

**SUMMARY OF PUBLIC COMMENTS RECEIVED**

<b>Comment Received</b>	<b>Staff Response</b>
<p>Request a condition for the applicants to enter into a cost-sharing agreement for various infrastructure upgrades.</p>	<p>In accordance with the City’s Comprehensive Development Guidelines and Financial Policies Manual, where the City receives an application under the <i>Planning Act</i> to subdivide or develop land, which has been identified in the City’s ‘Cost Recovery’ schedule of an existing Subdivision/External Works Agreement as benefiting from previously constructed works, the City shall impose a condition requiring the benefiting land owner to pay their proportionate share of the servicing cost for the works, prior to final release of the <i>Planning Act</i> application.</p> <p>Staff note that the subject lands are not identified in the City’s ‘Cost Recovery’ schedule of the existing Subdivision Agreement for the lands adjacent to the east subject to Draft Plan of Subdivision application 25T-200723.</p>
<p>Support the applications, but wish to be informed of all meetings and decisions</p>	<p>The commentators were notified prior to the statutory public meeting and will be notified of future decisions regarding these applications per <i>Planning Act</i> requirements and the Council Approved Public Participation Policy. In addition, on October 10, 2024 notice was provided for an Open House Meeting for November 6, 2024 in accordance with the City’s Public Consultation Strategy Guidelines.</p>

**COPY OF PUBLIC COMMENTS RECEIVED**

# Cassels

July 23, 2021

Via E-Mail: [tim.vrooman@hamilton.ca](mailto:tim.vrooman@hamilton.ca)

Tim Vrooman  
Senior Planner  
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file # 56109-1

Dear Mr. Vrooman:

**Re: Notice of Complete Applications for Draft Plan of Subdivision, Zoning By-law Amendment and Official Plan Amendment Applications – 9555 Airport Road Implementation of Cost Sharing – Cachet MDRE (Mount Hope) Inc.**

We are counsel to Cachet MDRE (Mount Hope) Inc. (“Cachet”), the owner of lands municipally known as 9255 Airport Road in the City of Hamilton (the “Cachet Lands”).

Our client is in receipt of the Notice of Complete Applications and preliminary circulation for draft plan of subdivision, zoning by-law amendment and official plan amendment applications by A.J. Clarke and Associates Ltd. c/o Stephen Fraser (the “Applicants”) for the lands located at 9555 Airport Road in the City of Hamilton (the “Subject Lands”). The Cachet Lands are located immediately adjacent to the Subject Lands to the east and received final subdivision approval for Phase 1 on September 3, 2020 with registration expected imminently for the remainder of the lands. The development on the Cachet Lands includes 207 single detached dwellings, 143 townhouse units, one residential condominium block, one institutional or residential condominium block and one commercial block. A copy of the draft plan for the Cachet Lands is attached for ease of reference.

As a condition of approval, the City of Hamilton required Cachet to implement infrastructure upgrades on the Cachet Lands in order to accommodate future development on other benefitting lands to the west. In particular, the City required that Block 357 be established as a 26m wide public street and that servicing of the adjacent property to the west be implemented through Block 357 entirely at Cachet’s expense. These requirements were included in the Subdivision Agreement entered into between Cachet and the City of Hamilton on September 25, 2019. In addition, Block 363 has been dedicated as a servicing corridor to accommodate drainage from the Subject Lands to the west.

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Cachet's transportation consultants have also determined that a number of the roadway improvements being undertaken in support of the development of the Cachet Lands, such as improvements to Airport Road and Highway 6, also benefit the surrounding area, including the Subject Lands.

As the Subject Lands directly benefit from the various infrastructure upgrades that Cachet has front-ended, we request that, as a condition of any approval, the City direct that the Applicants enter into cost-sharing arrangements with Cachet for the infrastructure upgrades benefitting the Subject Lands. The works to be cost shared include, but are not limited to, the construction of sanitary pipes and downstream pipes through the servicing Blocks 363 and 357, the construction and land costs of the future public street on Block 357, lost saleable frontage from Block 363 as a result of servicing, and the construction of improvements to Airport Road and Highway 6.

In our view, implementing the foregoing condition of approval is necessary to ensure that the Applicant, as a benefitting landowner, contributes its proportionate share of costs towards infrastructure that is required to facilitate development within the community.

Our client continues to review the applications in detail and any planning concerns, including, but not limited to, land use and compatibility, will form part of a separate submission in due course.

Please don't hesitate to contact us with any questions. We would be happy to provide the City with any additional information, if required.

Yours truly,

Cassels Brock & Blackwell LLP



Marisa Keating  
Associate

MK/MK

Encl.

cc: Ohi Izirein, *Senior Project Manager, City of Hamilton*  
Client

Fax 9050546-4202 and email. [Tim.Vrooman@hamilton.ca](mailto:Tim.Vrooman@hamilton.ca)

[REDACTED]

[REDACTED]

May 20, 2021

City of Hamilton  
71 Main Street West  
Hamilton, ON  
L8P 4Y5

Attention: Tim Vrooman, Planning and Economic Development Division

Dear Sir:

Re: Applications for 9555 Airport Road, Mount Hope  
Files UHOPA-21-008, ZAC-21-018 and 25T-202106

We have received the Notice of Complete Applications and Preliminary Circulation for Draft Plan of Subdivision, Zoning Approval and Official Plan Amendment. We wish to advise you that we support the applications in their current form but wish to be advised of all meetings and decisions related to these applications.

Yours very truly

[REDACTED]

**PUBLIC CONSULTATION SUMMARY**



*A. J. Clarke and Associates Ltd.*  
SURVEYORS • PLANNERS • ENGINEERS

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November 11, 2024

Attn: Planning Applications  
[Planningapps@hamilton.ca](mailto:Planningapps@hamilton.ca)

Re: **9555 Airport Road West, Hamilton**  
**Public Consultation Summary**

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In accordance with the City of Hamilton Public Consultation Requirements, the following public consultation strategy was implemented and took place prior to submission of this application.

#### **Record of Notification**

In consultation with both City Staff and the Ward Councillor, an invitation was sent via mail to approximately 114 residents within 120m of the eastern property line abutting the proposed redevelopment. In addition, the Ward Councillor and City Staff we're also circulated a copy of the letter. A copy of the Notice Letter is attached for review. The Notice contains a description of the proposed development, the date time and location of the proposed public consultation. The notice was mailed out approximately 3 weeks prior to the event.

#### **Key Messages from the Consultation Activity/Event**

The public open house consisted of a short presentation which discussed the overall project and the purpose of the planning applications for public comment.

A question and answer period followed the presentation which we're led by Ryan Ferrari and Stephen Fraser. The conclusion of the presentation provided details for who to contact if there were any additional comments or questions post open house.

#### **Record of Consultation**

The Presentation along with the Sign-In sheet are included in the consultation record.

#### **Response to Comments**

In summary, the questions raised following the presentation were as follows:

- 1. Timelines respecting the Development Application.**

Timelines are variable due to the comments received from staff and stakeholders. Comments to date have been addressed.

- 2. Areas for adequate Snow Storage, Trucking Court Area**

Participants we're advised that snow storage areas would be addressed at the Site Plan Stage of Development. There was concern expressed with the size of the trucking court area. A turning plan was



9555 Airport Road West  
Public Consultation Summary Letter

*A. J. Clarke & Associates Ltd.*  
November 11, 2024

conducted which showed that the trucking court was wide enough to accommodate transport truck movement. This matter will further be reviewed at the Site Plan Stage.

**3. Where is the Stormwater going and how is it being managed?**

Stormwater is managed in two ways. A Dry SWM pond is proposed to manage stormwater run off on site. An existing open channel is being enhanced to accommodate stormwater flows from north of the site down through Highway No. 6. Residents we’re advised that a SWM Report was prepared which showed that pre-development flows would match post-development flow and that stormwater was adequately managed on site.

**4. A resident requested the timing for the twinning of Highway No. 6.**

The resident was advised to contact MTO as no timelines have been provided to the project team.

There we’re no further questions brought up at the public open house.

A summary of the supporting items are provided for reference:

- Copy of the Mailing notice;
- Copy of the Mailing List
- Copy of emails from the Councillor’s office confirming the circulation distance;
- Copy of the Public Presentation;
- Copy of the filled out Sign-In Sheet;

Yours Truly,

Ryan Ferrari, MCIP, RPP  
Senior Planner

**A.J. Clarke and Associates Ltd.**