

February 15, 2019

VIA EMAIL ONLY

City of Hamilton
Planning and Economic Development Department
71 Main Street West
Hamilton, Ontario L8P 4Y5

ATTENTION: Steve Robichaud, Director, Planning and Chief Planner

Dear Mr. Robichaud:

**Re: Report No. PED19029
Modifications and Updates to the City of Hamilton Zoning By-law 05-200**

T. Johns Consulting Group represents several landowners subject to the provisions of Zoning By-law 05-200. We respectfully offer our input into the proposed modifications to the City of Hamilton Zoning By-law 05-200.

We are in support of the modifications to the City of Hamilton Zoning By-law 05-200, however, we wish to ensure that the intent of the Official Plan and Zoning By-law 05-200 is maintained with respect to the City's urbanization.

Specific to the modifications of 'Section 10.5: Mixed Use Medium Density - Pedestrian Focus (C5a) Zone', our clients have encountered issues with the current 7.5 metre side yard setback to a residential zone. Specific to their property in the Village of Ancaster core, the required 7.5 metre side yard setback to an existing residential multiple dwelling equated to a building envelope that was 2.2 metres in width, even though the adjacent property is also zoned "C5a". The proposed modifications will realize the intent of the Zoning By-law, to promote a core area that is mixed-use and pedestrian focused.

We support the City's efforts to ensure that the intent of the Official Plan and Zoning By-law is recognized in its interpretation and review of development applications. Please feel free to contact our office at (905) 574-1993 should you have any questions or concerns.

Respectfully Submitted,
T. JOHNS CONSULTING GROUP LTD.



Terri Johns, BA, MCIP, RPP
President



Jacqueline Svedas, BES(PI), MCIP, RPP
Senior Planner