

February 14, 2018

Mayor Eisenberger and Councillors
City of Hamilton
71 Main Street West, 2nd Floor
Hamilton, Ontario
L8P 4Y5

Dear Mayor and Councillors

**RE: Proposed Centennial Neighbourhoods Secondary Plan and Transit Oriented Corridor
Zoning Extension Respecting Lands Located at 640 Queenston Road
Our File No. 14130J**

MacNaughton Hermesen Britton Clarkson Planning Limited is retained by First Capital Holdings (Ontario) Corporation in relation to their property located 640 Queenston Road (the "subject lands"). The subject lands are approximately 5 hectares in size and are located on the south-west corner of the intersection of Queenston Road and Nash Road. The subject lands are currently occupied by a shopping centre with 14,338 square metres of gross floor area and 818 parking spaces. They are currently designated Mixed Use – Medium Density on Schedule E-1 of the Urban Hamilton Official Plan, Volume 1 and zoned Designed Shopping Centre "G-1 / S-1537" District, Modified.

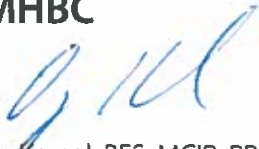
We understand that Council will be considering the approval of the Centennial Neighbourhoods Secondary Plan and an extension of the Transit Oriented Corridor Zoning which includes the subject lands. We support, in principle, the general long-term goals of the regulatory framework. However, we are concerned with the lack of consideration respecting short to medium term development and redevelopment potential of the subject lands. We appreciate that some consideration was given to this matter but we believe that the subject lands, as well as other larger commercial sites in the affected area, will continue to be unduly constrained by the restrictions on the development of drive-through facilities.

We met with staff on November 8, 2017 and November 16, 2017 to discuss a proposal to construct two commercial buildings, one of which will contain a drive-through facility (coffee shop), and to express our concerns regarding prohibition of such facilities. We note that the proposed policy and zoning framework currently before Council maintains the prohibition of drive-through facilities on the subject lands. Our application was submitted on December 19, 2017, and a letter received on February 9, 2018 confirmed our application as complete.

The redevelopment of large format commercial shopping centres requires flexibility in the policy and regulatory framework to allow for incremental change to occur on site while minimizing disruption to the existing commercial operations which support the Sub-Regional Node. As such, we request that Council amend the proposed Official Plan policy and zoning to permit drive-through facilities on the subject lands on an interim basis until such time that the entire site is redeveloped for a mix of uses as contemplated in the Centennial Neighbourhoods Secondary Plan and Transit Oriented Corridor Zone.

Yours truly,

MHBC



Ozkemal, BES, MCIP, RPP
Partner

cc: First Capital Holdings (Ontario) Corporation