



September 24, 2021

370-20

Via Delivered & Email

Anita Fabac, MCIP, RPP
Manager of Development Planning, Heritage & Design

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

Dear Ms. Fabac,

**RE: 559 Garner Road East, City of Hamilton
Official Plan and Zoning By-law Amendment Application – FC- 21-006**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) have been retained by the owner, Garner South M.D Developments c/o Hamid Hakimi, to submit this Request for Official Plan and Zoning By-law Amendment for the lands municipally known as 559 Garner Road East in the City of Hamilton.

The proposed development entails one (1) six storey building containing 95 residential units, 16 ground level parking spaces and two levels of underground parking totaling 135 parking stalls.

This proposed development was considered by the Development Review Team on February 17, 2021 via Formal Consultation No. FC-21-006. It was confirmed that an Official Plan and Zoning By-Law Amendment and Site Plan Control applications would be necessary to facilitate the proposed development. The Site Plan Control application will be submitted following approval of the Official Plan and Zoning By-Law Amendment applications.

The purpose of the Official Plan Amendment (OPA) is to redesignate the lands from Low Density Residential (Infill/Existing) to Site Specific Policy – Area-___ Medium Density Residential 3 to permit a 6 storey multiple dwelling and a maximum gross residential density of 240 units per hectare, whereas the permitted gross residential density shall be 55 units per hectare in Policy 2.5.1.2 d) in the Ancaster Wilson Street Secondary Plan.

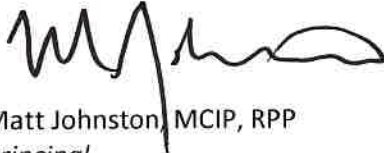
The purpose of the Zoning By-law Amendment is to change the subject lands from the “A” Agricultural Zone in the Town of Ancaster Zoning By-law No. 87-57 and place the subject lands into a site specific, Residential Multiple “RM6” Zone/S-___, Modified on the lands.

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

- One (1) copy of the Survey Plan prepared by Barich Grenkie Surveying Ltd.;
- One (1) copy of the Architectural Package including Sun Shadow Study prepared by SRM Architects;
- One (1) copy of the Planning Justification Report including draft Official Plan Amendment and draft Zoning By-law, prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- One (1) copy of the Urban Design Report prepared by GSP Group;
- One (1) copy of the Archaeological Assessment prepared by ASI and the associated Archaeological Assessment submission to the Ministry of Heritage, Sport, Tourism and Culture Industries;
- One (1) copy of the Tree Inventory Report and Preservation Plan, Tree Protection Plan and Tree Inventory Chart prepared by Urban Tree Management;
- One (1) copy of the Landscape Plan prepared by MSLA;
- One (1) copy of the Hydrogeological Investigation prepared by exp.;
- One (1) copy of the Functional Servicing Report, Grading Plan and Site Servicing Plan prepared by Odan Detech Group Inc.;
- One (1) copy of the Noise Impact Study prepared by dBA Acoustic Consultants;
- One (1) copy of the Formal Consultation Document;
- One (1) copy of the Official Plan and Zoning By-law Amendment application form; and,
- A cheque in the amount of **\$70,788.75** for the Official Plan and Zoning By-law Amendment application fee 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



Brandon Petter, MPlan
Planner

cc: Councillor Lloyd Ferguson, Ward 12 (via email - cover letter and concept only)
 Mr. Steve Robichaud, Chief Planner, City of Hamilton (via email - cover letter and concept only)
 Mr. Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc. (via email)
 Garner South M.D Developments