

WESTON CONSULTING

planning + urban design

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON
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December 4, 2022
File 11333

Via email greenbeltconsultation@ontario.ca

**RE: Proposed Amendment to the Greenbelt Area Boundary Regulation
Environmental Registry of Ontario ERO No. 019-6217
563 Shaver Road, City of Hamilton**

Weston Consulting is the Planning consultant for Elite M.D. Developments Inc. the registered owner of the property located at 563 Shaver Road in the City of Hamilton (herein referred to as the 'subject property'). We have been monitoring the proposed mapping changes to the Greenbelt Plan (*Ontario Regulation 59/05*) that would have the effect of swapping lands in the Greenbelt. We are pleased to see that the subject lands are being considered for removal as one of 15 areas identified to accommodate residential development. The lands are identified on Map 9 of ERO No. 019-6217 *Resignations or Removals Maps*.

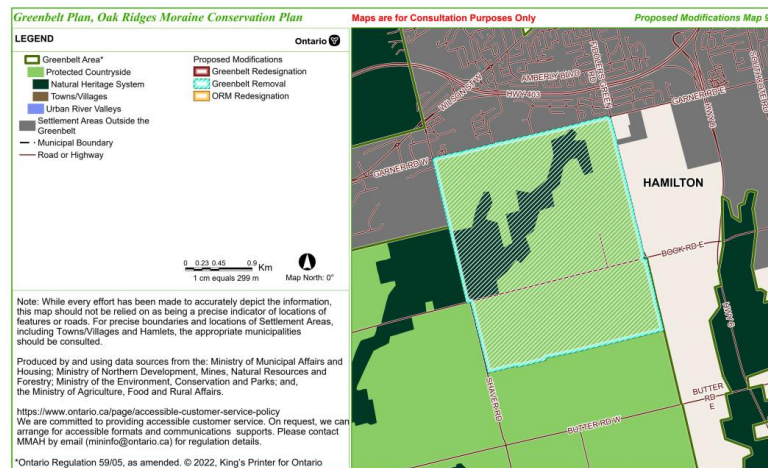


Figure 1 - ERP 019-6217 Proposed Modifications Map 9

Description of the Subject Property

The subject property located southeast of the Shaver Road and Garner Road West intersection and is currently occupied by a residential dwelling along with natural areas. The property has a total area of 1.78 hectares (4.40 acres) and has a frontage of 115 metres along Garner Road West and 57.16 metres along Shaver Road.

The City of Hamilton Official Plan designated the subject property as *Agriculture* and identifies it as outside of the municipal Urban Boundary. Lands to the immediate north of Garner Rd. W. and the west of Shaver Rd. are located within the Urban Boundary and are designated *Neighbourhoods* and *Employment Area*, respectively.

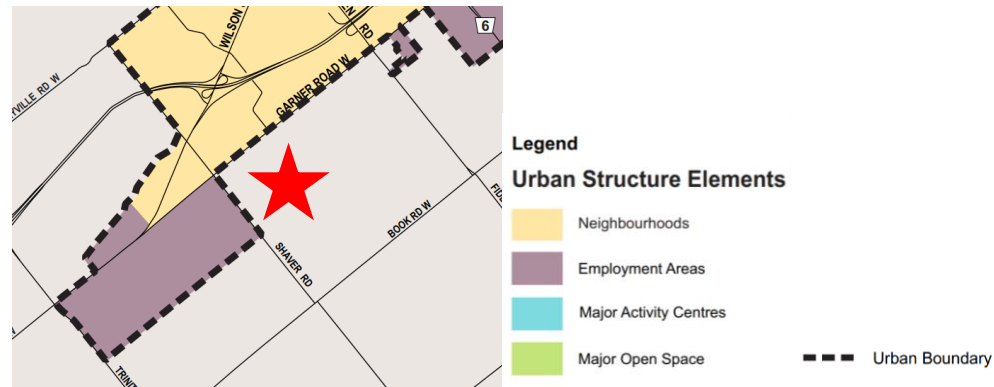


Figure 2 - Hamilton Official Plan Urban Structure Schedule E Excerpt

Request for Removal

Weston Consulting, on behalf of the Owner, would like to express our support for the proposed Greenbelt Boundary adjustment. It is our opinion that removal of these lands, which are adjacent to the City of Hamilton's Urban Boundary on two sides, will help create new housing to address the Province's housing crisis. The subject lands, at 4.40 acres, are well sized to accommodate substantial housing. While the subject lands do contain natural heritage areas (woodlands), residential development can be accommodated sensitively and not impact this feature.

Weston Consulting has assessed the Province's criteria for removal which include:

1. Greater than 1:1 offset must be achieved to ensure overall Greenbelt expansion;
2. Affected areas must have the potential for homes to be built in the near future;
3. Affected areas must be adjacent to the existing Greenbelt boundaries;
4. Affected areas must be adjacent to an existing urban area; and
5. Affected areas must be on or near readily serviceable land, with local infrastructure upgrades needed to service the projects to be funded entirely by the proponents.

In response to these criteria, we note the following:

1. The Province has already undertaken an offset for the proposed 15 removals including the subject lands. The total removal within the Greenbelt Area, targeted at 7,400 acres will be offset by the addition of 9,400 acres which result in a net positive increase of 2,000 acres.
2. The landowner is committed to constructing homes as soon as possible. Given the immediate context, which has seen redevelopment within the last couple years, development of the subject lands would be consistent with what is already occurring.
3. The subject lands are at the edge of the Greenbelt boundary.

4. The subject lands are adjacent to the City's Urban Boundary on two sides with frontage on two public roads.
5. There are services readily available along the north and west frontages of the property. The image below is taken from the City's online infrastructure mapping tool which identifies a 400mm+ watermain and sanitary main along Garner Rd with a smaller water main and storm service along Shaver Rd.

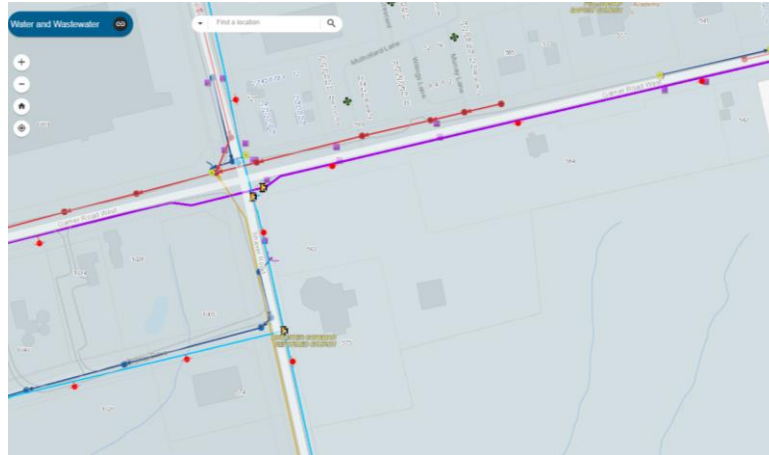


Figure 3 - Hamilton Water and Wastewater Mapping Tool

We acknowledge that lands removed will be expected to redevelop to build new housing quickly. Per the Province's expectations, construction of new homes will begin on these lands by no later than 2025 and that progress on approvals and implementation be achieved by the end of 2023.

Summary

Based on the planning analysis provided above, our position is supportive to the direction the Province is taking with the removal of 563 Shaver Rd. from the Greenbelt boundary. The proposed removal meets all the criteria outlined for lands to be considered. It is our opinion that the lands will can accommodate substantial housing in the short term to lessen the impact of Ontario's Housing Crisis.

Thank you for the opportunity to share our comments. We are open to future discussions regarding this matter. If you have any questions, please contact Martin Quarcoopome at ext. 266.

Yours truly,

Weston Consulting

Per:

Martin Quarcoopome, BES, MCIP, RPP
Vice President

c. Elite M.D. Developments Inc.