



**IBI GROUP**  
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November 20, 2015

Mr. Edward John, MCIP, RPP  
Planner  
City of Hamilton  
71 Main Street West, 6th Floor  
Hamilton ON L8P 4Y5

Dear Mr. John:

**RE: OFFICIAL PLAN AMENDMENT 15-005 & ZONING BY-LAW AMENDMENT 15-010  
155 RAY STREET NORTH**

On behalf of the owner of 155 Ray Street North, Mr. Nigel Garcia, IBI Group would like to thank you for taking the time to meet with last week regarding the subject applications.

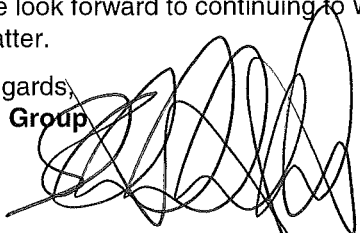
As you are aware, currently, there are four (4) units operating in the building with three (3) off-street parking spaces available. The current OPA and ZBA applications are to legalize the existing four (4) units and to permit a fifth unit within the existing structure, with three (3) off-street parking spaces. It is the Owner's intention to apply for the necessary permits to formalize these parking spaces.

It is our understanding that at this point City Staff have concerns with regard to the number of units as it relates solely to parking availability. Based on the Parking Study prepared by our Transportation Engineering Professions, there is demonstrated on-street parking available on Ray Street North to accommodate the parking deficiency.

Nevertheless following our meeting, and subsequent to further discussions with Mr. Garcia, we wish to formally amend our application to reduce the proposed number of units from five to four, resulting in an on-site parking deficiency of one (1) space, based on the City of Hamilton Zoning By-law 05-200 Parking Standard.

We look forward to continuing to work with Staff and Councillor Johnston with respect to this matter.

Regards,  
**IBI Group**



Scott Arbuckle, MCIP, RPP  
Associate

Cc: Mr. Nigel Garcia, Owner