



April 23, 2019

214-17

Via 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: 73-89 Stone Church Road West & 1029 West 5th Street, Hamilton
Official Plan Amendment and Zoning By-law Amendment Application**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for T. Valeri Construction Limited (Owner), and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 73-89 Stone Church Road West & 1029 West 5th Street, in the City of Hamilton.

The proposed development for purpose-built rental housing entails a ten (10) storey multiple dwelling containing 237 units, and parking for 241 vehicles and 179 bicycles.

A Waiver of Formal Consultation for the subject lands dated December 17, 2018 confirms that an Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control application would be necessary to facilitate the proposed development. The Site Plan Control application 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 maximum density of 339 units per hectare within a High-Density Residential Area of the Neighbourhoods designation.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from the various existing zones to "DE-2" Multiple Dwellings in the City of Hamilton Zoning By-law No. 6593.

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

- Five (5) copies of the Survey Plan prepared by Matthew, Cameron, Heywood-Kerry T. Howe Surveying Limited, dated February 7, 2019;



- Five (5) copies of the Concept Plan prepared by UrbanSolutions and one (1) reduced copy;
- Five (5) copies of the architecture drawing package prepared by KNYMH and one (1) reduced copy;
- Five (5) copies of the Planning Justification Report including Park Issues Assessment prepared by UrbanSolutions;
- Five (5) copies of the draft Official Plan Amendment and Zoning By-law prepared by UrbanSolutions;
- Five (5) copies of the Urban Design Report prepared by KNYMH;
- Five (5) copies of the Stage 1-2 Archaeological Assessment for 1029 West 5th Street prepared by Archeoworks Inc.;
- Five (5) copies of the Tree Protection Plan prepared by Adesso Design Inc.;
- Five (5) copies of the Functional Servicing Report including Grading Plan, Servicing Plan, and Erosion and Sedimentation Control Plan prepared by WalterFedy;
- Five (5) copies of the Geotechnical Investigation prepared by Soil-Mat Engineers & Consultants Ltd.;
- Five (5) copies of the Environmental Noise Impact Study prepared by dBA Acoustical Consultants Inc.;
- Five (5) copies of the Transportation Impact Study including Transportation Demand Management Options prepared by NexTrans; and,
- Five (5) copies of the Public Consultation Strategy prepared by UrbanSolutions;
- Five (5) copies of the Right of Way Impact Assessment prepared by UrbanSolutions;
- Twenty-Five (25) copies of the completed Official Plan Amendment and Zoning By-law Amendment Application;
- One (1) copy of the Waiver of Formal Consultation Letter dated December 17, 2018;
- One (1) copy of the Formal Consultation Document (FC-18-081);
- One (1) CD with digital copies of all submission materials; and,
- A cheque in the amount of **\$29,860.00** 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

Sergio Manchia, MCIP, RPP
Principal

Amber Lindsay, MES
Planner

cc: Mr. Ted Valeri, T. Valeri Construction Limited