



WHITEHOUSE URBAN DESIGN
LANDSCAPE ARCHITECTS & URBAN DESIGNERS

May 12, 2023

WUD File: 076-22

City of Hamilton
Planning and Economic Development
Urban Team

Attention: Mark Michniak
By email to: Mark.Michniak@hamilton.ca

Project: 253 & 259 Limeridge Road West, Hamilton
File No: **ZAC-23-014**

Comment Response#: 1
Document(s): Urban Design Brief

Dear Mr. Michniak,

Below please find our responses to comments from the City on the above application.

Development Planning Comments from Mark Michniak

Comment: The report does not examine front yard setback in the neighbourhood to determine whether the amendment will be compatible.

Response: Due to the road widening on the subject site, the setback from the building face to the property line appears to be smaller when compared to neighbouring sites where a road widening dedication has yet to be taken. The subject site is comparable to others within the neighbourhood if measured from the building face to the edge of the sidewalk. A similar site has been identified at 293 Limeridge Road W, where the distance from the building face to the edge of the sidewalk is 7.2m, whereas the subject site is 8.16m from the building face to the edge of the sidewalk. Therefore, the proposed building will be compatible with existing building setbacks within the neighbourhood.

Sincerely,
WHITEHOUSE URBAN DESIGN INC.

Le' Ann Whitehouse Seely, OALA, CSLA
Principal Landscape Architect
