



July 6, 2020

171-16

Via Delivered

Andrea Dear, MCIP RPP
Development Planning, Heritage and Design

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

Dear Ms. Dear,

**RE: 299-307 John Street South & 97 St. Joseph's Drive
Resubmission for UHOPA-18-04/ZAC-18-009**

In response to the Transportation Planning comments dated March 2, 2020 and Niagara Escarpment Commission comments dated October 3, 2019, please find enclosed the following materials intended to satisfy the outstanding concerns related to the subject applications:

- Five (5) copies of the revised Concept Plan prepared by UrbanSolutions dated June 30, 2020;
- Five (5) copies of the revised architectural drawings prepared by SRN Architects dated May 28, 2020;
- Five (5) copies of the revised Draft Zoning By-law prepared by UrbanSolutions dated July 2, 2020;
- Five (5) copies of a Transportation Impact Study Update prepared by NexTrans dated June 23, 2020; and,
- Five (5) copies of a Visual Impact Study prepared by MBTW, dated April 2020.

The Concept Plan and architectural drawings have been revised to satisfy Transportation Planning concerns regarding the Charlton Avenue East drive accesses. The design was a collaborative effort between SRN Architects and NexTrans, and the functionality of these accesses is demonstrated by the enclosed Transportation Impact Study Addendum which includes an AutoTurn analysis.

The enclosed materials should be sufficient to satisfy the outstanding concerns related to the Official Plan Amendment and Zoning By-law Amendment applications and allow these applications to advance to a Planning Committee meeting. Should you have any questions or comments, do not hesitate to contact the undersigned.

Regards,
UrbanSolutions


Matt Johnston, MCIP, RPP
Principal


Amber Lindsay, MES, MCIP, RPP
Planner

Encl.

cc: Mr. Frank Spallacci, Spallacci and Sons Ltd.
Ms. Shannon McKie, City of Hamilton (via email)
Mr. Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc.