



December 24, 2021

413-21

Via Delivered & Digital Submission

Ms. Anita Fabac, MCIP, RPP
Manager, Development Planning, Heritage and Design

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

Dear Ms. Fabac:

**RE: Homestead (Fengate)
3054 Homestead Drive, Hamilton
Draft Plan of Subdivision, Official Plan & Zoning By-law Amendment Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Fengate Homestead Holdings LP (Owner), and is pleased to submit an application for a Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment for the lands known municipally as 3054 Homestead Drive in the City of Hamilton.

The subject lands are designated as Airport Employment Growth District and District Commercial in the Urban Hamilton Official Plan. Part of the subject lands is located within the Mount Hope Secondary Plan and designated as District Commercial, and another part of the subject lands is within the Airport Employment Growth District Secondary Plan and designated as Airport Reserve. The lands are currently zoned Airport Reserve (M9, H37) and District Commercial (C6, 580) Zone in the City of Hamilton Zoning By-law No. 05-200.

The proposed development consists of a +/- 30 hectare (+/- 75 acre) industrial subdivision comprised of five (5) industrial buildings with a combined Gross Floor Area (GFA) of 141,600.92 m² (1,504,180 ft²) connected by a new proposed road (Street 'A') that is accessed via a new service road accessed off of East Cargo Road. There is proposed 950 typical parking spaces, 167 truck level doors and 26 trailer parking spaces totalling 1,143 vehicle parking spaces. The proposed uses within the subdivision include warehouses, offices and limited accessory commercial ground floor uses. In addition, there is a proposed Stormwater Management Channel and a 1.11-hectare natural heritage block. The subject lands are currently vacant as well as the area surrounding, the proposed development is generally vacant and zoned for future employment uses.

The purpose of the Urban Hamilton Official Plan Amendment is to remove the lands currently designated as District Commercial in the Mount Hope Secondary Plan and redesignate them as Airport Light Industrial in the Airport Employment Growth District (AEGD). The UHOPA will also redesignate a portion of the lands from Airport Reserve to Airside Industrial and redesignate a portion of the lands from Airport Reserve to Airport Light Industrial in the AEGD.

The purpose of the Zoning By-law Amendment is to change the zoning on a the portion of the subject lands from District Commercial (C6-580) into a site specific Airport Light Industrial (M10) Zone and rezoning a portion of the lands from Airport Reserve (M9) to Airport Light Industrial (M10) Zone. The remaining balance of the subject lands will be rezoned into a site specific Airside Industrial (M7) Zone within the City of Hamilton Zoning By-law No. 05-200, which will establish appropriate standards for the development.

In keeping with the initial Formal Consultation Document (FC-21-077) issued June 16, 2021, in support of the Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment application, please find enclosed the following:


- One (1) copy of the Survey Plan prepared by Nanfara & Ng Surveyors;
- One (1) copy of the Concept Plan prepared by UrbanSolutions;
- One (1) copy of the Draft Official Plan & Zoning By-law Amendments prepared by UrbanSolutions;
- One (1) copy of the Planning Justification Report prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- One (1) copy of the Draft Plan of Subdivision prepared by UrbanSolutions;
- One (1) copy of the Urban Design Report prepared by Adesso Design Inc.;
- One (1) copy of the Archaeological Assessment prepared by Detritus Consulting;
- One (1) copy of the Environmental Impact Statement (EIS) prepared by GEI Consultants Savanta Division;
- One (1) copy of the Tree Protection/ Management Plan prepared by GEI Consultants Savanta Division;
- One (1) copy of the Functional Servicing Report prepared by Odan-Detech;
- One (1) copy of the Noise Impact Study prepared by dBA Acoustical Consultants;
- One (1) copy of the Transportation Impact Study prepared by NexTrans Consulting Engineers;
- One (1) copy of the Signed Formal Consultation Document Letter dated June 16, 2021;
- One (1) copy of the completed Official Plan and Zoning By-law Amendment Application form;
- One (1) copy of the completed Draft Plan of Subdivision Application form;

The application fees will be submitted under separate cover. 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



Lindsay Nooren MES Pl. BA (Hons)
Planner

cc. Mr. Anthony Girolami, Fengate Homestead Holdings LP, Owner (via email)
Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc. (via email)
Councillor Brenda Johnson, City of Hamilton Ward 11 (via email)
Steve Robichaud, MCIP, RPP, Chief Planner and Director of Planning, City of Hamilton (via email)