



October 5, 2020

171-16

Via Delivered

Steve Robichaud, MCIP RPP
Chief Planner, City of Hamilton

City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON 8P 4Y5

Dear Mr. Robichaud,

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

As you know, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the agent for Spallacci and Sons Limited (Owner) and is pleased to introduce a minor amendment to the proposed Official Plan Amendment and the Zoning By-law Amendment application with the purpose of adding three storeys to Tower A and two storeys to Tower B. This change will increase the unit count by 30 units with no changes to the number of vehicle and bicycle parking spaces proposed.

The Subject Lands are designated Urban Area in the Niagara Escarpment Plan (NEP). The objective of the Urban Area designation is to protect the scenic resources of the Escarpment. As such, a Visual Impact Assessment was required in support of the planning applications to demonstrate that the proposed redevelopment is compatible with the visual environment. The Visual Impact Assessment (April 2020) prepared by MBTW discusses the impact of the proposed development on several pre-determined viewpoints from the public street for the analysis, **Figure 1**. The viewpoints are located as far north as Augusta Street at John St. South (**viewpoint A**), as far east (in the lower city) as Walnut Street South at Charlton Avenue East (**viewpoint 2**), as far west as Charleton Ave. East at Hughson St. South (**viewpoint D**), and as far south as Sam Lawrence Park (**viewpoint F**). The Visual Impact Assessment concluded that it is clear the proposed buildings will not negatively impact the scenic resources of the Niagara Escarpment and the intent of the Urban Area Designation within the Niagara Escarpment Plan will be maintained.

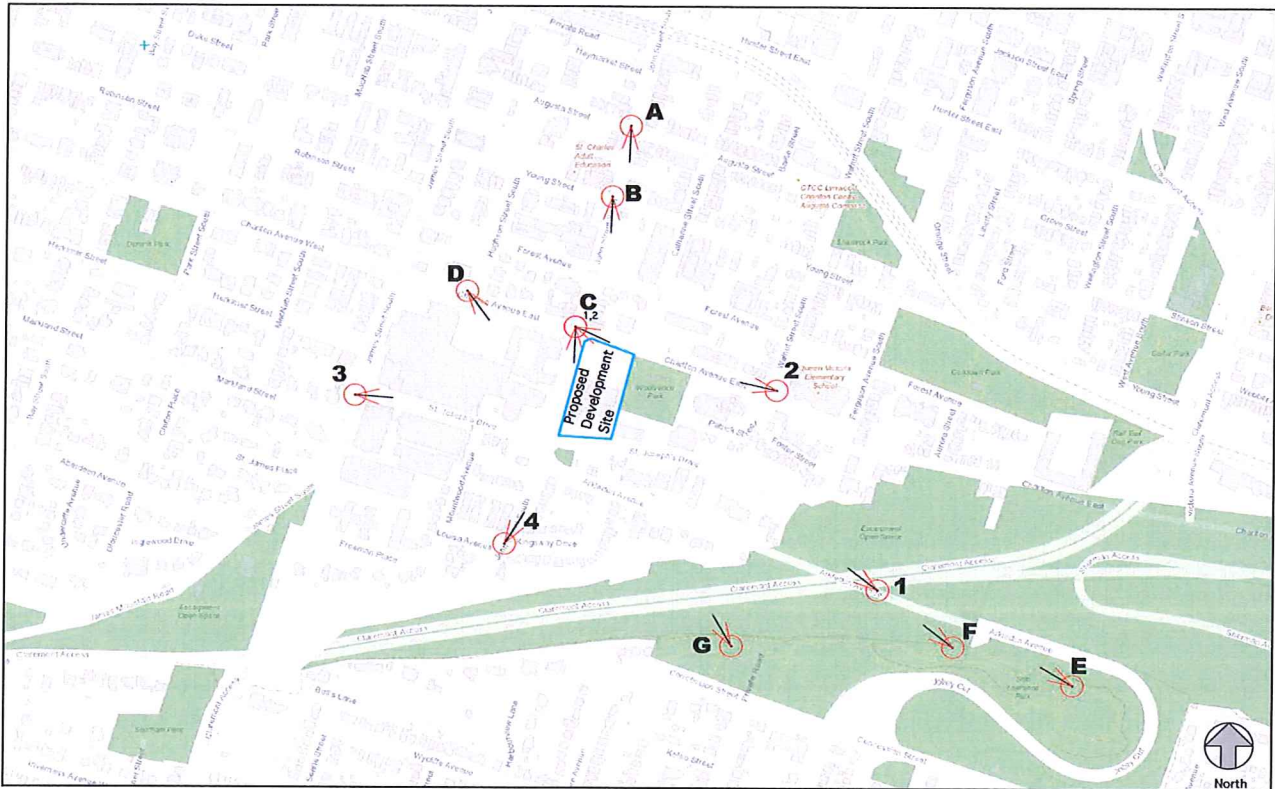


Figure 1: The viewpoint locations from Visual Impact Assessment

Furthermore, as a pedestrian experiencing the site from the sidewalk viewpoints located in the lower city (**Figures 2, 3 and 4**), the proposed change in height is not visually substantial. It is also worth noting that pedestrian views of the escarpment from the lower city are not sacrificed as a result of the proposed increase in height, as the additional floors are far above an individual’s angular view of the escarpment from the sidewalk. **Figure 5** illustrates the view of the current proposed development from Sam Lawrence Park. The proposed residential towers rise slightly above the visual horizon line created by the Niagara Escarpment. However, the proposed development has a lesser impact on the visual horizon line than the previously existing Landmark Place apartment building, located just to the right of the proposed development in **Figure 5**. Additionally, the impacts to pedestrian views of the horizon line from the top of the escarpment are unaltered through the proposed height increase as the additional storeys do not block views of the adjacent escarpment. Rather, the additional storeys build on the previously proposed height that already rose above the visual horizon line. Therefore, the proposed tower heights of 25-storeys for Tower A and 24-storeys for Tower B are appropriate and consistent with the intent of the Niagara Escarpment Plan and Urban Hamilton Official Plan when giving consideration to pedestrian visual impact and consistency of built form.



Figure 2: View of current proposed development at Augusta St. at John St. South (viewpoint A)



Figure 3: View of current proposed development from Charlton Ave. East at Walnut St. South (viewpoint 2)



Figure 4: View of current proposal from Charleton Ave. East at Hughson St. South (viewpoint D)



Figure 5: View of current proposal from Sam Lawrence Park (viewpoint F)

The attached Sun/Shadow Study prepared by SRN Architects (August 21, 2020) demonstrate the impacts of the additional heights compared to the current development proposal and the 'As of Right Height'. The shadow impacts are taken throughout the following days: December 21, March 21, June 21, and September 21. As illustrated, the shadow impacts of the additional heights are minor compared to the current proposal. In addition, the point tower design allows corresponding shadows to shift quickly as the day goes on so that no individual property experiences more than an hour or so of interrupted sunlight as a result of the increased height. Therefore, the shadow impacts of the additional storeys are minor in both length of time and in nature. It can be concluded that the proposed change in design does not introduce significant negative impacts to the public or private realm and would be an unnoticeable visual change to the overall design and pedestrian experience of the development.

Based on the planning rationale contained herein, the additional storeys are compatible with an have no adverse impacts on the public realm is minor, are supported by the Visual Impact Assessment and the Sun/Shadow Study and represent good land use planning. In support of this request, please find enclosed:

- Five (5) copies of the revised building elevations prepared by SRN Architects dated August 13, 2020;
- Five (5) copies of the revised Concept Plan prepared by UrbanSolutions, dated September 2, 2020; and,
- Five (5) copies of the Sun/Shadow Study prepared by SRN Architects August 21, 2020.

Please feel free to contact the undersigned with any questions or comments and we look forward to working with you and staff in advance the applications to Planning Committee.

Regards,
UrbanSolutions



Sergio Manchia, MCIP, RPP
Principal



Matt Johnston, MCIP, RPP
Principal

Encl.

cc: Mr. Jason Farr, Ward 2 Councillor
Mr. Frank Spallacci, Spallacci and Sons Ltd.
Ms. Shannon McKie, City of Hamilton (via email)