



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

August 11, 2022

Office of the City Clerk
71 Main Street W, 1st Floor
Hamilton ON L8P 4Y5

Attn: Mayor and Members of Council

Re: Amendments to Expand the Permitted Uses in the Low Density Residential Zones of the Former Community Zoning By-laws of the Town of Ancaster, Town of Dundas, Town of Flamborough, Township of Glanbrook, City of Hamilton, and City of Stoney Creek and Create Two New Low Density Residential Zones in Zoning By-law No. 05-200 (PED22154) (Item 9.6)

Dear Mayor and Members of Council:

A.J Clarke and Associates Ltd. Has been retained by the owners of 386 East 25th Street to provide a response letter respecting the above noted Zoning By-law Amendments.

We have reviewed the Draft By-laws as they relate to our client's property located at 386 East 25th Street. We note that the subject lands are intended to be rezoned to permit semi-detached, duplexes and street townhouses amongst other uses. We are in support of these amendments as they relate to the subject property under By-law No. 6593.

We also note that our client's lands we're left out of the new residential zones under the proposed Consolidated Hamilton Zoning By-law No. 05-200. We have attached a map depicting the subject lands missing from the intended amendment. Respectfully, I would ask that Council direct staff to amend this map to include our client's lands. I cannot see a particular planning reason for leaving my client's lands out of the amendment as they should be afforded the same permitted uses as the surrounding neighbourhood.

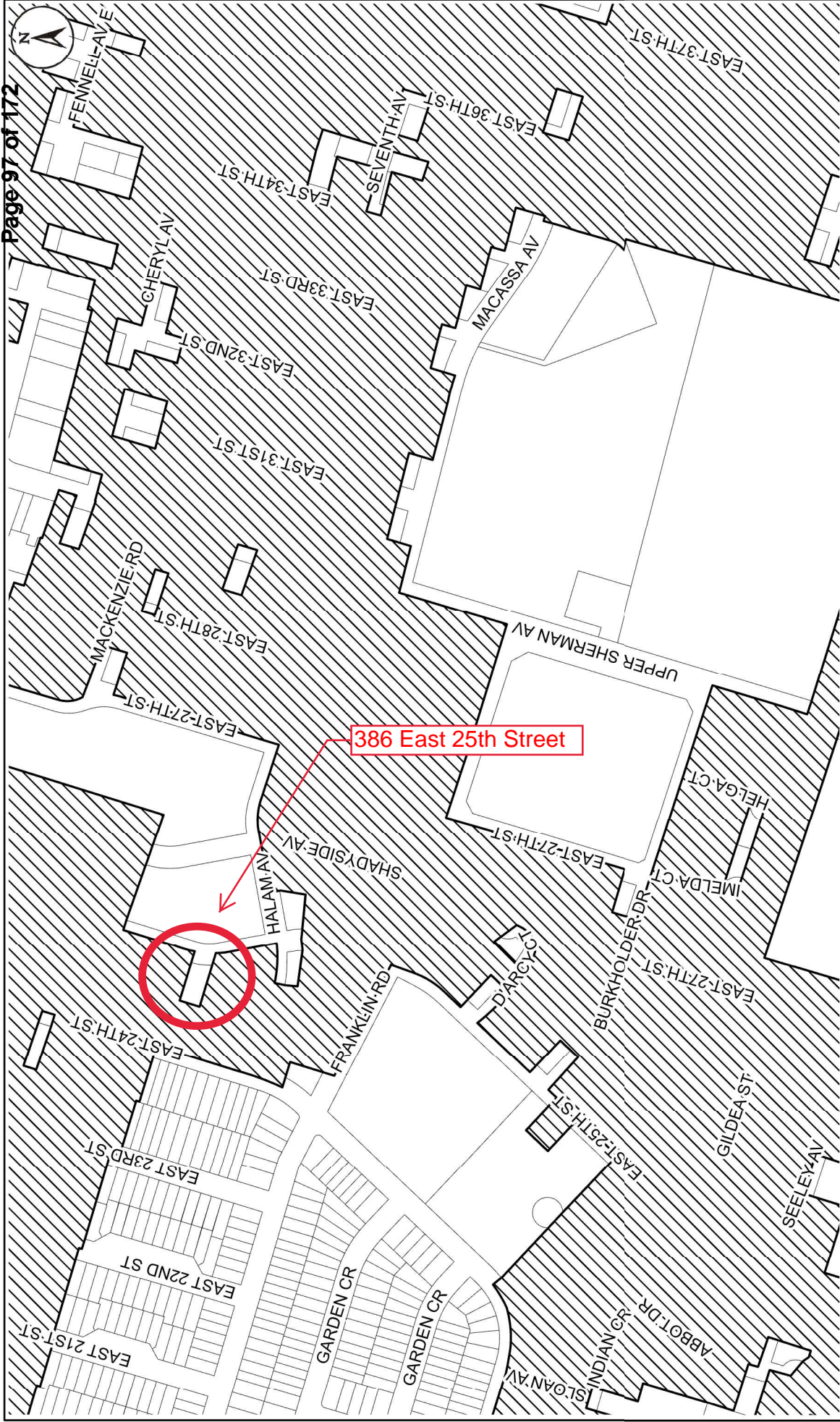
Respectfully submitted,

Ryan Ferrari, BURPI, CPT
Land Use Planner

A.J Clarke and Associates Ltd.

Encl. – Schedule A 81 – Map Forming Part of By-law No. 22-____

Cc: PAII Realty Inc.



<p>Schedule "A 81"</p> <p>Map forming Part of By-law No. 22-</p> <p>to Amend By-law No. 05-200</p> <p>Map 1186</p>		<p>This is Schedule "A 81" to the By-law No. 22-</p> <p>Passed the day of, 2022</p>		<p>----- Mayor -----</p> <p>----- Clerk -----</p>			
		<p>Legend</p> <p> Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1) Zone</p> <p> Lands to be added to Zoning By-law No. 05-200 as Low Density Residential - Small Lot (R1a) Zone</p>		<table border="1"> <tr> <td>Scale: N.T.S</td> <td>File Name/Number: Low Density Residential Zoning</td> </tr> <tr> <td>Date: July 11, 2022</td> <td>Planner/Technician: EY/AL</td> </tr> </table>		Scale: N.T.S	File Name/Number: Low Density Residential Zoning
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<p>PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</p> <p> Hamilton</p>							