



June 13, 2018

262-17

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: 1630 Main Street West & 69 Sanders Boulevard, Hamilton
Official Plan Amendment and Zoning By-law Amendment Application - FC-18-014**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for Sanders Garden Inc. (Owner), and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 1630 Main Street West and 69 Sanders Boulevard, in the City of Hamilton.

The proposed development entails a mixed-use complex of one multiple dwelling consisting of 154 dwelling units and 472.7m² of ground floor commercial space, and 28 maisonette dwelling units in two (2) buildings. In addition, surface level and underground parking for 108 vehicles and 18 bicycles will be provided.

The proposal was considered by the Development Review Team on February 21, 2018 via Formal Consultation No. FC-18-014. It was confirmed that an Official Plan Amendment application, Zoning By-Law Amendment application, and Site Plan Control application would be necessary to facilitate the proposed development. The Site Plan Control application will be submitted following approval of the Official Plan Amendment and Zoning By-Law Amendment applications.

The purpose of the Official Plan Amendment is to permit a maximum density of 361 units per hectare, a multiple dwelling with a height of nine (9) storeys, and a maisonette dwelling with a height of three and a half (3.5) storeys in a Mixed Use – Medium Density designation of the Ainslie Wood Westdale Secondary Plan.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from “H” District and “I2” Zone, Exception 17, 20; to a site specific “E-3/S-___” District – High Density Multiple Dwellings.

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


- Five (5) copies of the Survey Plan prepared by A.T. McLaren Limited, dated March 16, 2018;
- Five (5) copies of the Concept Plan, prepared by UrbanSolutions, dated May 25, 2018;
- Five (5) copies of the Architectural Package including Building Elevations and Floor Plans, prepared by Architectural Design Co. Inc., dated May/June, 2018;
- Five (5) copies of Planning Justification Report including Draft Official Plan Amendment and Draft By-law, prepared by UrbanSolutions, dated June 12, 2018;
- Five (5) copies of the Urban Design Brief, prepared by Architectural Design Co. Inc., dated June 2018;
- Five (5) copies of the Stage 1-2 Archaeological Assessment and Supplementary Package prepared by AMICK Consultants Limited, dated May 22, 2018;
- Five (5) copies of the Geotechnical Investigation Report prepared by Candec Engineering Consultants Inc., dated May 14, 2018;
- Five (5) copies of the Hydrogeological Assessment Report prepared by Candec Engineering Consultants Inc., dated May 10, 2018;
- Five (5) copies of the Functional Servicing Report, prepared by The Odan/Detech Group Inc., dated May 30, 2018;
- Five (5) copies of the Noise Impact Assessment prepared by Rubidium Environmental, dated May 24, 2018;
- Five (5) copies of the Sun/Shadow Study prepared by Architectural Design Inc., dated May 2018;
- Five (5) copies of the Transportation Impact Study and Transportation Demand Management Options Report and Parking Justification, prepared by NexTrans Consulting Engineers, dated June 13, 2017;
- Five (5) copies of the Public Consultation Strategy, prepared by UrbanSolutions, dated June 4, 2018;
- Five (5) copies of the Right-of-Way Impact Assessment, prepared by UrbanSolutions, dated June 12, 2018;
- Twenty-Five (25) copies of the completed Official Plan Amendment and Zoning By-law Amendment Application;
- One (1) copy of the Formal Consultation Document (FC-18-014);
- One (1) CD with digital copies of all submission materials; and,
- A cheque in the amount of **\$29,860.00** 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



Matt Johnston, MCIP, RPP
Principal



Amber Lindsay, MES
Planner

cc: Mr. Selva Chelliah, Sanders Garden Inc.
Councillor Aidan Johnson, Ward 1 (cover letter and concept only)
Mr. Jason Thorne, City of Hamilton, (cover letter and concept only)
Mr. Steve Robichaud, City of Hamilton (cover letter and concept only)