

December 23, 2019

262-17

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: 1630 Main Street West & 69 Sanders Boulevard
Resubmission for UHOPA-18-014/ZAC-18-035**

Following our August 29, 2019 resubmission for the subject applications, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has received comments from municipal departments and external agencies regarding the applications and participated in a follow up meeting with area residents and the Ward Councillor. In response to the comments received, please find the following documents enclosed:

- Five (5) copies of the revised Concept Plan prepared by UrbanSolutions;
- Five (5) copies of the revised draft Zoning By-law and draft Official Plan Amendment prepared by UrbanSolutions;
- Five (5) copies of building elevations and conceptual renderings of the proposed apartment building prepared by Architectural Design Inc.;
- Five (5) copies of a Comparative Sun/Shadow Study prepared by R. Bouwmeester & Associates dated December 2, 2019; and,
- Five (5) copies of the Supplementary Sun/Shadow Analysis prepared by UrbanSolutions.

Notable changes to the Concept Plan include the following:

- The westerly interior side yard applicable to the townhouse blocks has increased from a minimum of 4.5 metres to a minimum of 7.5 metres to improve the transition to the adjacent low-rise profile residential dwellings immediately west of the site. This increased setback will mitigate issues with privacy and overlook from the proposed three (3) to 3.5 storey townhouses to the one (1) and two (2) storey dwellings surrounding the site.
- Following confirmation regarding Ontario Building Code requirements, the designated fire route has been eliminated. The route has been replaced with a pedestrian connection linking all three (3) buildings to the existing municipal sidewalk along Sanders Boulevard.
- The underground parking structure has been redesigned to ensure that vehicles existing the garage can make the proper maneuvering without interfering with oncoming traffic, in response

to comments received from Parking dated October 3, 2019. In addition, the enclosed revised draft Zoning By-law includes a provision allowing for 25% (n=31) of the required parking spaces to be sized to 'small car' standards in the Zoning By-law No. 05-200. These spaces were introduced in order to increase the parking provision overall and is a direct response to concerns raised by area residents that the previous proposed parking ratio was insufficient.

The enclosed Comparative Sun/Shadow Study and Supplementary Sun/Shadow Analysis have been prepared to address the outstanding Urban Design concerns related to compatibility with the adjacent low-rise residential dwellings.

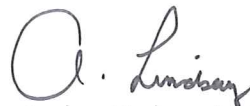
Note that the angular build to plane has not been affected by this revision, as such the Angular Plane Sketch provided on August 29th continues to apply.

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 RPP
Planner

cc: Mr. Selva Chelliah, Sanders Garden Inc.
Councillor Maureen Wilson, City of Hamilton
Ms. Shannon McKie, City of Hamilton (via email)