



Hamilton

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Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main Street West, 5th Floor, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-4202

November 17, 2017

File: ZAR-17-074

Dear Sir / Madam:

Re: Notice of Complete Application and Preliminary Circulation for Application by Brooklyn Contract Inc. for Zoning By-law Amendment for Lands Located at 154 Main Street East and 49 Walnut Street South, Hamilton (Ward 2)

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a complete application has been received by Hamilton's Planning and Economic Development Department for Zoning By-law Amendment for Lands Located at 154 Main Street East and 49 Walnut Street South (please see attached Location Plan).

Purpose and Effect of Application

Zoning By-law Amendment (File No. ZAR-17-074)

The purpose and effect of this proposed **Zoning By-law Amendment** is to change the zoning from a Downtown Mixed Use (D3) Zone and Downtown Multiple Residential (D6) Zone to a site specific Downtown Central Business District (D1) Zone, in order to permit a 25 storey mixed use building with commercial on the ground floor and 267 residential dwelling units above on the lands municipally known as 154 Main Street East; and a 7 storey parking structure with 274 parking spaces on the lands municipally known as 49 Walnut Street South.

The proposed By-law to amend the Zoning By-law, and information and material related to it, will be available in the staff report for public inspection at a future Public Meeting.

Collection of Information

Information respecting this application is being collected under the authority of the *Planning Act*, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public **and will appear on the City's website unless you expressly request within your communication that City remove your personal information.**

Additional Information

A separate notice will be mailed to you confirming the date of the Public Meeting.

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If you wish to be notified of the decision of the City of Hamilton on the proposed Zoning By-law Amendment, you must make a written request to the Co-ordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, L8P 4Y5.

Appeals

Zoning By-law Amendment Application (ZAR-17-074)

- i If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board.

- ii If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Public Input

Before we prepare a staff report for Council consideration, we are extending an opportunity to you to make comments. Any written comments received by the Department prior to **December 8, 2017**, will be published as part of the report **made available to the general public and will appear on the City's website unless you expressly request within your communication that the City remove your personal information**. Those persons who respond to the Department will be provided with a copy of the staff report prior to the public meeting to be held by the Planning Committee of City Council. Please forward your comments, quoting **ZAR-17-074** to:

Daniel Barnett, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design - Urban Team
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
Fax: 905-546-4202 - E-Mail: Daniel.Barnett@hamilton.ca

Should you have any questions, please contact Daniel Barnett at 905.546.2424 ext. 4445 or by e-mail at Daniel.Barnett@hamilton.ca, or myself at extension 2222.

Yours truly,

Kimberley Harrison-McMillan, BES, MCIP, RPP
Senior Project Manager
Development Planning, Heritage and Design - Urban Team

DB:
Attachment(s)