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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 –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