

February 26, 2025

464-22

Via Email and Delivered

Ms. Anita Fabac, MCIP, RPP
Acting Director of Planning & Chief Planner
&
Mr. Dave Heyworth,
Manager, Sustainable Communities

City of Hamilton,
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Fabac and Mr. Heyworth:

**RE: White Church Urban Expansion Area, Hamilton
Official Plan Amendment Application (Urban Boundary Expansion)**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as an authorized planning consultant and project team lead for Whitechurch Landowners Group Inc., who are the registered landowner group associated with the lands commonly known as the White Church Urban Expansion Area in the City of Hamilton. We are pleased to submit a complete application for an Official Plan Amendment to facilitate the inclusion of the subject lands in the City's Urban Boundary, on their behalf.

The proposed Urban Boundary Expansion Area is approximately 364.0 hectares in size and is anticipated to be developed with approximately 7,600 residential units, three elementary schools, one community park, five neighbourhood parks, 17 ha of commercial land uses, 19 ha of natural open space and a recreational trail system. The residential units will be primarily contained in single detached dwellings, semi-detached dwellings, street townhouse dwellings, stacked townhouse dwellings, and other low rise ground related dwellings.

A version of this concept was considered by the Development Review Team on March 22, 2023 via Formal Consultation No. FC-23-040. The purpose of the Official Plan Amendment is to facilitate an Urban Boundary Expansion to include the White Church Expansion Area within the Urban Hamilton Official Plan. A future Official Plan Amendment application to White Church Secondary Plan would include a set of policies, land use designations and schedules which apply to the study area to implement the type of development envisioned for the community.

In support of the Official Plan Amendment application, please find enclosed the following:

- One (1) copy of the Complete Application Compliance Summary prepared by UrbanSolutions;
- One (1) copy of the Survey Plan prepared by A.T. McLaren Ltd.;
- One (1) copy of the Concept Plan prepared by UrbanSolutions;

- One (1) copy of the Phasing Plan prepared by UrbanSolutions;
- One (1) copy of the Emergency Services Assessment prepared by UrbanSolutions;
- One (1) copy of the School Accommodation Issues Assessment prepared by UrbanSolutions;
- One (1) copy of the Draft Urban Official Plan Amendment prepared by UrbanSolutions;
- One (1) copy of the Draft Rural Official Plan Amendment prepared by UrbanSolutions;
- One (1) copy of the Conceptual Community Design Package prepared by UrbanSolutions;
- One (1) copy of the Core Areas & Conservation Authority Regulated Area Plan prepared by UrbanSolutions;
- One (1) copy of the Context Map prepared by UrbanSolutions;
- One (1) copy of the Planning Justification Report prepared by Macaulay Shiomi Howson Ltd.;
- One (1) copy of the Public Consultation Summary & Comment Response inclusive of the Indigenous Engagement Strategy prepared by UrbanSolutions and HDR Consulting;
- One (1) copy of the Energy and Climate Change Assessment Report prepared by buildABILITY;
- One (1) copy of the Functional Servicing Report prepared by SCS Consulting Group;
- One (1) copy of the Sub-watershed Study prepared by Beacon Environmental & SCS Consulting;
- One (1) copy of the Environmental Impact Study prepared by Beacon Environmental;
- One (1) copy of the Hydrogeological Study prepared by Landtek Limited;
- One (1) copy of the Geotechnical Study prepared by Landtek Limited;
- One (1) copy of the Noise Feasibility Study prepared by HGC Engineering;
- One (1) copy of the Odour Impact Assessment prepared by Ortech Environmental;
- One (1) copy of the Preliminary Tree Management Plan prepared by UrbanSolutions;
- One (1) copy of the Phase I Environmental Site Assessment prepared by Soil Engineers Ltd.;
- One (1) copy of the Phase II Environmental Site Assessment prepared by Soil Engineers Ltd.;
- One (1) copy of the Land Needs Analysis inclusive of Housing Assessment prepared by UrbanMetrics;
- One (1) copy of the Recreation Needs Assessment prepared by UrbanMetrics;
- One (1) copy of the Fiscal Impact Assessment prepared by UrbanMetrics;
- One (1) copy of the Commercial Needs Analysis prepared by UrbanMetrics;
- One (1) copy of the Agricultural Impact Assessment prepared by DBH Soil Services;
- One (1) copy of the Transportation Master Plan inclusive of Transit Assessment prepared by NexTrans Consulting Engineers;
- One (1) copy of the Stage 1 Archaeological Assessment prepared by Archaeological Consultants Canada;
- One (1) copy of the Cultural Heritage Impact Study prepared by Letourneau Heritage Planning & Archaeology;
- One (1) copy of the Karst Assessment prepared by TerraDynamics;
- One (1) copy of the completed Official Plan Amendment Application form;
- A cheque for the Niagara Peninsula Conservation Authority Review fee in the amount of **\$6,893.00**, made payable to the Niagara Peninsula Conservation Authority (delivered under separate cover); and,
- A cheque in the amount of **\$177,535.00**, made payable to the City of Hamilton.

We look forward to working with you and your staff in the review of this application. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Kind Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Scott Beedie, MCIP, RPP
Senior Planner

cc: Mr. Steve Robichaud, Acting GM, Planning & Economic Development, City of Hamilton
Whitechurch Landowners Group Inc. c/o Ms. Helen Mihailidi, Brattys LLP
Alinea Group Holdings Inc.
Cedar City (Mount Hope) Inc.
Greenhorizons Group of Farms Ltd.
Wilson St. Ancaster Inc.