February 21, 2014

VIA EMAIL

Mayor Bob Bratina and
Members of Council
Hamilton City Hall
2nd Floor – 71 Main Street West
Hamilton, ON
L8P 4Y5

Dear Mayor Bratina and Members of Council:

Re: Airport Employment Growth District ("AEGD") - PED13209(a)

We represent a group of landowners collectively known as the Twenty Road West Landowners Group, who own land in the block bounded by Twenty Road, Dickenson, Upper James and Glancaster.

The Twenty Road West Landowners Group continues to share the City's objective to create a new business park that will attract business and create jobs in Hamilton, and has been an active participant in the AEGD planning process from the outset. Most recently, on behalf of the group, our office made written submissions to the Planning Committee on January 31, 2014, followed by a presentation at the Planning Committee Meeting held on February 18, 2014. Attached please find a copy of our presentation slides for the Planning Committee Meeting. You will find a copy of our written submissions contained in the Planning Committee Report.

The issue before Council is how best to reduce the size of the AEGD as mandated by the OMB decision in the Phase 2 AEGD hearing.

The synthesis of our submission to Planning Committee and to Council is as follows:

- To create a successful business park, the AEGD boundary should be refined to include the best employment lands, including:
  - the lands closest to the Highway 403/Hwy 6 interchange; and
  - the lands west of Smith Road, south of the Hydro Corridor.
- Lands in our group’s block along Twenty Road are not desirable or viable for employment uses – they have no exposure, are too far away from major roads and highways and they are adjacent to existing residential communities.

- Lands in our block have significant environmental constraints allowing our group to develop a block plan featuring a system of trails, corridors, woodlots, wetlands and other natural areas.

- The poor quality employment lands in our block are lands that are not constrained by airport noise, and are highly desirable for consideration for future urban expansion, including for non-employment uses.

- A landowner approved plan will initiate the necessary infrastructure to make the AEGD business park a reality – there are no services or roads at all in our block, so a plan that is not workable for the landowners has no prospect of moving forward – all servicing and roads in our block will occur only through developer initiative.

- Our group proposes consideration of an alternative AEGD refinement concept which can provide the framework for a solution that is in everyone’s interests, including all the other landowners in the AEGD Secondary Plan area, and could be implemented without further delay or litigation – See our presentation materials for this framework.

The Twenty Road West Landowners Group has a genuine and significant common interest with the City for the successful development of the AEGD business park. We have continually made every effort to work with staff and the other landowners to make the AEGD happen in the best possible way. There is an obvious and highly desirable solution to implement the OMB’s Phase 2 decision in a manner that addresses the concerns of all the affected landowners, while at the same time improving dramatically the plan for the AEGD and allowing for all the developer initiated infrastructure to move forward.

The City must not allow other landowners with their own self-serving interests outside of the AEGD to frustrate this planning process.

We have a genuine opportunity to move forward by consensus to create a successful business park centred around Hamilton’s international airport. We ask that Council consider our group’s submissions and presentation, and adopt the following resolution at its Council Meeting on February 26, 2014:

"To direct staff to conduct additional consultations with landowners in the AEGD who made oral or written submissions to the Planning Committee on February 18, 2014 for the purposes of considering whether an alternative AEGD refinement plan supported by the landowners can be achieved, and to report back to Council."

In the meantime, if there are any questions, concerns or comments for our group or any of its consultants, we would be pleased to hear from you.
Thank you for receiving these submissions.

Yours truly,

FOGLER, RUBINOFF LLP

“Joel D. Farber”

Joel D. Farber
JDF/ay
cc: Glenn Scheels, GSP Group
     Clients
     Peter Pickfield, Solicitor for Silvestri Investments
     Craig Smith c/o Glenn Wellings Planning Consultant
     Anthony F. De Rubeis – 961 Southcote Road
     Nancy Smith
     Guy Paparella
TWENTY ROAD WEST LANDOWNERS
AIRPORT EMPLOYMENT GROWTH
DISTRICT REFINEMENT
SUBMISSIONS

Planning Committee Meeting – February 18, 2014
GRIDS

- GRIDS preferred growth option includes non-employment urban uses on Twenty Road West Block

- Land not constrained by airport noise desirable for urban expansion including non-employment uses
Dillon Consulting Report dated January 6, 2014

- Removes best employment land

- Poor qualitative assessment of best industrial land

- Capitalize on your assets: highway frontage

- **Result:** Long-term success and viability of the AEGD business park at risk
Landowners' Concept Plan

Twenty Road Block Concept
January 8, 2014
Landowners’ Concept Plan

• Modified AEGD Plan

• 195 ha of employment land – 75% of entire block

• Majority of employment land part of Phase 1 – Stage 1 Servicing Plan (east side)

• Consistent with PPS Airport Policy - Complies with provincially mandated airport noise restrictions

• Environment First Plan - Protects significant wetlands, woodlots and watercourses – Detailed Environmental Assessment 2013
Infrastructure is Needed

- Land not serviced

- No public land or road allowances in Block – infrastructure to be provided through landowner initiation

- Landowner approved plan will initiate necessary infrastructure – Otherwise no way to service

- Garth Street extension – Can only move forward with a landowner approved plan
Landowners’ Concept Plan Relationship with AEGD

Twenty Road Landowners Concept - prepared from AEGD Secondary Plan

GSP Group - Jan 30, 2014

Legend
- Land Use Designations
- Open Space
- Parks
- Recreation Areas
- Farmland
- Commercial
- Industrial
- Residential
- Other Features
- Major Streets
- Minor Streets
- Local Streets
- Utilities
- Waterways
Alternative Concept Plan

Twenty Road Landowners Concept - prepared from AEGD Secondary Plan

GSP Group - Jan 30, 2014
Alternative Concept Plan

- Addresses submissions of the two major landowners
- Creates the best possible business park by capitalizing on assets and location
- Lands adjacent to existing residential uses that are suitable for other urban uses are left for future planning process
- Enables needed infrastructure
Decision Requested

• Direct staff and consultants to consider the submissions of the Twenty Road Landowners West Group and report back to Planning Committee