



June 2nd, 2017

181-17

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
Stoney Creek Décor Centre, 360 and 410 Lewis Road, Stoney Creek**

On behalf of the owner of the subject property, Tony Perruzza, 1403269 Ontario Inc., First Urban Inc. 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 360 and 410 Lewis Road in Stoney Creek.

The subject property is designated as “Business Park” on Schedule E-1 in the Urban Hamilton Official Plan (UHOP) and located in a site specific General Business Park “M2-402” Zone and Prestige Business Park “M3-402” Zone. The site specific regulations permit Home Furnishings Retail Establishments and Restaurants as additional permitted uses. The subject property is currently utilized as the Stoney Creek Décor Centre comprised of approximately 19,008 square metres (204,600 square feet).

The Stoney Creek Décor Centre is an established commercial destination for those in the City of Hamilton, the Greater Golden Horseshoe and Niagara area. With an established commercial presence recognized in the site existing specific zone, the range of permitted uses must be broadened for the site evolve to its fullest potential.

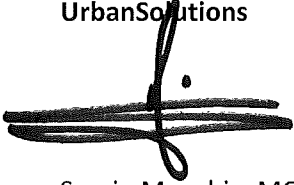
Accordingly, on behalf of the owner of the subject property, UrbanSolutions respectfully requests the following uses be added to the permitted uses within a site specific zoning by-law:

- Commercial Recreation;
- Commercial Entertainment;
- Commercial School;
- Financial Establishment;
- Medical Client;

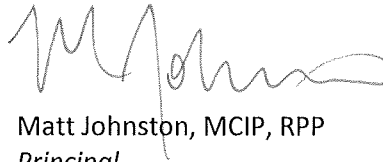
- Outdoor Commercial Patio;
- Place of Worship;
- Science and Technology Establishment;
- Studio; and,
- Veterinary Service.

Thank you for your consideration.

Regards,
UrbanSolutions



Sergio Manchia, MCIP, RPP
Principal



Matt Johnston, MCIP, RPP
Principal

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
Mr. Tony Perruzza, 1403269 Ontario Inc., First Urban Inc.