



December 24, 2021

229-17

Via Email and 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: 526 Winona Road, Hamilton (Stoney Creek)
Official Plan Amendment and Zoning By-law Amendment Application - FC-22-002**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for Fengate Liuna Gardens Holdings LP (Owner), and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 526 Winona Road, in the City of Hamilton, on their behalf.

The proposed development consists of two (2) 24-storey multiple dwelling and two (2) 15-storey multiple dwellings connected through a 2-storey podium as well as two (2) 4-storey stacked townhouse blocks and five (5) 2-storey townhouse blocks. To accommodate the proposed 1212-unit development, 1067 parking spaces and 727 bicycle parking spaces are provided. Further, a shoreline publicly accessible park is proposed as part of the development. This public park is proposed to be 30-metres in depth and run the complete length of the shoreline for the subject lands.

A version of this concept was considered by the Development Review Team on December 8, 2021, via Formal Consultation No. FC-22-002. It was confirmed that Official Plan Amendment, Zoning By-Law Amendment, Site Plan Control and Draft Plan of Condominium applications would be necessary to facilitate the proposed development. The Site Plan Control and Draft Plan of Condominium applications 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 residential density range of 430 units per hectare in a Medium Density Residential 3 Designation in the Urban Lakeshore Secondary Plan. This Official Plan Amendment will also redesignate the northern portion of the lands running along the shoreline of Lake Ontario on the enclosed concept plan to 'General Open Space' in the Urban Lakeshore Secondary Plan. The Amendment will also redesignate the lands to the south of the easement as Low Density Residential 2 in the Urban Lakeshore Secondary Plan.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from the Community Commercial (C3) Zone in the City of Hamilton Zoning By-law No. 05-200 to a site specific "RM5/S__" (Multiple Residential) Zone in the Stoney Creek By-law No. 3692-92. Additionally, the proposal will change the northern portion of the site from Community Commercial (C3) to Open Space (P4) in the City of Hamilton Zoning By-law 05-200. Lastly, the amendment will rezone the lands south of the easement to a Single Residential (R1) zone in the Stoney Creek Zoning By-law No. 3692-92. In support of the Official Plan Amendment and Zoning By-law Amendment applications, please find enclosed the following:

- One (1) copy of the Survey Plan prepared by A.T. McLaren Ltd.;
- One (1) copy of the Architectural Drawing Set prepared by Graziani + Corazza Architects;
- One (1) copy of the Concept Plan prepared by UrbanSolutions;
- One (1) copy of the Planning Justification Report including draft Official Plan Amendment and draft Zoning By-law, prepared by UrbanSolutions;
- One (1) copy of the Visual Impact Statement prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- One (1) copy of the Urban Design Brief prepared by Whitehouse Urban Design;
- One (1) copy of the Tree Management Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Preliminary Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Comment Response Letter from Whitehouse Urban Design;
- One (1) copy of the Functional Servicing Report prepared by S. Llewellyn & Associates;
- One (1) copy of the Grading and Servicing Plan prepared by S. Llewellyn & Associates;
- One (1) copy of the Comment Response Letter from S. Llewellyn & Associates;
- One (1) copy of the Hydrogeological Investigation prepared by Landtek Ltd. Consulting Engineers;
- One (1) copy of the Geotechnical Investigation prepared by Landtek Ltd. Consulting Engineers;
- One (1) copy of the Slope Stability Study prepared by Landtek Ltd. Consulting Engineers;
- One (1) copy of the Hydraulic Assessment prepared by C3 Water Inc.;
- One (1) copy of the Watermain Hydraulic Assessment prepared by C3 Water Inc.;
- One (1) copy of the Hydrant Flow Tests prepared by Aquacom;
- One (1) copy of the Phase I & II Environmental Site Assessment prepared by G2S Consulting Inc.;
- One (1) copy of the Designated Substances Survey prepared by G2S Consulting Inc.;
- One (1) copy of the Noise Impact Study prepared by HGC Engineering;
- One (1) copy of the Wind Impact Study prepared by RWDI Consulting Engineers & Scientists;
- One (1) copy of the Sun/Shadow Study prepared by R. Bouwmeester & Associates;
- One (1) copy of the Transportation Impact Study prepared by NexTrans Consulting Engineers;
- One (1) copy of the Stage 1 & 2 Archaeological Assessment prepared by Parslow Heritage Consultancy;
- One (1) copy of the Linkage Assessment prepared by GeoProcess Research Associates;
- One (1) copy of the Shoreline Hazard Assessment Letter prepared by W.F Baird & Associates Coastal Engineers Ltd;
- One (1) copy of the completed Official Plan Amendment and Zoning By-law Amendment Application;
- One (1) copy of the signed Formal Consultation Document (FC-22-002); and,
- A cheque in the amount of **\$70,783.75**, 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


Sergio Manchia, MCIP, RPP
Principal


Matt Johnston, MCIP, RPP
Principal

cc: Fengate Liuna Gardens Holdings LP
Messrs. Andrew Salomon & Shawn Marr, Hi-Rise Group
Councillor Maria Pearson, Ward 10, City of Hamilton (cover letter and concept only)
Mr. Steve Robichaud, MCIP, RPP, Chief Planner, City of Hamilton (cover letter and concept only)