



June 2nd, 2017

162-16

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
2411 Upper James Street, City of Hamilton**

On behalf of the owner, Mr. Ward Campbell, Macstar Developments Inc. and the prospective owner, Mr. John Lecluse, Plaza Imports Limited, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is pleased to submit this letter regarding the draft Commercial and Mixed Use Zones as it relates to the subject property municipally known as 2411 Upper James Street.

The subject property is designated "Airport Employment Growth District" on Schedule E-1 in the Urban Hamilton Official Plan (UHOP) and "Airport Prestige Business" in the Airport Employment Growth District Secondary Plan. Further, the subject property is also subject to Site Specific Policy – Area G" polices of the Secondary Plan that permits Financial Establishments, Motor Vehicle Rental and Washing Establishments, Personal Services, Restaurant, Retail and, Accessory Uses as additional permitted uses.

The subject property is currently zoned Airport Prestige Business (M11, 47, H37) and Rural (A2). Special Exception No. 47 implements the Site Specific Policy – Area G policies of the Secondary Plan by also allowing Financial Establishments, Motor Vehicle Rental and Washing Establishments, Personal Services, Restaurant, Retail and, Accessory Uses as additional permitted uses. The holding provision is in place to require access to adequate municipal servicing.

The existing site specific policies in the UHOP and zoning by-law appropriately introduced commercial land uses that serve the airport district as well as the broader community. In addition, the Airport Employment Growth District Secondary Plan accommodates Motor Vehicle Sales and Service Establishments. Given the existing permission for Motor Vehicle Sales and Service Establishments within the existing applicable Secondary Plan and the established site specific auto oriented uses currently permitted in the UHOP and Zoning By-law, on behalf of owner, Macstar Developments Inc. and the prospective owner, Plaza Imports Limited, UrbanSolutions respectfully request Motor Vehicle Sales and

Service Establishments be incorporated as additional permitted uses through the Commercial and Mixed Use Zoning By-law review process.

Thank you for your consideration.

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, MCIP, RPP, Director of Planning & Chief Planner
Mr. Ward Campbell, Macstar Developments Inc.
Mr. John Lecluse, Plaza Imports Limited