



March 11, 2025

**City of Hamilton**

Planning and Economic Development Department  
71 Main Street West  
Hamilton, Ontario L8P 4Y5

**Attention: Mr. Dave Heyworth, Acting Director & Senior Advisor, Strategic Growth Initiatives**

Dear Mr. Heyworth

**RE: Application for Draft Plan of Condominium  
159 and 163 Sulphur Springs Road  
TBG Project Number 24218**

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In response to the City's letter dated January 15, 2025 which requested that additional information be provided regarding the application for Draft Plan of Condominium, we are formally requesting that the above noted application be held in abeyance until such time that the Official Plan and Zoning Amendment applications are decided upon.

The application for Draft Plan of Condominium was submitted as part of the package to provide a fulsome picture to the City of the final development objectives. This is not dissimilar to other projects that have been submitted which submit all applications at the same time so that the application process is clearly outlined. In addition to this, Section 51 of the Planning Act does not include timeline requirements for Plans of Subdivision and Condominium, and therefore the City is not required to make a decision within a specified timeframe.

As the application forms and fees have been submitted, we formally request that the application for Draft Plan of Condominium be held in abeyance until the Official Plan and Zoning are in place.

Sincerely,  
**The Biglieri Group Ltd.**

A handwritten signature in black ink, appearing to read "Rachelle Larocque".

Rachelle Larocque, M.Sc., BES, RPP, MCIP  
Partner

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**PLANNING | PROJECT MANAGEMENT | URBAN DESIGN | HERITAGE**

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