



December 22, 2017

164-16

Via Delivered and emailed

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: 235 Main Street West, Hamilton – FC-16-153
Official Plan and Zoning By-law Amendment Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the agent for Manhattan West Corporation (The Owner), and is pleased to submit an Official Plan and Zoning By-law Amendment application for the lands known municipally as 235 Main Street West in the, City of Hamilton.

The proposed development consists of a 20 storey mixed-use building containing 815 residential units with commercial units fronting onto Main Street West and Queen Street South. The proposed development will also have surface parking behind the building as well as 4 levels of underground parking for a total of 142 spaces.

The January 25, 2017 a Formal Consultation (FC-16-153) meeting confirmed that an Official Plan / Zoning By-law Amendment Applications and Site Plan Control would be necessary to facilitate the proposed development. At this meeting it was also determined that a number of studies and plans would be required in order to submit these applications.

The Official Plan Amendment is being applied for in order to allow for a 20 storey building where 4 storeys is required. The Zoning By-law Amendment will change the zoning from the existing "H/S-36a" District (Community Shopping and Commercial. Etc.) to a site specific "E-3/S ____" Districts (High Density Multiple Dwellings) to permit the development proposal.

In support of these application submissions, please find enclosed the following:

- Five (5) copies of a Topographic Survey prepared by A.T. McLaren Limited, dated August 15, 2017;
- Five (5) copies of the Concept Plan, prepared by UrbanSolutions, dated December 21, 2017;
- Five (5) copies of Planning Justification Report including Draft By-laws, prepared by UrbanSolutions, dated December 21, 2017;

- Five (5) copies of the Site Plan, Building Elevations and Floor Plans prepared by Lintack Architects Incorporated, dated September 2017;
- Five (5) copies of the Sun / Shadow Study, prepared by Lintack Architects Incorporated, dated December 21, 2017;
- Five (5) copies of the Urban Design Brief, prepared by Lintack Architects Incorporated, dated December 2017;
- Five (5) copies of the Cultural Heritage Impact Assessment, prepared by Megan Hobson, dated December 21, 2017;
- Five (5) copies of the Functional Servicing Report, prepared by MTE Consultants Inc., dated December 19, 2017;
- Five (5) copies of the Noise Impact Study, prepared by Novus Environmental, dated November 24, 2017;
- Five (5) copies of the Wind Study, prepared by Novus Environmental, dated December 19, 2017;
- Five (5) copies of the Parking Analysis / Study which includes Transportation Demand Management, prepared by Paradigm Transportation Solutions Limited, dated December 2017;
- Five (5) copies of the Public Consultation Strategy, prepared by UrbanSolutions, dated December 11, 2017;
- Five (5) copies of the Visual Impact Assessment, prepared by Lintack Architects Incorporated, dated December 2017;
- Five (5) copies of the Right of Way Impact Assessment, prepared by UrbanSolutions, dated December 21, 2017;
- Twenty-five (25) copies of the signed Official Plan / Zoning By-Law Amendment Application;
- One (1) copy of the Formal Consultation document, dated February 22, 2017;
- One (1) CD with digital copies of all submission materials; and
- One (1) cheque in the amount of **\$29,096.25** (cheque no. 0140) made payable to the City of Hamilton.

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

Kind Regards,
UrbanSolutions



Sergio Manchia, MCIP, RPP
Principal



Carmela Agro, C.P.T.
Planning Technician

Cc: Messers Alfonso Frisina and Ralph Frisina, Manhattan West Corporation, via mail and email
Councilor Aidan Johnson, Ward 1, via delivered and email (cover letter and Concept Plan)
Mr. Jason Thorne, General Manager of Planning, City of Hamilton, via delivered and email (cover letter and Concept Plan only)
Mr. Steve Robichaud, Chief Planner, City of Hamilton, via delivered and email (cover letter and Concept Plan only)
Kimberly Harrison-McMillan, Senior Project Manager / Urban, City of Hamilton, via delivered and email (cover letter and Concept Plan only)