

March 24, 2020

VIA EMAIL

Planning Committee  
c/o Lisa Chamberlain, Legislative Coordinator  
City of Hamilton  
71 Main Street West  
Hamilton, ON  
L8P 4Y5

**RE: 2070 Rymal Road East – Carwash at Former Farmer Al's**

To the Members of the Planning Committee;

As you may be aware, I attended the Planning Committee on November 19<sup>th</sup>, 2019, as a delegate in order to address an on-going issue regarding the redevelopment of our family's property located at 2070 Rymal Road East, in the former Township of Glanbrook now in the City of Hamilton. As I had discussed during the meeting, we have spent the last four years following the appropriate process with respect to a Zoning By-law and Official Plan Amendment, as well as a full Site Plan application. During the entire process, we had always made our intentions of redeveloping this site in order to allow for a car wash exterior/interior facility known. Although completely foreign to the process, our family was assured that although it may take some time, we were following the proper process for approvals and public engagement.

As of May of 2019, we believed that all of the hard work had finally paid off, as all relevant site servicing permits were issued, and payments were made to the City allowing for Final Site Plan approval. As construction works commenced through the spring, summer and into the fall we began to finally see the light at the end of the tunnel. Unfortunately, as we were about to make our connection to the municipal watermain, Hamilton Water arrived on site and informed Development Engineering that our brand new and recently installed backflow preventer was not sufficient for the purposes of a car wash, as it posed a high-risk to the municipal water supply. They had advised that a high-risk backflow preventer must be installed within a "hot-box", which required the removal of the existing infrastructure at a significant cost and lost time causing further delays. Although we tried to work with Hamilton Water for an alternative solution, they had made it very clear that this was the only course of action they could support.

It is at this time that we reached out to Cllrs. Clarke and Jackson, who recommended that I attend the Planning Committee so that this issue could be addressed. Although extremely nervous to do so, I was happy to hear that Planning Committee understood the situation and asked staff to look into matter as the costs for their error were estimated to be \$80-100,000.00. Our civil engineers has now provided the true throw-away and replacement costs (\$104,579.30 with HST) which we have provided for the Committee's review.

We however were surprised to hear at a meeting with senior staff from Development Engineering that such a remuneration was totally unwarranted. The estimate as prepared by our qualified civil engineer was undermined even though we had provided contract items, invoices and certified estimates to substantiate the aforementioned. We were further advised that staff was to prepare a report for Committee to review, but it would be recommending such a payment as we thought subsequent to our attendance and discussion at Planning Committee.

As you can appreciate this matter remains unresolved for some time, but our family knows and understands that given the current pandemic, it will take time to resolve. We want to assure both Councillors and Staff that we work tirelessly to come to an agreement, which respects the direction and discussions had before Planning Committee.

If there is anything further that can be provided by our family, please let us know and we would be happy to accommodate. We greatly appreciate the time that staff and Councillors have provided and look forward to a resolution in the near future.

Warm Regards,

Anthony & Longo Family  
Owners/Operators