



January 12, 2018

211-17

**Via Delivered & Email**

Ms. Ida Bedioui  
Planning Committee - Legislative Coordinator

For Circulation to Council Members of Planning Committee

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

Dear Ms. Bedioui

**RE: January 16, 2018 Planning Committee – Agenda Item No. 6.6  
PED18017 - Mountaingate Subdivision – 9255 Airport Road West (Glanbrook)  
Urban Hamilton Official Plan Amendment Application No. UHOPA-15-03  
Rural Hamilton Official Plan Amendment Application No. RHOPA-18-002  
Zoning Bylaw Amendment Application No. ZAC-07-111  
Draft Plan of Subdivision Application No. 25T-2007-23**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained to act as the Planner for Branthaven Mount Hope Inc. (Branthaven), who own the lands known municipally as 78 & 80 Marion Street and 3302, 3306 & 3310 Homestead Drive, as well as the lands legally known as PART LOT 5, CONCESSION 5, PARTS 1 AND 2, GLANFORD (PIN 17400-0319 (LT)) in the Mount Hope community of Hamilton. These Branthaven lands abut the Mountaingate lands and are subject to Urban Hamilton Official Plan Amendment Application No. UHOPA-18-01, Zoning Bylaw Amendment Application No. ZAC-18-003 and Draft Plan of Subdivision Application No. 25T-2018-01 wherein 117 lots for detached dwellings are proposed.

To date, the Branthaven and Mountaingate project teams have worked closely with City staff to ensure the necessary coordination between the two proposals was in place. Much of this coordination is related to the stormwater management for both developments. We acknowledge that although conditions 48. ii and 64. have been included to address this, these conditions, as written, do not fully reflect the requirements for Stormwater Management on the Branthaven Lands. In this regard, we note that these two conditions of approval require minor corrections in order to adequately reflect the intended stormwater management design and these two corrections are noted below:

**Condition No. 48ii**

Condition No. 48ii currently reads:

*An adequate storm sewer system on Street B to accommodate 100-year pre-development from EX4 and EX5; and 100-year post-development flows from EX6 and 78 Marion Street.*

Street D, not Street B is the intended and agreed location of the storm water system required to accommodate Branthaven's lands, and the intent is to accommodate all of Branthaven's lands, not just 78 Marion Street.

As such, Branthaven respectfully requests Condition No. 48ii be revised to read:

*An adequate storm sewer system on Street B to accommodate 100-year pre-development from EX4 and EX5; and an adequate storm sewer system on Street D to accommodate 100-year post-development flows from EX6 and 78 & 80 Marion Street and 3302, 3306 & 3310 Homestead Drive and the lands legally known as PART LOT 5, CONCESSION 5, PARTS 1 AND 2, GLANFORD (PIN 17400-0319 (LT)).*

**Condition No. 64**

Condition No. 64 currently states:

*That, prior to servicing, the owner agrees in writing that the lots 350 & 351 on the draft plan shall remain undevelopable until the grading and storm designs demonstrate appropriate minor and major system outlets to accommodate the future developments on the adjacent lands known as 78 Marion Street to the satisfaction of the Senior Director of Growth Management.*

The intent of the condition is to accommodate the future development of all of the Branthaven lands, not just those at 78 Marion Street.

As such, Branthaven respectfully requests Condition No. 64 be revised to read:

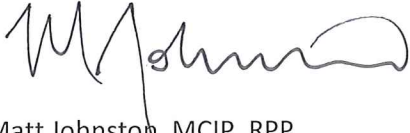
*That, prior to servicing, the owner agrees in writing that the lots 350 & 351 on the draft plan shall remain undevelopable until the grading and storm designs demonstrate appropriate minor and major system outlets to accommodate the future developments on the adjacent lands known as 78 & 80 Marion Street and 3302, 3306 & 3310 Homestead Drive and the lands legally known as PART LOT 5, CONCESSION 5, PARTS 1 AND 2, GLANFORD (PIN 17400-0319 (LT)) to the satisfaction of the Senior Director of Growth Management.*

We also note that the storm drainage FSR do not properly reflect future drainage patterns contemplated for our client's land holdings, and the FSR will require minor revisions in the future to correct this.

It is our position that the aforementioned revisions correct the conditions to accurately reflect the intended stormwater management approach between both developments. Accordingly, please revise Condition No. 48ii and 64 as described above. Further, in keeping with the *Planning Act*, please notify the undersigned of any Council decision regarding the subject applications.

I trust the enclosed is in order; however, please feel free to contact me with any questions.

Regards,  
**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*



Carmela Agro, CPT  
*Planning Technician*

cc: Councilor Brenda Johnson, Ward 11, via email  
Mr. Steve Robichaud, MCIP, RPP, Chief Planner, City of Hamilton, via email  
Ms. Anita Fabac, MCIP, RPP, Manager, Development Planning, Heritage & Design, via email  
Mr. Tony Sergi, P.Eng, Senior Director, Growth Management, City of Hamilton, via email  
Mr. Binu Korah, P.Eng, Manager of Development Approvals, City of Hamilton, via email  
Messrs. Arden Semper and Andrew Eldebs, Branthaven Development Corp., via email  
Mr. Steven Frankovich, P. Eng., Principal, S. Llewellyn & Associates, via email