



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

File No. 158091

October 23th, 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 16100c)

Dear Ms. Hickey-Evans,

We are agents for King Stuart Developments Inc., who are subject to an agreement of purchase and sale with 1376533 Ontario Inc., the owner of the lands municipally known as 41 Stuart Street, Hamilton. The subject lands are located on the southwest corner of the intersection of Stuart Street and MacNab Street North. The subject lands are also the subject of ongoing Zoning By-law and Official Plan Amendment Applications ZAC-17-019 & UHOPA -17-08; which were deemed complete on February 1st, 2017.

We are writing to express our objection to the proposed amendments to Section 5 of Zoning By-Law 05-200. This amendment serves to alter the existing parking stall sizes 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.

Whereas the subject lands are not regulated by Zoning By-law 05-200; this increase in parking space dimensions will now alter the benchmark, by which all development applications have been measured throughout the City of Hamilton since at least 2015, regardless of the current in force and effect Zoning By-law. This particular site has been designed to accommodate the parking stall size originally contemplated in Zoning By-Law 05-200 at 2.6m x 5.5 metres. If implemented, the proposed increase in parking stall size will result in the loss of a number of spaces from our underground parking design and the corresponding loss of multiple dwelling units. 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.



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