

ARMSTRONG
Planning & Project Management

December 21, 2017

City of Hamilton
Planning and Economic Development Dept.
71 Main Street West, 6th Floor
Hamilton, ON L8P 4Y5

ATTN: Jacob Larsen, Development Planning – Suburban Team

RE: Comments on Behalf of Empire Communities
New Horizon Development Group - 50 Green Mountain Road West
Zoning Bylaw Amendment – ZAC-17-077

We are the planning consultants representing Empire Communities ("Empire"), the owner/developer of lands abutting the New Horizon parcel (the "subject lands"). Empire's developments include the "Victory Ridge" Subdivision (25T-2008-03) and the "Red Hill" Subdivision (25T-2009-01), respectively.

The "Victory Ridge" Subdivision, which abuts the subject lands to the north and east, is approximately 80% constructed and occupied. The "Red Hill" Subdivision is immediately west of the subject lands; Phases 1 and 2 are registered and under construction.

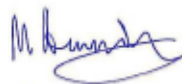
We have had some preliminary discussions with the proponent regarding cost-sharing for items Empire has front-ended for the Nash Neighbourhood. Items for which we are requesting cost-sharing with the proponent include the oversizing of sanitary and storm servicing infrastructure, urbanization of Green Mountain Road, and the stormwater management pond within the Victory lands. The proposed development by New Horizon will rely on this infrastructure, which has been constructed by Empire. The cost-sharing relates to the costs borne by Empire over and above the City share in accordance with the City's Financial Policies.

We respectfully request that any approval on the subject lands include a condition requiring that cost-sharing be addressed with our client. This is pursuant to the City of Hamilton's standard "Best Effort" clauses, which states *"the City shall require Benefiting Owners to pay their Proportionate Share of the Improvements Costs for the Improvements from which their lands derive a benefit, as a condition of an application to the City to subdivide or develop their Benefiting Land or upon request to connect to the Improvement."*

Through this letter we would also like to be added to the notification list for the public meeting and approvals.

Please feel free to contact me at 416-444-3300 ext. 3002 with any questions or concerns.

Yours truly,



Michael Auduong, RPP
Planner

cc. Jeff Palkin, New Horizon Development Group
Steve Pongracz, Lanhack Consultants Inc.