



December 13, 2023

464-22

**Via Email and Delivered**

Mr. Steve Robichaud, MCIP, RPP  
Chief Planner  
&  
Ms. Anita Fabac, MCIP, RPP  
Director, Development Planning

City of Hamilton,  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Mr. Robichaud and Ms. Fabac:

**RE: White Church Urban Expansion Area, Hamilton  
Official Plan Amendment Application (Secondary Plan) - FC-23-040**

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

The proposed Secondary Plan area is anticipated to be developed with approximately 4,836 residential units, three elementary schools, one neighbourhood park, four community parks, a recreational trail and approximately 439,000.00 square feet of commercial uses. To accommodate these land uses, the Secondary Plan designates 219.80 hectares for residential, 16.39 hectares for commercial, 16.45 hectares for natural open space, 19.91 hectares for park space, and 7.30 hectares for institutional. The residential units will be contained in single detached dwellings, semi-detached dwellings, street townhouse dwellings, stacked townhouse dwellings, low – mid-rise multiple dwellings and low – mid-rise mixed use buildings. As proposed, the Whitechurch Secondary Plan is planned to accommodate 77 persons per hectare.

A version of this concept was considered by the Development Review Team on March 22, 2023 via Formal Consultation No. FC-23-040. It was confirmed that Official Plan Amendment application would be necessary to facilitate the proposed Secondary Plan. Future planning applications will be submitted following approval of the Official Plan Amendment application to facilitate the development of the Secondary Plan area.

The purpose of the Urban Hamilton Official Plan Amendment is to facilitate the creation of the White Church Secondary Plan within Volume 2, Chapter B-5 of the UHOP. The 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 keeping with the October 23, 2023 announcement made by the Minister of Municipal Affairs and Housing, the *Planning Statute Amendment Act, 2023* has been presented by the Province to implement the reversal of the Provincial modifications to the City of Hamilton's Official Plan. The *Planning Statute Amendment Act* was posted on the Environmental Registry of Ontario for public consultation for a period of 30-days from November 16, 2023 – December 16, 2023. This submission is made on the premise that the Provincial modifications made to the Urban Hamilton Official Plan are still in effect through to the December 16<sup>th</sup> deadline for consultation.

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

- One (1) copy of the Survey Plan prepared by A.T. McLaren Ltd.;
- One (1) copy of the Draft Official Plan Amendment prepared by UrbanSolutions;
- One (1) copy of the Secondary Plan Report prepared by UrbanSolutions;
- One (1) copy of the Planning Justification Report prepared by UrbanSolutions;
- One (1) copy of the Housing Report prepared by UrbanSolutions;
- One (1) copy of the Financial Impact Analysis prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- One (1) copy of the Energy and Environmental Assessment Brief prepared by UrbanSolutions;
- One (1) copy of the School Accommodation Issues Assessment prepared by UrbanSolutions;
- One (1) copy of the School Recreation Facility and Outdoor Parks Issues Brief prepared by UrbanSolutions;
- One (1) copy of the Urban Design Report inclusive of Architectural Urban Design Guidelines prepared by Whitehouse Urban Design;
- One (1) copy of the Water, Wastewater and Stormwater Master Servicing Plan prepared by SCS Consulting Group;
- One (1) copy of the Natural Heritage Assessment prepared by Beacon Environmental;
- One (1) copy of the Hydrogeological Desktop Study prepared by Landtek Limited;
- One (1) copy of the Geotechnical Desktop Study prepared by Landtek Limited;
- One (1) copy of the Noise Feasibility Study prepared by HGC Engineering;
- One (1) copy of the Preliminary Commercial Needs Assessment prepared by UrbanMetrics;
- One (1) copy of the Preliminary Recreation Needs Assessment prepared by UrbanMetrics;
- One (1) copy of the Desktop Agricultural Impact Assessment prepared by DBH Soil Services;
- One (1) copy of the Transportation Master Plan Brief 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 Assessment Report prepared by Letourneau Heritage Planning & Archaeology;
- One (1) copy of the completed Official Plan Amendment Application;
- One (1) copy of the signed Formal Consultation Document (FC-23-040);
- 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;

- A cheque for the John C. Munro International Airport Review fee in the amount of **\$1,921.00**, made payable to the John C. Munro International Airport; and,
- A cheque in the amount of **\$42,520.00**, 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*

cc: Minister Calandra of the Ministry of Municipal Affairs and Housing  
c/o [mmahofficialplans@ontario.ca](mailto:mmahofficialplans@ontario.ca)

Whitechurch Landowners Group Inc. c/o Ms. Helen Mihailidi, Brattys LLP  
Mr. Paul Paletta, Alinea Group Holdings Inc.  
Mr. Steven Silverberg, Cedar City (Mount Hope) Inc.  
Messrs. Steve Schiedel & Mike Schiedel, Greenhorizons Group of Farms Ltd.  
Messrs. Sergio Manchia & Frank Spallacci, Wilson St. Ancaster Inc.



## WHITECHURCH LANDOWNERS GROUP INC.



### **Alinea Group Holdings Inc.**

- Mr. Paul Paletta



### **Cedar City (Mount Hope) Inc.**

- Mr. Steven Silverberg



### **Greenhorizons Farm Holdings**

- Mr. Steve Schiedel
- Mr. Mike Schiedel



### **Wilson St. Ancaster Inc.**

- Mr. Sergio Manchia
- Mr. Frank Spallacci