



November 20, 2024

Anita Fabac  
Director, Planning and Development  
City of Hamilton  
71 Main Street West  
Hamilton, ON L8P 4Y5

Via E-mail: [anita.fabac@hamilton.ca](mailto:anita.fabac@hamilton.ca), [planningapps@hamilton.ca](mailto:planningapps@hamilton.ca)

Dear Anita,

**Re: *Urban Boundary Expansion, Elfrida, City of Hamilton***  
***Official Plan Amendment – Urban Expansion Area - Neighbourhoods***

We are the planning consultants for the Elfrida Community Builders Group Inc. (“**ECBG**”), being a group of landowners that represent over 70% of the lands within the Elfrida area of the City of Hamilton as identified in the attached Landownership Map (Appendix A). On behalf of the ECBG, we are pleased to submit the enclosed Official Plan Amendment (the “**OPA**”) application to remove the lands from the Rural Hamilton Official Plan and expand the City’s Urban Boundary to include the Elfrida lands to establish it as a transit oriented, urban, complete community. The proposed OPA will add the lands to the Urban Boundary as a designated *greenfield area* and require the preparation of a secondary plan prior to any development to ensure it is developed as a transit oriented, urban, and complete community.

Elfrida is an ‘L’ shaped grouping of land that is approximately 1,209 gross hectares in size and is bound by Upper Centennial Parkway, Mud Street East, Second Road East and Hendershot Road, Golf Club Road, Trinity Church Road and a Hydro Corridor (the “**subject site**”, “**site**”, or “**Elfrida**”). The subject site is made up many properties that vary considerably in size, shape and land use. The lands are predominately used for agricultural purposes, with clusters of rural residential dwellings, limited commercial and light industrial uses along Upper Centennial Parkway and institutional uses along Rymal Road / Regional Road 20.

For your review and consideration in support of the proposed Official Plan Amendment application, we are pleased to submit the following digital materials:

- Official Plan Amendment Application Form, dated November 19, 2024;
- Planning Rationale Report, prepared by Bousfields Inc., dated November 20, 2024;

- Official Plan Amendment (Rural HOP), prepared by Bousfields Inc., dated November 20, 2024;
- Official Plan Amendment (Urban HOP), prepared by Bousfields Inc., dated November 20, 2024;
- Concept Plan, prepared by Bousfields Inc., dated November 13, 2024;
- Public Consultation Strategy Report, prepared by Bousfields Inc., dated November 19, 2024;
- Agricultural Impact Assessment, prepared by Colville Consulting, dated November 2024;
- Constraints Memo, prepared by Stantec Consulting Ltd., Geoprocess Research Associates Inc., and Palmer Environmental Consulting Group (Part of SLR), dated November 15, 2024;
- Functional Servicing Report, prepared by Stantec Consulting Ltd., dated November 15, 2024;
- Transportation Study, prepared by Crozier, dated November 2024;
- Land Needs and Housing Assessment Report, prepared by Parcel Economics Inc., dated November 18, 2024;
- Energy and Climate Change Assessment Report, prepared by buildABILITY Corp., dated November 18, 2024;
- Fiscal Impact Assessment, prepared by Parcel Economics Inc., dated November 18, 2024;
- Noise Study, prepared by HGC, dated November 19, 2024;
- Karst Assessment, prepared by Landtek Limited Consulting Engineers, dated November 14, 2024;
- Stage 1 Archaeological Assessment, Ministry Clearance and Letter of Reliance, prepared by ASI, dated October 22, 2024; and,
- Indigenous Engagement Strategy, dated November 20, 2024.

Additionally, an application fee in the amount of \$234,925 will be delivered under a separate cover.

Should you require any additional information or clarification, please feel free to contact the undersigned.

Respectfully submitted,

**Bousfields Inc.**



David Falletta, MCIP, RPP



Emma West, MCIP, RPP

Cc. *Mustafa Ghassan, Myron Pestaluky & Hatim Jafferjee, Delta Urban Inc.  
Elfrida Community Builders Group Inc.*