

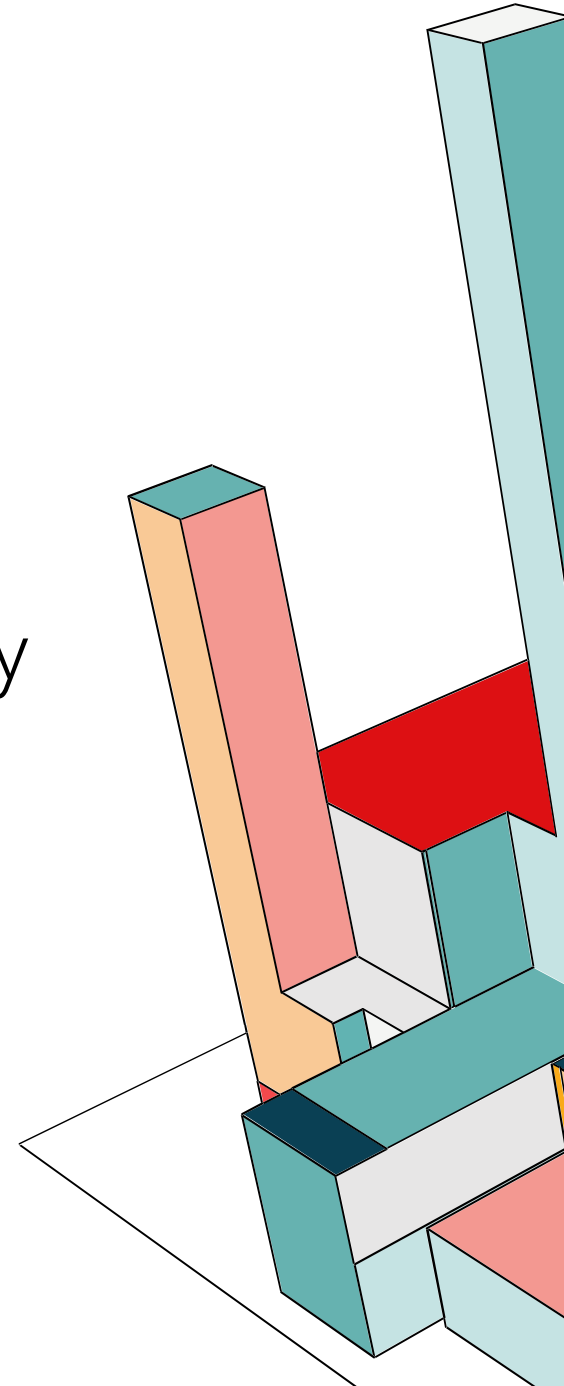
IMPLICATIONS OF URBAN BOUNDARY EXPANSION

**CRAIG CASSAR
WARD 12 CITY COUNCILLOR
HAMILTON, ON**

THE STOP SPRAWL MESSAGE

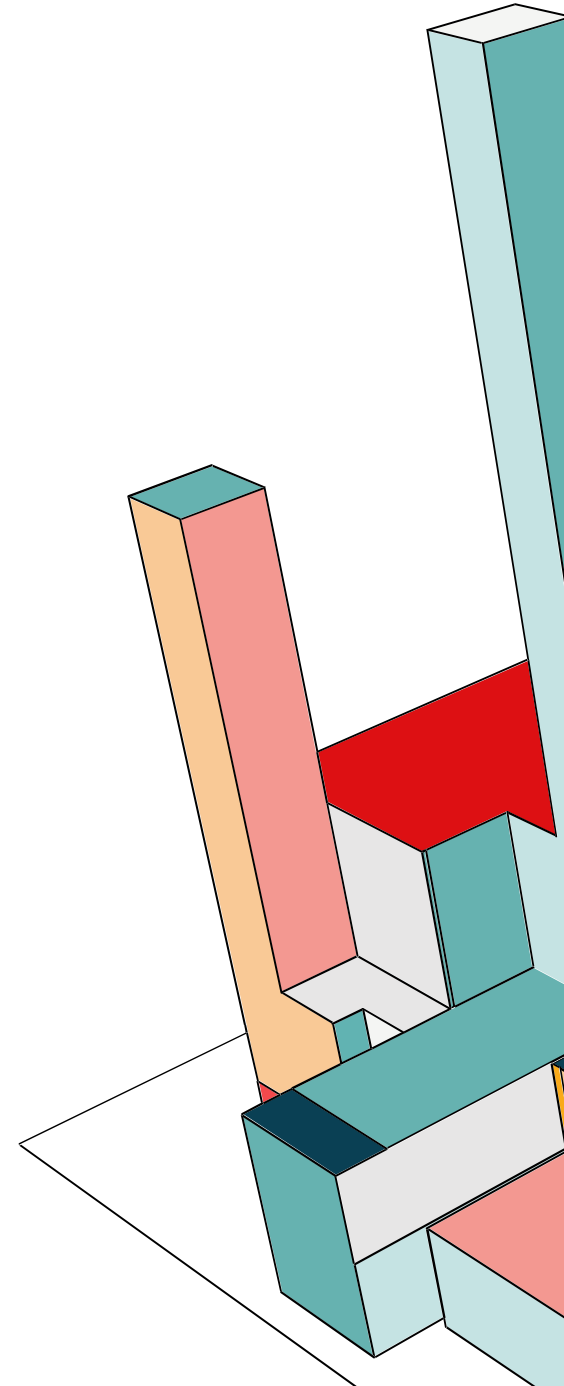


Are there other reasons that urban boundary expansion is a bad idea?



CITY BUILDING GOALS

- Sufficient, affordable and suitable housing
- High Quality of Life
 - social, economic, health, climate, environment
- Municipal Wealth and Prosperity



THE CHALLENGE

Ontario must build

1.5M

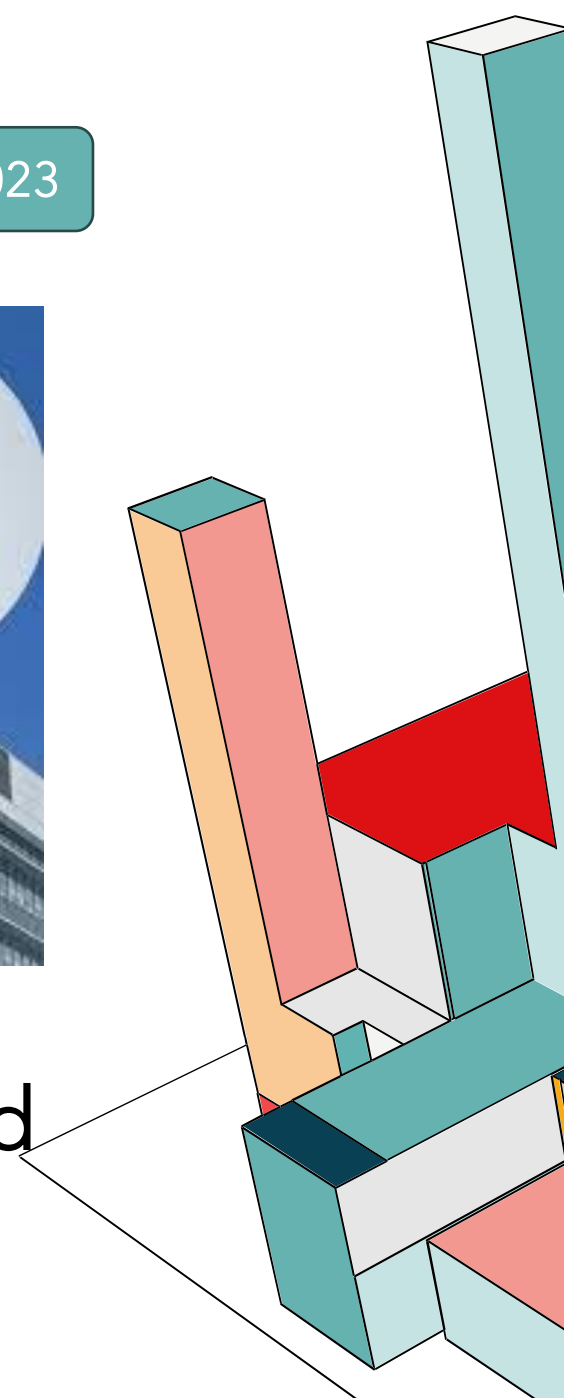
homes over the next 10 years
to address the supply shortage.



90% intensification rate in 2023

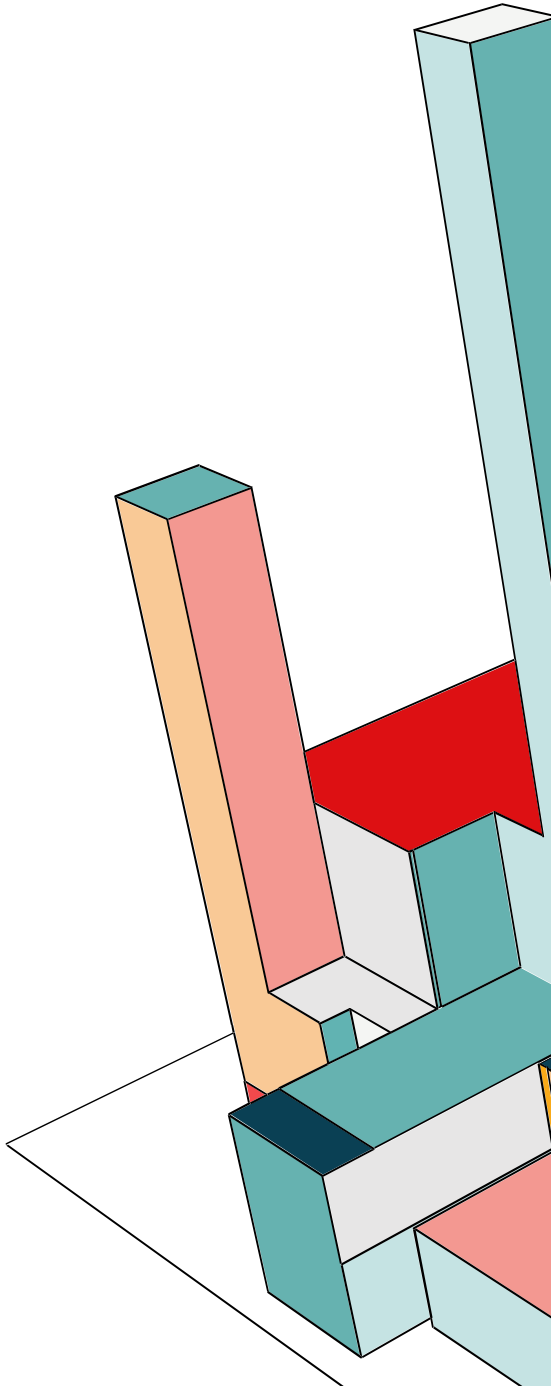


In the decade ending in 2031, Hamilton must build
47,000 homes



THREE KEY POINTS

1. UBE doesn't achieve any of the goals
2. The model of *continual urban expansion* doesn't work
3. Actions you can take





THE SUBURBAN EXPERIMENT

NOT JUST BIKES

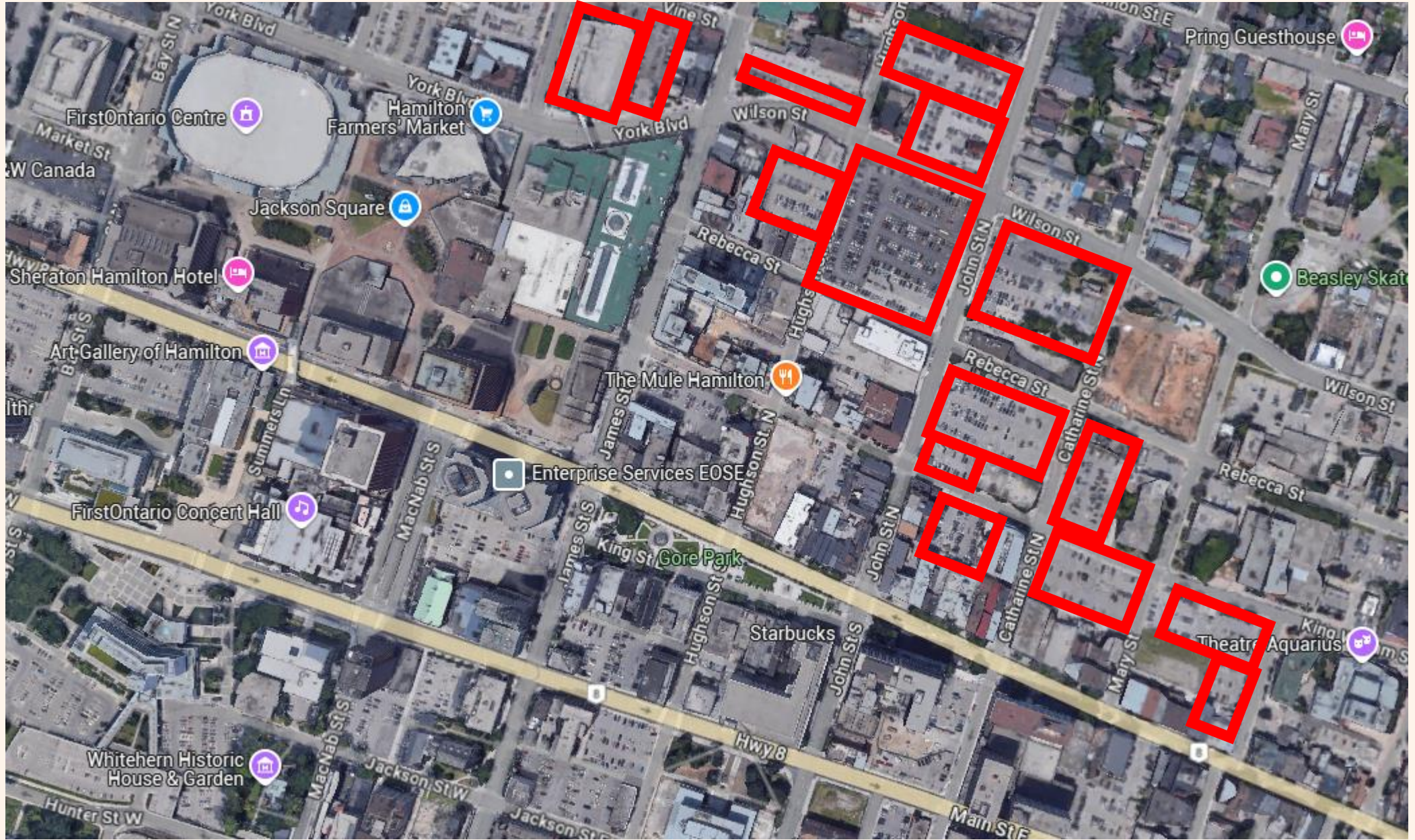
THE FAULTY PREMISE



“We need more land to build more homes”

- *Land needs* assessment vs. *Housing needs* assessment
- Historical approach to building homes is an outdated and failed approach to city building

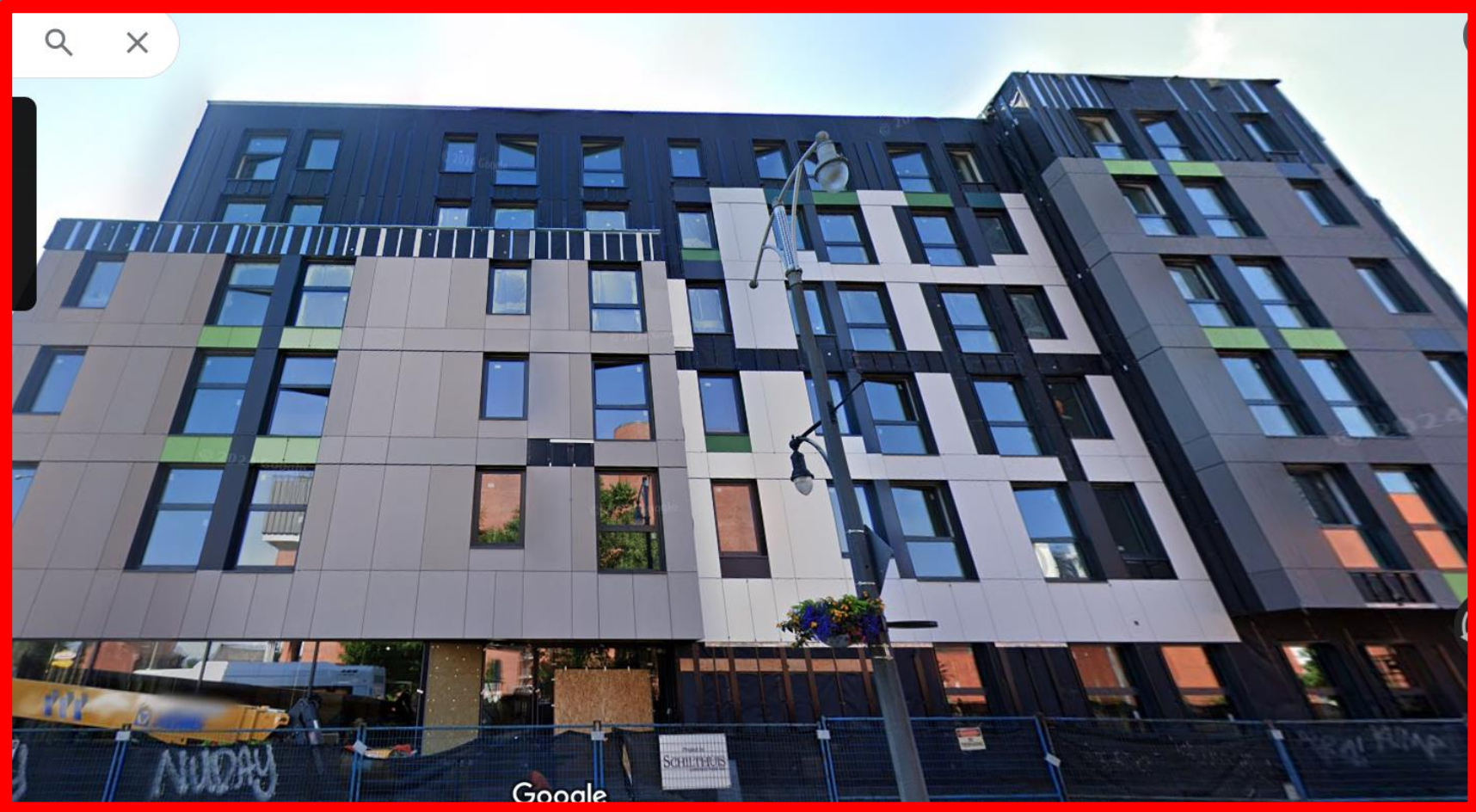
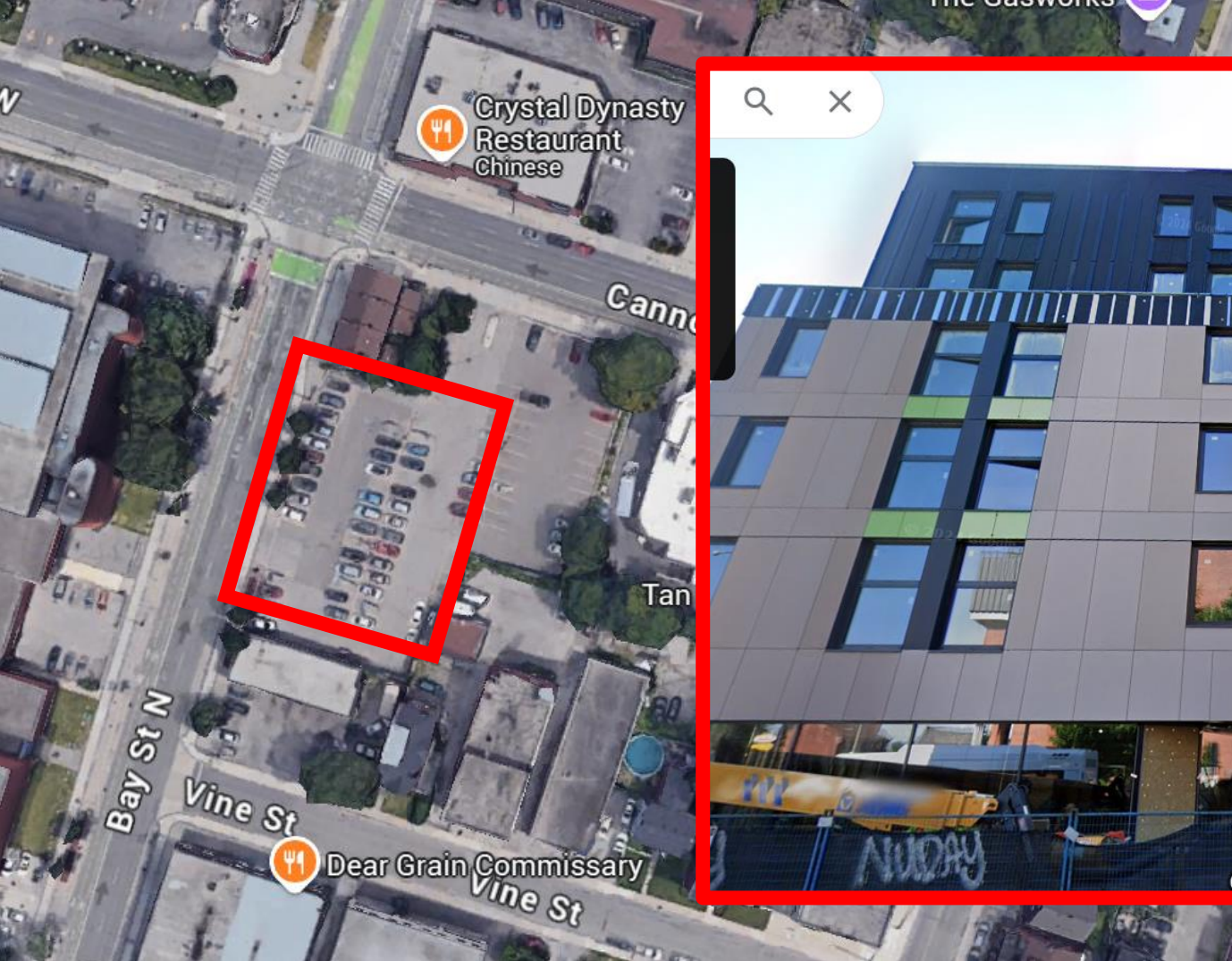
EMPTY CITY



SUBURBAN SHOPPING



INTENSIFICATION IN ACTION



CONSEQUENCES OF URBAN BOUNDARY EXPANSION FOR HAMILTON

- Traffic congestion
- Car dependency
- Loss of natural areas
- Impervious area -> flooding and erosion
- **Financially unsustainable**

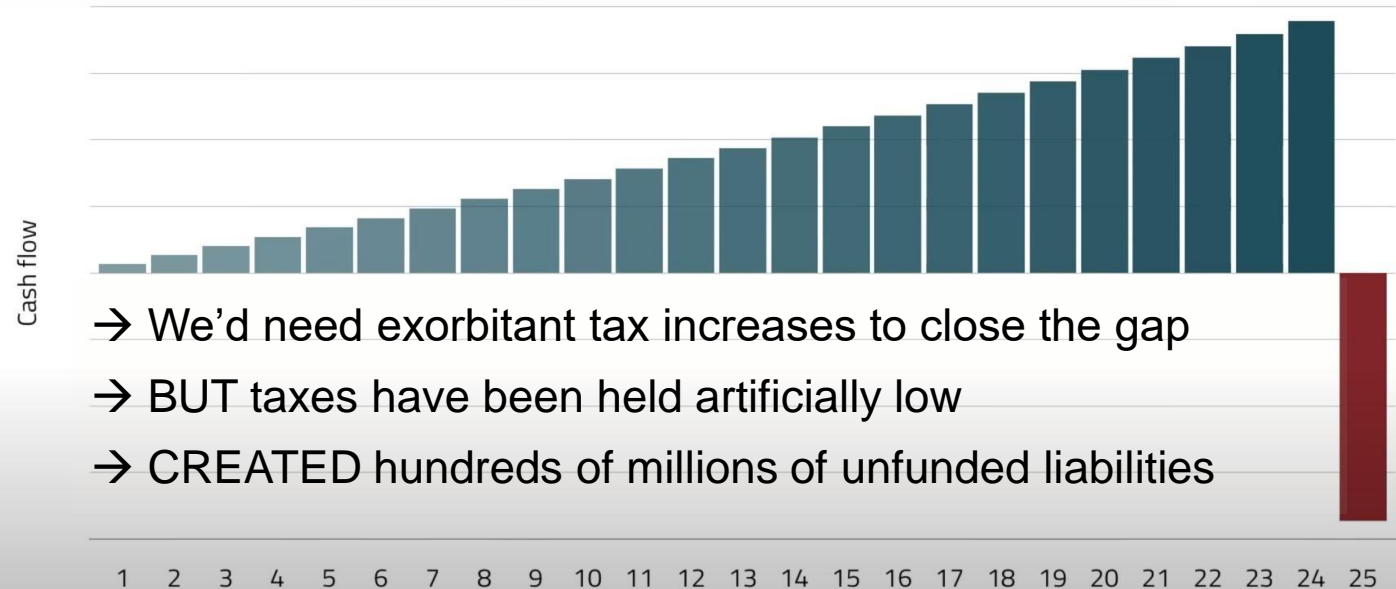


THE SUBURBAN PONZI SCHEME

1. Promise great returns
2. Pay the old with the new
3. No new investors = failure

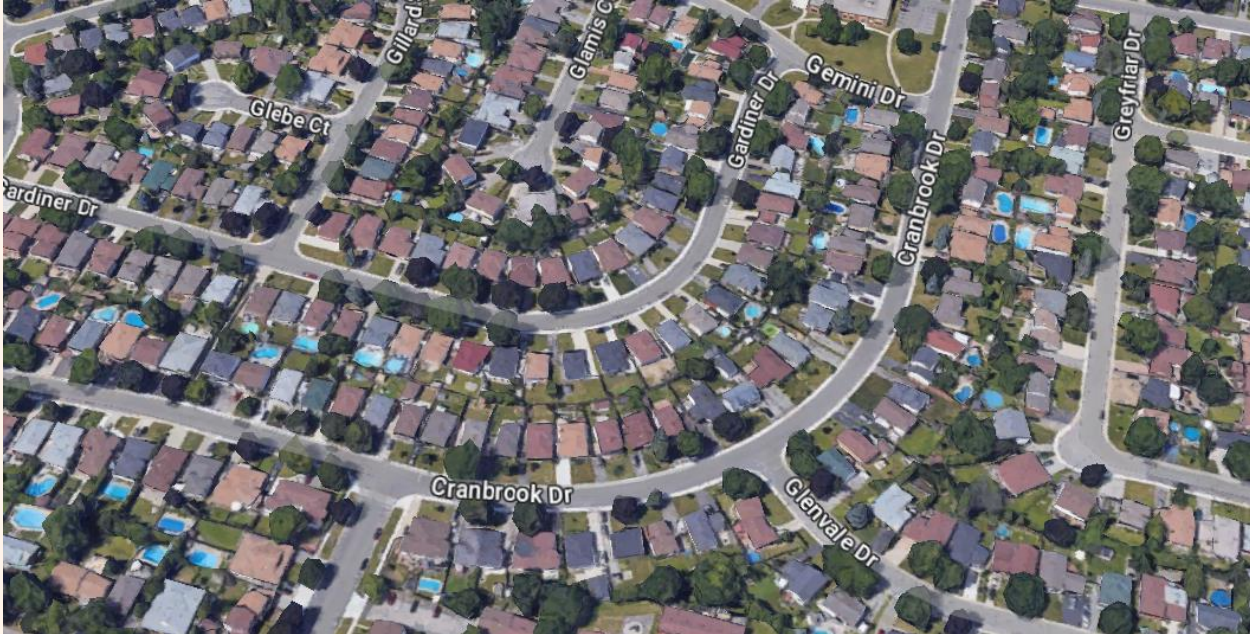
**STRONG
TOWNS**

Cumulative cash flow over 25-year life-cycle of a development.



- We'd need exorbitant tax increases to close the gap
- BUT taxes have been held artificially low
- CREATED hundreds of millions of unfunded liabilities

CONSEQUENCES FOR MUNICIPAL FINANCES



“When you’re in the hole, stop digging!”

→ We need to figure out how to afford what we already have before we take on more.

→ Every new asset paid by Development Charges or developers, is a forever liability the City must maintain

→ No malicious intent, but this is the reality we have to deal with

→ **City Assets*: \$380 Million in annual unfunded liabilities**

*Roads, Water / wastewater / stormwater, Recreation centres, playgrounds, libraries, etc.

CONSEQUENCES FOR MUNICIPAL FINANCES

City Assets*: \$380 Million in

ANNUAL unfunded liabilities

→ Equates to a ~35% property tax increase!

*Roads, Water / wastewater / stormwater, Recreation centres, playgrounds, libraries, etc.

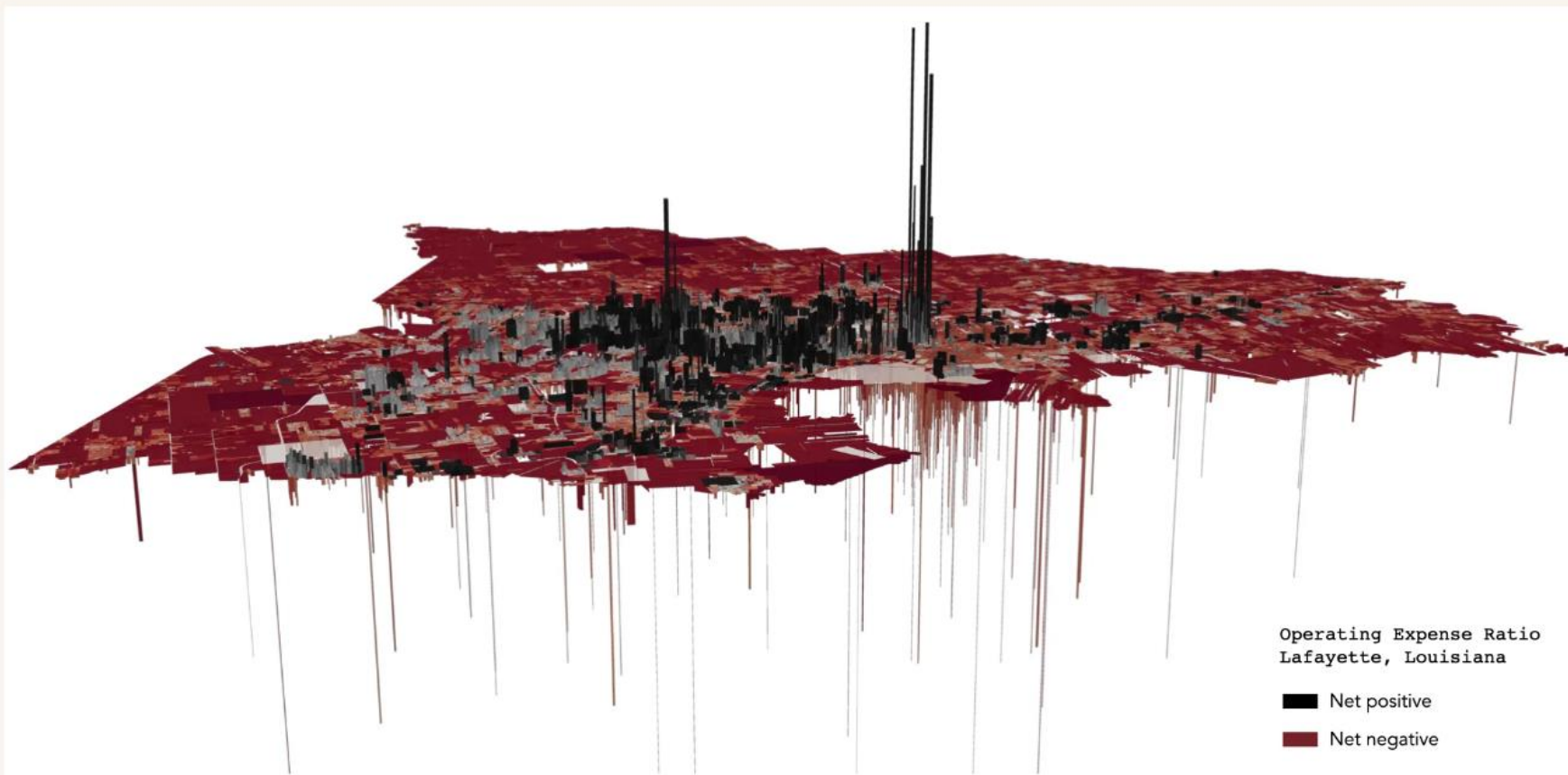


BUILDING A STRONG TOWN

- *Urban Boundary Expansion would continue the same mistakes we've been making for the past 75+ years*
- Not a repudiation of residents living in suburbs; we haven't had much choice
 - need to reconcile the lifestyle we've come to see as the 'standard' with what need to achieve sustainability (on many levels)
 - Recognize there are different needs, and housing is currently out of balance

URBAN3

Cost of Service Analysis



Cost of Service AND Tax Revenue per acre

CONSEQUENCES FOR HAMILTON

WHAT WE NEED

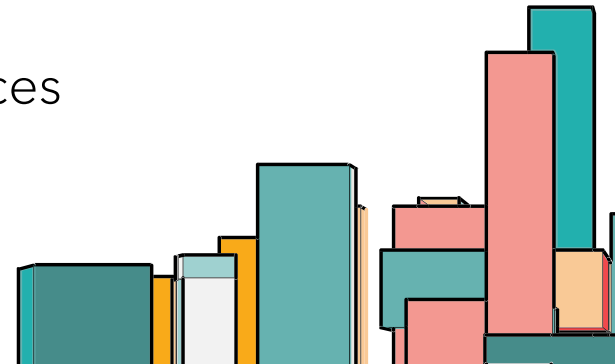
- Density within urban boundary
- Maximize tax revenue per acre
- Not a War on Cars, but a rejection of car dependency

WHAT WE GET

- Less infrastructure to build & maintain
- More complete communities
- Conditions for high-frequency transit
- Improved social connectivity
- Better mental and physical health



- Much broader housing choices
- More affordable City



CITY BUILDING GOALS - RECAP

- Sufficient, affordable and suitable housing
- High Quality of Life
 - social, economic, health, climate, environment)
- Wealthy and Prosperity (City)

Urban
Boundary
Expansion

Frozen
Urban
Boundary



Note: Building inefficient housing and infrastructure in expansion areas takes limited labour and resources away from intensification



ACTIONS

1) Spread the message about the impacts sprawl has on *City Building Goals* and financial implications

- StrongTowns.org / Not Just Bikes (YouTube)

2a) Engage Hamilton - Framework for Processing & Evaluating Urban Boundary Expansion Applications

2b) Three public sessions hosted by the City

Nov 26 - Downtown (Hamilton Convention Centre)

Nov 28 - Ancaster High School

Dec 3 - Stoney Creek Mountain

3) Look for launch of *Strong Towns Hamilton*, a local group to connect like-minded individuals in the pursuit of building a vibrant and financially sustainable City.



THANK YOU

Craig Cassar, Ward 12 Councillor

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