



June 2nd, 2023

City of Hamilton,
Airport Sub-Committee
Hamilton City Hall
71 Main Street West, 4th Floor
Hamilton ON L8R 2K3

TO: Norm Schleeahn
Director, Economic Development
Planning and Economic Development Department

Raymond Jessler

RE: Airport Master Plan (PED19084(i)) (City Wide)

Dear Mr. Schleeahn and Mr. Kessler,

Corbett Land Strategies Inc (CLS), on behalf of the Upper West Side Landowners Group (UWSLG) (formerly Twenty Road West Landowners Group), is pleased to submit comments in response to the materials released in support of the Airport Hamilton Master Plan. The following letter advances the comments submitted to the Airport on June 2, 2023 but which have not received a response (Appendix A). The UWSLG represents significant landholdings to the north of the airport and north of Dickenson Road, between Upper James Street and Glancaster Road.

As per the above staff report, the Airport Sub-Committee will be considering the approval of the Airport Master Plan as well as the approval of the completion of the studies to implement the necessary studies including:

- Ground Transportation Study
- Noise Exposure Forecasts and Airport Zone Regulations Assessment;
- Functional Servicing Report / Master Servicing Plan;
- Radar Tower Relocation Study;
- Stormwater Master Drainage Study;
- Airport Environmental Strategy and Climate Resiliency Plan;
- Long-term Land Needs Assessment, and Land Use and Development Optimization Strategy.

Further, the staff report advises *"Until such time funding has been committed and the necessary capital improvements are proceeding, there will be an interim condition of the current flight movements. To protect the current and future operations of the airport, city Staff in conjunction with TradePort, will continue to monitor the progress of*



implementation of the Master Plan and associated growth in airport operations, and development in the vicinity of the airport will be assessed utilizing the existing and forecasted Noise Exposure Forecasts."

While appreciative the release of the Draft Technical Airport Master Plan for public review through the Airport Sub-Committee's meeting on September 11th, 2023, we have concerns (as set out in our previous submission) with the expanding noise contours from the extended runway and increasing number of medium and heavy planes. We note that the contours will have impact on existing and proposed developments including the UWSLG. Please note, the impacted lands were brought into the urban boundary and have already been designated "Neighbourhoods" by the province and the City, and those lands are in the infancy stages of a secondary plan process currently underway. As part of that process our consultants have been engaging with the airport consultants and have requested clarifications on the NEF contours including (but not limited to) nominal schedules, number of movements, additional information on the derivation of future forecasts, timing of operations, runway distribution information, flight paths, aircraft fleet mix and others, but which have not received response.

We have concerns with the recommendation to approve the airport master plan prior to individual stakeholder meetings with affected landowners and prior to the completion of the necessary technical studies. We ask that the committee not consider approval, until such time as further discussions with affected landowners occurs and further clarification is provided on how the ultimate conditions have been produced. We also request further clarification on the timing of the completion of the recommended studies as well as further clarification on what the interim conditions are to be and how they will be applied.

As previously set out, we have identified numerous synergies between the plans of the airport and the plans of the UWSLG. It is believed that the subject lands hold numerous opportunities for the airport including new and direct connections to the Lincoln Alexander Parkway through the extension of Garth Street from Twenty Road West to Dickenson Road. On this basis, we believe we can facilitate and add value to airports existing and forecasted needs.

Overall, we believe that approving the airport master plan without any of the studies noted above, along with the additional stakeholder consultation which needs to occur, is premature and not in the best interest of the airport, the City, and surrounding stakeholders. Should there be any questions on the above, please feel free to contact the undersigned.



Sincerely,

Nick Wood

Nick Wood, MCIP, RPP
Vice-President
Corbett Land Strategies Inc.
nick@corbettlandstrategies.ca
416-420-5544

June 2nd, 2023

John C. Munro Hamilton International Airport
9300 Airport Road, Suite 2206
Mount Hope, Ontario L0R 1W0

TO: Marc Turpin
Associate Director, Operations
John C. Munro International Airport

RE: 2023-2043 Hamilton Airport Master Plan

Dear Mr. Turpin,

Corbett Land Strategies Inc (CLS), on behalf of the Upper West Side Landowners Group (UWSLG) (formerly Twenty Road West Landowners Group), is pleased to submit comments in response to the materials released in support of the Airport Hamilton Master Plan. The UWSLG represents significant landholdings to the north of the airport and north of Dickenson Road, between Upper James Street and Glancaster Road.

The UWSLG are advancing a complete community on the subject lands consisting of both residential and mixed uses as well as employment uses. It is believed that there exist numerous synergies between the plans of the airport and the plans of the UWSLG. The envisioned community for the subject lands holds numerous opportunities for the airport including new and direct connections to the Lincoln Alexander Parkway through the extension of Garth Street from Twenty Road West to Dickenson Road.

From our review of the provided materials, we have concern with the expanding noise contours from the extended runway and increasing number of medium and heavy planes. We note that the contours will have impact on existing and proposed developments including the UWSLG.

It is our understanding that the Airport is receiving public input on the Public Consultation Drawings which will be reviewed and considered ahead of the release of the final Master Plan. Although only the drawings have been released at this time, we are hoping to receive additional clarification on the following:

1. Will the Airport be circulating the revised Master Plan and Noise Analysis shortly?



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2. Appended within the current Airport Master Plan is a noise feasibility study that sets out multiple (2015 – 2025) NEF contours. Will the updated report include similar projections?
3. Have the NEF forecasts taken into consideration improvements in engine technology that produce less noise? If so, how?
4. Can you provide further information on the rationale and assumptions used for the provided Existing Distribution (Day/ Night) percentages and the future Distribution (Day/ Night) percentages for light aircraft travel (Figure 7)?
5. Is it possible to receive the linework of the NEF Contouring modeling provided in Figure 7?
6. Due to resolution issues, is it possible to receive a pdf or higher quality image of Figure 7 instead of the current JPEG that has been provided?
7. The proposed NEF Contour projections are now encroaching into existing subdivisions. What are the anticipated measures needed to mediate these potential conflicts?
8. What is the anticipated timeline for the upgrades proposed to the Airport in 2010 (as set out in the current Master Plan) that have yet to be completed?
9. Will there be another Open House session or additional public consultation opportunities in the future once the draft is available?
10. When will the report in its entirety be released for public review and comment?

The UWSLG is appreciative to participate in the preparation of the Airport Master Plan and will continue to provide commentary on the released materials. We would appreciate any information that could be provided in response to the above. We would also greatly appreciate a meeting with you and your team to discuss the above questions and comments.

Sincerely,

John Corbett

John B. Corbett, MCIP, RPP
President
Corbett Land Strategies Inc.
john@corbettlandstrategies.ca
416-806-5164