

June 24, 2020

313-19

Via Delivered

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: 250-256 First Road West, Hamilton
Zoning By-law Amendment Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) have been retained by 2543886 Ontario Inc. (Owner), and is pleased to submit an application for a Zoning By-law Amendment for the lands known municipally as 250-256 First Road West, in the City of Hamilton on their behalf.

The proposed development includes 26 two-storey townhouse units with 10 visitor parking spaces including a barrier free parking space.

In 2017, a Formal Consultation meeting (City File No. FC-17-113) was held for the lands. In 2019 an additional Formal Consultation meeting (City File No. FC-19-039) was held for a revised Concept Plan. The Formal Consultation Document dated May 15, 2019 confirms that a Zoning By-law Amendment, Draft Plan of Condominium and Site Plan Control applications would be necessary to facilitate the proposed development. The Concept Plan has been revised since the Formal Consultation meeting FC-19-039 and an Official Plan Amendment is no longer required. The Plan of Condominium and Site Plan Control application will be submitted following approval of the Zoning By-Law Amendment application.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject property from Neighbourhood Development (ND) Zone to a site specific Multiple Residential (RM3) Zone in the Stoney Creek Zoning By-law No. 3692-92, which will establish appropriate standards for the development.

In support of the Zoning By-law Amendment application, please find enclosed the following:


- Five (5) copies of the Survey Plan prepared by A.T. McLaren;
- Five (5) copies of the Concept Plan prepared by UrbanSolutions, and one (1) reduced to 11"x17";
- Five (5) copies of the draft Zoning By-law prepared by UrbanSolutions;
- Five (5) copies of the Planning Justification Report prepared by UrbanSolutions;
- Five (5) copies of the Building Elevations prepared by KNYMH Inc.;
- Five (5) copies of the Urban Design Report prepared by KNYMH Inc.;
- Five (5) copies of the Archaeological Assessment prepared by Detritus Consulting Ltd.;
- Five (5) copies of the Storm Water Management Plan/Report prepared by S. Llewellyn & Associates;
- Five (5) copies of the Functional Servicing Report prepared by S. Llewellyn & Associates;
- Five (5) copies of the Dust Management Plan prepared by Rubidium Environmental;
- Five (5) copies of the Pest Control Plan prepared by Skedaddle Wildlife;
- Five (5) copies of the Landfill Impact Study prepared by Ortech Environmental;

- Five (5) copies of the Noise Impact Study prepared by HGC Engineering;
- Five (5) copy of the Formal Consultation document letter dated May 22, 2019;
- Twenty-Five (25) copies of the completed Zoning By-law Amendment Application;
- One (1) USB with digital copies of all submission materials;
- A cheque in the amount of **\$36,820.50** made payable to the City of Hamilton; and
- A cheque in the amount of **\$4,050.00** made payable to Hamilton Conservation Authority.

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


Scott Beedie, BURPI
Planner

CC. Mr. Ryan Kotar, 2543886 Ontario Inc.

Councillor Brad Clark, City of Hamilton (cover and concept only)
Mr. Steve Robichaud (cover and concept only)