

From: Ashley Paton <apaton@bousfields.ca>

Sent: February 27, 2024 10:36 AM

To: clerk@hamilton.ca

Subject: February 28 City Council - Item 6.5 - Planning Committee Report 24-003 - Updates and Amendments to Zoning By-law No. 05-200 - Residential Zones Project (Staff Report PED22154(a)) - Coletara

Good Morning,

On behalf of 75 Catharine Holdings Inc., the owner of the property municipally addressed as 101 Hunter Street East and 222 Main Holding Inc., the owner of the properties municipally addressed as 220-222 Main Street West and 115-117 George Street in the City of Hamilton, we are submitting the enclosed comments regarding Report PED22154(a), specifically the amendments to Section 5 (Parking) of Zoning By-law 05-200 recommended for approval by Planning Committee on February 23, 2024.

I understand the City is dealing with a recent cyber security incident which has affected email services. I will follow-up with a phone call after submitting this email to ensure the Clerk's receipt of the email.

Please let me know if you have any questions.

Thank-you and best regards,

Ashley Paton (she/her)

Associate
B.U.R.PI, MCIP, RPP

Bousfields Inc.

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Project Nos.: 21209 and 21210

February 27, 2024

Via Email to clerk@hamilton.ca

Office of the City Clerk
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

**Re: Planning Committee Report 24-003 – February 23, 2024
Updates and Amendments to Zoning By-law No. 05-200 as Phase 2 of the
Residential Zones Project (Staff Report PED22154(a))
101 Hunter St. E. and 220-222 Main St. W. and 115-117 George St., Hamilton**

We are the planning consultants to 75 Catharine Holdings Inc., the owner of the property municipally addressed as 101 Hunter Street East and 222 Main Holding Inc., the owner of the properties municipally addressed as 220-222 Main Street West and 115-117 George Street in the City of Hamilton. We are writing on behalf of our client to provide comments regarding Report PED22154(a), specifically the amendments to Section 5 (Parking) of Zoning By-law 05-200 recommended for approval by Planning Committee on February 23, 2024.

101 Hunter Street East

Applications for Official Plan and Zoning By-law Amendments were originally submitted in March 2021 and are expected to be put forward to Planning Committee Spring 2024.

The owner is generally supportive of the adopted amendments to Section 5.0 of Zoning By-law 05-200, which include a significant reduction in the residential parking requirements for the property. However, the owner has concerns with the feasibility and implementation of the proposed minimum requirements for Electric Vehicle (EV) Parking Spaces.

220-222 Main Street West and 115-117 George Street

The City of Hamilton issued conditional Site Plan Approval on January 11, 2024 (DA-23-069) for a 23-storey mixed use (commercial and residential apartments) for the lands located at 220-222 Main Street West and 115-117 George Street (the “George St. Site”). The owner is currently working through the clearance of the conditions of approval with the City. Based on the proposed transition regulations in Schedule “B” to Appendix “B” to report PED22154(a), given a Site Plan Control application has been submitted and deemed complete, a building permit may be issued after final approval is received for all required applications if the development complies with the

provision of the applicable former Zoning By-law as it read immediately prior to the passing of this By-law.

Our Request

We request that the approval of the Zoning By-law Amendment, specifically as it relates to the amendments in Sections 1 (Administration) to the proposed transition provisions and Section 5 (Parking) of By-law 05-200, be deferred to allow for additional consultation with City staff, landowners, and developers.

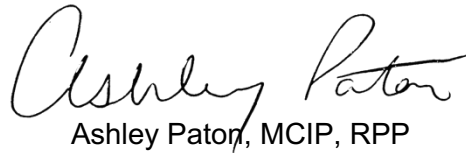
The additional consultation will ensure that the transition clauses are crafted in such a way that owners of lands with active applications are able to apply the most appropriate performance standards. The Draft Zoning By-law amendment is not clear, in this regard, and we would like some additional time to meet with Staff to discuss these concerns.

Please do not hesitate to contact the undersigned at dfalletta@bousfields.ca or apaton@bousfields.ca should you have any questions.

Sincerely,
Bousfields Inc.



David Falletta, MCIP, RPP



Ashley Pator, MCIP, RPP

cc. *75 Catharine Holdings Inc.*
222 Main Holding Inc.