



December 1, 2017

211-17

**Via Delivered**

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

City of Hamilton,  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Ms. Fabac:

**RE: 78 & 80 Marion Street and 3302 & 3306 Homestead Drive, Glanbrook  
Draft Plan of Subdivision Application  
Official Plan and Zoning By-law Amendment Application  
FC-16-084**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained to act as the Planner for Branthaven Mount Hope Inc., and we're pleased to submit a Draft Plan of Subdivision application, Official Plan & Zoning By-law Amendment applications for the lands known municipally as 78 & 80 Marion Street and 3302 & 3306 Homestead Drive, in the Mount Hope community of Hamilton.

The proposed development consists of a 117 single detached dwellings, 2 blocks for servicing / walkways, 1 block for a woodlot, 1 block for a 0.3m reserve and 6 proposed streets. The development will consist of single detached dwellings and is consistent with the intent of the Mount Hope Secondary Plan.

The July 13, 2016 Formal Consultation (FC-16-084) meeting confirmed that a Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment Applications would be necessary to facilitate the proposed development. As the proposal evolved, a Formal Consultation Waiver was submitted on October 17, 2017 and the City issued the Waiver on November 17, 2017.


Enclosed are applications for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment along with the required supports studies and plans contained in the November 17, 2017 Formal Consultation Waiver as outlined below:

- Five (5) copies of a Topographic Survey prepared by A.T. McLaren Limited, dated October 24, 2017;
- Five (5) copies of the Concept and Parking Plan, prepared by UrbanSolutions, dated November 22, 2017;

- Five (5) copies of Planning Justification Report including Draft By-laws, prepared by UrbanSolutions, dated November 28, 2017;
- Five (5) copies of the Urban Design Report, prepared by Adesso Design Inc., dated November 2017;
- Five (5) copies of the Stage 1 & 2 Archaeological Assessment, prepared by Archeoworks Inc., dated October 31, 2017
- Five (5) copies of the Stage 1 & 2 Supplementary Document to the Archaeological, prepared by Archeoworks, dated October 31, 2017;
- Five (5) copies of the Environmental Impact Statement (EIS), including the demarcation of top of bank, limit of wetland, limit of natural hazard and the limit of Environmentally Significant Area (ESA), prepared by GeoProcess, dated November 2017;
- Five (5) copies of the Tree Preservation and Restoration Plan, prepared by GeoProcess, dated November 2017;
- Five (5) copies of the combined Functional Servicing Report and Stormwater Management Report / Plan, prepared by S. Llewellyn & Associates Limited, dated November 2017;
- Five (5) copies of the Engineering package, prepared by S. Llewellyn & Associates Limited which includes;
  - Five (5) copies of the Preliminary Grading & Erosion Control Plan (2 pages), dated November 1, 2017;
  - Five (5) copies of the Preliminary Site Servicing Plan (2 pages), dated November 1, 2017;
  - Five (5) copies of the Storm Drainage Plan (2 pages), dated October 25, 2017;
  - Five (5) copies of the Sanitary Drainage Plan (2 pages), dated October 25, 2017;
- Five (5) copies of the Noise Impact Study, prepared by HGC Engineering, dated October 31, 2017;
- Five copies of the Transportation Demand Management Memo, prepared by UrbanSolutions, dated November 2017;
- Five (5) copies of the Public Consultation Strategy, prepared by UrbanSolutions, dated September 29, 2017.
- Five (5) copies of the Geotechnical Study, prepared by Sirati & Partners Consultants Ltd., dated January 5, 2017;
- Five (5) copies of the Geotechnical Study, prepared by Soil-Mat Engineers & Consultants Ltd., dated October 19, 2017;
- Five (5) copies of the Hydrogeology Study, prepared by Soil-Mat Engineers & Consultants, dated November 23, 2017;
- Twenty-seven (25) copies of the signed Draft Plan of Subdivision Application;
- Twenty-five (25) copies of the signed Official Plan / Zoning By-Law Amendment Application;
- Thirty-five (35) copies of the Draft Plan of Subdivision, prepared by UrbanSolutions, dated October 31, 2017;
  - Twenty (20) reduced copies of the Draft Plan of Subdivision on an 8.5 x 11;
- One (1) copy of the Formal Consultation document, dated September 1, 2016;
- One (1) copy of the Formal Consultation Waiver, dated November 17, 2017;
- One (1) USB with digital copies of all submission materials;
- One (1) cheque in the amount of **\$78,095.00** made payable to the City of Hamilton; and,
- One (1) cheque in the amount of **\$5,540.00** made payable to the Niagara Peninsula Conservation Authority.

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**



Matt Johnston, MCIP, RPP  
*Principal*



Carmela Agro, C.P.T.  
*Planning Technician*

Cc: Messrs. Arden Semper and Andrew Eldebs, Branthaven Development Corp., via mail and email; Councilor Brenda Johnson, Ward 11, via mail and email (Cover letter and reduced Draft Plan only); Mr. Steve Robichaud, Chief Planner, City of Hamilton, via email (cover letter and reduced Draft Plan only); and Mr. Sergio Manchia, Principal, UrbanSolutions Planning & Land Development Consultants Inc., via email.