



December 13, 2021

399-21

Via Delivered & 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: 3250 and 3260 Homestead Drive, Hamilton (Valvasori Properties)
Official Plan & Zoning By-law Amendment Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Valvasori Properties (Owner) and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 3250 and 3260 Homestead Drive in the City of Hamilton.

The subject lands are generally rectangular in shape with approximately 56 metres of frontage on Homestead and approximately 80 metres in depth to the rear lot line, with a total lot area of 4,166.28 m². Currently, 3250 & 3260 Homestead are both occupied by a single-detached dwelling. The portion of the subject lands located at 3260 Homestead Drive is subject property is designated Mixed-Use – Medium Density – Area Specific Policy ‘D’ in the Mount Hope Secondary Plan of the Urban Hamilton Official Plan (UHOP). This same parcel is in a site-specific Holding – Mixed Use Medium Density ‘H102-C5-652’ Zone. The portion of the subject lands located at 3250 Homestead Drive is subject property is designated District Commercial in the Mount Hope Secondary Plan of the Urban Hamilton Official Plan (UHOP) with a site-specific District Commercial ‘C6-344’ that reflect the 2014 Ontario Municipal Board decision to approve 12-unit mixed use building.

The purpose of the Official Plan Amendment is to change the existing designation from District Commercial to Mixed Use-Medium Density. The proposal supports the built form requirements for the Mixed Use -Medium Density designation as indicated in Section E-4.6 of the Urban Hamilton Official Plan. As proposed, the development includes a (3) three-storey multi-residential building containing 40 units with a net residential density of 100 units per hectare.

The purpose of the Zoning By-law Amendment is to rezone the subject lands from the City of Hamilton Zoning By-law No. 05-200 District Commercial (C6) Zone to “C5-___” (Mixed Use-Medium Density) Zone.



In keeping with the initial Formal Consultation Document (FC-21-078) issued June 23, 2021, in support of the Official Plan and Zoning By-law Amendment application, please find enclosed the following:

- One (1) copy of the Survey Plan prepared by A.T.McLaren;
- One (1) copy of the draft Official Plan & Zoning By-law Amendments prepared by UrbanSolutions;
- One (1) copy of the Planning Justification Report prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- One (1) copy of the Landscape Plan prepared by Adesso Design Inc.;
- One (1) copy of the Tree Protection Plan prepared by Adesso Design Inc.;
- One (1) copy of the Archaeological Assessment for 3260 Homestead Drive prepared by Earthworks Inc. Archaeological Consultants;
- One (1) copy of the Ministry Letter pertaining to the Stage 1-2 Archaeological Assessments for 3250 Homestead Drive completed by Amick Consultants Inc.;
- One (1) copy of the Functional Servicing Report prepared by Landsmith Engineering Consultants;
- One (1) copy of the Noise Impact Study prepared by dBA Acoustical Consultants;
- One (1) copy of the Formal Consultation Document Letter dated June 23, 2021;
- One (1) copy of the completed Official Plan and Zoning By-law Amendment Application form;
- A cheque in the amount of **\$76,172.50** made payable to the City of Hamilton for the Official Plan and Zoning By-law Amendment application;

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.

Regards,
UrbanSolutions

A handwritten signature in black ink, appearing to read 'Matt Johnston', written over a white background.

Matt Johnston, MCIP, RPP
Principal

A handwritten signature in black ink, appearing to read 'Lindsay Nooren', written over a white background.

Lindsay Nooren MES Pl, BA (Hons)
Planner

cc. Mr. Mike Valvasori, Valvasori Properties, Owner (via email)
Councillor Brenda Johnson, City of Hamilton Ward 11 (via email)
Mr. Steve Robichaud, MCIP, RPP, Chief Planner and Director of Planning, City of Hamilton (via email)
Mrs. Shannon McKie, MCIP, RPP, Senior Project Manager, City of Hamilton (via email)
Mr. Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc. (via email)