



October 17, 2017

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

ATTENTION: Ms. Ida Bedioui, Planning Co-ordinator

**RE: Response to New Hamilton 05-200 Commercial and Mixed Use Zones
2000 Garth Street, Former Township of Glanbrook, Now in the City of Hamilton**

T. Johns Consulting Group was retained by 2000 Garth Limited, the landowner of 2000 Garth Street, and formally submitted a site specific exception request related to the new commercial and mixed use by-law on June 5, 2017.

Following the request, our office met with Staff to discuss, and provided all requested information for the site specific exception. A letter from Staff was received acknowledging that the modifications would either be carried forward as requested or modified to appropriate reduced requirements.

Upon review of the Zoning By-law Amendment being presented today it appears that a site specific exception for these lands has not been included within the amending by-law. We do note that the property has been identified within Appendix "F", as a property identified for a site specific exception.


Our office has discussed this matter with Senior Policy Staff and we have been assured items identified in Appendix "F" will be carried forward. Our review shows that the requested reduced requirement for *Landscaped Strips within the Parking Area* has been omitted. We respectfully request that the site specific amendment recognize this exception.

Please note the subject lands have conditional Site Plan Approval as part of Site Plan Application SPA-16-119. The requested modifications reflect the conditionally approved site plan as well as the approved minor variances per application GL/A-16:218. This development represents intensification of an existing commercial site, which has presented design constraints and it is our opinion that given the circumstances all of the exceptions are appropriate.

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

cc. Mr. Steve Robichaud, *Director, Planning Division*
Ms. Joanne Hickey-Evans, *Manager, Policy Planning and Zoning By-law Reform*