

A. DeSANTIS DeVELOPMENTS LTD.



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November 13, 2015

City of Hamilton
71 Main St. W. – 5th Floor
Hamilton, Ontario
L8P 4Y5

Attention: Alvin Chan, Planner
Planning & Economic Development Dept.

Regarding: 2064 – 2070 Rymal Road East
Files ZAC-15-056 and UHOPA-15-026

Dear Mr. Chan:

Please consider this letter our formal request to be kept up to date on this application and any hearing dates that may be scheduled.

Yours truly,
A. DeSANTIS DeVELOPMENTS LTD.


Anthony DeSantis Jr., M.B.A.
PRESIDENT

Cc: Benjamin Clarke – A.J. Clarke & Associates
Stephen Fraser – A. J. Clarke & Associates



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January 5, 2016

City of Hamilton
Development Planning
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, ON
L8P 4Y5

Attention: Alvin Chan MCIP, RPP

Subject: 2062-2070 RYMAL ROAD EAST, HAMILTON
FILE NOS. UROPA-15-026 AND ZAC-15-056

Dear Scott:

We received notice of the above application on behalf of 1121209 Ontario Inc. for the property at 2062-2070 Rymal Road East, Hamilton (Glanbrook). We are the owners of the property to the immediate south of the subject lands.

The lands to the immediate south being Block 189 of Plan 62M-1210, known as "Bloom" are currently being developed as a multi-residential condominium site. The Project is 90% sold and the condominium is conditionally approved; only awaiting PIN assignment from the registry office. As is prudent, we have posted a copy of the Notice in our sales centre. We have received comments and concerns from several of our purchasers citing noise, odors and hours of operation as reasons for making this application not compatible with the approved project that they have invested in through the purchase of their homes.

We thank you for the opportunity to comment on this application and hope that you will consider the concerns of those who have purchased their homes in Bloom.

Yours truly,

MULTI-AREA DEVELOPMENTS INC.


Steve Spicer
Development Manager

SS/ss



A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
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July 11, 2016

The City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Attn: Mr. Steve Robichaud, MCIP, RPP
Director

Re: 8 Kingsborough Drive (FC-16-034)
2064-2070 Rymal Road East (ZAC-15-056 & UHOPA-15-026)
Phasing of Developments

Dear Sir,

I am writing on behalf of my client, A. DeSantis DeVelopments Ltd. and owner of 8 Kingsborough Drive, to express their concern regarding the timing of *Planning Act* approvals for 2064-2070 Rymal Road East.

8 Kingsborough Drive is subject to a Holding Zone which may be removed when "...the lands are consolidated with adjacent lands to ensure orderly development or, alternatively, shall be subject to the Owner demonstrating to the satisfaction of the Director of Development and Real Estate that the property can be developed on its own in accordance with the provisions of the C1-173 Zone."

The owners of these properties did not come to an agreement to consolidate the properties.

When our clients learned that the owners of 2064-2070 Rymal Road East were proceeding with *Planning Act* applications, they proactively decided to try and satisfy the requirements of the Holding Zone provision to demonstrate that their property can be developed on its own: a concept was developed by their architect and it was submitted February 16, 2016 by way of the Formal Consultation process together with the following request:

"As noted within the application, we are hopeful that at this juncture, the City's Director of Development and Real Estate can confirm that the conceptual proposal sufficiently demonstrates that the subject lands can be developed independently (in accordance with Section 2 of amending By-law No. 03-312)"

This request was repeated prior to and at the April 20, 2016 Development Review Team meeting to no avail (see attached April 19-20 e-mail correspondence for your reference).



City of Hamilton, attn: Mr. Steve Robichaud, MCIP, RPP
Re: 8 Kingsborough Drive & 2064-2070 Rymal Road East

July 11, 2016
Page 2 of 2

Subsequent to the Formal Consultation meeting, at the request of urban design Staff, the proposal was reconfigured to improve conformity to the City's Official Plan design objectives by relocating the parking lot to the rear of the property, away from Rymal Road East.

It was our expectation that this adjustment would be reviewed by relevant Staff and that the Formal Consultation Document would then be issued, containing the Director's confirmation that the subject lands could be developed independently. This course of action was discussed at our May 12, 2016 meeting with Staff.

We received the Formal Consultation Document July 7, 2016 and to our clients' disappointment it does not confirm the subject lands can be developed independently from 2064-2070 Rymal Road East.

We are under the impression that ZAC-15-056 & UHOPA-15-026 will be presented at Planning Committee imminently and, given our inability to obtain confirmation from Staff that 8 Kingsborough Drive can be developed independently, our clients are in a position where they are considering objecting to any *Planning Act* approvals.

We trust you understand that without confirmation that our clients' land can be developed, *Planning Act* approvals on the adjacent lands are premature.

One possible solution would be to impose a Holding zone on the amending By-law applicable to ZAC-15-056 / 2064-2070 Rymal Road East until such time as Staff are prepared to confirm that 8 Kingsborough Drive can be developed independently.

We would appreciate it if we could meet with you to discuss the above at your convenience. Thank you for your anticipated cooperation.

Yours very truly,

Benjamin Clare, MCIP, RPP
Planner
A. J. Clarke and Associates Ltd.

Encl.

Copy: A. DeSantis Developments Ltd.
Mr. Anthony DeSantis Jr., President

Ms. Anita Fabac, MCIP, RPP
Ms. Yvette Rybensky, MCIP, RPP
Mr. Michael Fiorino