



July 7, 2021

313i-19

Via Email

Ms. Elyse Meneray, MCIP, RPP
Planner II, Development Planning, Heritage and Design

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

Dear Ms. Meneray:

**RE: 250-256 First Road West, Hamilton
Zoning By-law Amendment Application – ZAC-20-026
Resubmission No. 1**

Since the initial Zoning By-law Amendment submission made to the City of Hamilton on June 24, 2020, the subject property has changed ownership to New Horizon Development Group c/o 256 First Road West Inc. Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for 256 First Road West Inc. (Owner), and is pleased to make the following resubmission in support of the Zoning By-law Amendment (ZAC-20-026) for the lands known municipally as 250-256 First Road West, in the City of Hamilton, on their behalf.

The proposed development has been slightly altered from the original concept to incorporate the City comments received from the initial June 2020 submission, as well as those revisions initiated by the new owner. The concept now contains three (3) 2-storey townhouse dwellings containing a total of 25 units rather than the initial 26 units which were proposed. This change aids in decreasing the proposed density of the site and increases the visitor parking spaces provided by 2 spaces. To accommodate the proposal, each dwelling unit has been allocated 2 parking spaces located in their respective driveway and garage. As such, 50 resident parking spaces are proposed, while 12 visitor parking spaces are also included on the site.

The following submission package aims to respond to and address the City comments that have since been provided. A Site Plan Control, Draft Plan of Subdivision and Draft Plan of Condominium applications will be submitted following approval of the Zoning By-Law Amendment application.

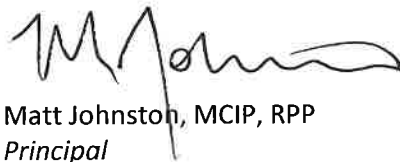
The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from the Neighbourhood Development “ND” Zone to a site specific Multiple Residential-Three “RM3,___” Zone in the Stoney Creek Zoning By-law No. 3692-92.

In support of the resubmission of the Zoning By-law Amendment applications, please find enclosed the following:

- One (1) copy of the Topographic Survey prepared by A.T. McLaren Ltd.;
- One (1) copy of the Concept Plan prepared by KNYMH Inc.;
- One (1) copy of the Architectural Elevations prepared by KNYMH Inc.;
- One (1) copy of the revised draft Zoning By-law, prepared by UrbanSolutions;
- One (1) copy of the Urban Design Brief Addendum prepared by Adesso Design;
- One (1) copy of the Noise Impact Study Addendum prepared by HGC Engineering;
- One (1) copy of the Functional Servicing and Stormwater Management Report Addendums prepared by S. Llewellyn & Associates;
- One (1) copy of the Comment Response prepared by S. Llewellyn & Associates;
- One (1) copy of the Access Review Addendum prepared by Paradigm;
- One (1) copy of the Geotechnical Study prepared by Landtek; and,
- One (1) copy of the signed Formal Consultation Document (FC-19-039).

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: New Horizon Development Group
Councillor Brad Clark, Ward 9, City of Hamilton (via email)