

Cassels

January 16, 2023

Email: clerk@hamilton.ca

City Council
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

ruukkivi@cassels.com
tel: 416.860.6613
file # 058368-00001

Attention: Legislative Coordinator, Planning
Committee

Re: Notice of Public Meeting for Applications by A.J. Clarke and Associates Ltd. (c/o Mr. Franz Kloibhofer), on behalf of 146769 Ontario Inc. (c/o Fabio and Pia Neri) for Urban Hamilton Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 15 Ridgeview Drive, Stoney Creek (Ward 9)

City File Nos.: UHOPA-17-001, ZAC-17-001 and 25T-201701 (the “Subject Applications”)

We have been retained on behalf of First Road West Developments Inc. and 1876427 Ontario Inc., Pyrplan Inc., 2461219 Ontario Inc., DiCarlo Custom Homes and Tuscany Hill Homes Ltd. and DYVB Inc., landowners south of the above-noted Subject Applications.

Our clients request that that Subject Applications not be approved at this time to ensure comprehensive planning, including related to servicing, is addressed. Insufficient consideration has been provided to key components of the Nash Neighbourhood Secondary Plan.

Our clients have complete development applications before the City of Hamilton dating back to 2015 and 2016 which are adjacent to the Subject Applications. Our clients’ applications have undergone a number of revisions to address City and agency comments and the landowners thank the City for being an active collaborator to ensure the integrity of a comprehensive development plan is upheld. In recent years, our clients have been addressing servicing capacity and stormwater management design for the entire Secondary Plan area, including for lands covered by the Subject Applications.


It is integral to the success of the Nash Neighbourhood Secondary Plan Area, and as required by the applicable policies, for landowners to coordinate and resolve shared issues related to servicing and storm water ponds that impact land use decisions across the Nash Neighbourhood Secondary Plan Area and final design. Our clients’ planners, T. Johns Consulting, are of the opinion that approval of the Subject Applications would be inconsistent with the Provincial Policy

Statement, 2020, not conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the Niagara Escarpment Plan, and not comply with the Hamilton Official Plan. The piecemeal decision making would undermine good land use planning.

On behalf of our clients, we request that the decisions for UHOPA-17-001, ZAC-17-001 and 25T-201701 not be approved at this time to allow the City and the Nash Neighbourhood landowners further opportunity to resolve outstanding issues and ensure comprehensive land use planning of the Nash Neighbourhood Secondary Planning Area. We also invite City staff and the applicant to reach out to T. John's Consulting Group at 905.574.1993 to resolve these issues.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to be 'Raivo Uukkivi', with a long horizontal line extending to the right.

Per Raivo Uukkivi

RU/AP/nv