



September 17, 2021

313i-19

**Via Email**

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

City of Hamilton,  
71 Main Street West, 5<sup>th</sup> 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. 3**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is 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 following cover letter has been prepared in response to the City comments that have been provided with regards to the July 7<sup>th</sup>, 2021 resubmission.

Development Planning – Elyse Meneray

- *“Staff are not supportive of the proposed lot widths under 6.0 metres.”*
  - We are proposing lot widths which, with the exception of one 5.56m unit, are 5.76 metres or greater. Not only is this a minor variation from the preferred 6.0 metre unit widths noted by staff, but it is also consistent with recent City of Hamilton approvals permitting lot widths below 6.0 metres. Some examples of previous projects which obtained City approval of lot widths below 6.0 metres include; 527 Shaver Road at 4.62 metres (ZAC-19-010), 264 Governors Road at 5.36 metres (DA-19-152) and 1335 Barton Street at 5.76 metres (DA-18-175 & DA-18-192). Given the history of municipal approvals for these projects which were bringing forward dwelling forms similar to the subject development, we believe the proposed lot widths to be appropriate.
  
- *“Staff are not supportive of decreasing the required landscaping to 30%.”*
  - The City has previously supported development proposals which contain a similar percentage of landscape area. The 527 Shaver Road townhouse development (ZAC-19-010) provided a 32% landscape area, the Foothills of Winona subdivision was approved for a minor variance to permit a minimum landscaped open space ratio of 35%, and the Eden Park subdivision located

at 35 Sabrina Boulevard in Hamilton was also approved for a landscaped area percentage of 30%. In keeping with these previous City approvals, our office believes the current landscaped area percentage proposed for the subject lands is adequate and does not constitute as an outlier with regards to landscape space provided.

- *“Staff are not supportive of the 1.5 metre setback from the proposed visitor parking spaces to the townhouse units.”*
  - Similarly, the proposed 1.5 metre setback to the visitor parking spaces is not uncommon in our experience and has been approved by the City in past projects, including the 527 Shaver Road development (ZAC-19-010) and 264 Governors Road development (DA-19-152) which were previously noted. We do not believe the proposed setback presents any risk for adverse impacts to resident safety, or comfort when using the site. Accordingly, the proposed setback can be considered appropriate and in keeping with previous City approvals.
- *“The concept landscape plan shows trees and vegetation where the noise barrier is going to be located. This needs to be addressed before the noise study can be approved.”*
  - The landscape plan will be revised at the Site Plan stage to ensure the proposed trees and vegetation do not conflict with the location of the required noise barrier.

#### Urban Design – Ana Cruceru

- *“The current concept downgrades the pedestrian infrastructure by eliminating the north-south pedestrian connection between the rear townhouse blocks and the pedestrian sidewalk on Mud Street. Staff recommend retaining this facility and connection if feasible.”*
  - The sidewalk connection between the rear townhouse blocks and Mud Street is unable to be maintained as the path is interrupted by the required noise barrier, which will run parallel to the Mud Street frontage of the site.
- *“The elevation drawings submitted for review do not match the Site Plan for location of driveways/entrances or for the general outline indicating wall articulations.”*
  - It is acknowledged that the submitted elevations do not fully align with the proposed Concept Plan, the detailed design of the elevations will be revised to ensure consistency with the Site Plan and secured through the Site Plan process.
- *“Based on the interface proposed with Mud Street, which will consist in decorative fencing and landscaping, facades oriented at this street will be fully visible from public street views. As a consequence, these facades should be upgraded with enhanced architectural details and quality material treatment. Where side elevations are facing an external or internal street, the material treatment initiated on the principal façade should be wrapped completely around the flanking elevation.*
  - The requested enhancements to the above noted facades will be implemented accordingly and demonstrated on revised elevations which will be submitted and secured at the Site Plan stage.

#### Development Engineering – Steve Ryan

- *“It is our understanding that since the Terryberry diversion there have been a few applications which may have already taken advantage of the freed-up capacity. Development Engineering*

*Approvals previously recommended that a Holding be applied to this zoning application and stated that the removal of the “H” will be conditional upon the following: That there is adequate sanitary service capacity available to the subject lands and that it can be demonstrated that there are appropriate sanitary sewer connections available to the subject property to the satisfaction of the Senior Director of Growth Management.”*

- It is our understanding that the extension of the sanitary sewer to Upper Centennial is nearing approval from the City, with construction of the infrastructure targeted for Quarter 4 of this year. Given the expected timelines associated with the Site Plan process for the subject application and the status of the sanitary service extension to Upper Centennial, the necessary infrastructure to support the proposed development is anticipated to be in place by the time construction and registration has occurred for the site. Accordingly, a Holding provision would not be necessary to be applied to the property.

#### Hamilton Conservation Authority – Laura Stinson

- *“Section 2.2.2 of the report should be revised to clarify that in fact the HydroStorm HS models remove up to 53% of TSS. Calculations and details supporting the installation of the Isolator Row should be enclosed to the revised SWM report.”*
  - The necessary technical revisions to the SWM report will be made to capture the comments provided and will be submitted during the Site Plan stage.

#### Environmental Services – Khan Alamyar

- *“As currently designed this development is not serviceable for municipal waste collection.”*
  - The proposal maintains a site design which is generally consistent with the configuration of recent municipal approvals. As a determination on municipal waste collection is not made during the Zoning By-law Amendment stage, necessary design considerations to secure municipal waste pick-up will be established during the Site Plan stage.

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.

It is our opinion that the following cover letter adequately addresses all issues identified by the respective City departments and provides necessary justification to bring forward the Zoning By-law Amendment to Planning Committee.

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)