June 26, 2009

Ms. Alexandra Rawlings, MSc, RPP, AMCT  
Co-ordinator, Economic Development and Planning Committee  
Office of the City Clerk, Economic Development and Planning Committee

City of Hamilton  
77 James Street North, Suite 220  
Hamilton, ON L8R 2K3  

Dear Ms. Rawlings:

DRAFT URBAN HAMILTON OFFICIAL PLAN  
690 MAIN STREET WEST, HAMILTON

IBI Group has been retained by owner of the subject lands and we have been monitoring the progress of the new Urban Hamilton Official Plan with respect to the proposed land use designations and associated policies and we have attended the various Open Houses conducted by the City of Hamilton.

Currently, the draft Schedule E-1 – Land Use Designations identifies the subject lands as Neighbourhoods, while draft Schedule B.6.2-1 – Land Use Plan of the Ainslie Wood Westdale Secondary Plan designates the lands as Low Density Residential 2, High Density Residential 1 and Local Commercial.

The subject property is comprised of an existing multi-tenant medical office building. The existing location of the building footprint overlaps each of the proposed land use designations in the draft Secondary Plan and is not a true reflection of the Neighbourhoods designation in the draft Land Use Designations plan.

Based on the above, on behalf of the owner of the subject property, IBI Group holds the opinion that a Mixed Use Medium land use designation is the appropriate designation applicable to the subject lands in the draft Schedule E-1 – Land Use Designations and the draft Schedule B.6.2-1 – Land Use Plan of the Ainslie Wood Westdale Secondary Plan and request notice of the Council decision on this matter.

Regards,  

Matt Johnston, MCIP, RPP  
Senior Planner

cc: Ms. Joanne Hickey-Evans, Community Planning  
Mr. Sergio Manchia, IBI Group  
Effort Trust Company