

**From:** [REDACTED]  
**Sent:** August 21, 2017 12:05 PM  
**To:** [Brenda.Johnson@hamilton.ca](mailto:Brenda.Johnson@hamilton.ca)  
**Subject:** Information meeting tonight at The Wing

Hello Brenda

I am planning on attending the meeting at The Wing this evening. In case I don't get to speak with you (at length) I would like to mention a few things that bother me about this project.

First—The name "Mountaingate". Dreadful – anything with "gate" on the end of it is immediately negative. (Maybe that says something about the entire project.)  
There has to be another name that would suit the history of the property e.g. "Leeming Estates" "Glanford Estates". (probably too posh sounding)

Second-The number of homes. I realize the Province wants to jam as many homes as possible in the least amount of space, but this is simply ridiculous. Right next to a prospective industrial park, next to a highway and what could be a much busier airport – Horrors!!

Third-Airport Road is already quite busy and adding many hundreds of additional cars to the mix is going to be dreadful. Especially with the school there. And to think that much of the cars from the southern portion driving along Provident Way and then onto Homestead Drive to Airport Road. Not good planning!

Airport Road has not seen any improvement to speak of since "Nordair" first came to fly and hoards of people came to see the jets.

Enough for now. See you this evening.

[REDACTED]

**From:** [REDACTED]  
**Sent:** August-23-17 3:15 PM  
**To:** Johnson, Brenda  
**Subject:** New Mount Hope development

Hi Brenda.

The drawings and concepts look great. I am happy to see the area grow. I have one addition I feel that is needed for the Mount Hope community. Please include a trail system that incorporates the already existing neighbourhoods and the new proposed area. The area is in need of more nature area as well as what is being proposed. Build the trails along with the development so people of Mount Hope also have access to nature and trails.

Sincerely

[REDACTED]

**From:** [REDACTED]  
**Sent:** August 22, 2017 6:02 PM  
**To:** [Brenda.Johnson@hamilton.ca](mailto:Brenda.Johnson@hamilton.ca)  
**Subject:** Proposed development

Good Evening Brenda,

Do you have any more information in regards to the proposed development in Mount Hope? We currently do not live in the area but are looking to move there! Do you know who the developer is and who the builder would be? An approximate cost of what the houses will be selling for? And an estimated start date for construction?

Thank you  
Sincerely  
[REDACTED]

Sent from my iPhone

[REDACTED]  
**Sent:** August-23-17 10:36 AM

**To:** Johnson, Brenda

**Subject:** New Development Mount Hope

Further to our conversation over Facebook. I am emailing you to find out the particulars on looking to purchase a lot at the new mount Hope development site. (Gateway community?) could you please provide me information so that I can pursue my interest in living in mount Hope  
Thank you in advance  
[REDACTED]

[REDACTED]  
**Sent:** Monday, January 23, 2017 4:22 PM

**To:** Johnson, Brenda  
[REDACTED]

**Subject:** questions

Hello Brenda, It was nice to see you the other night at the WING. I have two questions that you may be able to answer 1 .when is the land behind us likely to be start development? The land behind Penfold Ct. And 2. are we included in the merger of Horizon ? or are we left out again, and at the mercy of Hydro One? We did call city hall Re: the development ,but did not get a callback or reply.

[REDACTED]

[REDACTED]  
**Sent:** Friday, March 31, 2017 7:47 AM  
**To:** Clackett, Robert; Johnson, Brenda  
**Subject:** Regarding: UHOPA-15-003/ZAC-07-11 (R)/25T-200723 (R)

Hello Mr Clackett;

I sent you a email in regards to the above mentioned on July 5th 2016. I received a email back from you saying that there would probably not be any meetings till the new year...as of now I have not heard anything about up coming meetings. Is there anything pending for the near future.  
Please let me know.

[REDACTED]

[REDACTED]  
**Sent:** June-20-16 6:58 PM

**To:** Clackett, Robert

**Subject:** UHOPA-15-003/ZAC-07-111(R)/25T-200723(R)

I received a letter in the mail with respect to the Hotz and Sons revised plan for Mountaingate subdivision on 9255 Airport Rd W.

Attached to this mailing was a drawing that is nearly impossible to read.

Can send me the pdf copy of this so I can take a better look at it? It was the last pages of that letter and had an overview of the entire property and how it is proposed to be utilized for housing etc.

I specifically have a question around what appears to be Block 138 as it is near my property. The wording indicates Institution or Mixed use Condominium. I guess I am wondering if this area is still for the School Board to use for a new building (either Separate or Public Board)

Finally, this letter indicates that there is going to be a published report on the input received from the public. How can I get a copy of this when it is available? I would like to see it before the public meeting that is to be held in the future.

Thanks in advance

[REDACTED]

[REDACTED]  
**Sent:** June-14-16 12:19 PM

**To:** Johnson, Brenda

**Subject:** Letter attached -- Changes to the Property behind my house

Good Afternoon Brenda

The letter I have attached to this email includes your name on page 3 at the bottom.

Therefore, I hope you have some knowledge of the events that will be taking place in the next while.

My house is highlighted in yellow - 18 Aberdeen Avenue, Mount Hope

My neighbor that owns the land behind us has just recently sold his property at 80 Marion Street. It is a large property that was purchased by a developer.

As there is such a long list of possibilities on page 1 of the letter; I was hoping you could give me some insight as to what type of homes will be built on the section behind my house and the developers name.

Thank you very much for all the help you can give me.

[REDACTED]



-----Original Message-----

[REDACTED]

Sent: June-19-16 1:23 PM

To: Clackett, Robert

Subject: UHOPA-15-003/zac-07-11(R)/25T-200723(R) - Mountain Gate Subdivision Mount Hope

Hi Robert,

I reside at 31 Penfold Crt. in Mount Hope and have received the revised plan for the Mountain Gate Subdivision by mail. The map plan included in the mailing is too small for me to read and decipher what is happening at the rear of my property.

Is it possible for you to email me a larger digital copy of better quality that I can actually read? Or perhaps you can advise me of where I could find an online posting of better quality?

I am interested in what is happening to the easement at the rear of my property and the elevation level of the proposed houses in lots 94-108 in this new subdivision and also the proposed timelines for this development.

Thank you

[REDACTED]

**From:** [REDACTED]  
**Sent:** Thursday, December 22, 2016 1:53 PM  
**To:** Rybensky, Yvette; Schneider, Melanie  
**Subject:** Mount Hope Property

Hi Yvette and Melanie,

Thanks for taking the time to meet with me today. The discussion was very helpful. If you could please provide any information that is available for the Mountaingate subdivision, such as any studies, the latest concept plan, etc., that would be appreciated. It would be great to get Hotz's contact info as well.

As a recap (correct me if anything was misinterpreted) we discussed the following:

- Explore the possibility of connecting to the Mountaingate subdivision via Spitfire Drive. Question: in order for this to occur, doesn't the park have to be shifted?
- The City is not party to the Park Swap agreement between Hotz and Frisina. In order for this agreement to be carried out, cooperation between us (if we acquire this property) and Hotz is necessary.
- The fire department is interested in a land swap with Frisina, but there is not yet any formal agreement. The mechanism for the land swap would be either through land severance or the City will have to declare the Fire Department's land a surplus. Question: if the land swap is for an equal amount of land (i.e. there is no money being exchanged, just an equal amount of land from both parties, does land surplus still have to be declared?
- The Significant Woodland will have to be explored with Melissa Kitty and an ecologist to determine the extent of the woodland and what kind of buffer may be required. Also, the value of the water feature draining through the land once the SWM pond is decommissioned will have to be explored to determine if the City and NPCA are interested in protecting this feature.

Thanks again,

[REDACTED]

[REDACTED]

[REDACTED]  
**Sent:** April-24-15 10:14 AM

**To:** Johnson, Brenda

**Subject:**

Hi Brenda

Thank you for your dedication to our small but growing town of Mt Hope. I've had the honour of living here for almost 40 years now.

I had planned to attend the open house held last Monday but unfortunately had to attend a funeral out of town. I read with interest the article that appeared in our Glanbrook Gazette and have a question that I hope you can answer.

It stated that there is a section of land that is to be developed between White Church Road, the bypass and Airport road. Can you give me a more exact location? We live at 9043 White Church, just a few houses down from Hwy 6. Will that new development be behind us? I was under the impression that it was zoned greenspace.

Any information you can provide would be greatly appreciated.

Thanking you in advance  
[REDACTED]

Chan, Alvin

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**From:** [REDACTED]  
**Sent:** February-26-15 9:58 AM  
**To:** Chan, Alvin; Johnson, Brenda  
**Subject:** Regarding Glanbrook Planning UHOPA-15-003/ZAC-07-111(R)/ 25T-200723(R)

Good morning Alvin and Brenda

I'm a resident of in Mount Hope for 10 years and I live at 154 Rosebury Way.  
I would like to express my objection against the zoning plan for UHOPA-15-003/ZAC-07-111(R)/ 25T-200723(R).

I'm specifically against the addition of stacked homes in our neighbourhood, according the to draft plans there is only going to be 161 single detached home out of 643 which is only **25%**.

I would like to see at minimum 60-70% of the new sub-division to be single detached homes and the remaining 30-40% townhouse.

I'm totally 100% against the introduction of stacked homes I don't want to see not even 1 of them.

Please do not approve this expansion as is, I know there has been a lot of people in my neighbourhood that are voicing this as a concern, the City of Hamilton must listen to its people and not the builders and developer.

If you have any questions or you would like to speak with me contact me via e-mail at

[REDACTED]

Thanks

[REDACTED]


[REDACTED]  
**Sent:** February-13-15 12:18 PM

**To:** Chan, Alvin; [steven.robichaud@hamilton.ca](mailto:steven.robichaud@hamilton.ca); Johnson, Brenda

**Subject:** Subdivision File No.25T-200723(R)

I am replying to a letter sent by you on January 28, 2015 concerning the subdivision proposed behind my property at 125 Strathearne Place in Mount Hope. I have no issues with the subdivision itself but my concerns are about the water drainage from the subdivision. I have an 18' easement on my property for a drainage ditch which at times the water is 5'-6' high. I am concerned that this will increase without a proper culvert or sewer system being put in place. I look forward to hearing how this problem will be rectified at the public meeting.

[REDACTED]

  
**BY EMAIL (alvin.chan@hamilton.ca)**  
(Original by ordinary mail)

February 13, 2015

City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design  
Suburban Team  
71 Main Street West  
5<sup>th</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

Attention: Mr. Alvin Chan

Dear Sirs:

**Re: "Mountaingate" Draft Plan of Subdivision (the "Hotz Subdivision")**

- **Notice of Revised Urban Hamilton Official Plan Amendment, Revised Zoning By-Law Amendment and Approval for Revised Draft Plan of Subdivision**
- **UHOPA-15-003 / ZAC-07-111(R) / 25T-200723(R)**
- **9255 Airport Road West, Glanbrook, Ontario (the "Hotz Subdivision")**

We are the solicitors for 1536708 Ontario Inc. Our client developed the Southampton Phase 1 (62M-992) and Southampton Phase 2 (62M-1051) plans of subdivisions located immediately to the east of the above-captioned proposed development.

In connection with the registration of the Southampton Phase 2 plan of subdivision, our client created a temporary stormwater management pond (the "Temporary Pond") within the limits of Block 149 on Plan 62M-1051. In accordance with the terms of the draft plan approval and the subdivision agreement for the Southampton Phase 2 lands, the Temporary Pond was required to be maintained by our client until the Hotz Subdivision was developed, at which time our client will be entitled to develop the Temporary Pond for residential purposes. Accordingly, our client requires that any approvals pertaining to the Hotz Subdivision provide for the requirement of the construction of sufficient permanent stormwater management facilities, both in terms of quantity, quality, size, location and otherwise, such that, immediately upon registration of the Hotz Subdivision, our client will be entitled to fully develop the entirety of Block 149 on Plan 62M-1051 for residential purposes.

Additionally, upon registration of the Southampton Phase 1 plan of subdivision, temporary turning circles were required to be created upon the lands comprising the Hotz Subdivision at the westerly limits of Provident Way and Rosebury Way. Our client was required to post securities and enter into an Indemnity Agreement with the adjoining owner in respect of the construction and maintenance of such temporary turnaround circles. Our client will thus further require that all such securities and Indemnity Agreement be fully and finally released immediately upon registration of the Hotz Subdivision, and that the applicable one foot reserves be lifted therefrom.



2.

We trust that this makes clear our client's position in respect of the above-captioned development applications. By copy of this letter we are requesting that our office be provided with notice of any public or other meetings at which the subject applications will be considered. Please also provide our office with notice of the adoption of the proposed Official Plan Amendment, or of the refusal of a request to amend the Official Plan and/or the adoption of the proposed Zoning By-Law Amendment, or of the refusal of a request to amend the Zoning By-Law or of any decision of the City of Hamilton in respect of the proposed Draft Plan of Subdivision. Would you kindly ensure this correspondence is accordingly provided to members of the Planning Committee and City Council prior to any such public or other meeting?

We further confirm that this letter is intended to be, and shall be considered, a written submission to the City of Hamilton such that our client shall be entitled to appeal any decision of the City of Hamilton pertaining to the subject Official Plan amendment, Zoning By-Law and/or Draft Plan of Subdivision.

Should you have any questions or comments, or require anything further, please do not hesitate to contact the undersigned.

Yours very truly,



-----Original Message-----

[REDACTED]  
Sent: February-08-15 7:23 PM

To: Chan, Alvin

Cc: mirella buist; Alvisia Maga; Johnson, Brenda; Robichaud, Steve; Fabac, Anita; Kitay, Tami

Subject: File: uhopa-15-003

Hi Alvin,

We live on [REDACTED] the proposed developed land.

Water flow has always been an issue in this area as we get a lot of water run off from the wooded area and farmer's field. Can you please provide a detailed analysis of the water catchment plan and sewers for the area. We just want to make sure that the new development is prepared for the amount of water that the area passes. And, that our houses are not the recipient of higher water flow.

We have documented photos and videos of the water situation when it's running high (if you need to see it, please let me know).

Can you please respond in writing so that we have a detailed paper trail in the event of a flooding situation?

[REDACTED]



n, Alvin

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om: [REDACTED]  
Sent: February-01-15 1:42 PM  
To: Chan, Alvin  
Subject: UHOPA-15-003/ZAC-07-111(R)/25T-200723(R)

Follow Up Flag: Follow up  
Flag Status: Flagged

Alvin,

I received a letter in the mail with respect to the Hotz and Sons revised plan for Mountaingate subdivision on 9255 Airport rd W.

Attached to this mailing was a drawing that is nearly impossible to read.

Can send me the pdf copy of this so I can take a better look at it? It was the last page of that letter and had an overview of the entire property and how it is proposed to be utilized for housing etc.

I guess I am also wondering what this property is currently zoned as and what the different blocks are going to be rezoned as. I assume it is currently as Agricultural as it is farmed.... Most I have a query around what appears to be Block 140 as it is near my property. The wording indicates Institution or Mixed use Condominium. Would that be the same zoning – or is there a decision point that needs to be made to find out what zone it will be?

For clarification, what is institutional or mixed use and what does it cover in terms of buildings that would be erected?

Finally, this letter indicates that there is going to be a published report on the input received from the public. How can I get a copy of this when it is available? I would like to see it before the public meeting that is to be held in the future.

Thanks in advance

[REDACTED]