



March 23, 2026

Hamilton Planning Committee c/o Lisa Kelsey, Clerk
City of Hamilton
71 Main St. W., 1st Floor
Hamilton, Ontario, Canada L8P 4Y5

**RE: City of Hamilton Employment Area Review – 1400 South Service Road
OUR FILE 14196R**

On behalf of our client, Losani Homes (1998) Ltd., we are pleased to submit this letter as it relates to the lands municipally addressed as 1400 South Service Road, Hamilton (the subject lands). This letter is intended to supplement our letter submitted on November 13, 2025 which is attached to this letter for reference.

We have reviewed staff report PED26034: City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide) as it relates to the subject lands. We are supportive of the rear portion which is designated “Neighbourhoods” in the Urban Hamilton Official Plan (“UHOP”) and Medium Density Residential in the Fruitland Winona Secondary Plan, being removed from the Employment Area designation to reflect the Ontario Land Tribunal (OLT) decision issued on July 22, 2025 (OLT-23-001146).

We have had preliminary discussions with staff to date regarding the approach to implementing the OLT decision and approved OPA / ZBA for the subject lands. Staff have confirmed by way of email on March 20, 2026 that the intended site-specific policy would allow all uses currently permitted on the subject lands to continue.

The site specific policy staff are referring to is proposed as follows:

c) Policies E.2.8.2, E.2.8.3 and E.2.8.4 of Volume 1 and Policy B.1.2 a) shall not apply to Part 'A' on Map B.7.4-1 –Fruitland-Winona Secondary Plan –Land Use Plan.

Our concern is that by identifying the front portion of the subject lands as “Employment Area”, the current land use permissions in the UHOP and in-effect site specific zoning may be impacted. The ZBA approved by the OLT maintained the Prestige Business Park (M3) Zone with site specific exception 404 on the front portion of the subject lands. This zone permits a wide range of non-employment uses including office, commercial recreation, financial establishment, medical clinic and restaurant uses.

We would suggest that the front portion of the lands also be removed from "Employment Areas" to ensure that all of the currently permitted uses continue to be permitted, and would kindly request confirmation of this prior to the OPA advancing.

We would be pleased to meet to discuss this further.

Yours Truly,

MHBC

Dave Aston, MSc, MCIP, RPP
Vice-President, Partner

Stephanie Mirtitsch, BES, MCIP, RPP
Associate

cc. William Liske, Losani Homes



November 13, 2025

Allison Martin, MCIP, RPP
Senior Planner, Sustainable Communities
Planning and Economic Development Department
Planning Division, City of Hamilton

Dear Ms. Martin:

**RE: City of Hamilton Employment Area Review – 1400 South Service Road
OUR FILE 14196R**

On behalf of our client, Losani Homes (1998) Ltd., we are pleased to submit this letter as it relates to the lands municipally addressed as 1400 South Service Road, Hamilton (the subject lands).

The subject lands were subject to an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA), which were approved by the Ontario Land Tribunal (OLT) on July 22, 2025 (OLT-23-001146). As part of the approval of the applications, the majority of the subject lands were redesignated in the City of Hamilton Urban Official Plan (UHOP) from Employment Areas to Neighbourhoods, and redesignated in the Fruitland Winona Secondary Plan from Business Park to Medium Density Residential. The approved ZBA implemented the OPA by rezoning the majority of the subject lands from Prestige Business Park (M3) to Mixed Use Medium Density (C5-XXX) permitting residential uses.

We have reviewed the City Staff Report (PED25182) and the associated mapping included as Appendix G and would note that the subject lands are identified as Employment Lands. This mapping is not correct and should be revised reflect the OLT decision and not identify these lands as Employment Lands, or Employment Area moving forward. We would kindly ask staff for confirmation of this revision.

MHBC

Dave Aston, MSc, MCIP, RPP
Vice-President, Partner

Stephanie Mirtitsch, BES, MCIP, RPP
Associate

cc. William Liske, Losani Homes
Denise Baker, Weir Foulds

March 23, 2026

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City of Hamilton
71 Main St. W., 1st Floor
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**RE: City of Hamilton Employment Area Review –Tradewind Drive Subdivision Blocks 3, 4, 6 and 7 (City Files 25T-200512, UHOPA-17-016, ZAC-05-063)
OUR FILE 20348J**

On behalf of our client, T. Valeri Construction Limited we are pleased to submit this letter as it relates to the lands known as 620 Tradewind Dr, 680 Tradewind Dr, 10 Farr Court, 15 Farr Court, 30 Farr Court, and 1525 Cormorant Rd, Hamilton (the subject lands).

We have reviewed staff report PED26034: City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide) as it relates to the subject lands.

The subject lands are designated Business Park in the UHOP. A portion of the subject lands (10 Farr Court, 15 Farr Court, 30 Farr Court) are zoned General Business Park, Site Specific Regulation 611 (M2,611) which permits a wide range of non-employment uses including office, commercial recreation, financial establishment, medical clinic and restaurant uses. A portion of the subject lands (620 and 680 Tradewind and 1525 Cormorant Rd) are fully approved, constructed and occupied and zoned General Business Park, Site Specific Regulation 678 (M2,678) which permits a children's play gym and gymnastics studio in addition to the M2 permitted uses.

We have concerns with the subject lands being designated "Employment Area" in Phase 1 of the OPA, given the site specific applications which were approved in August, 2018 and established a range of permitted uses on the subject lands as noted above. **We would request that the Phase 1 OPA exclude the subject lands to allow staff to further review the land use permissions further as part of Phase 2.** We would be pleased to meet with staff to discuss this further.

Yours Truly,
MHBC

Dave Aston, MSc, MCIP, RPP
Vice-President, Partner

Stephanie Mirtitsch, BES, MCIP, RPP
Associate

cc. Amber Lindsay, T. Valeri Construction Limited