



March 15, 2018

170-16

Via Delivered

Ms. Anita Fabac, MCIP, RPP
Manager, Development Planning, Heritage and Design

City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Fabac:

**RE: Eden Park, Phase 3
Part of Lot 18, Concession 8, Geographic Township of Barton, Hamilton
Zoning By-law Amendment Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the Planning Consultant for Spallacci & Sons Limited (Owner), and we are pleased to submit a Zoning By-law Amendment for the lands legally described as Part of Lot 18, Concession 8, Geographic Township of Barton, within the Eden Park - Parkview Estates subdivision (25T-200721) in the City of Hamilton.

The proposed development consists of 208 2-bedroom Stacked Townhouse units, 52 3-bedroom Stacked Townhouse units and 71 Traditional Townhouse units, for a total of 331 dwelling units. In addition, 616 parking spaces will be provided.

A Request for Formal Consultation Waiver was submitted to the City of Hamilton on July 10, 2017, and the Formal Consultation Waiver was later issued by the City on August 16, 2017. It was confirmed that a Zoning By-law Amendment would be necessary to facilitate the proposed development.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from the existing "RT-20/S-1310a" District – Townhouse - Maisonette to a new site specific "RT-20" District – Townhouse – Maisonette.

In support of our Zoning By-law Amendment application, please find enclosed the following:

- Five (5) copies of the Survey Plan prepared by Ashenhurst Nouwens Ltd. dated October 10, 2017;
- Five (5) copies of the Concept Plan, prepared by UrbanSolutions, dated March 8, 2018;
- Five (5) copies of Elevations, prepared by RN Design Limited, dated December 2017;
- Five (5) copies of Planning Justification Report including Draft By-law, prepared by UrbanSolutions, dated March 14, 2018;

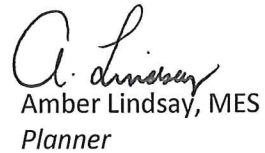
- Five (5) copies of Functional Servicing Report, prepared by S. Llewellyn & Associates Ltd., dated March 2018;
- Five (5) copies of Transportation Impact & TDM Options Study, prepared by Paradigm Transportation Solutions Limited, dated March 2018;
- Five (5) copies of Public Consultation Strategy, prepared by UrbanSolutions, dated March 2018;
- Twenty-Five (25) copies of completed Zoning By-law Amendment Application;
- One (1) copy of Waiver of Formal Consultation Requirements letter;
- One (1) CD with digital copies of all submission materials; and,
- A cheque in the amount of **\$22,840** made payable to the City of Hamilton.

We look forward to working with you and your staff in the review of this application. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Kind Regards,
UrbanSolutions



Sergio Manchia, MCIP, RPP
Principal



Amber Lindsay, MES
Planner

Cc: Mr. Frank Spallacci, Spallacci & Sons Limited
Mr. Steve Robichaud, MCIP, RPP, Chief Planner, City of Hamilton (cover letter and concept only)
Councillor Terry Whitehead, Ward 8 (cover letter and concept only)