

June 11, 2020

214-17

Via Delivered

James Van Rooi, MCIP RPP
Planner I, Development Planning, Heritage and Design

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

Dear Mr. Van Rooi,

**RE: 73-83 Stone Church Road West & 1029 West 5th Street
Resubmission for UHOPA-19-08/ZAC-19-029**

This letter has been prepared in response to the Urban Design comments received March 24, 2020 regarding our February 7, 2020 resubmission for the subject applications. The Urban Design comments identified concerns regarding contextual compatibility of the proposed building with the surrounding neighbourhood. The City's Tall Building Guidelines and City Wide Corridor Planning Principles and Design Guidelines provides criteria to ensure that new development is compatible with and provides an adequate transition in scale towards existing low-rise residential buildings. These guiding documents recommend that buildings be massed to fit within a 45 degree angular plane taken from the property line, where sites are adjacent to a rear yard of a low-rise residential building, and from a line at grade at a distance of 80% of the width of the street right of way, where the site is adjacent to a street. This allows for a higher building while providing a transition in the building form and avoiding adverse impacts on adjacent existing properties. These guidelines are intended to implement Sections B.2.4.1.4, B.3.3.3 and E.3.2.4 of Volume 1 of the Urban Hamilton Official Plan (UHOP).

In keeping with these guidelines, the development concept has been reduced from a 10-storey building to a 9-storey building to implement the 45 degree angular build to plane. As demonstrated on drawing numbers 2 and 3 on A002 of the attached 'Section & Elevation Profile Comparison' sketch, the 9-storey building is predominantly within the 45 degree angular plane applied at 80% of the right-of-way width of Stone Church Road West and West 5th Street. Only a portion of the parapet, which is a decorative architectural feature located at the corner of the site, projects 1.36 metres beyond the applied build to plane, for a building length of 8.7 metres. This projection above the angular build to plane is minor and maintains the intent of this urban design guideline. Drawing number 1 on the enclosed 'Section & Elevation Profile' sketch illustrates how the proposed massing achieves a human scale built form as the proposal integrates an at-grade terrace and stepbacks in the building massing. The drawing is of a conceptual street cross-section, taking into consideration the planned right-of-way width, and includes the existing 3-storey townhouses north of the site along Stone Church Road West to demonstrate that the proposal is compatible with the surrounding existing built form. It is therefore our opinion that the proposed development is compatible with the scale and character of the existing residential neighbourhood, provides for a gradual transition in building height to the adjacent low-rise forms, and satisfies policies B.2.4.1.4, B.3.3 and E.3.2.4 of the UHOP.

The City's design guidelines are intended to facilitate an appropriate relationship with *residential* properties; however, the proposal has applied a modified build-to-plane to the abutting institutional property to demonstrate that an adequate transition in scale is achieved with the proposed massing. The southerly façade of the proposed building follows an alternative angular plane control to achieve an appropriate relationship with the adjacent institutional property which is approved at four (4) storeys or 15.1 metres high. The modified plane is appropriate as the building under construction on the property to the south of the subject lands is set approximately 20 metres away from the mutual property line. The built form envelope is proposed to emulate the as-of-right building height of the property to the south of four (4) storeys. Above this point, a 45 degree angle has been proposed to limit mass above the 4th floor of the proposed building. This angular plane method allows a more efficient building form that provides an adequate transition in scale to the under-construction four (4) storey institutional building at 1041 West 5th Street.

The previous submission demonstrated that the 10-storey proposal conforms to the City's criteria for evaluating sun/shadow impacts on the surrounding public spaces and private amenity areas. As the revised 9-storey proposal is generally consistent with the massing of the 10-storey proposal, and height has been reduced, the current proposal continues to comply.

In support of this revised development concept please find the following documents enclosed:

- Five (5) copies of the revised Concept Plan prepared by UrbanSolutions;
- Five (5) copies of the revised draft Official Plan Amendment and Zoning By-law prepared by UrbanSolutions;
- Five (5) copies of the Section & Elevation Profile Comparison sketch prepared by KNYMH;
- Five (5) copies of the revised architectural drawing package prepared by KNYMH;

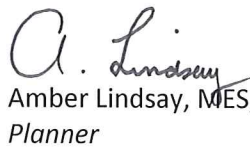
We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,

UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Amber Lindsay, MES, MCIP, RPP
Planner

cc: Councillor John-Paul Danko, Ward 8, City of Hamilton (via email)
Mr. Ted Valeri, T. Valeri Construction Limited
Mr. Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc.