



April 16, 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, 1st Floor
Hamilton, ON L8P 4Y5

**RE: Draft Downtown Secondary Plan and Zoning By-law Review
80 John Street North, Hamilton**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf Kaneff Properties Limited and we are pleased to submit this letter regarding the Draft Downtown Secondary Plan and Zoning By-Law review for the lands municipally known as 80 John Street North.

The subject lands are designated as "Downtown Mixed Use" as illustrated on Map B.6.1-1- Land Use Plan of the Downtown Secondary Plan. The City of Hamilton Zoning By-law No. 05-200 places the subject lands in the Downtown Central Business District (D1, H17, H19, H20) Zone. Map B.6.1-2 Maximum Building Heights designates the subject lands as "High-rise 2" while Schedule F of the Zoning By-law permits a maximum building height of 97 metres.

While concerned with the various parking stall sizes applicable to structured parking facilities and the proposed Holding provisions requiring Section 37 Agreements to be in place in advance of the City completing the pending City-wide Bonusing Study noted in Staff Report PED 18074, Kaneff Properties Limited is in full support of the balance of the Secondary Plan policies and Zoning By-law regulations as currently proposed.

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