

June 5, 2017

City of Hamilton
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

ATTENTION: Ida Bedioui, Planning Co-ordinator

**RE: Response to New Hamilton 05-200 Commercial and Mixed Use Zones
300-310 Limeridge Road West, Hamilton**

T. Johns Consulting Group has been retained by the owners at 310 Limeridge Road West, Hamilton, to formally submit a response to the New Hamilton 05-200 Commercial and Mixed Use Zones, and request that this property be recognized with site specific exceptions to ensure zoning compliance.

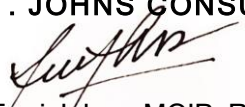
The existing site has been reviewed in context with the new *Neighbourhood Commercial "C3" Zone*, and the following site specific exceptions are requested:

1. **The maximum Building Setback from a Street Line shall be 66 metres to street line**, whereas the new Neighbourhood Commercial "C3" Zone permits 4.5 metres. This exception is applicable to an existing condition.
2. **A setback of 1.5 m with no planting strip will be proposed along the property lot line abutting a Residential Zone**, whereas the new Neighbourhood Commercial "C3" Zone requires both 1.5 metres and a Planting Strip.
3. **Requirement for Planting Strips within the parking area shall not apply**, whereas the new Neighbourhood Commercial "C3" Zone requires parking lots with 50+ parking spaces to include 10% of the area to consist of Planting Strip.
4. **The parking area or aisle shall be location within 1.5 m of a street line with no planting strip**, whereas the new Neighbourhood Commercial "C3" Zone requires parking to not be located within 3.0 of a street line and shall provide a 3.0 metres wide planting strip being required and permanently maintained between the street line and the said parking spaces or aisle.
5. **No bicycle spaces shall be provided**, whereas the new Hamilton 05-200 Zoning By-law requires 5 bicycle spaces.

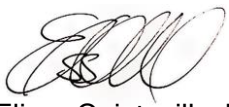
Should you require any additional information, please do not hesitate to contact our office at (905) 574-1993.

Respectfully,

T. JOHNS CONSULTING GROUP



Terri Johns, MCIP, RPP
President



Elissa Quintanilla, BES
Planner