

December 24, 2019

171-16

Via Delivered

Andrea Dear, MCIP RPP
Development Planning, Heritage and Design

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

Dear Ms. Dear,

**RE: 299-307 John Street South & 97 St. Joseph's Drive
Resubmission for UHOPA-18-04/ZAC-18-009**

In response to the Parking comments dated October 1, 2019 and the Development Engineering comments dated October 2, 2019, please find enclosed the following materials intended to satisfy the outstanding concerns related to the subject applications:

- Five (5) copies of the revised parking plans prepared by SRN Architects;
- Five (5) copies of a comment response, revised Functional Servicing Report and revised Grading Plan prepared by S. Llewellyn & Associates; and,
- Five (5) copies of the revised draft Zoning By-law to amend Zoning By-law No. 05-200.

The parking plans have been revised to address the outstanding concerns of Parking staff. The comments received are summarized below followed by a comment response:

Drawing	City Comment	Response
A101	In order to properly determine the parking requirement please group the units into the following categories: Units less than or equal to 50m2 <ul style="list-style-type: none"> • Units with 3 or more bedrooms • All other units 	Information added to site statistics.
	Chart does not correspond to the actual number of parking spaces counted on each plan/level.	Corrected through revision.
All Plans	Plans do not appear to be drawn to scale.	This was a printing error resolved through this resubmission.
	Include north arrows.	North arrow added to revised plans.

	<p>Parking spaces adjacent to a support column or wall is to have an offset of 0.3m for each side of space is obstructed. Include dimensioning.</p>	<p>The enclosed revised draft Zoning By-law proposes to eliminate the requirement to offset the parking stall 0.3 metres where abutting a support column. This modification is appropriate the columns are located at the ends of the parking space and do not project into the width of the parking space; therefore, the vehicle door swing will not be impeded.</p>
	<p>Surface parking spaces should be 3.0m x 5.8m, barrier free should be 4.4m wide.</p>	<p>The parking spaces located at grade are 2.8m wide by 5.8m long. The parking area is enclosed within the building structure therefore amendment to this provision in the by-law is not required.</p>
	<p>Please consider implementing some barrier free parking around the elevators of Tower B.</p>	<p>Noted. Locations to be reviewed at the Site Plan stage.</p>
<p>A201 Level -5</p>	<p>Small car space needs dimension to ensure usability. The area circled is too narrow for 2-way traffic. Please hatch this area out and identify as a walkway.</p>	<p>Addressed.</p>
<p>A202 Level -4</p>	<p>Show all aisle widths – some are missing. Small car space needs dimension to ensure usability. Please dimension areas as in example of image to ensure a minimum of 1.5m is available for vehicles to safely manoeuvre out of end parking spaces.</p>	<p>Addressed.</p>
<p>A203 Level -3</p>	<p>Show all aisle widths – some are missing. Small car space needs dimension to ensure usability. The 4 parking spaces shown in the image to should be aligned uniformly. This will help to prevent damage to the parked vehicle in the unusual parking space.</p>	<p>Addressed.</p>
<p>A204 Level -2</p>	<p>Show all aisle widths – some are missing. Small car space needs dimension to ensure usability.</p>	<p>Addressed.</p>
<p>A205 Level -1</p>	<p>Show all aisle widths – a majority are missing. Small car space needs dimension to ensure usability. 2 tandem parking spaces found.</p>	<p>Addressed.</p>
<p>A206 Level 0</p>	<p>Show all aisle widths - some are missing.</p>	<p>Addressed.</p>

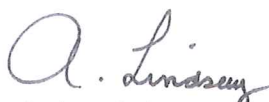
SRN Architects confirms that the tandem parking spaces were not included in the total parking count shown in the Site Statistics on A101.

In addition to the above response, a Visual Impact Assessment is being completed in collaboration with the Niagara Escarpment Commission. This assessment in addition to the enclosed materials should be sufficient to satisfy the outstanding concerns related to the Official Plan Amendment and Zoning By-law Amendment applications. Should you have any questions or comments, do not hesitate to contact the undersigned.

Regards,
UrbanSolutions



Matt Johnston, MCIP RPP
Principal



Amber Lindsay, MES RPP
Planner

Encl.

cc: Mr. Frank Spallacci, Spallacci and Sons Ltd.
Ms. Shannon McKie, City of Hamilton (via email)
Mr. Sergio Manchia, UrbanSolutions