the answer. - Option 3 > Option 2 > Option 1
250.	No expansion in the city of Hamilton, expand only in the rural outskirts of Hamilton - Options are confusing
251.	Urban expansion land of 500 ac to 1500 ac, +/- - Other than downtown, higher densities should be accommodated in lower rise buildings (4-8 storeys), similar to many European cities.
252.	No expansion - Our area is already overcrowded with housing.
253.	Medium density within city limits - Our city is old, but you cannot claim heritage buildings for every old building. Downtown is a disaster, it needs to be rebuilt from Dundurn St. to the traffic circle.
254.	0 new housing 0 land need - Our current infrastructure cannot handle anymore housing developments. We are experiencing drought and water shortages. Traffic is a nightmare and roads are in poor shape. Sidewalks are old and need replacement. The wastewater and sewer systems barely handle the existing use. We are tired of not having a true say in the Hamilton expansion plans!
255.	Build detached homes. - Our max mortgage we can get is 450. There are not enough single detached homes. We cannot afford a house, we might have to leave to be somewhere with a yard and 3 bedrooms for our family of 5. We are renting but landlord will sell soon because of overpriced houses.
256.	No growth. - Over development is not good for health, including mental health.
257.	Option 2 modified w/ low rise buildings (3 or 4 levels vs 15 level high apartment building) - Partner w/ social housing agencies. Improvement to planning policies so neighbourhoods become equal customers as well as developers.
258.	Urban density with new urbanist planning. It's not that hard! - Pay attention to the City! Grow food locally! Empty churches have to be repurposed into community

	hubs! Stop spread the city out! Turn urban Hamilton blocks into "small towns" with services that make living here worth while! Walkable pubs, stores, shops, services. Cars suck the life out of us!
259.	Find the compromise - People want new houses with yards. New developments will be needed. But, aging seniors will want to buy small condos and congregate living. The city should encourage developers to build infill units in downtown and near downtown areas
260.	Use solar energy and green roof - Plan 2 is good there are plenty of housing that is not being developed that can be put to use and solar energy could be used in saving energy costs.
261.	Build high quality, low repair, low maintenance, off the grid. Build energy efficient, solar panels, super self sustaining higher skyscraper towers. - Plan for 330,540 new housing units through development in the existing urban area, for an average intensification rate of 243% between 2021 and 2031. Hamilton needs more subsidized housing now. Build affordable high density for the average citizen. Build some luxury condos for someone who can afford them. Keep development costs as low as possible. Make rentals affordable for everybody.
262.	Low to mid-density. - Plan for more urban, need green space. Plan for more low-cost housing. Convert existing business offices to low-medium cost housing.
263.	- Plan new housing 1. develop empty lots, 2. Develop all brown fields, 3. No more infilling and destroying character neighbourhoods with huge modern homes only after #1 and #2 complete. Develop greenfields within boundary in area where land not so arable i.e. Strabane - Beverley area.
264.	Plant more trees on grass between street and sidewalks. - Plant more trees no more concrete; (Some buildings have been vacant 30 or 40 years); Tear down all old vacant buildings on Barton etc. and build highrises there, do not put anymore concrete, we need grass and trees for air and to stop flooding.
265.	No more high rise condo's! - Please allow more greenspace and also allow the waterfront to be enjoyed by all less highrises. Thank you
266.	- Please define "intensification rate". Does it mean increased population density per a given area? Also give a sense of how each would be done in order to make an informed decision.
267.	- Please do not develop our greenspaces and farmland. Protect our farmers and local food sources. Local wildlife.
268.	Send people to Manitoba or Saskatchewan. - Please do not expand Hamilton at this rate. It is already too crowded. If you must expand then bulldoze all of the drug infested neighbourhoods and build condos down there. Fix downtown area. Do not use anymore greenspace, we need it!
269.	- Please tell the Province that Hamilton does not need 236,000 more people. There is plenty of room in Owen Sound,
270.	- Population density is steadily increasing as is housing density, and yet property taxes are rising faster year over year. On a pension income \$500/month just for taxes is excessive. LRT tax bill??
271.	A balance of both - Preserve as much greenfield as possible but not too high of a density in the upper city.

272.	Utilize underused office towers for low income housing, promote downtown. - Prevent further urban sprawl into rural farmland and plan for more intensification and redevelopment in existing urban areas. Save greenfields for future generations to enjoy.
273.	A mix of option 1 and 2 - Priority should be infill and high density within existing urban boundaries. Combined with some expansion, otherwise detached home prices with skyrocket.
274.	No urban expansion and no new houses in existing urban area - Protecting green space should be a high priority
275.	Build and allow for more duplexes, triplexes affordable housing. - Provides grants/subsidies for homeowners to convert homes into duplex/triplex. Build affordable housing along LRT corridor. Laneway homes.
276.	Minor expansion only as needed following comprehensive review of urban revitalization opportunities - Recommend that any urban expansion review is under taken by a third party that are arms length from big developers, and do not involve developers as part off the main process - i.e. commenting only.
277.	Recycle! Recycle! - Recycle existing vacant buildings and lots we already have, within Hamilton. Just look around and save our greenspaces and farmlands!
278.	Repurpose existing urban areas. Eg. Malls and low density buildings. - Redevelop poorly utilized spaces before considering expanding green/rural areas. Infrastructure and services are already there. Protect farmlands and natural environments as there are so benefits to doing so.
279.	Focus on the core - Re-develop the core's infrastructure build up we need greenspace, start by using up the core's crumbling infrastructure. Stop the sprawl.
280.	Why create more intensification in populated areas when we have so many areas left uncared for? - Redevelop vacant building along Bart Street. Aging infrastructure can not absorb more density in order neighbourhoods. Infill have already robbed us of privacy. Let's use what we already have, beautify areas before intensification.
281.	Have developers plan move ahead faster - lots of developers just leave because of too much red tape. - Redeveloped depressed areas - like Barton St. to change them into more modern, attractive areas. They will not change by themselves. No need to sprawl outside when we can improve the inside of the City ; Got to have more people living downtown and living it up again; Oh - no LRT; can go higher since most depressed areas are only about 2-3 stories high; New houses + new roads = THE BEST
282.	Reduced version of option 1 - Reduce the future growth by half, to about 120,000 more people. Focus on business, reducing unemployment, and clean up the downtown.
283.	Don't grow. - Reject the imposition of inevitable massive growth and the damage either option 1 or 2 above will inevitable cause - #1 environmental and tax drain; #2 gentrification and ghettoization.
284.	Provide more opportunities for duplex and triplex - Remove stupid parking requirements and yard space requirements for developers. Let there be more density on existing houses.

285.	Less urban less greenfield - Repurpose empty buildings. Stop the density in the core. Make sure there is affordable housing for the middle class.
286.	Stop lining the pockets of wealthy developers - Repurpose existing buildings, no more expansion
287.	Minimal urban expansion land need - Result of MAX 1200 acres (500 ha) the LRT will allow for increased density of highrise residential units adjacent to its route.
288.	Stop it - all of it. Fix what you have now. - Right now, we have people living in tents! This is a ridiculous scenario for 2021 let alone 2051. I am 78 and will be glad to be dead by then. Stop the insanity.
289.	Both - Rip down all the crumbling old houses and replace them with condos NEXT plot as much land (20,000 ac) min for new houses.
290.	Redevelop areas in decline before using greenfield space. - Road structure is subpar and economic revitalization is needed to have more people work in the City vs. commuting. High way infrastructure is not enough now on 403, Red Hill and Linc. Build jobs here and then more inter city travel options
291.	Agri-Urban. People need their feet on the ground, especially children. Build agri-tours. More solar power and fish ponds. Rural development with small houses and join garden yards. Encourage private ownership of homes and agriculture being corporate owned. - Save our farmland! We've already lost too much, especially the green belt of much needed farmland in Stoney Creek.
292.	Vote out the current provincial party? - Save the green spaces - agricultural land is important. We do not need to head towards a population of one million.
293.	Multi-unit coop with communal farmland - Seek creative solutions
294.	Expand boundary as per committee wanted 4 yrs ago and exchange on greenland to green equal to green removed. - Seems the city has fixed the vote for opt 1 or 2 because opt 3 will have a number of difficult suggestions which separately won't add up to more than opt 1 or 2. This does not seem legal. Govern yourself accordingly.
295.	- Sensible compromise. Modest expansion respecting valuable woodland.
296.	Build more high rise downtown - Since LRT has been voted to continue, make best use of it and have more people downtown to use it.
297.	Medium density housing, especially 1 level condos and townhomes. - Single level condos are hard to find. There are a lot of seniors living in multi-level condos that would like to transition to single level condos to make room for others that are moving from big detached homes.
298.	A combination of both - Small town Ontario is being destroyed with the density being allowed.
299.	Please build on poor soils not the best sandy loams! - Smart expansion if needed. Save the best farmlands between escarpment and lake and the very good sandy loam soils.
300.	Put most highrises downtown Hamilton - Some expansion into greenfields, also semi-detached and townhouses in Ancaster and Dundas
301.	Some urban expansion <1000 has - Some expansion past Rymal road may be accommodated but the Centennial Parkway and Redhill cannot handle the sign'f

	and in traffic with Option #1. There are unused spaces in our city to accommodate urban growth/
302.	Limit the number of people moving into Hamilton - Some highrise intensification on Hamilton Mountain plus west and east ends along Main Street.
303.	- Some of Option 1 and 2 mixture would limit reducing the greenfield development, losing good farmland should not be considered whatsoever.
304.	Leave Waterdown alone. Condos with no green space? Why? - Stop building high rises in Waterdown. What happened to our Victorian Village?
305.	- Stop building in rural lands (Farmland grow big houses!!!) because of COVID more people working at home - office buildings are empty - encourage businesses to move to other office buildings and use empty offices/empty factories as housing!! Keep our greenlands empty
306.	Stop gentrifying! - Stop gentrifying! No LRT! Stop renovictions!
307.	Stop overcrowding our beautiful city! - Stop ruining a beautiful city. We don't need anymore people! Find ways to create more greenspace not less.
308.	Intensification rate of 30% - Stop the permits allowing residential homes to build monster homes. Allowing more moderate size homes in same land space.
309.	Free Flamborough! - Stop using Flamborough as a tax base for a poorly run city
310.	Restore downtown from lakeside to Mtn Brow - Escarp. - Tear down old ruins and build low rise apartments and smaller business spaces. Make Main and King St. one ways only. Build entertainment/rec centre downtown eg. Bowling alley and music/dance hall. Restore Gage Park!!
311.	Blend of 1 and 2 - Thanks for all you are doing to think and work these issues through! We favour a combination of option 1 and option 2.
312.	Option 2 - but building housing which has built in apt or granny suites so families can afford to live with the support of extra income from tenants/live in family. - Thanks for considering our input. Please ensure roads and driving conditions are considered. Example used to take 10 min from Waterdown to downtown, now takes 40 min w/ traffic.
313.	Develop lands accessibly by your stupid LRT not greenspace - That's enough urban sprawl - develop the existing city instead - turn defunct industries into developments.
314.	Lower density - The city has a huge infrastructure problem, let's focus on immediate problems and not create more
315.	No new 'density or urban' expansion! - The City of Hamilton can't even keep it's existing population properly supplied with good living conditions such sa homes, food, medical health and recreation. Why would you make this worse?
316.	Stop building new homes! Enough is enough - The city of Hamilton has destroyed Waterdown will all of the new homes since the infrastructure cannot handle the traffic yet our property tax has doubled since 1995! Stop ripping off the people!! Time for new leadership!
317.	Why should the people make developers rich - The city should buy some existing parking lots downtown for housing, which would increase the tax coffers. No need to develop more farmland.
318.	Option 2 with further parking lot and brownfield remediation. - The City suffers from crippling infrastructure costs as a direct result of urban sprawl. Zero

	consideration should be given to boundary expansion especially with all the surface parking in the core.
319.	Repurpose boarded up areas of King Street, Barton Street - The downtown core is disgusting. There are many gross areas in Hamilton that are just terrible. Tear them down and build housing
320.	No boundary expansion. Moderate intensification. - The expected population growth is completely controllable. Canada's goal should be net zero population growth which still leaves room for modest immigration. The planned record levels of immigration of greater than 400,000 per year is creating a housing crisis and severe environmental impacts
321.	Stop the sprawl. Fix infrastructure, don't become another Milton - The increasing density and lack of infrastructure in Ward 15 is concerning.
322.	40% Intensification rate 1000 ac land expansion - The intensification goal is too high. We are already very densely populated in Hamilton. Traffic is getting ridiculous here.
323.	Develop on brownfields. Utilities, services already in place. - The pushed through LRT would not service urban development. Save greenspace and use what is and will be there.
324.	0 Expansion at all. Build in the city get rid of all the old buildings. - The reason for us moving out here was to get away from populated areas. In the last 15 years it has grown so much out here sound from traffic unbearable. Tree's destroyed, greenspaces gone, guess there is no climate change.
325.	More medical support needed. Don't need new housing. - The West Mountain needs a hospital, more bus transportation, more walking clinics (St. Joes, Juravinski, general airport)
326.	Intensify the downtown core - There are a lot of properties in the downtown that could be developed/rebuilt or repurposed without looking elsewhere.
327.	Options are confusing - There are many empty lots that could be used for housing without using any greenspace around or in the city limits
328.	Lower density - There are not enough roads for what is being built in Waterdown as it is.
329.	Use vacant lands. - There are so many vacant buildings, parking lots, malls, etc. that could be used, this would certainly improve the esthetics of the City. M
330.	What about all the empty building - There is a lot of empty building. They could be refurbished or get rid of them and build new.. They are a disgrace.
331.	Redevelop brownfield land within urban boundary. - There is brownfield in Hamilton Centre that needs to be remediated and redeveloped. Pier 8 project is an example of what could be done.
332.	A strategic growth option - There must be a way to identify land that is not critical for food production or other important uses. Such land could be made for affordable housing.
333.	More affordable housing - These new developments are not affordable for Hamiltonians. Clearly geared towards wealthy GTA migrants. Hamilton already feels over crowded, we don't need more.
334.	Keep our Green Boundary and farmland - Think of Covid: hi-rise elevators, retrofit existing structures within city; 6-8 stories; walk to treed greenspace, small

	shops/restaurants. Better transit. Lucky us - we have the RBC - use it! Keep Bay so all can see it - no towers = view for all.
335.	No development on greenfield lands. Leave as mix of farmland and rural. - This areas is a flight path for commercial aircrafts. Putting housing in here could one day possibly result in a major disaster.
336.	Only small residential growth - This city needs business/corporate growth! The homeowner can not take on anymore of the tax burden!
337.	No growth to many people in the world now. - This city needs transportation from the airport to the lower city.
338.	Ask any farmer living solely on farm income how he'd like an offer from a developer. - This isn't a yes or no decision. It's a complex issue with many nuances, which will need a thoughtful compromise process to decide a suitable mix.
339.	Different combination of both - This should not be an either or plan. Some land expansion will obviously be necessary, along with urban density expansion. I have lived in this city for 89 years and don't like to see good agricultural land disappear.
340.	- To all you little servants. Please don't use my tax dollars for this garbage. The best way for Hamilton to grow is to get rid of all you corrupt politicians! Resign
341.	Make more of the existing infrastructure available for habitation. - To consider either of these options without first filling existent, vacant housing is irresponsible planning. Implement a vacant home tax like Toronto did.
342.	We have too much traffic - Too big a loss of greenspace
343.	Zero intensification. - Too many housing units already. Develop more lands and please develop the roads for the huge existing volume of traffic!!
344.	Lower density - Too many new housing projected and too many condos. Replace old buildings and preserve green space.
345.	Intensification rate of 50% or less through redevelopment. Balance should be built on new greenfield lands - Too many urban development in existing urban areas with high population density will result in ghetto neighbourhoods with more crime and more gangs.
346.	Urban expansion should be limited to 450 ha. - Too much of Ontario's farmland is disappearing to development. Canada is admitting far too many immigrants.
347.	50/50 - Traffic flows should be first addressed. Any problems on the 403 causes an immovable traffic jam on Wilson St. in Ancaster. Curtail further condo development as there is only one street in town, which is even now busy/ There should not be a concentration of high density when traffic is not addressed.
348.	Annex more land and build more low density - Traffic is a mess in the city because of the existing intensification. Option 1 and 2 make City traffic worse but the city planners hate cars so cram more people in to smaller lots! Its crazy!!
349.	No expansion, no intensification - Traffic is bad, parks are crowded. If our economy requires an unending increase in people then our economy is a pyramid scheme. David Suzuki has pointed out the risk of eventually running out of fresh water. How does increasing the population help achieve climate targets?
350.	No LRT. - Transportation for Hamilton should be a gondola from the airport to the Bay.

351.	This is not an either/or choice. Urban expansion should be minimal. - Urban density must increase, while keeping maximum urban green areas - parks, etc. We should plan to eliminate many urban parking lots, convert to housing density, green spaces. Minimize urban shopping malls and parking lots. Vastly improve public transportation. Eliminate either/or thinking! And increase greenspaces!
352.	- Urban expansion only after all brown areas, boarded up buildings and absent landlord properties have been used.
353.	Redevelopment of older neighbourhoods and brownfield lands - Use areas of existing infrastructure. That way you can upgrade water/waste with minimal disruption.
354.	No urban boundary expansion, 70 - 77% intensification, high/med density. With better transit for local and distance commuters. - Use busses replaced by LRT to speed up transit times to down town (less than 35 min trip) with better timed connections to GO transit for commuters.
355.	Tear down empty buildings - Use existing empty building to create apartments, housing, etc. Expropriate and re-energize. No LRT
356.	Expropriate unused property - Use land and buildings that are presently vacant. Factories. No LRT
357.	None of the above - Veto urban expansion. Can't support existing urban development as it causes overcrowding of schools.
358.	Too much cluster considered a fire hazard. - Was part of construction in Hamilton; for the Salvation Army, Westy, Good Shephard Centres to make a decision. Very expensive idea, raise in tax base
359.	Save the "Green Belt" We need farms and the land. - We also need less government involvement. We need elected officials to work for the people, not themselves.
360.	Controlled expansion into outlying areas where needed - We are desperately needing one storey townhouses and retired townhouses, condos to allow senior to stay in the towns where they have always lived. Geared to income also.
361.	No more using every bit of land to create more density. - We are losing too much of our green space for concrete buildings. Hamilton is being ruined. I moved to Hamilton as I loved the heredity, passing on the historical characteristics of Hamilton/
362.	Leave things alone - We are over populated as it is. Greenspace is being eaten up by more developments. We are already too crowded. Leave it alone. No! No!
363.	No growth - We do not need to grow Hamilton. Taxes are already too high and the crime rate is going up due to growing population. Keep Hamilton as is!
364.	Much lower urban intensification, no urban development outside of current city boundary. - We do not need to increase Hamilton's population and certainly should not expand rural housing development. There are insufficient road networks. We already have gridlock. We need low cost and affordable housing, subsidized.
365.	Do not destroy one more plot of agricultural land - We do not want to live in a Milton clone - redevelop Rust belt areas do not touch rural. We will all starve to death!
366.	Affordable housing - We don't need extra housing - we need affordable housing!

367.	Develop the existing downtown and abandoned city properties, affordable housing needed - We don't need to expand as we don't want to be big like Toronto. Better city planning needed, better decisions by city council, management needed.
368.	Why not a blend of both - We have a lot of land of unused land within the city that needs revitalization. We also need a lot more (senior) affordable housing, and the need will only continue to grow.
369.	Leave our farmlands alone. - We have: empty school properties, empty warehouses, empty homes, boarded up buildings. These can all be used to build on.
370.	Is this a distraction from the LRT? Let's fix the LRT mess first. NO LRT. - We must know all costs before! LRT costs, affordable housing costs, and who's paying?
371.	Do not use farmland - We must protect our ability to sustain domestic food production and reduce infrastructure maintenance costs while retaining ownership
372.	A combination of medium density housing in the urban area, low-rise apartments and townhouses plus a limited section of greenfield land for future development - We must save as much of our greenfield lands for environmental reasons. I do not agree that it has to be option 1 or option 2. We do not want to see only highrises.
373.	Balanced plan, more development of new greenfield lands. - We need a balanced plan. We don't want over-populated, high-density in our existing urban area. This will cause many problems, based on the real experiences from many other cities.
374.	Build a hospital - We need a hospital on the West Mountain - Rymal area
375.	Tax speculators more, domestic and foreign. Anyone who owns more than their primary residence - We need a plan similar to the housing developments after WW2, higher corporate tax rates and taxes on speculators
376.	Use vacant buildings and land, not parks - We need affordable (low rent or lower house prices) housing for current residents and job growth, not the LRT. Spend our money wisely.
377.	- We need affordable housing period! Affordable housing now
378.	40% option 1, 60% option 2 - We need farmlands for food, townhomes give people some green space.
379.	Urban expansion 1,600 ha (4000 ac) - We need more land to be brought in, most of the farm land and rural land is not suitable for farming, much of it is clay.
380.	Part 1 of option 1 (60% intensification with part 2 of option 2, 0 new housing on greenfield lands) - We need our farmers
381.	More apartment buildings. Not condos - We need our farmland!!! There is a shortage of highrise apartments for rent. Condos have extra fees - No more condos - Hamilton needs more affordable apartment units - Barton st looks like a ghost town businesses boarded up etc. Build units there - lots of room.
382.	Maybe 70% intensification rate, about 700 ha of land needed more medium density housing. - We need our green spaces! If there is to be urban expansion, have medium density but include lots of natural park areas.

383.	A combination: i.e. - expand on already serviced land - "brownfields" that are empty - such as - Victoria Ave N. and Wellington St. N. - We need our rural lands to provide food - grown close to areas of consumption.
384.	Combined part of both Options 1 and 2. - We need to think of the wild life around us. We should focus on option 2 and only use more land to develop on once we have run out. We need to make sure we aren't disturbing wild life and their homes.
385.	Some urban expansion, limited and restricted - We need valuable farmland for food security now and in the future. We also need limited and restricted development for homes and businesses
386.	Option 1 and reduce red tape w/ rezoning etc. Hire engineers/planners who understand the impact of change to density and think outside the box, not textbook planners/engineers. - We require brave political leadership to manage through this challenge. Consult with industry leaders to get solutions to affordable housing.
387.	Please start cleaning up downtown core - We should focus on Downtown Hamilton, clean up old buildings and create housing in those areas.
388.	Option 2 will select areas selected for emergency future expansion to allow for contingencies - We should strive for 0 expansion but make allowances for the unforeseen.
389.	Wetlands must be protected - Wetlands and already designated nature preservation areas respected - no changing waterfront areas - not overly developed.
390.	Torch the place - Whatever you do, Hamilton will always still be one large dump. Myself? I work to make money to leave this city behind me.
391.	Compromise! 75% Amb. Dens. 25% No Urban Boundary - What's with the indecipherable jargon?! We're talking City and farmland. Probably half the people who received this missive don't know what it means.
392.	- When are you going to clean up our city. Its a mess.
393.	Brownfield development. - When I was a girl many families headed out to Hwy 8 on Blossom Sunday (Mother's Day) the fruit trees, peaches, apples, cherries were all in bloom and it was a beautiful drive. Now much of that land is developed and it is cheaper for grocery stores to get produce from the states. Do not develop more farmland! Actually some incentives for farming would be more useful.
394.	- When the City runs out of room within the city, then consider urban expansion. Currently we have lots of room internally.
395.	- Where are we going to grow our food if we keep building on farmland???
396.	500ha urban expansion, freeze building permits in rural areas, focus on under utilized properties within city - Where's data for option 2???
397.	- Whichever option is chosen, please do not forget to replan and put massive money aside for transit and roads and potential new hiways. Don't build without thinking about roads.
398.	No urban boundary expansion but reasonable height limits on any urban densification - Who wants to have a hi-rise building across from them? Civilized people deserve to see some sky and trees to keep them happy and healthy.

	Uncivilized people deny others the right to sky and seeing nature where they live.
399.	Plan for other option. Mandatory birth control 5 years for new immigrants. - Why are you "planning" on an amount of "81,520"? Over 30 years for Hamilton? Who chose 81,520? Not my tax dollars. Please suggest a slow down on immigration or opt to plan for 5 year mandatory birth control for all new immigrants wanting to live in Hamilton, ON
400.	Do not develop existing greenfield. - Why are you maintaining ambiguity with the term "new greenfield." What is your definition of this term and why not use "existing greenfield?"
401.	Shift the influx to new, underdeveloped areas. Distribute the population uniformly! - Why do we need more people? Are roads prepared to handle more vehicles? Are WWTPs prepared to handle more waste? There are millions of hectares of used land in Ontario - give it to the people for development!
402.	- Why expand? When in all areas of this City has plenty of open areas for renovate or building lots. And if you receive more citizens, what about transit we need LRT to draw more business We have such a lunch box city for updating.
403.	Don't put larger buildings in the City in greenspaces - Why on Earth would you let Medallion Corporation put a 20 storey building right in the middle of perfectly good greenspace on the Niagara Escarpment in Hamilton at 195 Wellington St. S. Right beside the Bruce Trail. The only thing I can think of is that money got put in the right hands. Its disgusting!
404.	No urban boundary expansion, much lower density and lower intensification - Why would you want to up the number of people in the city to such a large extent? It's already overcrowded. If you proceed with this, then many of us will leave our beloved Hamilton. Stop the madness, and don't destroy our greenspace!
405.	There is plenty of land free within the city. - Wilson holding Co. on Ken Rio corner - Stelco holding etcetera. Find a way to make this company to release some of this land.
406.	Less taxes - With all these new homes popping up we should be paying less property taxes!! This will never happen in Hamilton - have to pay for LRT city is a joke!
407.	Affordable Housing - Would like to see 1 storey townhouses and bungalows for those with disabilities and seniors
408.	Keep greenland, make better use of existing buildings. - Write in plain English. These options are unclear.
409.	- You have too much time on your hands. Plan to get rid of Trudeau. Be real. 2051? How about 2022 2023. Job, Job, Job, Etc, Etc, Etc., Health. We are dead by 2051. Why worry!
410.	No urban boundary expansion and only 1000 new housing units per year in existing urban area. - You must protect our greenspace.
411.	- Zero to minimal growth. There is no fundamental need for population growth in Hamilton -- or in Ontario

412.	should never have been "force" amalgamated with Hamilton. Before we had a balanced budget. Taxes keep soaring. We do not have sidewalks, sewers, water. Our so called politicians must live in the area they represent. Or get out.
413.	No future expansion Build on current vacant lots within the City limits
414.	It is time Hamilton "Grew Up" We need green space for agriculture to feed a growing population and for animal habitat "building up" as in tall towers - high density - we have no other option.
415.	Balanced density scenario, 55,090 in exiting urban area. 55,090 in new greenfield urban expansion land needed 2,575 ha (6,340 ac). There is a lot of land in the city.
416.	Moderate urban expansion along with controlled strategic intensification
417.	A combination of about 25% urban expansion and higher density in the existing city, chiefly in the lower city, replacing parking lots older, low quality buildings, especially along LRT routes.
418.	Option 2 with 80,000 new housing units. Why 110000??
419.	No density
420.	No urban boundary expansion . New housing units to meet intensification rate of 50%.
421.	Hybrid half of option 1 and half of option 2
422.	How about low cost housing for the entire growth for a change? Stop the insanity of building high cost condos, please; and disallow blind bidding for homes. Thanks. Go ahead and shred this, because we know council doesn't care.
423.	Build the LRT and later on expand it as far as the airport
424.	More rental property and affordable housing. Stop development that only lines the developer's pockets and think more about the residents and their needs.
425.	Greenbelt is frozen. Keep it that way.
426.	Work with existing urban areas, lower property taxes scrap LRT which does not benefit anyone on escarpment which is highest growth rate
427.	Slow down immigration. Green space is very important to human life and wild life. I would hate not to be able to escape the concrete jungle.
428.	Affordable housing and apartments for single fathers and mothers children, with things around such as grocery stores and doctors office and schools in the same area.
429.	Perhaps 1,000 ac of expansion, and balance by intensification. We would strongly recommend limiting the height of new towers to a max of 20 floors.
430.	1. Intensification 80% 2. 500 ha expansion
431.	Deamalgamate
432.	50% urban 50% greenfields
433.	A- We must conduct more thorough examination of existing urban territory for new housing to either refurbish or demolish older unusable buildings. B- Canada is an enviable nation of surplus land and we should strive to reduce high density residential development, not increase it.
434.	Develop Barton and Cannon St before urban boundary expansion, improve what you have

435.	Keep greenfield lands, as is more low density development is needed. Way too much townhouses in area. Roads are inadequate
436.	No expansion or urban land. And less density expansion. In all of Hamilton and especially outlying areas.
437.	No expansion or rebuild in urban core. We can never get the land back once it's gone. We need to conserve the greenbelt and more. Look at how much has been lost already.
438.	We need no more development North of Barton
439.	Maximize brownfields and vacant land or building structures in the city before expanding
440.	Very limited urban expansion (800 areas? 70% intensification) something achievable like 95,000 units within the existing boundary and 15,000 in special multi-dwelling building clusters located in strategic areas of urban expansion (no single home sprawl).
441.	Combo of 1 and 2
442.	Clean up your urban trash and keep it. Knock down and rebuild existing infrastructure to suit your needs.
443.	Develop single housing, into mid-density affordable housing. 0 ha! LRT and investments in infrastructure, with focus on public transit.
444.	Fix or repair what you have. Leave greenfields alone. Stick the LRT where the sun don't shine.
445.	Expansion along highway corridors high density. Wetland should be left untouched. Parks and greenspace is needed.
446.	City councils and city planners do their jobs and make the best informed decision. I cannot make an informed decision on this matter. There is too much to be considered that I am not aware of. We elect and hire an entire department of City Planners to make these types of decisions. Councilors and planners should do what they are paid for and make informed and intelligent decisions. if not step down and quit so others can.
447.	A combination of option 1 and 2
448.	Allow farmlands to thrive. We need green space. Expansion is necessary, but need to balance. Too often neighbourhoods pop up with no/minimal green space. Reckless.
449.	People can't afford housing, solve this problem first.
450.	Build up, not out. Leave our urban areas and wet lands alone!
451.	Unlimited expansion of city limits to increase available living space with option to raise a family in a single family home (also lower house costs).
452.	Stop spending our money on "stupidity" and look after "Canada"
453.	Maybe a combo of 1 and 2. We can't lose all our farmlands, wetlands to intensification. No concrete jungle. Are we attracting businesses who want to come to Hamilton which will bring the people? Can we use existing buildings to convert to housing? Post-COVID, many people will continue to work from home.
454.	Unfortunately, we have to say Option 3. Hamilton has to grow and needs more housing to tax to keep from raising taxes on "seniors" who have been here for 25

	yrs or more and had many tax increase, Pick southerly areas and not near the lake or fruit farms. Raise speed limit on the Linc to move more traffic.
455.	No! LRT! No!
456.	Vacant buildings should be used in some capacity for housing; high rises; make the developers pay for more improvements for lower income, I live on Rymal Rd. It hurts that animals are displaced, how can this become less impact. - be written that trees should be replaced, one is cut down for a house (we need oxygen) side walks on both sides make it a condition to obtain permit
457.	Have we learned nothing from COVID-19? There areas with dense populations had people dying by the thousands (Toronto, Peel, etc.) Canada is a huge country. Why do planners feel must live in ant hills. Give us some elbow room to breathe.
458.	The Queen St. area is too congested. You need to space the condos throughout the city not in just 3 blocks. Will stress sewers, traffic.
459.	You tore all the houses down in the Tiffany Neighbourhood for a stadium that you never built, lots of room for affordable housing. You are running residential neighbourhoods by allowing 1 family homes to be duplexes, no parking, etc. I think it's disgusting all these investors destroying these neighbourhoods, you want more people but Toronto has increased the crime rate in Hamilton and is pushing citizens to move!
460.	Option 1 w/ a 21st century transit system. An LRT from Dundas to Grimsby and from 20 Hwy to Binbrook. With a connection to Go-Train and Via Rail or over
461.	Elect McDonald
462.	A combination of both
463.	A less dense city is a more liveable city. More apts. On Mountain. Transitional zoning to revive downtown. No LRT - will screw up neighbourhoods/roads! Plebiscite!
464.	There is no land shortages in Canada, we are bigger than the US! So China and World Economic Forum run Hamilton - Stop immigration, we can't look after what we have! Stop our houses being sold to ____ and there associates. The are money laundering when buying our houses - No NWO
465.	Cancel the LRT
466.	Use all the extra land in the city boundaries first
467.	Saskatchewan is pretty much empty :) Stoney Creek already feels over populated and congested. I moved here to get away from the insanity (from Mississauga)
468.	How much thought is being put into a viable infrastructure? I vote 'no' to any expansion/growth/sprawl/development
469.	Hamilton has plenty of brownfield areas to build new homes, as well as abandoned buildings to renovate, to provide more housing! Stop gauging
470.	Do both, combine intensification in the downtown area while gradually increasing urban expansion
471.	Combination of Option 1 and Option 2
472.	More affordable rental housing accessible to working families, single and senior populations

473.	Intensification new housing units within urban Hamilton. Encroaching in rural areas should be high rises to house many and not taking too much green space. This all depends of course on opportunities for jobs. Low income may be the norm for many years. No monster homes are necessary.
474.	0
475.	Go back to the drawing board. Rethink the question and its consequences concerning Covid 19. COVID 19 and new viruses are worse in areas with high buildings (apt and condos) nursing homes, and single family houses built close together. This occurs in new and old lands of a city. Hamilton, Toronto, Peel, Brampton and smaller municipalities have been built up incorrectly. Repeating the same approach in new land will not solve the problems. Rethink everything about how cities ought to grow considering health concerns.
476.	High density waterfront with long term Royal Botanicals around the Bay Parks with public access. New developments owned by City - designed by City - sold developers. Very long thin winding parks public access for all intertwined within proper mix of high rise and low rise and high income and low income and gov't rental
477.	Hamilton should tell the Province to _____, let them develop in Moosonee! This does not help our "climate change"!! We (Hamilton) have had enough development for quite sometime!
478.	Replace/renew existing old/unused properties and build townhouse and high rise bldgs rather than expand into new greenfield lands
479.	Combo - 50%/50%
480.	No urban boundary expansion. Much more intensification. More taller buildings.
481.	Option 1 but halved (1650 ac) - realistic to accommodate housing affordability i.e. appealing for the rural communities/'green' aspects Hamilton is known for.
482.	No urban boundary expansion and a much lower plan for expansion in new housing units - 50,000 new units at most.
483.	Our children and grand children need housing a plan of rent to own may be future development. We do not want a homeless society in the future. Also with climate change we need to explore protecting our greenfield lands. Food shortages are worrisome. Lets have a future society - fed, clothed and housed.
484.	No expansion past now or future.
485.	Change lower intensification rate at 50%
486.	A combination of Option #1 and #2.
487.	Option 1 but 1/2 the no. of hectares - 700 ha
488.	Develop Hwy #6 N along Hwy to join up with Guelph! Take no part of the conservation area surrounding Hamilton and Dundas.
489.	Should not grow any larger
490.	City should buy old warehouse and turn them into housing and try to leave farmland along as much as possible. I think it would be cheaper to put units in these warehouses then to destroy our farmland. I know people want to buy these properties up and turn them into lofts and make money, so why doesn't turn them into housing for people who can't afford regular housing prices.
491.	No LRT; No more houses; Green city; No pollution

492.	Build/expand roads before new housing construction. Repair roads! Expand retail in Waterdown!
493.	Neither!
494.	My area of West Mtn Auchmar land, land west of St. Joseph's on Fennell Ave., southeast corner of W 5th and Stone Church. Too much city space generating no housing tax revenue because of neighbouring interference. How much of this exists across the whole city. I suspect a lot.
495.	Combination of Option 1 and Option 2
496.	No future housing on farmland.
497.	Allow "granny suites" for the many seniors and ever present homeless ones.
498.	Knock down existing houses that Hamilton has for auctions and rebuild. Do not use greenspaces as we need them for recreation. Have more apartments or condos as this is a smaller foot print with more people
499.	Combination 1 and 2, and look at unoccupied residential and commercial spaces and renovate to create new homes.
500.	We need both types of development. Areas of the City that are old and need major repairs should be redeveloped, and we can expand boundaries for new development - for the City to grow this should be done.
501.	Option 2 but restrict intensification to centralized and specific "zoned growth" areas to keep community and neighbourhood original characteristics
502.	Use some of the land purchased (expropriated) for the LRT line. There is land (not harms) that could be used for urban expansion. Use several different parcels of land or this.
503.	Developers should investigate current used and abandoned brown spaces for multi-use and residential uses. Go vertical, not horizontal. Save our farmlands!
504.	30% density, 70% expansion
505.	None
506.	Better develop the tax base first. We cannot continue on this path. Taxes are too high as is. Develop a tax base of commercial and industrial first!
507.	Get the city fixed up. Put money into fixing roads etc and housing instead of any expansion. Leave the country for the country.
508.	Property taxes are too high in Waterdown.
509.	Expansion not needed with population growth so leave things alone and don't force them
510.	100,000 new housing units in urban area, intensification of 70%, 10,000 new housing units in greenfield, 500ha of urban expansion land needed
511.	Fix what is broken first
512.	Include Twenty Road properties as holes in already designated urban area, do not designate any other lands urban. Use intensification to wisely accommodate most of the need.
513.	25% option 1, 75% option 2
514.	Maybe not as much as 3,300 acres
515.	More density means going up but with parks and walking / biking trails surrounding each hi-rise. It is important to preserve what is left of farmland and uncultivated lands for food supply, wildlife, and climate change.

516.	What about a middle path between 1 and 2?
517.	A mix of both options
518.	Absolutely no growth into valuable farmland outside of current boundary
519.	Compromise, do 50/50
520.	Build up and renovated
521.	Build higher density low maintenance, off grid energy efficient, solar panels, self sustaining higher towers. Hamilton needs more housing in 2021. Much more subsidized housing. Build affordable higher density for the average citizen.
522.	When building high-rise buildings, include green space decks and walk ways into them, to make them more appealing and healthy to live in.
523.	Please try to maximize density of land before expansion. We need farmlands.
524.	Use bylaws to track vacant units and de-incentivize vacancy
525.	Combination of 1 and 2
526.	This should not be a consideration until all of the homeless are housed, after which option 2 might be pursued.
527.	No urban boundary expansion and a lower average intensification rate (around 70%) and commit to affordable housing
528.	Save our green spaces, don't take away our farmlands!
529.	Options are unbelievably vague. This feels like election propaganda. Public meetings are a must.
530.	No density
531.	Mixture of both. Build low rise, 2 bedroom apartments. No high rise buildings between houses. We need 20,000 units today.
532.	The multigeneration population, those whose relatives have lived here since early city and region establishment should decide if option 1 may be good for the lands and environment.
533.	If Ontario requires this accommodation, province should have all the answers
534.	More assisted living, disabled and seniors walking parks. Stop overpopulating using Hamilton as dumping ground. Less in downtown, too much crime, homeless, ill wandering around.
535.	Remove industrial area next to the lake and transform it into prosperous residential and recreational districts. Also improve safety and social status of people that live next to it.
536.	Allow for more urban expansion than option 1
537.	More affordable apartment living. Less houses, more affordable townhouses and community living. Rent to own apartments. More community settings; small parks, dog walks, etc.
538.	Combination of 1 and 2
539.	Moderate growth to match infrastructure development
540.	Half option 1, half option 2
541.	There are all kinds of units that have been standing vacant and boarded up for years. Use them instead of building on fresh land.

542.	Intensification rate of 70% in existing urban area, as well as 20,000 in greenfield development. It doesn't need to be one or the other. Other services have not kept pace with development now.
543.	Build outside of city boundary but allow for sizable greenspace between residential homes, parklands and green space buffers
544.	In North End, especially Bayfront area, no more expansion, no more high rises! Develop brownfields, leave waterfront to the people of Hamilton, not developers. Keep urban boundary expansion to a minimum!
545.	Redevelop low, older apartments to tall towers with no change in urban boundaries
546.	Create housing on brownfields and unused office and retail space. Increase greenspace in developed areas within addition of more trees. Preserve historic sites.
547.	Build higher density, off grid, self sustaining higher towers. Hamilton will need lots of subsidized housing right now, not in 2051, but now in 2021. Build also Luxury Condos for some rich folks, but build higher density for the average citizen.
548.	No more buildings over seven stories high, we cannot support with water and sewage
549.	Hamilton needs to take care of existing problems, cleaning up Coote's Paradise, improving housing for lower income families, addressing concerns. Not a time for expansion!
550.	Give another option with an intensification rate less than 50%
551.	Make some multistory building complexes, especially for low income folks
552.	Option 2 if LRT is placed by 2030
553.	Lower intensification rate 65-70%
554.	Smaller buildings to blend in. Too many cars on the road!
555.	There is a part of the escarpment that requires public transit instead of LRT in downtown core
556.	More medium density housing, low rise apartments, townhouses
557.	Greenfield 15% of 110,180. 16.527
558.	Social services are overwhelmed. All branches of government are in debt. Housing prices are way too high.