

# FPD

## FOTHERGILL PLANNING & DEVELOPMENT INC.

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January 8, 2018

Ms. Melanie Pham, MCIP, RPP  
Planner 1, Community Planning  
Planning and Economic Development Department  
City of Hamilton  
71 Main St. W., 6<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Ms. Pham:

**Re: Centennial Neighbourhood Secondary Plan**  
**Marfad Holdings - 928 Queenson Road, Stoney Creek**

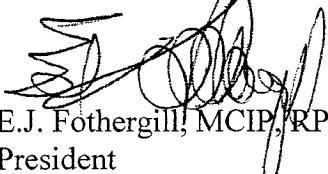
This property is subject to an application for an official plan amendment and rezoning to permit a Mixed Use Commercial and Multiple Residential building at the above location near the intersection of Queenston Road and Lake Avenue. The initial application to permit a 12 storey, 142 unit building has been submitted to the City, and circulated for review and comment.

Based on a review of initial comments prepared by staff, a resubmission is being prepared which will be delivered to the City this week to allow for 149 units within a 14-storey building. We note that the Secondary Plan includes within Schedule B, Land Use Map B.7.2-1 which identifies lands to be deleted from the Old Town Secondary Plan and added to Centennial Neighbourhood Secondary Plan. To ensure that the new Secondary Plan is consistent with the intent of this application, we would ask that a site specific provision be added to the Secondary Plan to permit a 14 storey building comprising 149 residential units for this property.

Alternatively, we would ask that the designation on this site be deferred in the Secondary Plan so as to allow for the continuation of the processing of the current application and ensure that the approval of the new Secondary Plan does not in any way prejudice the outcome of that process. We would be pleased to meet with you to review this matter further and would ask that this correspondence be placed on the agenda for the upcoming Planning Committee meeting scheduled for January 16, 2018.

Sincerely,

**FOTHERGILL PLANNING & DEVELOPMENT INC.**



E.J. Fothergill, MCIP, RPP  
President

cc. Alissa Mahood, Mario Marrazzo, Rick Lintack, Clayton Payer, Kimberley Harrison-McMillan, Councillor  
Doug Conley, Ida Bedioui