



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

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May 31, 2013

Our File: 656-001

City of Hamilton

Planning & Economic Development Department
71 Main Street West, 6th Floor
Hamilton ON L8P 4Y5

Attention: Ms. Alissa Mahood

Re: Draft Fruitland-Winona Secondary Plan
Stoney Creek, City of Hamilton

Dear Ms. Mahood,

Glen Schnarr & Associates Inc. (GSAI) is pleased to have the opportunity to provide comments on the Draft Fruitland-Winona Secondary Plan on behalf of Branthaven Winona Hills Inc., Branthaven Fruitland Inc., and 1312733 ONTARIO Inc., the owners of land within the Fruitland-Winona Secondary Plan area.

GSAI has been closely monitoring the drafting of the Secondary Plan, and has been actively engaged in the process including participation in the various Stakeholder meetings that have been held to date. Although we are still in the process of reviewing the Draft Fruitland-Winona Secondary Plan that was recently made available on the City of Hamilton website, we would like to request that the City consider splitting the Fruitland-Winona Secondary Plan into two distinctly separate Secondary Plan areas. Further to this, we would like to note that we may have potential concerns related to the following:

- Housing density and form permissions;
- Appropriate treatment of Barton Street promenade that would complement the interface of the existing land uses to the north of Barton Street and the planned Secondary Plan communities to the south of Barton Street;
- Flexibility for appropriate adjustments to the Block Plan boundaries;
- Future collector road layout provisions;
- Hierarchy and distribution of the City parkland; and
- The City's Block Plan process and related submission requirements.

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Subsequent to our review of the Draft Fruitland-Winona Secondary Plan and dialogue with City Planning Staff these potential issues may be clarified or resolved.

Glen Schnarr & Associates Inc. would like to thank the City of Hamilton for the opportunity to comment on the Draft Fruitland-Winona Secondary Plan.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

For: Colin Chung, MCIP, RPP
Partner
CC/jc

Cc: A. Semper
A. Fabac, City of Hamilton