



June 2nd, 2017

092-15

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
1800 Upper James Street, Hamilton**

On behalf of Mulas Construction Ltd. (c/o Mr. Peter Mercanti and Mr. Chip Mulas), UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is pleased to submit this letter regarding the Draft Commercial and Mixed Use Zones for lands municipally known as 1800 Upper James Street, Hamilton.

The subject lands are designated Open Space and Arterial Commercial on Schedule E-1 – Urban Land Use Designations in the *Urban Hamilton Official Plan*. Schedule B – Natural Heritage System identifies Core Areas on the site, including provincially significant wetlands and a watercourse. The subject property is zoned “C5-054” (Airport-Related Commercial-Exception) in the Township of Glanbrook Zoning By-law 464.

The Draft Commercial and Mixed Use Zones process proposes to change the front portion of the property from “C5-054” (Airport Related Commercial-Exception) to “C7-303” (Arterial Commercial-Exception).

Recently the Ministry of Natural Resources has redefined the wetlands limit (Provincially Significant Wetlands) on the front portion of the lands. According to Chapter C, Section 2.2.2 in the *Urban Hamilton Official Plan*:

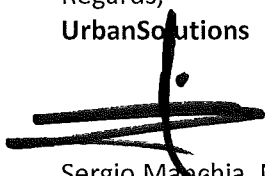
“The boundaries of Core Areas and Linkages, show on Schedule B – Natural Heritage System, are general in nature. Minor refinements to such boundaries may occur through Environmental Impact Statements, watershed studies or other appropriate studies accepted by the City without an amendment to this Plan.”

In light of the reduction in area for the provincially significant wetlands on the front portion of the subject lands, the boundary for the proposed “C7-303” must be adjusted to align with the revised wetland limit.

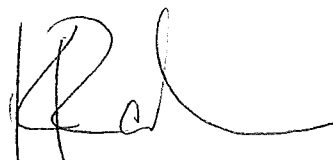
In keeping with our discussions with Mr. Stephen Robichaud and Ms. Joanne Hickey-Evans, on behalf of Messers. Peter Mercanti and Chip Mulas, UrbanSolutions respectfully requests the extent of the "C7-303" Zone boundary respect the revised limits of the wetland, the revised wetland be placed in the appropriate open space zone and the balance of the lands be placed in the "DD" Deferred Development Zone in Glanbrook Zoning By-law No. 464.

Please note, to date we do not have the details regarding the proposed Exception-303. Once the information is made available to us and we have had an opportunity to review, we may provide additional comments.

Regards,
UrbanSolutions



Sergio Marchia, MCIP, RPP
Principal



Katie Rauscher
Planner

- cc: Councillor Brenda Johnson, Ward 11
Councillor Maria Pearson, Planning Committee Chair
Mr. Stephen Robichaud, City of Hamilton
Ms. Joanne Hickey-Evans, City of Hamilton
Mulas Construction Ltd. (c/o Mr. Peter Mercanti and Mr. Chip Mulas)