



October 16, 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

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.

As Planning Committee will be aware, comprehensive Zoning By-law amendments to implement the proposed Commercial and Mixed Use Zoning were considered at a Public Meeting held on June 6th, 2017. Given the significance of the proposed amendments and the broad implications for Effort Trust's portfolio of commercial properties, our submission at the Public Meeting was to request a tabling of the draft By-law to permit further review and consultation with City Planning Staff.

Planning Committee agreed that further consultation was warranted and adopted a Resolution referring the draft CMU Zoning back to Planning Staff to facilitate further consultation with affected property owners. Since the June 6th meeting we have undertaken significant dialogue with Planning Staff and would like to extend our thanks to Staff for their efforts to address the concerns that have been raised on behalf of Effort Trust.

The updated CMU Zoning is to be presented to Planning Committee at their meeting scheduled for October 17th, 2017. We have had the opportunity to review the Staff Report prepared for this meeting, including the updated Zoning By-law amendment, and are generally satisfied to see that a number of items that we have raised have been incorporated into the updated By-law.

However, in our review of the Draft By-law we have noted that our request to include site specific modifications for three existing commercial developments have not been reflected in the final draft. These three commercial developments provide a key function in servicing the daily and weekly shopping needs for residents in their surrounding neighbourhoods. The continued growth and redevelopment of these properties is essential to maintaining their planned commercial function.

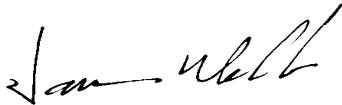
We are attaching for the information of Council site plans that illustrate the planned development of the three properties based on current zoning regulations. Our request of Planning Committee is to provide direction for the City to make the necessary amendments to the proposed CMU zoning to ensure that the incremental redevelopment of these properties can be implemented and not frustrated by the proposed CMU zoning. These further amendments need to occur prior to the City adopting the final By-law.

We will be in attendance at the Planning Committee Meeting scheduled for October 17th, 2017, and would be pleased to assist Committee should there be any questions arising from this submission.

Thank you for the opportunity to present this submission on behalf of Effort Trust, please feel free to contact me directly should there be any questions or the need for additional information regarding this submission.

Yours truly,

WEBB Planning Consultants Inc.

A handwritten signature in black ink, appearing to read 'James Webb', with a stylized flourish at the end.

James Webb, MCIP, RPP

Attached Site Plans: Gage Square
Rymal Square
Mt. Breeze Plaza

cc: The Effort Trust Company
Turkstra Mazza Associates

UPPER GAGE AVENUE

SEVENTH AVENUE

FENNEL AVENUE EAST

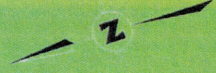
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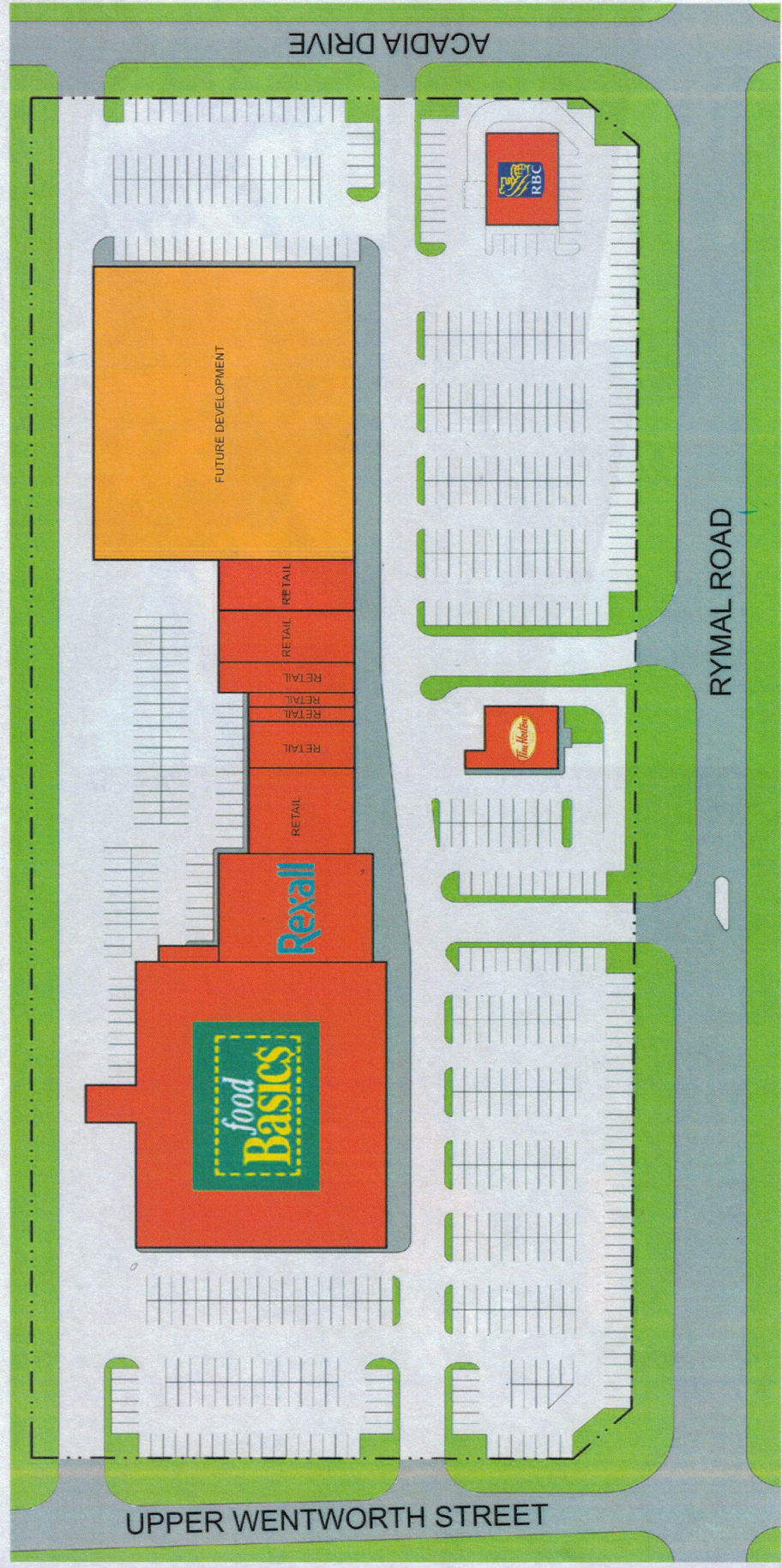
Our Effort Is For You

GAGE SQUARE

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