
AIRD & BERLIS LLP

Barristers and Solicitors

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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 2
339 and 347 Fifty Road and 1329 Barton Street**

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 the Site. Through the amendments, the Site was designated Low Density Residential and Medium Density Residential in the Stoney Creek Official Plan, to permit single detached dwellings, semi-detached dwellings, street townhouses and block townhouses with a net residential density of approximately 37 units per hectare.

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 dwellings. The maximum net residential density is 60 units per hectare. It is noted that block townhouses (i.e. cluster 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 Site for a range of residential uses, including block townhouses.

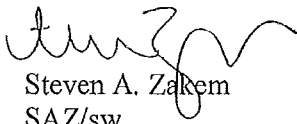
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If you have any questions or require further information, please do not hesitate to us.

Yours truly,

AIRD & BERLIS LLP



Steven A. Zakem
SAZ/sw

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

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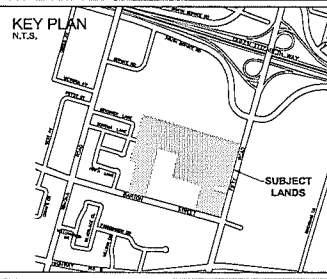


FIGURE 2 OVERALL CONCEPT PLAN

Part of Lot 3 & 4
Concession 1
City of Hamilton
Regional Municipality of Hamilton-Wentworth
Foothills of Winona Phase III

LAND USE SCHEDULE

DESCRIPTION	BLOCKS	UNITS	AREA
Residential	1-4	11	0.38
Semi-detached	6-7	12	0.38
Street Townhouse	8-15	174	4.53
Multiple Residential	16-18	90	2.51
Stormwater Management Pond	19		0.95
Future Development	20-23		0.18
Road Widening	24		0.06
Roads			2.58
Total		297	11.11

FUTURE PHASES DESCRIPTION	UNITS
Street Townhouse	81
Multiple Residential	78
Total	159

ON-STREET PARKING SPACES REQUIRED: 283 (units) x 0.4 = 114 spaces (40% of total units, excludes multiple residential)
ON-STREET PARKING SPACES PROVIDED: 135 spaces total

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Date: May 30, 2013
Drawn By: J. Harris
Project No: 13077.40

REVISIONS

