



June 5, 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 DiCenzo Construction Company & Dicon Properties

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WEBB Planning Consultants are retained by DiCenzo Construction Company Limited & Dicon Properties (Hamilton) Limited Partnership to provide land use planning services for their properties located within 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.

We have undertaken a review of the proposed Zoning on behalf of our clients and have noted a number of properties that are impacted. The properties include existing commercial developments located at 1070 Stone Church Road East, 205 Quigley Road, and 1216 Upper Wentworth Street.

Based on our review of the proposed Zoning for the specified properties, we have noted the potential for conflicts with the established development of these sites and the potential of the proposed Regulations frustrating their continued growth and evolution.

Our review confirms there are inconsistencies between the proposed new Commercial and Mixed Use Zoning and the current Zoning Regulations and site specific approvals that have been granted by the Committee of Adjustment. The concerns we have noted are generally minor and technical in nature and can readily be resolved through discussion with City Planning Staff.

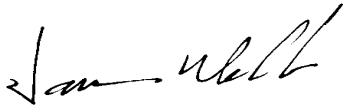
Our respectful submission on behalf of our clients is for Planning Committee to proceed to hold the Public Meeting on June 6<sup>th</sup> but table the proposed Zoning applicable for the specified properties. The tabling is to include direction for follow-up discussions with City Planning staff towards resolving the concerns.

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.

Please contact our office immediately should you have any questions or require additional information regarding this submission.

Yours truly,

**WEBB Planning Consultants Inc.**

A handwritten signature in black ink, appearing to read "James Webb", written in a cursive style.

James Webb, MCIP, RPP

cc: DiCenzo Construction Company Limited  
Dicon Properties (Hamilton) Limited Partnership