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May 31, 2013

BY EMAIL

Our File #113090

Alissa Mahood, MCIP, RPP
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 6th Floor
Hamilton, ON
L8P 4Y5

Dear Ms. Mahood:

**Re: Fruitland Winona Secondary Plan
Foothills of Winona Phase 3
Part 1, 62R-19475**

Aird & Berlis LLP is the authorized agent for 1800615 Ontario Inc., owners of the above-noted property (herein referred to as the "Site"). The purpose of this letter is to provide formal comments on the Draft Fruitland Winona Secondary Plan, dated May 17, 2013.

By way of background, Draft Plan of Subdivision as well as implementing Official Plan and Zoning By-law amendments were approved on May 6, 2013 for the development of 283 residential units on land immediately west and north of the Site. The adjacent lands, known as "Foothills of Winona Phase 2", are also owned by 1800615 Ontario Inc. Through the approvals process, an overall concept plan for all of the lands northwest of Barton Street and Fifty Road, which included both the Foothills of Winona Phase 2 and Phase 3 developments as well as the land owned by the Hamilton Wentworth Catholic District School Board, was prepared and reviewed by City staff.

The overall concept plan, which is attached to this letter, illustrates both street townhouses and block townhouses on the Foothills of Winona Phase 3 land. The intent of the owners is to apply for an Official Plan Amendment in the immediate future to redesignate the Site as Medium Density Residential designation in the Stoney Creek Official Plan. This designation was applied to the land immediately west and north of the Site in the Foothills of Winona Phase 2.

The Draft Fruitland Winona Secondary Plan proposes to designate the Site "Low Density Residential 2" on Schedule A2-1. The draft policies states that uses permitted in this designation include single-detached, semi-detached, duplex, triplex, and street townhouse

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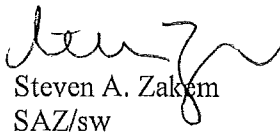
dwellings. The maximum net residential density is 60 units per hectare. It is noted that block townhouses are not permitted within the Low Density Residential 2 designation.

By way of this letter, we would request that the draft policies of the Fruitland-Winona Secondary Plan be revised to reflect the recent approval on the Phase 2 land for a range of residential uses, including block townhouses.

If you have any questions or require further information, please do not hesitate to us.

Yours truly,

AIRD & BERLIS LLP


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SAZ/sw

cc. Clerk, City of Hamilton
Anthony DiCenzo
Allan Buist
Sergio Manchia
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