



F O T H E R G I L L P L A N N I N G & D E V E L O P M E N T I N C .

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January 11, 2018

Ms. Melanie Pham, MCIP, RPP
Planner 1, Community Planning
Planning and Economic Development Department
City of Hamilton
71 Main St. W., 6th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Pham:

**Re: Centennial Neighbourhood Secondary Plan
Parkway Nissan - 191 Centennial Parkway North**

We have reviewed the draft Secondary Plan for the Centennial Neighbourhood and would first ask for confirmation that the proposed designation in Schedule E-1, Map B.6.7-1 is Mixed Use - Medium Density.

As you may recall, the owner of the property, Mr. Ilya Pinassi previously forwarded a submission to the City requesting that policies in the Secondary Plan not only recognize the existing use, but encourage the use to continue, to grow and to allow for opportunities for expansion.

Given that the Secondary Plan does not contain provisions to achieve that objective, please accept this correspondence as a request to amend the plan by adding a site specific provision which would recognize the existing automobile dealership as a permitted use and allow for an expansion of that use, provided that such expansion is deemed to be compatible with surrounding land uses.

As an alternative, we would request that the Official Plan contain a site specific policy to allow for continuation and expansion of the existing use. We would also ask the policy recognize that the existing non-complying use is not considered to be an interim use. This will still protect the interests of the City and the integrity of the underlying designation, while at the same time making it clear, to both the public and the land owner, that the existing use can continue for an indefinite period of time, and also be allowed to expand on the site. It is understood that if additional lands are required to accommodate future expansion, subsequent approvals will be required to implement that expansion for those other properties.

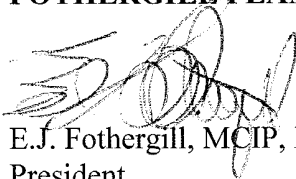
We would welcome the opportunity of meeting with you in advance of the meeting of Planning Committee on January 16 to review this matter further.

By way of copying Ms. Bedioui, we would ask that this correspondence be placed on the public record and considered at the upcoming Planning Committee meeting of Tuesday January 16.

Thank you very much.

Sincerely,

FOTHERGILL PLANNING & DEVELOPMENT INC.



E.J. Fothergill, MCIP, RPP
President

cc. Ilya Pinassi, Alissa Mahood, Councillor Chad Collins, Ida Bedioui