



June 2, 2017

City of Hamilton  
Planning Committee  
71 Main Street West  
Hamilton ON L8P 4Y5

Attention: Chair Maria Pearson and Committee Members

Dear Ms. Pearson and Committee Members,

RE: City of Hamilton Comprehensive Zoning By-law Updates  
Submission on behalf of Effort Trust Company

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WEBB Planning Consultants are retained by The Effort Trust Company to provide land use planning services for their various landholdings throughout the City of Hamilton.

It has come to our attention that the City is holding a Public Meeting on June 6<sup>th</sup>, 2017, to consider the adoption of Comprehensive Zoning By-law updates to implement new Commercial and Mixed Use Zoning.

Given the significant landholdings of the Effort Trust Company, the new Zoning By-law has the potential to have far reaching implications on the future development and use of their lands. Based on a preliminary review of the proposed Zoning for specific sites, we have noted a number of detrimental impacts where the proposed Zoning is either inconsistent with the established planning framework or will frustrate planned development.

To illustrate the breadth of the potential impacts, below is a partial list of the properties confirmed to date that are impacted by the proposed Commercial and Mixed Use Zoning:

- Heritage Highlands Shopping Centre, 512 Highland Road West
- Heritage Greene Shopping Centre, Stone Church Road, Paramount Dr. & Artfrank Dr.
- 2000 Garth Street;
- 810 Upper Gage;
- 830-836 Upper James Street;
- 1000 Upper James Street
- 1317 Upper James Street;
- 1405 Upper James Street;

- 1565 Upper James Street;
- Gage Square - 601 Upper Gage 952 Fennell Avenue;
- 801 Mohawk Road;
- 724 Mohawk Road;
- 505 Rymal Road;
- 1525 Stone Church Road;
- Spartan Square - 483 Highway #8
- 1579 & 1581 Main Street West.

Given the number of sites that are impacted, our request of the City is a further review of the issues through a comprehensive approach rather deal with sites on an individual basis. The significant number of sites that are impacted is indicative of the broad extent of the draft By-law that will need to be considered in resolving potential issues.

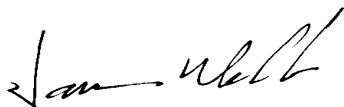
Accordingly, our submission on behalf of Effort Trust is to respectfully request that Planning Committee proceed to hold the Public Meeting on June 6<sup>th</sup> but refer the draft Zoning By-law back to Planning staff to permit further consultation.

We will be in attendance at the Public Meeting scheduled for June 6<sup>th</sup> and will provide an oral submission to Planning Committee in support of the above request.

Should you have any questions or need additional information regarding this submission, please feel free to contact our office.

Yours truly,

**WEBB Planning Consultants Inc.**



James Webb, MCIP, RPP

cc: The Effort Trust Company  
Turkstra Mazza Associates