

February 5, 2020

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**Via Email**

Mr. Mark Kehler  
Planner I  
Planning & Economic Development

City of Hamilton,  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Mr. Kehler:

**RE: 222-228 Barton Street East & 255-265 Wellington Street North, Hamilton  
Official Plan Amendment and Zoning By-law Amendment Application  
(UHOPA-20-008 & ZAC-20-013)**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for 467052 Ontario Limited c/o Mr. Steven Joyce (Owner). UrbanSolutions submitted an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 222, 226 & 228 Barton Street East & 255, 257, 261, 263 & 265 Wellington Street North, in the City of Hamilton on December 20, 2019.

UrbanSolutions has received comments from the municipal departments and external agencies regarding the above noted application and participated in the City's Design Review Panel which was held on August 13, 2020. In direct response to the Design Review Panel comments, in 2020 the Microsite for the subject lands had generated a total of 45 users in the month of November, 105 users in the month of December and 11 users in the month of January, 2021. No public correspondence regarding the applications have been received by UrbanSolutions.

As per the Design Review Panel comments and City of Hamilton comments, the Concept Plan has been revised. Notable changes to the Concept Plan include the following:

- As per Transportation Planning comments, 5.0 metre by 5.0 metre visibility triangles have been included for all driveway limits to ensure the safety of visibility for pedestrians, cyclists and vehicles.
- As per Transportation Planning comments, driveway access width of 7.5 metres at the ultimate property line has been added.
- As per Transportation Planning comments, 12 metre centerline radii has been added.
- As per Transportation Planning comments, snow storage location has been identified.
- As per Transportation Planning comments, location of 14 short-term bicycle parking is now shown on the revised plan adjacent to internal sidewalk for pedestrian connections.

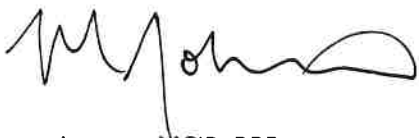
- As per Transportation Planning and Urban Design comments, increased pedestrian circulations throughout the site as internal pedestrian connections we added to connect the site to the municipal sidewalks.
- As per Urban Design comments, larger landscape strips have been added around the side and rear yard around the parking areas.
- As per Urban Design comments there has been a notation added to clarify that raised landscaping will be accommodated on top of the parking structure slab.
- Waste storage location has been moved internally to avoid conflicts with vehicles in the parking area.
- Turning radii increase from the drive access/maneuvering area off Wellington Street North.

In response to the DRP and City staff comments received, please find the following documents enclosed:

- One (1) PDF of the revised Concept Plan prepared by UrbanSolutions;
- One (1) PDF of the revised Building Elevations and Floor Plans prepared by McCallum Sather;
- One (1) PDF of the Design Review Panel Comment Memo prepared by McCallum Sather;
- One (1) PDF of the revised draft Official Plan Amendment and Zoning By-law prepared by UrbanSolutions;
- One (1) PDF of the revised Functional Servicing Report prepared by S. Llewellyn & Associates;
- One (1) PDF of the revised Site Servicing and Grading Plans prepared by S. Llewellyn & Associates;
- One (1) PDF of the revised Transportation Impact Study including Transportation Demand Management Options Report prepared by NexTrans; and,
- One (1) PDF of the revised Tree Preservation Plan and Landscape Plan prepared by MSLA.

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*



Laura Drennan, BA  
*Planning Technician*

cc: Mr. Steven Joyce, 467052 Ontario Limited (via email)  
Councillor Jason Farr, Ward 2 (via email)  
Mr. Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc. (via email)