



October 19th, 2015

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: 275 James Street North
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 275 Jamesville St. North Ltd. (Pocnic Realty Advisors Inc.), (the Owner) of the property municipally known as 275 James Street North in Hamilton.

The noted property above is subject to the proposed Interim Control By-law, City Initiative – C1-15-F.

Property improvements and building enhancements, along with potential change of uses are envisions for the property in the immediate short term.


Although in keeping with the LRT vision, a building permit or change of use permit for this property 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 is conforms to the general intent of the Official Plan and the LRT vision.

Please feel free to contact us with any questions.

Regards,

UrbanSolutions

A handwritten signature in blue ink, appearing to read 'Matt Johnston', with a stylized flourish at the end.

Matt Johnston, MCIP, RPP
Principal

cc: Councillor Judi Partridge, Chair, Planning Committee
Councillor Jason Farr, Ward 2
Mr. Jason Thorne, MCIP, RPP, City of Hamilton (via email)
Mr. Steve Robichaud, MCIP, RPP, City of Hamilton (via email)
Mr. Steve Pocrnic, Pocrnic Realty Advisors Inc. (via email)
Mr. Michael Krasic, Pocrnic Realty Advisors Inc. (via email)
Mr. Sergio Manchia, MCIP, RPP, UrbanSolutions (via email)