



SHAPING GREAT COMMUNITIES

November 7, 2017

File No: 17228

Mayor Eisenberger and Member of Council
 City of Hamilton
 71 Main Street West, 2nd Floor
 Hamilton ON L8P 4&5

Dear Mayor Eisenberger and Member of Council

RE: NEW COMMERCIAL MIXED USE C5 ZONE
Bill 240 – TO AMEND BY-LAW NO. 05-200
211-225 JOHN STREET SOUTH AND 70-78 YOUNG STREET, HAMILTON

GSP Group Inc. represents Corktown Plaza Inc. who recently acquired the above noted lands with the intent to construct a mixed-use development including ground floor commercial and residential apartments. The property is currently zoned in 3 different Districts in Zoning by-law 6593:

- 201 John St S / 70 Young St: Zoned "E-3" (High Density Multiple Dwellings) District;
- 78 Young St: Zoned "H" (Community Shopping and Commercial, Etc.) District; and
- 225 John St S: Zoned "CR-2/S-572a and 572b" (Commercial – Residential) District.

The CR-2 and E-3 Districts both allow heights up to 18 storeys while the H District restricts the height of buildings to 8 storeys.

According to Bill 240 the entire block is to be rezoned to the "Mixed Use – Medium Density (C5) Zone" in Zoning By-law 05-200. While the proposed mixed-use form of development will continue to be permitted, the maximum permitted height is to be decreased to a maximum of 22 metres (±7 storeys). That is, the height restrictions are more stringent under the new proposed zoning by-law, than what is currently permitted. The new C5 Zone is therefore a "down-zoning" of our lands from a height perspective.

On this basis, we are not supportive of the proposed C5 Zone as it relates to our lands.

Yours truly,
GSP Group

A handwritten signature in black ink, appearing to read "B. Khes", is written over the printed name.

Brenda Khes, MCIP, RPP
 Senior Associate

cc: Mr. Steven Robichaud
 Ms. Anita Fabac

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

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