



December 23, 2020

281-18

**Via Delivered & Digital Submission**

Ms. Anita Fabac, MCIP, RPP  
Manager, Development Planning, Heritage and Design

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

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of DiCenzo Construction Company Limited (Owner) and is pleased to submit the applications for an Official Plan & Zoning By-law Amendment, Draft Plan of Subdivision, Site Plan and Draft Plan of Standard and Common Element Condominium for the lands known municipally as 311-313 Stone Church Road East in the City of Hamilton.

The subject lands are designated as Neighbourhoods in the Urban Hamilton Official Plan. The lands are currently zoned Agriculture "AA" and Urban Protected Residential, Etc. "C" in the Former City of Hamilton Zoning By-law No. 6593.

The proposed development is for a subdivision consisting of 221 residential units. The proposed development includes twelve (12) single detached dwellings that front onto a Common Element condominium as an extension of Cyprus Drive, five (5) single detached dwellings, five (5) street townhouses that front onto the extension of Crerar Drive and seven (7) street townhouses that front onto 'Street A'. In addition, 192 units are proposed as a standard condominium comprising of 112 block townhouses and 80 back-to-back townhouses. Each unit in the proposed development will contain a garage in addition to a driveway providing two parking spaces per unit. The standard condominium will have two (2) parking space per unit for a total of 384 spaces, and 54 visitor parking spaces including four (4) barrier free parking spaces. The common element portion for the twelve singles will contain two (2) parking spaces per unit and is served by 10 visitor parking spaces. The rest of the proposed development includes two (2) parking spaces per unit under the same allocation method.

To facilitate the proposed development, Official Plan & Zoning By-law Amendment, Draft Plan of Subdivision, Site Plan and Draft Plan of Standard and Common Element Condominium applications are all being submitted concurrently.

The purpose of the Official Plan Amendment is to permit the proposed density of 55 units per hectare for the standard condominium portion of the subject lands as well as a map change in the Urban Hamilton Official Plan. The purpose of the Zoning By-law Amendment is to place the zoning into site specific zones within the City of Hamilton Zoning By-law No. 05-200 and the Former City of Hamilton Zoning By-law No. 6593, which will establish appropriate standards for the development. Specifically, the subject lands will be placed into the Urban Protected Residential, Etc. "C,\_\_(a)(b)" District, Modified, the Townhouse-Maisonette "RT-20,\_\_\_" District, Modified, the Street Townhouse "RT-30,\_\_\_" District, Modified in Former City of Hamilton By-law No. 6593 and the Conservation/Hazard Lands (P5) Zone in the City of Hamilton Zoning By-law No. 05-200.

The purpose of the Site Plan application is to address the development of 192 townhouse and back-to-back units in Block 3 of the Draft Plan of Subdivision and to approve the private road, visitor parking and gateway features. Serving the 12 single detached dwellings. For the purpose of this application, the future lots are to be established via Part-Lot-Control and therefore the dwellings are not subject to Site Plan approval.

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 pending settlement of the LPAT appeal (PL110331). In keeping with the Formal Consultation comments dated May 13, 2019, in support of the Official Plan and Zoning By-law Amendment application, please find enclosed the following:

- Two (2) copies of the Survey Plan prepared by A.T. McLaren;
- Two (2) copies of the Concept Plan prepared by UrbanSolutions;
- Two (2) copies of the completed Official Plan and Zoning By-law Amendment application form;
- Two (2) copies of the draft Official Plan & Zoning By-law Amendments prepared by UrbanSolutions;
- Two (2) copies of the Planning Justification Report prepared by UrbanSolutions;
- Two (2) copies of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- Two (2) copies of the Urban Design Guidelines prepared by Whitehouse Urban Design;
- Two (2) copies of the Archaeological Assessment prepared by Detritus Consulting;
- Two (2) copies of the Landscape Plan and Tree Preservation Plan prepared by Adesso Design;
- Two (2) copies of the Geotechnical Investigation prepared by Landtek Limited;
- Two (2) copies of the Functional Servicing Report and Stormwater Management Plan/Report prepared by S. Lewellyn & Associates;
- Two (2) copies of the Civil Engineering drawing set which includes Sediment, Erosion Control & Removals Plan, General Plan of Services, Grading Plan, Storm & Sanitary Drainage Area Plan, Water Distribution Plan and Parking Plan prepared by S. Lewellyn & Associates;
- Two (2) copies of the Hydraulic Assessment prepared by C3 Water Inc.;
- Two (2) copies of the Transportation Impact prepared by NexTrans Engineering Consultants;
- A cheque in the amount of **\$299.79** made payable to City of Hamilton for the review of the Tree Management Plan;

- A cheque in the amount of **\$220,059.75** made payable to the City of Hamilton for the Draft Plan of Subdivision, Draft Plan of Condominium, Site Plan, Official Plan and Zoning By-law Amendment application; and,
- A cheque in the amount of **\$17,335.00** made payable to Hamilton Conservation Authority for the Draft Plan of Subdivision, Draft Plan of Condominium, Official Plan and Zoning By-law Amendment application.

In support of the Site Plan application, please find enclosed the following:

- Two (2) copies of the Site Plan prepared by UrbanSolutions;
- Two (2) copies of the completed Site Plan application form; and,
- Two (2) copies of the Architectural Package prepared by KNYMH.

In support of the Draft Plan of Subdivision application, please find enclosed the following:


- Two (2) copies of the Draft Plan of Subdivision prepared by UrbanSolutions; and,
- Two (2) copies of the completed Draft Plan of Subdivision application form.


In support of the Draft Plan of Condominium applications, please find enclosed the following:

- Two (2) copies of the Common Element Condominium Plan prepared by A.T. McLaren;
- Two (2) copies of the Standard Condominium Plan prepared by A.T. McLaren;
- Two (2) copies of the Common Element Condominium application form; and,
- Two (2) copies of the Standard Condominium Plan application form.

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**

  
Sergio Manchia, MCIP, RPP  
Principal

  
Matt Johnston, MCIP, RPP  
Principal

- 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