



April 19, 2021

368-20

Via Email and Delivered

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

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

Dear Ms. Fabac:

**RE: 1842 King Street East, Hamilton
Official Plan Amendment and Zoning By-law Amendment Application - FC-20-129**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for 1842 King St. E Inc. (Owner), and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 1842 King Street East, in the City of Hamilton, on their behalf.

The proposed development entails four (4) 12-storey multiple dwellings and four (4) 4-storey stacked townhouses containing 10 units each. In total, 1407 residential units are proposed. To accommodate the proposed development, 1688 underground parking spaces are included, containing 281 visitor spaces.

A version of this concept was considered by the Development Review Team on December 16, 2020 via Formal Consultation No. FC-20-129. It was confirmed that Official Plan Amendment, Zoning By-Law Amendment, Site Plan Control and Draft Plan of Condominium applications would be necessary to facilitate the proposed development. The Site Plan Control and Draft Plan of Condominium applications will be submitted following approval of the Official Plan Amendment and Zoning By-Law Amendment applications.

The purpose of the Official Plan Amendment is to permit a density range of 80 – 525 units per in a Neighbourhoods – High Density designation in the Urban Hamilton Official Plan.


The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from the Major Institutional (I3) Zone in the City of Hamilton Zoning By-law No. 05-200, to a site specific “E3/S__” (High Density Multiple Dwelling) District in the City of Hamilton Zoning By-law No. 6593.

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 A.T. McLaren Ltd.;
- One (1) copy of the Concept Plan prepared by Graziani + Corazza Architects;
- One (1) copy of the Architectural Drawing Set prepared by Graziani + Corazza 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 Brief prepared by Whitehouse Urban Design;
- One (1) copy of the Tree Protection Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Preliminary Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Functional Servicing and Stormwater Management Report prepared by Lanhack Consultants;
- One (1) copy of the Hydraulic Assessment prepared by C3 Water Inc.;
- One (1) copy of the Phase I & II Environmental Site Assessment prepared by Landtek Limited;
- One (1) copy of the Noise Impact Study prepared by dBA Acoustical Consultants;
- One (1) copy of the Wind Impact Study prepared by RWDI Consulting Engineers & Scientists;
- One (1) copy of the Sun/Shadow Study prepared by R. Bouwmeester & Associates;
- One (1) copy of the Transportation Impact Study prepared by Paradigm Transportation Solutions;
- One (1) copy of the Transportation Demand Management Options Report prepared by Paradigm Transportation Solutions;
- One (1) copy of the Documentation and Salvage Report prepared by Letourneau Cultural Heritage Consultants;
- One (1) copy of the Stage 1 & 2 Archaeological Assessment prepared by This Land Archaeology Inc.;
- One (1) copy of the completed Official Plan Amendment and Zoning By-law Amendment Application;
- One (1) copy of the signed Formal Consultation Document (FC-20-129); and,
- A cheque in the amount of **\$70,818.75**, 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


Sergio Manchia, MCIP, RPP
Principal



Scott Beedie, BURPI
Planner

cc: New Horizon Development Group
Councillor Sam Merulla, Ward 4 (cover letter and concept only)
Mr. Steve Robichaud, MCIP, RPP, Chief Planner, City of Hamilton (cover letter and concept only)
Mr. Matt Johnston, UrbanSolutions Planning & Land Development Consultants Inc.