

October 12, 2021

281-18

Via Digital Submission

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: Lavita Estates – 311-313 Stone Church Road East, Hamilton
Official Plan & Zoning By-law Amendment, Draft Plan of Subdivision, Site Plan and Draft Plan of
Standard and Common Element Condominium Resubmission No. 2
(UHOPA-21-005, ZAC-21-009, 25T-202104, DA-21-012, 25CDM-2021005 & 25CDM-2021006)**

Following our December 23, 2020 submission of the subject applications, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) received comments from the municipal departments and external agencies regarding the applications contained in the June 29, 2021 comment consolidation provided by City staff. Feedback has also been obtained from the June 7, 2021 Neighbourhood Information Meeting with area residents. In response to the comments received, UrbanSolutions made a resubmission on August 13, 2021, for which City comments were provided by September 20, 2021 with the exception of Development Engineering comments. In response to the September 20, 2021 consolidated comment package and September 10, 2021 correspondence from Tim Vrooman, please find enclosed the revised supporting materials to address comments received from City staff for the lands known municipally as 311-313 Stone Church Road East in the City of Hamilton.

The Concept Plan, Draft Plan of Subdivision and Draft Plans of Condominium have been revised in several areas to address comments raised by various City departments. Notably, the legal descriptions on all the Plans have been updated, the Cyprus Drive cul-de-sac boundary has been noted, the Plans now contain all components as required by the *Planning Act*, and the common garbage pads have been included in the Common Element Condominium block of the Plans. Comments related to the widening of the Crerar Drive extension up to Street 'A' from Stone Church Road East have not been implemented as it is beyond the previously agreed upon settlement discussions. Similarly, revisions were requested to be made to the daylight triangle at the intersection of the Crerar Drive extension and Stone Church Road East. The plans have also not been updated in this regard, as it is also beyond the scope of the previous settlement discussions for the proposed development.

Further, the draft Official Plan Amendment has been revised to reflect the necessary provision regarding parkland dedication and the draft Zoning By-law has been updated to recognize the increase side yard setback of 2.4 metres within the Common Element Condominium block of the plan.

Though previously submitted on September 22nd, 2021 to address City comments, the Neighbourhood Information Meeting Comment Response Letter has been included in this resubmission. Additionally, the Ministry Clearance Letters of the Stage 1 & 2 Archaeological Assessments completed for 311 and 313 Stone Church Road East have been included in this resubmission.

A version of this development concept was first presented via Formal Consultation No. FC-19-042. This concept plan evolved and was refined via the LPAT experts' meetings and the concept plan as proposed in this submission reflects the settlement of the LPAT appeal (PL110331).

It is our opinion that the following submission adequately addresses all issues identified by the respective City departments. This submission includes the necessary material to bring forward the Official Plan and Zoning By-law Amendments and demonstrates the subdivision matters can be implemented through conditions of draft plan approval.

In keeping with the above, please find enclosed:

- One (1) copy of the revised Concept Plan prepared by UrbanSolutions;
- One (1) copy of the revised draft Zoning By-law Amendment prepared by UrbanSolutions;
- One (1) copy of the revised draft Official Plan Amendment prepared by UrbanSolutions;
- One (1) copy of the revised draft Official Plan Amendment prepared by UrbanSolutions;
- One (1) copy of the revised Draft Plan of Subdivision prepared by UrbanSolutions;
- One (1) copy of the Neighbourhood Information Meeting Comment Response prepared by UrbanSolutions;
- One (1) copy of the Ministry Clearance Letter of the Stage 1 & 2 Archaeological Assessment for 311 Stone Church Road East;
- One (1) copy of the Ministry Clearance Letter of the Stage 1 & 2 Archaeological Assessment for 313 Stone Church Road East; and,
- One (1) copy of the revised Draft Plan of Condominium prepared by A.T. McLaren.

As per the email correspondence provided by Brian Duxbury of Duxbury Law on July 27, 2021, we look forward to advancing these applications to the December 7, 2021 Planning Committee meeting.

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 Esther Pauls, City of Hamilton Ward 7 (Cover letter & Concept Plan only)
Mr. Steve Robichaud, MCIP, RPP, Chief Planner and Director of Planning, City of Hamilton (Cover letter & Concept Plan only)
Ms. Yvette Rybensky, MCIP, RPP, Senior Project Manager, City of Hamilton (Cover letter & Concept Plan only)
Mr. Steve Zakem, Aird & Berlis LLP (Cover letter & Concept Plan only)
Mr. Anthony DiCenzo, DiCenzo Construction Company Limited
Mr. Sergio Manchia, MCIP, RPP, UrbanSolutions Planning & Land Development Consultants Inc.