



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

File No. 158237

October 23rd, 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: Mrs. Joanne Hickey-Evans, RPP, MCIP

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

Dear Mrs. Hickey-Evans,

We represent MM Green Developments (Stoney Creek) Inc., who is owner of the lands municipally known as 16-18 King Street West, Hamilton (Stoney Creek). The lands are located on the north side of King Street West, between Lake Avenue Drive and 2nd Street North. The subject lands are also the subject of an ongoing Zoning By-law Amendment Application ZAC-17-044; which was deemed complete on June 7th, 2017.

We are writing to express our objection to the proposed amendments to Section 5 of Zoning By-Law 05-200. This amendment would alter the existing parking stall size requirement in Zoning By-law 05-200 by increasing the size of a stall in an underground or above ground parking structure 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. The subject lands are slated to be brought into Zoning By-law 05-200 and removed from Zoning By-law 3692-62 through PED 16100(c). The parking spaces incorporated into the proposed development subject to ZAC-17-044, are proposed at 2.75 m X 5.8 m; which is compliant with the existing Zoning By-law 3692-92. Incorporating the lands into Zoning By-law 05-200, while also increasing the required parking stall dimensions would drastically alter the layout of the proposed development on the subject lands; and would trigger a complete architectural re-design of the development concept, at great expense to the proponent. If implemented, this increase in parking stall size will result in the loss of ten (10) spaces from our underground parking design. Further, the proponent will be subject to a costly redesign to an application already deemed complete under the *Planning Act*. It is our opinion that this policy will result in an increase 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.

This correspondence should be considered a written submission to Council under the *Planning Act*.



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,

Franz Kloibhofer, MCIP, RPP
Senior Planner

A. J. Clarke and Associates Ltd.

Copy - MM Green Developments (Stoney Creek) Inc. Attn: Mr. Maged Shireen
Copy - Rose Caterini, City Clerk – City of Hamilton - Office of the City Clerk – 71
Main Street West, 1st Floor, Hamilton, Ontario.
Copy - Councillor Conley – City of Hamilton - Hamilton City Hall, 2nd floor - 71
Main St. West, Hamilton