



June 2nd, 2017

164-16

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
235 Main Street West, Hamilton

UrbanSolutions Planning & Land Development Consultants (UrbanSolutions), have been retained by the owner, Mr. Al Frisina, Manhattan West Corporation, of 235 Main Street West in Hamilton.

The subject property is designated “Mixed Use Medium Density” in the Urban Hamilton Official Plan and is also designated Primary Corridor, subject to Area Specific Policy “C-2”, in the Strathcona Secondary Plan. The property is zoned “H/S-36a” (Community Shopping and Commercial-Exception) in City of Hamilton Zoning By-law No. 5693.

The draft Commercial and Mixed Use Zoning process proposes to change the zoning to “C5/S-297” (Mixed Use Medium Density – Exception). On January 25, 2017, a Development Review Team meeting was held to consider Formal Consultation Application No. FC-16-153.

The City’s proposed “C5/S-297” (Mixed Use Medium Density – Exception) Zone reduces the permitted building height to 4 storeys while the concept considered in Formal Consultation Application No. FC-16-153 envisioned 13 storeys. UrbanSolutions is actively working with the owner and project team to compile the necessary material to submit a complete application.

As the proposed commercial zoning and current concept are not aligned, on behalf of Mr. Al Frisina, UrbanSolutions respectfully requests the subject lands be removed from the City’s Zoning By-law review process.

Thank you for your consideration.

Regards,
UrbanSolutions

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Sergio Manchia, MCIP, RPP
Principal

A handwritten signature in black ink, appearing to read 'M. Johnston', written in a cursive style.

Matt Johnston, MCIP, RPP
Principal

cc: Councillor Aidan Johnson, Ward 1
Councillor Maria Pearson, Planning Committee Chair
Mr. Stephen Robichaud, City of Hamilton
Ms. Joanne Hickey-Evans, City of Hamilton
Mr. Al Frisina, Manhattan West Corporation