



MEMORANDUM

To: Mark Michniak, Planner I

From: Katelyn Gillis, Intermediate Planner

Date: December 5th, 2022

Dear Mr. Michniak:

RE: 111-115 Fiddlers Green Road, Ancaster, Public Consultation Update
ZAC-22-058

T. Johns Consulting Group Ltd. is the retained agent on behalf of the landowner and applicant, Shcherbatykh Holdings Inc. for the above noted Zoning By-law Amendment application. The following letter will provide a brief update to the Public Consultation Strategy in the Planning Justification Report dated August 2022.

T. Johns Consulting is confirming that a Neighbourhood Information Letter dated October 19, 2022 (refer to **Appendix A**) was mailed to 132 addresses within 120 metres of the subject lands which includes residential and non-residential establishments. Please see **Appendix B** for a list of addresses within 120 metres around the subject lands. The City of Hamilton c/o Mr. Mark Michniak was emailed a copy of the Neighbourhood Information Letter on October 19th, 2022. To date, T. Johns Consulting received one (1) email from a resident of Fiddlers Green Road (refer to **Appendix C** for correspondence).

On behalf of the landowner and applicants, T. Johns Consulting has provided an information update to Councilor Cassar on December 5th, 2022 with an overview of the proposed development, status of the rezoning application and public consultation efforts. We will keep City Planning apprised of any further correspondence or updates from Councilor Cassar.

Respectfully Submitted,
T. Johns Consulting Group

A handwritten signature in black ink that reads "Katelyn Gillis".

Katelyn Gillis, BA
Intermediate Planner

Attachments: Appendix A - Neighbourhood Information Letter
Appendix B - List of mailing addresses within 120 metres of subject property
Appendix C - Public Correspondence received to date

111-115 Fiddlers Green Road -
Public Consultation Update
Appendix A



October 19, 2022

INFORMATION LETTER
111 & 115 Fiddlers Green Road, Ancaster

Dear Resident or Business Owner,

This letter is to advise on behalf of Shcherbatykh Holding Inc., T. Johns Consulting Group has submitted a Zoning By-law Amendment application to the City of Hamilton for 111 and 115 Fiddlers Green Road, Ancaster.

111 Fiddlers Green Road is occupied by one (1) vacant commercial building, previously occupied by a florist retailer. 115 Fiddlers Green Road is occupied by one (1) single detached dwelling.

111 and 115 Fiddlers Green Road are proposed to be consolidated into one (1) property for a new two-storey mixed-use building with approximately 539m² (5,800 ft²) of ground floor commercial space and six (6) dwelling units within the second floor. The ground floor commercial space is intended to be occupied by the landowners for a Medical Clinic use. The proposed mixed-use building will have a total of thirty-three (33) parking spaces.

Please refer to T. Johns Consulting's Community Portal at <https://tjohnsconsulting.com/project/111-115-fiddlers-green/> for access to all studies and plans of the Zoning By-law Amendment Application.

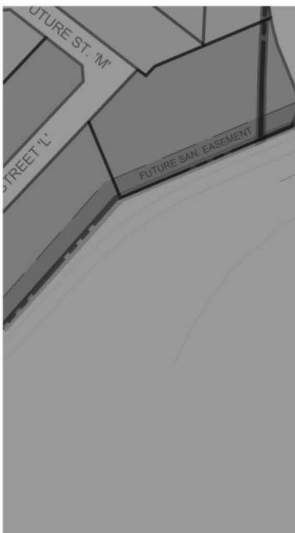
In addition to visiting T. Johns Consulting's online Community Portal, we would appreciate your comments and/or questions. Written comments, with your name and address included, can be mailed to T. Johns Consulting's office, or sent by email to Katelyn Gillis, at kgillis@tjohnsconsulting.com.

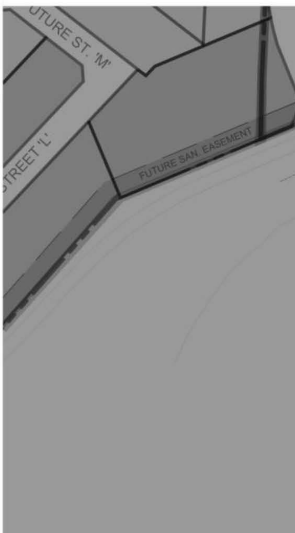
The application was deemed complete on September 7, 2022, and is currently under review with the City of Hamilton. The Zoning By-law Amendment (ZAC-22-058) will follow the approval process per the *Planning Act, R.S.O., 1990, c.P.13*, with a future Public Meeting to be scheduled by City Staff. The assigned planner at the City of Hamilton, Mark Michniak, can be contacted via email at Mark.Michniak@hamilton.ca or via telephone at 905.546.2424 ext. 1224 for more details regarding this process.

Respectfully,
T. Johns Consulting Group Ltd.

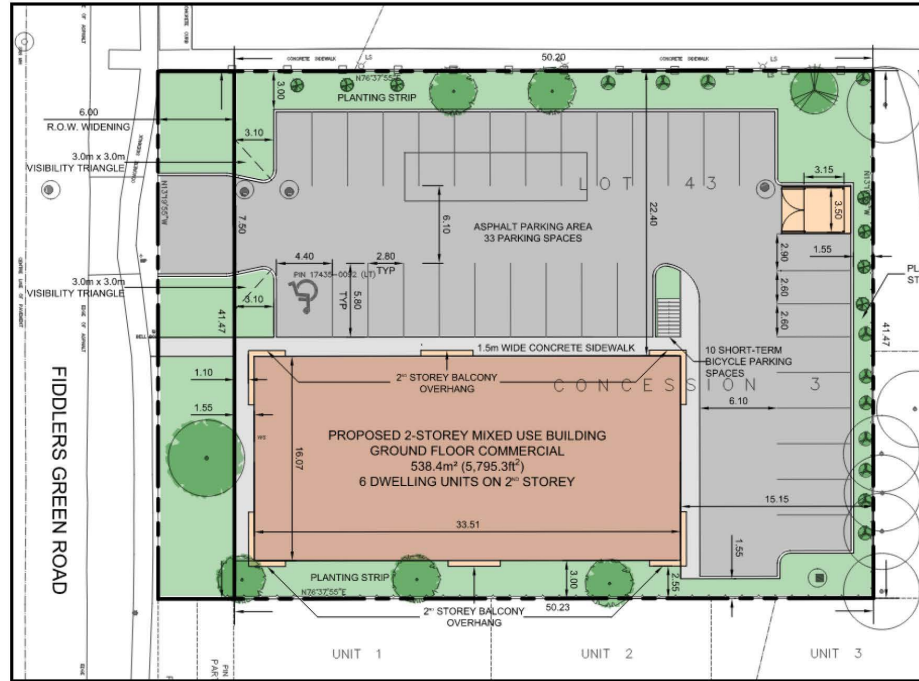

Katelyn Gillis, BA
Intermediate Planner


Terri Johns, MCIP, RPP
Principal Planner





CONCEPT PLAN



CONCEPTUAL ELEVATION – NORTHWEST PERSPECTIVE



111-115 Fiddlers Green Road -
Public Consultation Update
Appendix C

Katelyn Gillis

From: Katelyn Gillis
Sent: October 27, 2022 8:31 AM
To: [REDACTED]
Cc: Terri Johns
Subject: RE: 111-115 Fiddler's Green

Good morning [REDACTED]

Thank you for your interest in the rezoning application at 111-115 Fiddlers Green Road, Ancaster. Please see responses below to your questions. We hope you find this informational and clarifying. Should you have any further questions, please do not hesitate to be in touch.

1. How do you go about figuring out the [parking] requirements that are needed?

Zoning By-law No. 05-200 sets out the minimum parking requirements. Minimum and maximum parking requirements are dependent on the end-use.

2. Are the 6 apartments one bedroom?

5 units are proposed with 2 bedrooms and 1 unit is proposed with 1 bedroom + den. Preliminary floor plans can be viewed here:

<https://tjohnsconsulting.com/wp-content/uploads/2022/10/Floor-Plans.pdf>

3. Do they need at least one spot each?

With consideration to the proposed dwelling units in a "Neighbourhood Commercial (C2) Zone": Dwelling Units Greater than 50m² require 1 parking space per unit.

4. Do they need extra for visitors?

Visitor parking is not required in the zoning by-law.

5. Same for the medical practice?

A Medical Clinic is required 1 parking space per 16m² of gross floor area.

6. How many were set aside? To me, it looks like the parking is adequate for the building. I just want to know what the rules are for parking.

The proposed Medical Clinic is proposed to be approximately 539m² in gross floor area. This results in a minimum of 33 spaces being required ($539/16 = 33.6$, round down to 33 spaces). The proposed rezoning requests for a reduction in this requirement to permit a total of 27 parking spaces to support the Medical Clinic.

7. My only other question is about the building height. How tall is the proposed building?

The building is proposed to be 2-storeys and 10.6 metres tall. Please see the preliminary elevations here:
<https://tjohnsconsulting.com/wp-content/uploads/2022/10/Building-Elevations.pdf>

8. Is it possible to forward a digital copy of the plan? I rent out my house on Fiddlers and I haven't gotten a copy of it.

Please find the conceptual site plan here: <https://tjohnsconsulting.com/wp-content/uploads/2022/10/Conceptual-Site-Plan.pdf>

In addition to the links provided in this email, we invite you to view all plans and reports provided as part of the rezoning application on our [Community Portal](#). Please note that the listed "Land Use and Urban Design, Technical Studies and Plans" on the right side of the page are hyperlinked to each document.

Many thanks,

Katelyn Gillis



Katelyn Gillis, BA
Intermediate Planner

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From: [REDACTED]
Sent: October 25, 2022 11:36 AM
To: T. Johns Info <info@tjohnsconsulting.com>
Subject: 111-115 Fiddler's Green

Hello,

I have a general question about parking spots. How do you go about figuring out the requirements that are needed? Are the 6 apartments one bedroom? Do they need at least one spot each? Do they need extra for visitors? Same for the medical practice? How many were set aside?

To me, it looks like the parking is adequate for the building. I just want to know what the rules are for parking.

My only other question is about the building height. How tall is the proposed building?

Is it possible to forward a digital copy of the plan? I rent out my house on Fiddlers and I haven't gotten a copy of it.

Thank you in advance.

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