



November 27, 2017

240-17

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: 264 Governor's Road, Hamilton
Official Plan Amendment and Zoning By-law Amendment Application**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the agent for Intero Development Group Inc. (Applicant), and is pleased to submit an Official Plan Amendment and Zoning By-Law Amendment for the lands known municipally as 264 Governor's Road, in the City of Hamilton.

The proposed development consists of 31 block townhouse units and 8 visitor parking spaces. The development will have frontage on Governor's Road.

The proposal was considered by the Development Review Team on February 7, 2017 via Formal Consultation No. FC-17-003. It was confirmed that an Official Plan Amendment application, Zoning By-Law Amendment application, Site Plan Control application, and a Draft Plan of Condominium application would be necessary to facilitate the proposed development. The Site Plan Control application and Draft Plan of Condominium 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 block townhouse unit development having a minimum density of 43 units per hectare in a "Medium Density Residential" area of the "Neighbourhoods" designation.

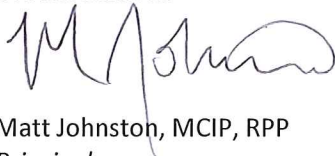
The purpose of the Zoning By-law Amendment is to change the zoning from a "UR" District – Urban Reserve to a site specific "RM1" District – Low to Medium Density Multiple Dwellings.

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

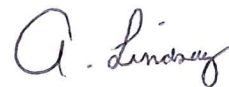
- Five (5) copies of a Survey Plan prepared by MacKay, Mackay and Peters Ltd., dated May 26, 2017;
- Five (5) copies of the Concept Plan, prepared by UrbanSolutions, dated November 7, 2017;
- Five (5) copies of Planning Justification Report including Draft Official Plan Amendment and Draft By-Law, prepared by UrbanSolutions, dated November 24, 2017;
- Five (5) copies of Stage 1-2 Archaeological Assessment, prepared by New Directions Archaeology Ltd., dated August 1, 2017;
- Five (5) copies of Cultural Heritage - Documentation and Salvage Report, prepared by Archaeological Research Associates Ltd., dated July 26, 2017;
- Five (5) copies of Noise Control Feasibility Study, prepared by SS Wilson Associates Consulting Engineers, dated November 20, 2017;
- Five (5) copies of Transportation Demand Management Options Memo, prepared by UrbanSolutions, dated November 24, 2017;
- Five (5) copies of Public Consultation Strategy Guidelines, prepared by UrbanSolutions, dated November 3, 2017;
- Twenty-Five (25) copies of completed Official Plan Amendment and Zoning By-law Amendment Application;
- One (1) copy of Formal Consultation Document (FC-17-003);
- One (1) CD with digital copies of all submission materials; and,
- A cheque in the amount of **\$29,362.50** 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
Planner

Cc: Mr. Donald Newman, Intero Development Group Inc.
 Councilor Arlene VanderBeek, Ward 13 (cover letter and concept only)
 Mr. Steve Robichaud, Chief Planner, City of Hamilton (cover letter and concept only)