



December 22, 2021

416-21

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: 186 Hunter Street East, Hamilton
Official Plan & Zoning By-law Amendment Application - FC-21-144**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for Wellington Hamilton Non-Profit Housing Inc. c/o LiUNA Local 837 (Owner), and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 186 Hunter Street East in the City of Hamilton, on their behalf.

The proposed development entails one (1) 12-storey multiple dwelling containing a total of 104 residential units. In addition, the proposed development is accommodated by 50 parking spaces contained in an underground garage, 51 long term bicycle parking spaces and 5 short term bicycle parking spaces.

A version of this concept was considered by the Development Review Team on November 3, 2021 via Formal Consultation No. FC-21-144. 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 net residential density of 595 units per hectare in a Neighbourhoods – High Density Residential 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 Community Commercial (C3) Zone in the City of Hamilton Zoning By-law No. 05-200 to a site specific “E3/S__” (High Density Multiple Dwelling) District, Modified 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 UrbanSolutions;
- One (1) copy of the Architectural Drawing Set prepared by SRM 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 and Preliminary Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Functional Servicing and Stormwater Management Report prepared by S. Llewellyn & Associates;
- One (1) copy of the Grading and Servicing Plan prepared by S. Llewellyn & Associates;
- One (1) copy of the Hydraulic Analysis prepared by C3 Water Inc.;
- One (1) copy of the Noise Impact Study prepared by dBA Acoustical Consultants;
- One (1) copy of the Pedestrian Wind Study prepared by RWDI Consulting Engineers & Scientists;
- One (1) copy of the Sun/Shadow Study prepared by SRM Architects;
- One (1) copy of the Visual Impact Assessment prepared by MBTW Group;
- One (1) copy of the Geotechnical Study prepared by G2S Consulting Inc.;
- One (1) copy of the Phase I Environmental Site Assessment prepared by Pinchin Limited;
- One (1) copy of the Phase II Environmental Site Assessment prepared by G2S Consulting Inc.;
- One (1) copy of the Transportation Impact Study including the Transportation Demand Management Options Report prepared by NexTrans Consulting Engineers;
- One (1) copy of the Cultural Heritage Impact Assessment prepared by Parslow Heritage Consultancy;
- 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-21-144);
- A cheque for the TPP Review fee in the amount of **\$610.00**, made payable to the City of Hamilton; and,
- A cheque in the amount of **\$70,783.75**, 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



Matt Johnston, MCIP, RPP
Principal



Scott Beedie, BURPI
Planner

cc: Mr. Riccardo Persi, Wellington Hamilton Non-Profit Housing Inc. c/o LiUNA Local 837
Messrs. Andrew Salomon & Shawn Marr, Hi-Rise Group
Councillor Jason Farr, Ward 2, City of Hamilton (cover letter and concept only)
Mr. Steve Robichaud, Chief Planner, City of Hamilton (cover letter and concept only)
Mr. Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc.