

**From:** Scott Patterson [<mailto:scott@lpplan.com>]  
**Sent:** April-13-18 9:08 AM  
**To:** 'shannon.mckie@hamilton.ca'  
**Cc:** 'Bryan Dykstra'; 'Amanda Drumond'  
**Subject:** 107 MacNab Street North - Coppley (P-1028)

Good morning Shannon

On behalf of the proponent for the redevelopment of 107 MacNab Street, I am contacting you regarding the update to the Hamilton Downtown Secondary Plan and the new Downtown Central Business District (D1) Zone. It is my understanding you are the Planner heading up these matters.

Our group attended a Preliminary DRT meeting on April 11, 2018 to discuss the project at 107 MacNab for Coppley. At this meeting it was encouraged by Ms. Kim Roberts that we complete a zoning analysis of the proposed site plan with regard to the new "D1" zone and request site specific exceptions to recognize the Coppley project as needed. Subsequent to the meeting we have also received confirmation from Mr. Steve Robichaud that the proposal would proceed on the basis of being considered a "Craftsperson Shop" until such time as the HDSP and the zoning process were completed. (Copy of email attached)

We have reviewed the proposed Downtown Central Business District (D1) Zone in relation to the Coppley project and believe there are a few site specific exceptions that we would request be included to recognize the project going forward. Special Exception #688 is already included in the Draft zoning and would recognize the Coppley project as follows:

***688. Notwithstanding Section 6.1.1 of this By-Law within the lands zoned Downtown Central Business District (D1) zone, identified on Map 910 of Schedule "A"- Zoning Maps and described as 107 MacNab Street North, Clothing Manufacturing shall also be permitted.***

The inclusion of this Special Exception would recognize the Coppley use however we would also request the following:

1. Map 910 of Schedule "A" should be updated to have the Special Exception # 688 identified for the subject lands. This is not currently noted on the Draft we have available to us.
2. Notwithstanding clauses be added to #688 as follows:
  - i) Notwithstanding 6.1.3c)iv) - A driveway with a maximum width of 11.7m shall be permitted for ingress and egress.
  - ii) Notwithstanding 4.2b)iii) – For the purposes of a clothing manufacturer on the subject lands, no parking spaces will be required for any part of an existing building or for any addition or expansion of an existing building.

With these items added to the mapping and Special Exception #688 we believe that the "D1" zoning will recognize and help implement the project going forward.

I would welcome the opportunity to speak with you about these items should you have any questions or concerns and am available all day today at your convenience.

With thanks  
Scott

**Scott J. Patterson, BA, CPT, MCIP, RPP**  
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