

September 18, 2023

413-21

Via Email

Mr. Tim Vrooman, B.E.S., MCIP, RPP
Senior Project Manager, Development Planning – Suburban

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

Dear Mr. Vrooman

RE: Homestead (Fengate)
3054 Homestead Drive, 9174 & 9166 Airport Road West, Hamilton
Draft Plan of Subdivision, Official Plan & Zoning By-law Amendment Applications
25T-202202, UHOPA-22-008 & ZAC-22-017

As you know, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), is the authorized planning consultant for Fengate Homestead Holdings Inc. LP (Owner) and is pleased to provide the following Draft Plan of Subdivision, Official Plan & Zoning By-law Amendment resubmission application for the lands known municipally as 3054 Homestead Drive, 9174 & 9166 Airport Road in the City of Hamilton, on their behalf.

A Draft Plan of Subdivision, Official Plan & Zoning By-law Amendment was previously submitted for the initial iteration of the proposed concept on December 24, 2021 (25T-202202, UHOPA-22-008 & ZAC-22-017). City of Hamilton staff reviewed the Concept Plan and provided comments to be addressed in April 2022. Since that submission, the proposed development has been revised and altered to address comments provided by the various City departments as well as public comments. The enclosed development concept has now been revised as follows:

- Revised limit of 4.0m wide maintenance access easement, retaining wall and conveyance swale at northern property limit near Building 'D'.
- Building dimensions changed for Building 'D' to account for sufficient lands part of easement and swale. Previous submission area: 33,325.64m² Revised submission area: 31,250.96m².
- Total Ground Floor Area (GFA) reduced from 131,626.00m² to 129,551.32m².
- Building Letters reorganized for consistency with other consultant documents.

The updated Concept Plan and Draft Plan of Subdivision have been included in the resubmission package for review. Further, the draft Official Plan Amendment and Zoning By-law Amendment have been adjusted to reflect the changes to the proposed development concept and to address the Zoning comments received on the previous submission.

In support of the Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision submission, please find enclosed the following items:

- 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 executed 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 Landscape Plan prepared by Adesso Design Inc.;
- One (1) copy of the Eco-Industrial Guidelines prepared by Ecovert;
- One (1) copy of the Environmental Impact Statement (EIS) prepared by GEI Consultants;
- One (1) copy of the Tree Protection & Management Plan prepared by GEI Consultants;
- One (1) copy of the Preliminary Wetland Design prepared by GEI Consultants;
- One (1) copy of the Watermain Hydraulic Assessment prepared by WSP;
- One (1) copy of the Functional Servicing Report prepared by Odan-Detech;
- One (1) copy of the Airport Road Intersection Concept Lane Configuration prepared by Odan-Detech;
- One (1) copy of the Noise Impact Study prepared by RWDI;
- One (1) copy of the Erosion Threshold Assessment prepared by GeoMorphix;
- One (1) copy of the Transportation Impact Study prepared by SLBC Inc. ;
- One (1) copy of the Preliminary Geotechnical Investigation Airport Business Park Report prepared by Terraprobe Consulting Geotechnical & Environmental Engineering;
- One (1) copy of the letter confirming riparian rights to drain water onto Neighbouring land prepared by Fasken Martineau DuMoulin; and,
- One (1) copy of the Comment Tracking Matrix.

Through conceptualizing this development, there have been ongoing discussions with John C. Munro International Airport staff who has confirmed they will not object to the Official Plan Amendment to remove the lands from the Airport Reserve designation. Accordingly, with all comments now addressed this submission places the application in a position to proceed to Planning Committee. We look further to working with you and staff on Draft Plan of Subdivision Conditions of approval.

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



Laura Drennan, CPT
Planning Technician

cc. Fengate Homestead Holdings LP, Owner (via email)