

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
2000 Garth Street, Glanbrook**

T. Johns Consulting Group has been retained by 2000 Garth Limited, the owners at 2000 Garth Street, Glanbrook, 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 provisions to ensure zoning compliance in accordance with conditionally approved Site Plan application SPA-16-119.

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 4.7 metres to street line**, whereas the new Neighbourhood Commercial "C3" Zone permits 4.5 metres.
2. **For a Built Form for New Development on a corner lot, the minimum combined width of the ground floor façade facing the front lot line and flankage lot line requirement shall not apply**, whereas the new Neighbourhood Commercial "C3" Zone requires that it be greater than or equal to 50% of the measurement of all lot lines abutting a street;
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. **Parking spaces with a width of 2.6 metres and length of 5.5 metres shall be provided.**
5. **Barrier Free parking spaces with a width of 4.4 metres and length of 5.5 metres shall be provided.**

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