

December 10, 2020

Submitted Digitally

Ms. Yvette Rybensky, MCIP, RPP
Senior Project Manager – Suburban
Development Planning, Heritage & Design Section, Planning Division
Planning & Economic Development Department
City of Hamilton
Planning Division
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Dear Ms. Rybensky:

**Re: Revised Applications for Official Plan and Zoning By-law Amendments and
for Draft Plan of Subdivision
Springbrook Corners
Springbrook West Developments Inc. and 2299453 Ontario Inc.
491 Springbrook Avenue and 851 & 857 Garner Road East
City of Hamilton (Ancaster)
Our File No. 2012/32
City File Nos.: OPA-12-023; ZAC-12-065; and 25T-201206**

We are Planning Consultants for Springbrook West Developments Inc. and 2299453 Ontario Inc. ("Springbrook"). On behalf of Springbrook, we are pleased to enclose the above-noted revised applications to amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision for the subject lands located at the northeast corner of Garner Road East and Springbrook Avenue.

Background

On December 21, 2012, we filed applications on behalf of Springbrook to amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision to facilitate the development of 35 condominium townhouses on the west portion of the subject lands and commercial development on the east portion of the site. The commercial development proposed direct access from Garner Road East while the townhouses would have direct access from Springbrook Avenue. At that time, the City expressed concern regarding the commercial component of the applications.

Revised Proposal

The revised proposal involves the development of the subject lands for 80 condominium townhouses on parcels of land bisected by a hydro corridor. The development proposal also includes a block for a stormwater management pond. Commercial development is no longer proposed. The townhouses would have access from both Springbrook Avenue and Garner Road East. The proposed density of development would equate to approximately 33 units per hectare based on the definition of "Net Residential Density" in the Urban Hamilton Official Plan ("UHOP"). The lands considered net residential include the development blocks and the portion

of the hydro lands owned by Springbrook. The stormwater management and future road widening blocks were excluded from the net residential calculation.

In addition to the 80 townhouses, amenity areas and visitor parking are provided serving each parcel. The townhouses would be developed through a common element plan of condominium with exclusive front and rear yards. Each townhouse would be within a Parcel of Tied Land (POTL) similar to a lot within a plan of subdivision. Common elements such as the amenity areas and visitor parking and the internal private road would be managed by a future condominium corporation.

Supporting Materials

In support of the revised applications, we have provided the following in digital format:

1. Planning Justification Addendum prepared by Wellings Planning Consultants Inc. dated December 9, 2020. The Addendum includes revised Draft Official Plan and Zoning By-law Amendments which have also been provided separately in Word format.
2. Revised Draft Plan of Subdivision prepared by Urbex Engineering Limited dated May 26, 2020.
3. Revised Site Plan prepared by Urbex Engineering Limited dated December 9, 2020.
4. Stage 1 and 2 Archaeological Assessment prepared by Amick Consultants Limited dated August 2, 2011. I have also included the archaeological clearance letter from the Ministry of Tourism, Culture and Sport dated March 31, 2014.
5. Elevations and Floor Plans prepared by Martin Simmons Architects dated March 2020.
6. Revised Preliminary Servicing Report prepared by Urbex Engineering Limited dated August 2020.
7. Stormwater Management Report prepared by S. Llewellyn & Associates Limited dated September 2020.
8. Geotechnical Site Investigation prepared by Soil-Mat Engineers & Consultants Ltd. dated October 2, 2012.
9. Supplementary Geotechnical Assessment prepared by Soil-Mat Engineers & Consultants Ltd. dated August 18, 2020.
10. Letter addressing Existing Fill Considerations prepared by Soil-Mat Engineers & Consultants Ltd. dated April 6, 2016.
11. Linkage Assessment prepared by LGL Limited dated October 2020.

12. Environmental Noise Impact Study prepared by dBA Acoustical Consultants Inc. dated August 2020.
13. Phase One Environmental Site Assessments prepared by Soil-Mat Engineers & Consultants Ltd. dated August 12, 2014 and revised on September 25, 2014.
14. Phase Two Environmental Site Assessment prepared by Soil-Mat Engineers & Consultants Ltd. dated May 21, 2015.
15. Transportation Impact Assessment prepared by Paradigm Transportation Solutions dated September 2020.
16. Tree Preservation Plan Report and Tree Protection Plans prepared by Adesso Design Inc. dated November 23, 2020.
17. Watermain Hydraulic Analysis prepared by WSP dated June 23, 2020.

If you require anything further for the circulation, please advise. Thanks.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP.

- c. Angelo Cameracci/Chris Ridd, Urbex Engineering Limited.