

November 12, 2021

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Via Email

James Van Rooi, MCIP, RPP
Planner I
Development Planning, Heritage & Design, Suburban Team

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

Dear Mr. Van Rooi,


**RE: Zoning By-law (ZAC-18-058) Amendment Resubmission
154 Wilson Street East, Ancaster**

Thank you for your valuable feedback over the last few months in relation to the subject application. In keeping with comments from staff as well as various external and internal agencies, UrbanSolutions is pleased to provide an updated concept and supporting material. With comments from departments and agencies in mind, the most notable change to the concept is the built form from a three-storey multiple unit dwelling to townhouse dwellings as well as the amount of trees the new concept is able to retain. The following materials are being submitted in support of the resubmission:


- One (1) PDF of the revised Concept Plan prepared by UrbanSolutions;
- One (1) PDF of the Planning Justification Report Addendum prepared by UrbanSolutions;
- One (1) PDF of the revised Architectural Package prepared by Lintack Architects;
- One (1) PDF of the revised Landscape Plan and Tree Protection Plan prepared by Whitehouse Design Group and,
- One (1) PDF of the revised Grading Plan prepared by WalterFedy;
- One (1) PDF of the revised Servicing Plan prepared by WalterFedy;
- One (1) PDF of the Urban Design Brief Addendum prepared by Adesso;
- One (1) PDF of the revised draft Zoning By-law prepared by UrbanSolutions.

Please feel free to contact the undersigned with any questions or comments.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Lindsay Nooren, MES PI, BA (Hons)
Planner

cc: Steve Robichaud, Chief Planner, City of Hamilton (via email)
Anita Fabac, Manager, Development Planning, Heritage & Design, City of Hamilton (via email)
Councilor Lloyd Ferguson, Ward 12, City of Hamilton (via email)
T. Valeri Construction Ltd. (via email)