

December 3, 2019

206-17

Via Delivered

James Van Rooi
Planner I
Development Planning, Heritage & Design, Suburban Team

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

Dear Mr. Van Rooi,

**RE: Official Plan & Zoning By-law Amendment Resubmission
154 Wilson Street East, Ancaster
UHOPA-18-024/ZAC-18-058**

Following our November 26, 2018 submission of the subject application, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has received comments from the municipal departments and external agencies. In response to the comments received, please find the following documents enclosed:

- Five (5) copies of the revised Concept Plan prepared by UrbanSolutions, dated November 21, 2019;
- Five (5) copies of the revised architectural package prepared by Lintack Architects;
- Five (5) copies of the revised draft Official Plan Amendment prepared by UrbanSolutions; and,
- Five (5) copies of the revised draft Zoning By-law prepared by UrbanSolutions.

The development concept has been revised in keeping with the recommended revisions to the proposed massing, as detailed in Urban Design comments from Ana Crueru dated January 14, 2019. The building has been redesigned to eliminate two fourth floor units fronting on to Wilson Street East. This has the effect of reducing the height to 3 storeys for the portion of the building fronting onto the street, and therefore implements the Secondary Plan's Urban Design Guidelines for the Transition Area. The building steps up to 3 storeys as the grade plateaus at a higher elevation toward the back of the site. It steps up again to a partial fourth storey to accommodate an amenities level. The effect of this storey is minimized by the continuation of the eave line of the 3 storey high roof. The fourth storey has been reduced in size from the original proposal, and modified in cross section to push the easterly exterior wall westward, away from the adjacent residential uses and into the volume of the third floor roof, and outside of the area of the 45 degree angular plane. The large south-facing roof terrace that was part of the original design has been broken up in to two smaller terraces, with the larger of the two oriented to the west, away from the residential uses in order to minimize overlook and noise nuisance to the adjacent residential properties.