



June 5th, 2017

017-14

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
71 Main Street and 10 Baldwin Street, Dundas**

On behalf of the owner of the subject property, Centurion (Dundas) Holdings Limited. UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is pleased to submit this letter regarding the draft Commercial and Mixed Use Zones as it relates to 71 Main Street and 10 Baldwin Street in Dundas.

Appendix "A" of Staff Report No. PED16100(b) proposes to change the land use designation of 71 Main Street, 10 Baldwin Street and surrounding areas as shown on Page 10 of 21 from Mixed Use – Medium Density to Neighbourhoods on Schedule E-1 of the Urban Hamilton Official Plan (UHOP). Appendix "A" of Staff Report No. PED16100(b) also proposes to remove 71 Main Street, 10 Baldwin Street and surrounding areas as shown on Page 20 of 21 from the Area Site Specific Policy UD-5 from Volume 3, Map D-2 of the UHOP.

Council for the City of Hamilton approved Official Plan Amendment Application No. UHOPA-14-009 and Zoning By-law Amendment Application No. ZAC-14-025 and this approval was subsequently appealed to the Ontario Municipal Board. A 5 Day hearing commenced on April 3, 2017. The hearing was unable to be completed in the 5 days and an additional 5 days has been scheduled in December, 2017.

Based on the current status of the Ontario Municipal Board hearing, it is not appropriate to change the applicable land use designations of the subject and surrounding lands. Accordingly, on behalf of Centurion (Dundas) Holdings Limited, UrbanSolutions respectfully request the UHOP Amendments considered for the subject and surrounding lands illustrated on Page 10 and 20 of Appendix "A" of Staff Report No. PED16100(b) be removed from the Commercial and Mixed Use Zoning Review process and the existing designations illustrated on Schedule E-1 and Map D-2 remain.

Thank you for your consideration.

Regards,
UrbanSolutions



Sergio Marchia, MCIP, RPP
Principal



Matt Johnston, MCIP, RPP
Principal

cc: Mr. Stephen Robichaud, City of Hamilton
Ms. Joanne Hickey-Evans, City of Hamilton
Mr. David Horwood, Centurion (Dundas) Holdings Limited
Mr. Scott Snider, Turkstra Mazza Associates