



**Hamiltonians for
Progressive Development**

**P.O. Box 57231 Jackson Station
2 King Street West
Hamilton ON, L8P 4X1**

December 8, 2008

Mr. Kevin Christenson, City Clerk

**77 James Street North, Suite 220
Hamilton, ON L8R 2K3**

Dear Mr. Christenson,

Please find enclosed a letter from Hamiltonians for Progressive Development addressed through you to the Mayor and Council for The City of Hamilton.

We are requesting that this letter be included in the correspondence to council and on the agenda for the next council meeting scheduled for Wednesday December 10th.

If you should have any questions concerning this matter I can be reached at (905) 308-4947.

Sincerely,

**Michael Desnoyers
Chair
Hamiltonians for Progressive Development**



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Hamilton ON, L8P 4X1**

Kevin C. Christenson, City Clerk

December 8, 2008

**77 James Street North, Suite 220
Hamilton, Ontario, Canada, L8R 2K3**

To the Mayor and Members of Council
City of Hamilton

Dear Mayor Eisenberger & Members of City Council:

In light of recent developments, HPD calls upon the City of Hamilton to immediately suspend the detailed Phase 2 studies of the proposed Airport Employment Growth District.

At the November 27th meeting of the Economic Development and Planning Committee an Information Report was presented to the committee under agenda item 8.2. This report identified quite clearly in Section 1.0 that "To date there has been no change in Provincial staff's position.". This statement is in reference to the letter received June 20, 2008 from the Ministry of Municipal Affairs and Housing and the detailed comments from the Ministry contained in Attachment "1" to their correspondence. Further, it was stated by Tim McCabe, General Manager, Planning and Economic Development Department, that the city would no longer pursue the position that it should be planning for 59,000 employment land jobs instead of the provincially forecasted 49,000. These two issues coupled together have created massive uncertainty as to the magnitude and location of the proposed Airport Employment Growth District.

Given that all additional employment growth is occurring primarily in greenfield areas (also contrary to the Growth Plan) the stated reduction of 10,000 jobs results in a **minimum** reduction of the proposed AEGD of 270 ha or 668 Acres (10,000/ 37 jha). Taking into consideration all aspects of the provincial comments this reduction of 10,000 jobs reduces the proposed AEGD size by a minimum of approximately 30%. If the other comments presented to the city by the ministry in their letter of the 20th are taken into consideration throughout the land budget analysis, a recalculation using the same methodology as the Hemson study, results in a need for additional employment land of only 280ha or 691 acres to meet provincial projections. This is 23% of the area currently being proposed for the Airport Employment Growth District!

Several other significant factors will impact the eventual land needs;

Firstly, the amount of Brownfield lands included in the Land Budget analysis targeted for redevelopment in the next 20 years is approximately 30ha. This despite the 1635 ha of "sites of interest" identified in the recently completed Historical Land Use Inventory/ Brownfields study and the assertion of staff in their report of February 19, 2007 that "*By 2031 it is reasonable to expect 120 ha of City brownfields to be redeveloped*". With focused efforts and heightened emphasis on the community benefits of Brownfield redevelopment it is not unreasonable to expect future redevelopment far exceeding the stated 120 ha. We believe this should be an absolute minimum target and the City should strive for significantly greater numbers.

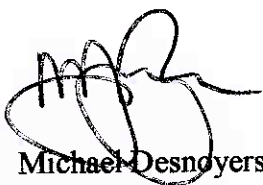
Secondly, the Growth Plan clearly sets out that municipalities prepare intensification strategies to accommodate employment growth in existing built up areas within our urban boundaries. This was clearly not considered during the Land Budget considerations and in fact attempted to take the opposite approach by reducing the amount of jobs to be accommodated in existing identified employment parks. This issue is also identified by the Ministry in their letter of June 20th.

Thirdly, at the June 23rd C.O.W. meeting and subsequently at the Council meeting of June 25th it was agreed in principal by Council to allow the conversion of significant existing/ designated employment lands for other uses despite the recommendation of staff to the contrary. The Growth Plan is very clear in this regard and allows for conversion if it can be demonstrated that the lands are not required over the long term. This is clearly not the case as the Land Budget analysis clearly demonstrates a net deficit.

It is not unreasonable nor beyond the realm of reality to suggest that if the City achieves a level of intensification within our Urban Growth Centre as identified in Places to Grow and at minimum the Brownfield redevelopment as suggested by staff that the net need of 280 ha could be reduced to zero.

The Phase II detailed secondary plan studies of the current proposed AEGD has commenced and is expected to cost in total \$1.2 million dollars. Given the current global economic crisis, massive budget deficit facing the City of Hamilton, tremendous uncertainty regarding the final employment land needs and finally, to halt further speculation on the future land use and address concerns of local residents, we call upon Council to suspend the Phase II study of the AEGD until the above issues are resolved.

Sincerely,



Michael Desnoyers
Co-Chair
Hamiltonians for Progressive Development

Cc. Hon. Jim Watson, Minister of Municipal Affairs and Housing, Hon. George Smitherman, Minister of Energy and Infrastructure, Victor Doyle, M.S.O., Tim McCabe, Local Media