



March 1, 2022

146-16

Via Email and Delivered

Ms. Anita Fabac, MCIP, RPP
Manager, Development Planning, Heritage and Design
&
Ms. Shannon McKie, MCIP, RPP
Manager, Zoning and Committee of Adjustment

City of Hamilton,
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Fabac & Ms. McKie:

**RE: Roxborough Park Plan of Subdivision – 25T-201802
20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10,
13, 14, 16, 18, 20, 22 and 24 Hayes Avenue, Hamilton
Official Plan Amendment Application**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for Roxborough Park Inc. (Owner), and is pleased to submit an application for an Official Plan Amendment for the lands municipally known as 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street, and 2, 4, 6, 8, 10, 13, 14, 16, 18, 20, 22 and 24 Hayes Avenue, in the City of Hamilton – Roxborough Park Draft Plan of Subdivision (25T-201802) in the City of Hamilton, on their behalf.

The proposed subdivision entails one (1) 18-storey multiple dwelling and one (1) 16-storey multiple dwelling connected by a 3-storey podium containing a total of 597 residential units (BLOCK 6), two (2) 12-storey multiple dwellings containing 352 units (BLOCK 7), one (1) CityHousing Hamilton multiple dwelling containing 103 units (FORMER BLOCK 7), seventy-six (76) 3-storey townhouse units (BLOCKS 1, 2 & 3), one-hundred and sixty-two (162) 3-storey back-to-back townhouse units (BLOCKS 4 & 5). In total, 1,290 residential units are proposed in the subject Plan of Subdivision.

On August 30, 2021 a revised version of the Draft Plan of Subdivision for Roxborough Park was submitted to the City of Hamilton and received subsequent conditional approval by the City of Hamilton on October 18, 2021. Since then, an alteration to the proposed built form contained in Block 6 of the Draft Plan of Subdivision has occurred, triggering the need for an Official Plan Amendment to facilitate a minor increase in the permitted density on site. A Draft Plan of Condominium application will be submitted following approval of the Official Plan Amendment application.

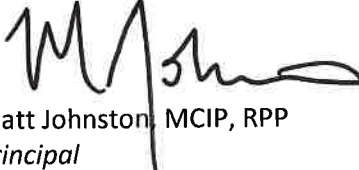
A previous Official Plan Amendment was approved for the subject lands which established a modified net residential density range of between 115 and 165 units per hectare. The purpose of the subject Official Plan Amendment is to alter the modified net residential density range applicable to the subject lands to permit between 115 units per hectare and 254 units per hectare in a Neighbourhoods designation in the Urban Hamilton Official Plan.

In support of the Official Plan Amendment application, please find enclosed the following:

- One (1) copy of the signed Plan of Subdivision prepared by A.T. McLaren Ltd.;
- One (1) copy of the Architectural Drawing Set prepared by SRM Architects;
- One (1) copy of the Sun/Shadow Study prepared by SRM Architects;
- One (1) copy of the Planning Justification Report including draft Official Plan Amendment, prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- One (1) copy of the Urban Design Brief Addendum prepared by Adesso Design;
- One (1) copy of the Visual Impact Assessment prepared by Adesso Design;
- One (1) copy of the Functional Servicing and Stormwater Management Report Addendum prepared by S. Llewellyn & Associates;
- One (1) copy of the Noise Impact Study prepared by dBA Acoustical Consultants;
- One (1) copy of the Transportation Impact Brief prepared by NexTrans Consulting Engineers;
- One (1) copy of the completed Official Plan Amendment Application;
- One (1) copy of the signed Formal Consultation Waiver Letter; and,
- A cheque in the amount of **\$34,945.00**, 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


Scott Beedie, BURPI
Planner

cc: Councillor Merulla, Ward 4, City of Hamilton
Mr. Steve Robichaud, Chief Planner, City of Hamilton
Ms. Shannon McKie, Senior Project Manager, City of Hamilton
Roxborough Park Inc.