



BOUSFIELDS INC.

Project No. 21229

March 22, 2024

Spencer Skidmore, MCIP, RPP
Area Planning Manager
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Dear Mr. Skidmore

**Re: *Submission of Revised Materials - Draft Plan of Subdivision
75 Centennial Parkway North, Hamilton***

As you are aware, Bousfields Inc. is the planning consultant to **Hammer GP LP and Hammer GP Services Corporation**, the owners of the lands municipally known as 75 Centennial Parkway North in the City of Hamilton (the “Site” or “Subject Site”). The Subject Site is located at the northwest corner of Centennial Parkway North and Queenston Road and contains an existing shopping centre (known as Eastgate Square), extensive surface parking areas, and a Hamilton Street Railway (“HSR”) bus loop located along Queenston Road.

BACKGROUND

On August 3, 2023, a submission for a Draft Plan of Subdivision (“DPOS”) Application with supporting documentation was filed, which proposed ten (10) residential and mixed-use development blocks, three (3) public park blocks with a total parkland area of 0.968 hectares, a new 20.0 metre wide east-west public road through the site, and multiple road widening blocks. The application also proposed the retention of a large portion of the existing shopping centre. The DPOS application was deemed complete by the City of Hamilton on September 5, 2023.

In addition, requests for Formal Consultations to advance the Site Plan Control Applications for first two (2) phases of the development, including Blocks B, C, F, K, L and M were filed on October 12, 2023, and the Formal Consultation meeting took place on December 20, 2023.

REVISED PROPOSAL

Following the submission of the initial DPOS application, comments from various City departments and agencies were received. We have been working closely with City staff since that time to review and address these comments. Based on numerous discussions

with City staff, the application has been revised, and the updated materials are enclosed with this submission. Key revisions to the initial plans include:

- Reorientation of the proposed Street 'A' public road in response to transportation planning comments to offset public road from Lady Court;
- Reconfiguration of the townhouse blocks in Blocks B and C resulting from the revised public road layout;
- Delineation of a new Block D to separate it from the mall block (this now includes a "Block D North" and a "Block D South");
- Minor modification to the delineation of Blocks E and F to accommodate changes to the bus terminal below;
- A new private road extension to the north of Street 'A' connecting to Centennial Parkway to the east across from Vineyard Road;
- Revisions to the internal private road network and drop-off locations in accordance with the revised block forms and in response to comments from transportation planning;
- Reconfiguration of the massing and loading associated with Block L.

APPLICATION MATERIALS

In support of the revised application, please see enclosed the following digital materials:

- A Response to Comments Matrix;
- A Response to Comments Letter prepared by Bousfields Inc., dated March 19, 2024;
- Appendix A to the Urban Design, Public Realm and Built Form Report prepared by BDP Quadrangle dated July 2023, prepared by Bousfields Inc., dated March 12, 2024;
- A Draft Plan of Subdivision prepared by Bousfields Inc., dated March 7, 2024;
- Architectural Plans, including a Concept Plan, Site Statistics and Phasing Diagrams, prepared by BDP Quadrangle, dated February 21, 2024;
- A Shadow Study Analysis prepared by Bousfields Inc., dated March 2024, along with Shadow Study Diagrams prepared by BDP Quadrangle, dated February 21, 2024;
- A Tree Management Plan prepared by Adesso Design Inc., dated March 2024;
- A Transportation Impact Study including Appendix A – Project Correspondence prepared by LEA Consulting Ltd., dated March 4, 2024;
- Civil Drawings including Site Grading Plan, Site Servicing Plan, Erosion Control Plan, Detail Drawings Plan, and Site Servicing Phasing Plans prepared by Lithos Group Inc., dated March 8, 2024;
- A Functional Servicing and Stormwater Management Plan prepared by Lithos Group Inc., dated March 8, 2024;
- A Noise and Vibration Impact Study prepared by RWDI, dated March 12, 2024.

We trust that the foregoing is satisfactory, however, if you have any questions or require additional information, please do not hesitate to contact the undersigned at apaton@bousfields.ca or 416-947-9744 ext. 403. We look forward to continuing to work with you on this application.

Yours very truly,

Bousfields Inc.



Ashley Paton, MCIP, RPP