

December 20, 2019

267-18

**Via Delivered**

Mark Kehler  
Planner II, Planning, Heritage and Design

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

Dear Mr. Kehler,

**RE: 804-816 King Street West  
UHOPA-19-004/ZAC-19-009  
Resubmission**

Following our December 21, 2018 submission of the subject applications, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has received comments from the municipal departments and external agencies regarding the applications, participated in the City's Design Review Panel, and hosted a Neighbourhood Information Meeting with area residents. 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 architectural drawing package prepared by Lintack Architects;
- Five (5) copies of the Urban Design Brief addendum and revised Sun/Shadow Study prepared by MSAi;
- Five (5) copies of the Supplementary Shadow Analysis and Shadow Impact Sketch prepared by UrbanSolutions;
- Five (5) copies of a Transportation Impact Study and Parking Justification prepared by Paradigm Transportation Solutions; and,
- Five (5) copies of the revised draft Official Plan Amendment and Zoning By-law prepared by UrbanSolutions.

Notable changes to the Concept Plan include the following:

- The two (2) storey portion of the building at the northwest corner of the building was removed to improve the transition to the adjacent low-rise profile residential dwellings to the south.
- The outdoor common terraces have been eliminated to reduce issues of noise and overlook on the adjacent properties to the north in response to concerns raised from area residents.
- The required road widening and a daylight triangle of 4.57 metres by 4.57 metres have been included in the revised design, per the revised ROW Impact Assessment Response from Transportation Planning dated July 29, 2019.

- The Planting Strip adjacent to the Residential Zone has been increased to 1.5 metres in accordance with the Zoning By-law requirement.

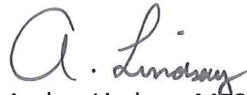
In keeping with your email correspondence of May 24, 2019, the revised amending by-law incorporates the step backs at the fifth and sixth floors to address the intent of the maximum building height in the Ainslie Wood Westdale Secondary Plan.

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*

Encl.

cc: Mr. Charles Wah, Gateway Development Group Inc.  
Ms. Shannon McKie, City of Hamilton, via email