



December 23, 2016

123-16

**Via Delivered**

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

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

Dear Ms. Fabac,

**RE: 609 & 615 Hamilton Street North, 3 Nisbet Boulevard, and 129-137 Truedell Circle,  
Waterdown, City of Hamilton  
Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision**

On behalf of Parkside Hills Inc. (Country Green Homes Inc.), UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is pleased to submit this application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for the lands known municipally as 609 & 615 Hamilton Street North, 3 Nisbet Boulevard, and 129-137 Truedell Circle, Waterdown, in the City of Hamilton.

The subject lands are proposed to be redeveloped for 63 residential units comprised of semi-detached, townhouse, and back-to-back townhouse dwellings. A future Common Element Condominium will establish 12 visitor parking spaces and a shared private road that 39 units will front onto. The remaining 24 units will front onto municipal right-of-ways.

The purpose of the Draft Plan of Subdivision is to divide the subject lands into two (2) lots, three (3) blocks, and one (1) street, as follows:

- Lots 1 and 2: Two (2) semi-detached dwelling units;
- Block 1: 14 street back-to-back townhouse units;
- Block 2: Road widening of Hamilton Street North, to be dedicated to the City of Hamilton;
- Block 3: 47 dwelling units, consisting of eight (8) street back-to-back townhouse units, 24 block back-to-back townhouse units, and 15 block townhouse units; and,
- Street 'A' – Municipal right-of-way (i.e., extension of Truedell Circle).

Additionally, through the conditional approval process, it is intended that lands currently used for the temporary turning circles of Truedell Circle, known as Blocks 85-94, 106 & 107, Registered Plan 62M-1125, will be transferred from the City of Hamilton back to the Applicant.

The purpose of the Official Plan Amendment is to permit block townhouse units in a "Low Density Residential" area of the "Neighbourhoods" designation. The Amendment is also intended to remove 3 Nisbet and 129-137 Truedell Circle from the boundaries of the Waterdown North Secondary Plan Area.

The purpose of the Zoning By-law Amendment is to change the zoning from Automotive Commercial "AC-2" Zone, modified, Urban Residential (Single Detached) "R1-34" Zone, modified, and Medium Density Residential "R6-16" Zone, modified, to a site specific Medium Density Residential "R6-\_\_\_" Zone and a site specific Urban Residential (Single Detached) "R1-\_\_\_" Zone.

In support of this application, please find enclosed the following:

- Twenty-five (25) copies of the completed Urban Hamilton Official Plan and Zoning By-law Amendment application form;
- Thirty-five (35) copies of the completed Draft Plan of Subdivision application form;
- Thirty-five (35) full size copies of the Draft Plan of Subdivision;
- Twenty (20) reduced copies of the Draft Plan of Subdivision;
- One (1) copy of the Formal Consultation document;
- Five (5) copies of the Survey Plan;
- Five (5) copies of the Concept Plan;
- Five (5) copies of the Concept Elevations;
- Five (5) copies of the Planning Justification Report;
- Five (5) copies of the Tree Protection Plan;
- Five (5) copies of the Functional Servicing Report;
- Five (5) copies of the Urban Design Brief;
- Five (5) copies of the Noise Impact Study;
- Five (5) copies of the Transportation Impact Study and Transportation Demand Management Brief;
- Five (5) copies of the Public Consultation Strategy;
- One (1) copy of each of the Phase II Environmental Site Assessment Reports;
- One (1) cheque payable to the City of Hamilton in the amount of \$57,660.00; and,
- One (1) cheque payable to the Hamilton Conservation Authority in the amount of \$14,400.00.

Electronic copies of the enclosed materials will be provided to the City of Hamilton planner when the application has been assigned.

We trust the enclosed is in order; however, please feel free to contact us with any questions.

Regards,  
**UrbanSolutions**



Matt Johnston, MCIP, RPP  
Principal



Victoria Coates  
Planner

Encl.

Cc: Mr. Jack Nesbitt & Mr. Jeff Colyer, Parkside Hills Inc.  
Mr. Steve Robichaud, City of Hamilton (cover letter and concept plan only)  
Councillor Judi Partridge, City of Hamilton (cover letter and concept plan only)