



A. J. Clarke and Associates Ltd.

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October 17th, 2017

The City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Attn: Mr. Timothy Lee, MCIP, RPP

Re: Proposed Commercial Mixed Use Zoning Amendment (PED 16100)

Dear Mr. Lee,

We represent, Rose Hamilton Homes Inc., the owner of the lands municipally known as 212 King William Street, Burlington. The subject lands are located on the south side of King William, Street between Fergusson Ave and Jarvis Street. The lands fall within the Downtown Hamilton Secondary Plan Area. The subject lands are also the subject of an ongoing Site Plan Application DA-17-053.

We are writing to express our objection to the proposed amendments to Section 5 of Zoning By-Law 05-200. This amendment alters the original zoning permissions on the subject lands pertaining to parking stall sizes by increasing the size of a stall in an underground or above ground parking space from 2.6 x 5.5 metres to 2.8 x 5.8 metres and 3.1 metres in width if the space is adjacent to a wall or column. This increase in parking stall size will result in a loss of approximately 10 spaces from our underground parking design and the corresponding loss of approximately 10-12 residential units. It is our opinion that this policy results in increased parking area and a decrease in actual livable space and therefore runs counter to the established intensification policies in the Growth Plan for the Greater Golden Horseshoe and the Urban Hamilton Official Plan.

I trust this is satisfactory and thank you for your cooperation in this matter. If you need additional information or clarification regarding the above, please do not hesitate to contact our office.

Sincerely,

Per: Franz Kloibhofer, MCIP, RPP
A. J. Clarke and Associates Ltd.