



December 22, 2017

171-16

**Via Delivered**

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

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

Dear Ms. Fabac:

**RE: 299-307 John Street South & 97 St. Joseph's Drive, Hamilton  
Official Plan Amendment and Zoning By-law Amendment Application - FC-17-052**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the agent for Spallacci and Sons Limited (Owner), and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 299-307 John Street South and 97 St. Joseph's Drive, in the City of Hamilton.

The proposed development entails a mixed use complex of three multiple dwellings consisting of 26, 30 and 36 storey residential towers with a common podium to create 923 residential units, 1,476.3 square metres of commercial area, and underground parking for 934 vehicles.

The proposal was considered by the Development Review Team on May 10, 2017 via Formal Consultation No. FC-17-052. It was confirmed that an Official Plan Amendment application, Zoning By-Law Amendment application, Site Plan Control application, and a Standard Plan of Condominium application would be necessary to facilitate the proposed development. The Site Plan Control application and Standard 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 maximum density of 1,086 units per hectare in a "High Density Residential" area of the Neighbourhoods designation.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject property from "E-3/S-1512" District – High Density Multiple Dwellings, "E/S-1512" District – Multiple Dwellings, Lodges, Clubs, Etc., and "E" District – Multiple Dwellings, Lodges, Clubs, Etc., to a site specific "E-3/S-\_\_\_\_" District – High Density Multiple Dwellings.

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

- Five (5) copies of the Survey Plan prepared by Ashenurst Nouwens Limited, dated July 23, 2013;
- Five (5) copies of the Concept Plan, prepared by UrbanSolutions, dated December 21, 2017;
- Five (5) copies of Architectural Package including Building Elevations, Parking and Floor Plans, prepared by SRN Architects Inc., dated November 21, 2017;
- Five (5) copies of Planning Justification Report including Draft Official Plan Amendment and Draft By-law, prepared by UrbanSolutions, dated December 21, 2017;
- Five (5) copies of Urban Design Report, prepared by RN Design, dated December 21, 2017;
- Five (5) copies of Cultural Heritage Impact Assessment, prepared by Megan Hobson, dated December 20, 2017;
- Five (5) copies of Arborist Report and Tree Preservation Plan, prepared by Aboud & Associates Inc., dated December 2017;
- Five (5) copies of Functional Servicing Report, prepared by S. Llewellyn & Associates Ltd., dated December 2017;
- Five (5) copies of Environmental Noise Assessment, prepared by Novus Environmental, dated December 19, 2017;
- Five (5) copies of Sun/Shadow Study, prepared by SRN Architects Inc., dated November 25, 2017;
- Five (5) copies of Pedestrian Wind Assessment, prepared by Novus Environmental, dated December 19, 2017;
- Five (5) copies of Transportation Impact Study and Transportation Demand Management Options Report, prepared by Nextrans Consulting Engineers, dated December 2017;
- Five (5) copies of Public Consultation Strategy, prepared by UrbanSolutions, dated December 15, 2017;
- Five (5) copies of Visual Impact Assessment, prepared by RN Design, dated December 21, 2017;
- Five (5) copies of Right-of-Way Assessment, prepared by UrbanSolutions, dated December 21, 2017;
- Twenty-Five (25) copies of completed Official Plan Amendment and Zoning By-law Amendment Application;
- One (1) copy of Formal Consultation Document (FC-17-052);
- One (1) CD with digital copies of all submission materials; and,
- A cheque in the amount of **\$29,347.50** 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**



Sergio Manchia, MCIP, RPP  
*Principal*

*A. Lindsay*  
Amber Lindsay, MES  
*Planner*

cc: Mr. Frank Spallacci, Spallacci and Sons Limited, via mail  
Councillor Jason Farr, Ward 2, via mail and email (cover letter and concept only)  
Mr. Jason Thorne, General Manager of Planning & Economic Development, City of Hamilton, via mail (cover letter and concept only)  
Mr. Steve Robichaud, Chief Planner, City of Hamilton, via mail (cover letter and concept only)