



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: 1440-1444 Main Street East
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 1440 Main St. E. Inc. (Pocnic Realty Advisors Inc.), (the Owner) of the property municipally known as 1440 & 1444 Main Street East in Hamilton.

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

The southerly portion of the subject property is currently underutilized and it is the intent of the Owner to develop the lands with a multiple unit residential 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



Matt Johnston, MCIP, RPP
Principal

cc: Councillor Judi Partridge, Chair, Planning Committee
Councillor Sam Merulla, Ward 4
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)