



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

File No. 158090

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: Ms. Joanne Hickey-Evans, MCIP, RPP

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

Dear Ms. Hickey-Evans,

We represent King Stuart Developments Inc., who is subject to an agreement of purchase and sale with Hamilton Store Fixtures Limited., the owner of the lands municipally known as 206 – 208 King Street West, Hamilton. The subject lands are located on the northeast corner of the King Street West and Caroline Street North. The subject lands are also the subject of an ongoing Zoning By-law Amendment Application ZAC-17-046; which was deemed complete on June 2nd, 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 parking spaces incorporated into the proposed development subject to ZAC-17-044, are proposed at 2.6m X 5.5m; which is compliant with the existing Zoning By-law 05-200 that governs the subject lands. 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 a number of 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 - King Stuart Developments Inc. Attn: Mr. Vernon Shaw

Copy - Rose Caterini, City Clerk – City of Hamilton - Office of the City Clerk – 71 Main Street West, 1st Floor, Hamilton, Ontario.

Copy - Councillor Farr – City of Hamilton - Hamilton City Hall, 2nd floor - 71 Main St. West, Hamilton