October 8th, 2010

Mayor Fred Eisenberger and Members of Council
City of Hamilton
71 Main Street West
Hamilton, ON
L8P 4Y5

Dear Councillors:

Re: Koppercreek Developments Inc.
345 Glancaster Road, Hamilton
Draft Plan of Subdivision 25T-2010002
Official Plan Amendment OPA-10-004
Zoning By-law Amendment ZBA-10-010

The above-noted applications were approved by the Economic Development and Planning Committee on September 21, 2010. Since the approval, we have been working with City staff on the preparation of the By-law to permit the townhouse development on the site.

The draft By-law, scheduled to be before Council on Wednesday, October 13, 2010, includes a regulation requiring a 6 metre by 6 metre driveway as well as a 6 metre by 6 metre garage for the bungalow lofts fronting onto Kopperfield Lane. The intent of the regulation is to ensure that each unit can accommodate up to four (4) cars, as per the agreement with the KCCC neighbourhood committee. We have expressed to staff that the typical width of a double driveway and garage is 5.5 metre and this width provides sufficient space to accommodate four (4) cars.

The 5.5 metre driveway width will minimize the amount of asphalt along Kopperfield Lane and will allow for additional landscaping, resulting in an enhanced streetscape. Further, the 5.5 metre garage width will provide for sufficient interior space to accommodate the front entryway.

We have attached a typical house floor plan with a double car garage. The floor plan illustrates an 18 foot (5.5 metre) garage width.
We are respectively requesting that the Council put forward a motion to amend the draft By-law to reduce the driveway and garage width from 6.0 metres to 5.5 metres.

Yours truly,

GSP Group Inc.

[Signature]

Glenn Scheels, MCIP, RPP

c.c. Councillor Mitchell
    Steve Robichaud, City of Hamilton
    Jennifer Haan, City of Hamilton
    Koppercreek Developments Inc.
    Sonoma Homes
    Joel Farber, Fogler Rubinoff