

**Pilon, Janet**

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**Subject:** Planning Committee - 487 Shaver Road - UHOPA and ZBA - public comment

**From:** Brad Clarke <[brad.clarke@ajclarke.com](mailto:brad.clarke@ajclarke.com)>

**Sent:** June 13, 2023 4:07 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Planning Committee - 487 Shaver Road - UHOPA and ZBA - public comment

Hello,

This email is in reference to the Urban Hamilton Official Plan Amendment (UHOPA-22-002) and Zoning By-law Amendment (ZAC-22-005) at 487 Shaver Road with Owner: Shaver Road M.D. Holdings Inc. submitted by Agent: GSP Group Inc. c/o Brenda Khes.

We note that this Application went to Planning Committee today but were unable to provide comment ahead of this meeting.

At this time, we have no comment or objection to the UHOPA or the ZBA; however, we are representing *1315596 Ontario Inc.* who front ended significant infrastructure upgrades within Shaver Road and Garner Road West as part of their development *Shaver Estates*.

Within the Schedule F-2 of *Shaver Estates* (attached) there were cost recoveries to *1315596 Ontario Inc.* assigned to 487 Shaver Road based on their frontage of 30.48m for the installation of 300mm dia. sanitary sewer and appurtenances.

Based on their frontage, 487 Shaver Road was to contribute 3.1% of the overall cost of \$292,000.00 for the sewer installed along their frontage. It is also noted that at the time of development, the construction costs (recoverable) of the individual services will be adjusted to reflect increases as determined by the Canadata Construction Index.

3.1% of \$292,000.00 at the time would equate to \$9,052.00. Applying the construction cost index from the time of construction to the latest index value available (Q3 2022) would equate to a 205% increase in costs; totalling \$18,556.60 in recoverable costs to *1315596 Ontario Inc.*

We would like to formally note to the Committee that our client *1315596 Ontario Inc.* believes they are entitled to these cost recoveries, that Shaver Road M.D. Holdings Inc. should be subject to these recoveries and they should be considered in discussion of this file.

Thank you



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SHAVER ESTATES

CITY'S BEST EFFORTS OBLIGATION

A. GARNER ROAD – SANITARY SEWERS

1. Description of Services

Location of Services	Type, length & size of services (Estimated)	Owner's Estimated Total Net Costs (Recoverable)
<b>Garner Road West</b> from Shaver Road to 140 m west of Shaver Road	121 m of 375mm dia. sanitary sewer and appurtenances	\$96,500.00
<b>Total</b>		<b>\$96,500.00</b>
Total street frontage = 246m		

2. Description of Benefitting Lands

a) Garner Road West from Shaver Road to 140 m west of Shaver Road

approx. 246m of frontage described as follows

LOT No. and PIN	Municipal address	Frontage	%
PIN No. 17418-0111 LT	TriWays Power Centres Limited 1051 Garner Road W	123m (approx)	50%
PIN No. 251814041043805	Osprey Drive	50.96m	
PIN No. 251814041043800	1028 Garner Road West	50.30m	
PIN No. 251814041043600	1034 Garner Road West	22.0m (approx.)	

3. Calculation of Benefiting Owner's share of Sanitary Sewers

The estimated calculation of the Benefiting Owner's Share for sewers is **\$392.28.00 per metre of frontage** of Benefiting Lands that abut the improvement.

SHAVER ESTATES

B. SHAVER ROAD – SANITARY SEWERS

1. Description of Services

Location of Services	Type, length & size of services (Estimated)	Owner's Estimated Total Net Costs (Recoverable)
Shaver Road from Garner Road W. to Wilson Street West	351 m of 300mm dia. sanitary sewer and appurtenances	\$292,000.00
<b>Total</b>		<b>\$292,000.00</b>
Total street frontage = 967.5m		

2. Description of Benefitting Lands

a) Shaver Road from Garner Road West to Wilson Street West

approx. 580.7m of frontage described as follows

LOT No. and PIN	Municipal address	Frontage	%
PIN No. 17418-0111 LT	TriWays Power Centres Limited 1051 Garner Road W	483.75m (approx)	50%
	527 Shaver Road	66.45m	6.7%
	487 Shaver Road	30.48m	3.1%

3. Calculation of Benefiting Owner's share of Sanitary Sewers

The estimated calculation of the Benefiting Owner's Share for sewers is based on **percentage** of estimated cost of service as specified above

SHAVER ESTATES

C. SHAVER ROAD – ROADWORKS INCLUDING DRAINAGE WORKS

1. Description of Services

Location of Services	Type, length & size of services (Estimated)	Owner's Estimated Total Net Costs (Recoverable)
Shaver Road from Garner Road W. to Wilson Street West	332.5m of 300, 375, 450 and 525mm storm drainage system and culvert replacements, 14 single CBs, 2 double CBs, 3 inlet chambers, watermain lowering and insulation, 1400m of curb and gutter and subdrains, 900m of final roadways (8.0m wide equivalent), 960m of 1.5 and 2.0m wide sidewalks, street lighting and utility relocations	\$1,272,000.00
<b>Total</b>		<b>\$1,272,000.00</b>

Total street frontage = 967.5m

2. Description of Benefitting Lands

a) Shaver Road from Garner Road West to Wilson Street West

approx. 483.75m of frontage described as follows

LOT No. and PIN	Municipal address	Frontage	%
PIN No. 17418-0111 LT	TriWays Power Centres Limited 1051 Garner Road W	123m (approx)	31.5%

3. Calculation of Benefiting Owner's share of Roadworks

The estimated calculation of the Benefiting Owner's Share for sewers is based on percentage of estimated cost of service as specified above

SHAVER ESTATES

D. SHAVER ROAD –  
IMPROVEMENTS REQUIRED FOR TRAFFIC LIGHT INSTALLATION

1. Description of Services

Location of Services	Type, length & size of services (Estimated)	Owner's Estimated Total Net Costs (Recoverable)
Shaver Road at intersection of Wilson Street West	road works for traffic light installation	\$10,000.00
<b>Total</b>		<b>\$10,000.00</b>

2. Description of Benefitting Lands

a) Shaver Road  
at intersection of Wilson Street W.

LOT No. and PIN	Municipal address	Frontage	%
PIN No. 17418-0111 LT	TriWays Power Centres Limited 1051 Garner Road W		100%

3. Calculation of Benefiting Owner's share of roadworks for Traffic Light installation

The estimated calculation of the Benefiting Owner's Share for sewers is based on **percentage** of estimated cost of service as specified above

SHAVER ESTATES

E. WILSON STREET – IMPROVEMENTS REQUIRED FOR TRAFFIC LIGHT INSTALLATION

1. Description of Services

Location of Services	Type, length & size of services (Estimated)	Owner's Estimated Total Net Costs (Recoverable)
Wilson Street at intersection of Shaver Road	road works for traffic light installation	\$12,000.00
<b>Total</b>		<b>\$12,000.00</b>

2. Description of Benefitting Lands

a) Wilson Street West at intersection of Shaver Road

LOT No. and PIN	Municipal address	Frontage	%
PIN No. 17418-0111 LT	TriWays Power Centres Limited 1051 Garner Road W		100%

3. Calculation of Benefiting Owner's share of road works for Traffic Light installation

The estimated calculation of the Benefiting Owner's Share for sewers is based on **percentage** of estimated cost of service as specified above

Notes

- 1 At time of development, the construction costs (recoverable) of the individual services will be adjusted to reflect increases as determined by the Canadata Construction Index.
- 2 Owner's estimated net costs include 15.0% engineering and administration + GST and City Construction Cost Fee of 4.0%.