



April 16<sup>th</sup>, 2018

258-17

**Via Email & Delivered**

Chair and Members of Planning Committee

c/o Ms. Ida Bedioui  
Legislative Coordinator

City Clerk's Office  
City of Hamilton  
71 Main Street West, 1<sup>st</sup> Floor  
Hamilton, ON L8P 4Y5

**RE: Draft Downtown Secondary Plan and Zoning By-law Review  
71 Rebecca Street, Hamilton**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf Kaneff Properties Limited, owner of 80 John Street North and we are pleased to submit this letter regarding the Draft Downtown Secondary Plan and Zoning By-Law review in relation to Official Plan Amendment Application No. UHOPA-17-023 and Zoning By-law Amendment Application No. ZAC-17-053 proposed at 71 Rebecca Street, Hamilton.

Following a review of the April 13, 2018 written submission on behalf of Sonoma Development Group Inc., Kaneff understands exceptions to the draft zoning by-law are being sought with regards to the podium and lot coverage. While not noted in the aforementioned April 13, 2018 correspondence, it is also understood that additional exceptions to the draft zoning by-law are required with regards to building step backs above 44 metres in height.

As noted in the written submission of today's date with regards to their lands at 80 John Street North, Kaneff Properties Limited is in full support of the Secondary Plan policies and Zoning By-law regulations as currently proposed and respectfully requests the modifications being pursued by the proponent for their lands at 71 Rebecca Street not granted.

In accordance with the *Planning Act*, please provide the undersigned with written copy of any Council decision for this matter.

Regards,  
**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*

cc. Mses. Anna-Maria Kaneff and Kristina Kaneff, Kaneff Properties Limited  
Mr. Sergio Manchia, MCIP, RPP, and Ms. Katie Rauscher, UrbanSolutions