

October 19th, 2015

071-15

Via Email & Delivered

Ms. Rose Caterini
City Clerk

City of Hamilton
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

Dear Ms. Caterini

**RE: 644 Main St West
City Initiative – CI-15-F
Proposed Interim Control By-law – Certain Lands along Main Street West,
King Street West/East, Queenston Road, James Street North Light Rapid
Transit Corridor**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Main Carling Investments Ltd. (Effort Trust) (the Owner) of the property municipally known as 644 Main Street West in Hamilton.

The noted property above is subject to the proposed Interim Control By-law, City Initiative – C1-15-F. The property has previously been brought to the City's attention through Formal Consultation File FC -12-069. Our offices are currently in the process of preparing an application for Official Plan and Zoning By-law Amendments, along with the required studies and reports.

The purpose of the development proposal is to permit a 10 storey apartment building.

Although in keeping with the LRT vision, a building permit for this proposed development cannot be issued with the proposed Interim Control By-law in place.

As such, consideration should be given to a By-law that is more restrictive so as to only prohibit the issuance of permits that are contrary to the LRT vision. Alternatively, on behalf of the owner of the subject property, we respectfully request the subject property be exempt from the proposed By-law because the proposed development conforms to the general intent of the Official Plan and the LRT vision.

Please feel free to contact us with any questions.

Regards,

UrbanSolutions


 Sergio Manchia, MCIP, RPP
Principal

cc: Councillor Judi Partridge, Chair, Planning Committee
Mr. Aidan Johnson, Ward 1 Councillor
Mr. Jason Thorne, MCIP, RPP, City of Hamilton (via email)
Mr. Steve Robichaud, MCIP, RPP, City of Hamilton (via email)
Mr. Tom Weisz, Effort Trust (via email)
Mr. David Horwood, Effort Trust (via email)
Mr. Scott Snider, Turkstra Mazza Associates (via email)