

April 13th, 2018

Ida Bedioui
Legislative Co-ordinator for the Planning Committee
City Clerks Office
1st Floor, 71 Main Street West
Hamilton, Ontario, L8P 4Y5
Email: ida.bedioui@hamilton.ca

Dear Ms. Bedioui:

Re: City of Hamilton Amendments to the Downtown Secondary Plan and Zoning By-Law 05-200

- **15 Queen Street South (2491034 Ontario Inc.)**

We have reviewed the proposed Downtown Secondary Plan and corresponding updates to Zoning By-Law 05-200 with regards to the planning approvals granted for our development at 15 Queen Street South.

An amendment to By-Law 05-200 respecting the subject lands was approved by Council on October 25th, 2017 changing the zoning from the Downtown Prime Retail Streets (D2) Zone to the Downtown Prime Retail Streets (D2, 625) Zone with the passing of By-Law 17-219. This amendment allows for a mixed use development of up to 78 metres in height and includes several provisions with regards to built form and parking requirements.

Through discussions with Staff, it has come to our attention that the site was not included in the site-specific exceptions that are being proposed in the revised Downtown Zones. As such, we are requesting that the site specific zoning in By-Law 17-219 be recognized and that any additional conformity issues (i.e. setbacks, parking stall sizes, etc.) that may arise from the proposed Downtown Secondary Plan and corresponding updates to Zoning By-Law 05-200 be added to the existing special exception 625 so as to permit the development as proposed.

We trust that this shall be sufficient. If you should have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



Kyle Bittman