



June 2nd, 2017

125-16

Ms. Ida Bedioui,
Planning Committee Clerk

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

Dear Madam Clerk,

**RE: Draft Commercial and Mixed Use Zones
June 6, 2017 Planning Committee Report No. PED16100(b), Item No. 6.4
398-400 Nash Rd**

UrbanSolutions Planning & Land Development Consultants (UrbanSolutions), have been retained by the owner (Mr. Roman Bartkiw) of 398-400 Nash Road, Hamilton. Our office has been monitoring the City of Hamilton Draft Commercial and Mixed Use Zoning By-law Review process and we have also submitted Zoning Application No. ZAR—16-044. The subject site is a multi-unit industrial building, which includes a number of tenants. Two tenants at this location are units that provide ball hockey and ice hockey facilities and the purpose of the current zoning application is to accommodate these additional commercial uses.

The subject property is also currently being reviewed as part of the Centennial Neighbourhood Draft Secondary Plan. Our office has reviewed the draft policies and confirms that the draft secondary plan envisions the property to be designated as *Light Industrial*. This change however does not provide accommodation for the ball hockey and ice hockey facilities at this location. The Employment land use designations contained in Chapter E.5 of the Official Plan permit Fitness Centers and Health and Recreation Facilities uses.

In keeping with our letter dated May 16, 2016 and April 27, 2017 to City staff and a meeting held with City staff, including the local Councillor, on November 17, 2016, our office requests the Draft Commercial and Mixed Use Zoning By-law Review process include a site-specific zone to accommodate the existing ball hockey and ice hockey facilities in addition to the existing land use permissions. It is our opinion this proposed site specific use is in keeping with the intent of E.5.3.2 and E.5.4.3 that also permit Fitness Centers and Health and Recreation Facilities within the Employment Area designations of the Urban Hamilton Official Plan.

Thank you for your consideration.

Regards,
UrbanSolutions

A handwritten signature in black ink, appearing to be 'S. Manchia', written over the company name 'UrbanSolutions'.

Sergio Manchia, MCIP, RPP
Principal

A handwritten signature in black ink, appearing to be 'K. Rauscher', written in a cursive style.

Katie Rauscher
Planner

cc: Councillor Chad Collins, Ward 5
Councillor Maria Pearson, Planning Committee Chair
Mr. Stephen Robichaud, City of Hamilton
Ms. Joanne Hickey-Evans, City of Hamilton
Mr. Roman Bartkiw, Owner
Mr. Casey Van Der Marel, Owner
Mr. John Bartkiw, Fengate