



F O T H E R G I L L   P L A N N I N G   &   D E V E L O P M E N T   I N C .

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June 2, 2017

Ida Bedioui  
City of Hamilton  
71 Main St. W.  
Hamilton, ON

Dear Ida:

**Re:    City of Hamilton Comprehensive By-law: Proposed Commercial and Mixed Use Zone, Flamborough Power Centre**

Lands within Flamborough Power Centre are subject to special zoning regulations which have evolved over a number of years with input from the Waterdown Business Improvement Area, Flamborough Chamber of Commerce, and the City. The regulations that currently affect the lands have also been subject to more than one Ontario Municipal Board hearing.

The regulations and resulting development pattern have also been supported by a number of traffic and market studies and have been implemented by a variety of individual site plan applications.

At present, approximately half of the commercial node has now been developed in accordance with the standards set by these special provisions. The owners are now concerned that the consistency of the existing development pattern will be compromised with the introduction of new and different regulations. As a result, they believe it is important to retain the site specific provisions that are currently in effect for these lands.

While the new draft commercial by-law introduces some improvements over existing regulations, and recognizes some of the site specific provisions by virtue of special exception number 105 with respect to holding provisions, it is recommended that the proposed new Commercial Zoning By-law be amended to more accurately reflect the current standards that apply to Flamborough Power Centre, including, but not limited to:

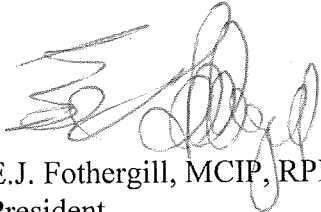
1.    Retain the existing permitted uses:
  - Community Centre
  - Computer, Electronic or Data Processing Establishment
  - Dry Cleaning Establishment
  - Dry Cleaning Distribution Station
  - Industrial Research and Development Establishment
  - Mini-Storage with a wholly enclosed building(s) with no associated outdoor storage permitted
  - Motel
  - Outdoor Storage Areas associated with a Garden Centre and a Home Improvement/Building Supplies Establishment

- Printing or Publishing Establishment
  - Public Use
  - Warehouse Membership Club
  - Wholesale and Retail Warehouse Facility
2. Retain parking stall size.
  3. Retain existing parking requirements of 5 spaces per 100 sq.m. of gross floor area. (Subject to review.)
  4. Eliminate the maximum building setback found in proposed Section 10.6.3(a)(ii).
  5. Retain maximum height of 15 metres in Section 10.6.3(d).
  6. Eliminate the maximum office size of 2000 sq.m. in Section 10.6.3(e).
  7. Eliminate the maximum area per retail unit of 10,000 sq.m. in Section 10.6.3(f).
  8. Eliminate building design standards found in Section 10.6.3(g).
  9. Other changes as may be required to maintain provisions of the existing zoning regulations which apply to lands within Flamborough Power Centre.

We would respectfully request that the above changes be made to the by-law prior to its passage by Council. We will make ourselves available to review these changes with staff. We would also like to examine with staff the implications of the proposed parking requirements in the by-law.

Sincerely,

**FOTHERGILL PLANNING & DEVELOPMENT INC.**



E.J. Fothergill, MCIP, RPP  
President

cc. John Krpan  
Steve Malovic  
Joanne Hickey-Evans  
Tim Lee  
June Christy  
Councillor Judi Partridge