



March 31, 2017

071-15

Via Delivered

Ms. Anita Fabac, MCIP, RPP
Manager, Development Planning, Heritage & Design

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

Dear Ms. Fabac,

**RE: Beverly Hills Apartments
 644 Main Street West, Hamilton
 Official Plan Amendment and Zoning By-law Amendment**

On behalf of Main Carling Investments Ltd. (Effort Trust), UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is pleased to submit this application for Official Plan Amendment and Zoning By-law Amendment for the lands known municipally as 644 Main Street West, in the City of Hamilton.

The proposal includes establishing an 18 storey residential apartment building on the undeveloped portion of the subject property. The building will consist of a one storey podium for 73 parking spaces, and a 17 storey tower for 167 residential units. Indoor amenity space will be provided in the first level of the tower and outdoor amenity space will be provided on the rooftop of the podium. An additional 23 surface parking spaces will also be provided on site.

The existing 17 storey building on site containing 281 residential units will be maintained, along with the existing 299 parking spaces within the two level podium of the building. The existing surface parking spaces will be removed. It is anticipated that the subject site will be severed into a lot for the existing building and a lot for the proposed building by way of an application for Standard Condominium.

The purpose of the Official Plan Amendment is to permit a density range of 100 units to 325 units per hectare and a height of 18 storeys for the new building and to permit a density range of 100 units to 355 units per hectare and a height of 17 storeys for the existing building. The Amendment is also intended to redesignate a portion of the subject lands from "Open Space" to "Neighbourhoods" on Schedule E-1 to the Urban Hamilton Official Plan and from "General Open Space" to "High Density Residential 1" on the Land Use Plan Map B.6.2-1 of the Ainslie Wood Westdale Secondary Plan.

The purpose of the Zoning By-law Amendment is to change the zoning from "E/S-8" (Multiple Dwellings, Lodges, Clubs, etc.) District, modified, "E/S-1361" (Multiple Dwellings, Lodges, Clubs, etc.) District, modified, "H/S-1361" (Community Shopping and Commercial, etc.) District, modified, and "H/S-1026" (Community Shopping and Commercial, etc.) District, modified, to a site specific "E-3/S-____" (High Density Multiple Dwellings) District for the existing building and a site specific "E-3/S-____" (High Density Multiple Dwellings) District for the proposed building.

In support of this application, please find enclosed the following:

- Twenty-five (25) copies of the completed Urban Hamilton Official Plan and Zoning By-law Amendment application form;
- One (1) copy of the Formal Consultation document;
- Five (5) copies of the Survey Plan;
- Five (5) copies of the Concept Plan;
- Five (5) copies of the Concept Elevations;
- Five (5) copies of the Planning Justification Report;
- Five (5) copies of the Tree Protection Plan;
- Five (5) copies of the Functional Servicing Report and engineering drawings;
- Five (5) copies of the Urban Design Brief;
- Five (5) copies of the Noise Feasibility Study;
- Five (5) copies of the Pedestrian Wind Assessment;
- Five (5) copies of the Transportation Impact and Parking Justification Report;
- Five (5) copies of the Archaeological Assessment;
- Five (5) copies of the Transportation Demand Management Report;
- Five (5) copies of the Public Consultation Strategy;
- Five (5) copies of the Right of Way Impact Assessment;
- One (1) cheque payable to the City of Hamilton in the amount of \$29,362.50; and,
- One (1) CD containing electronic copies of the enclosed materials.

We trust the enclosed is in order; however, please feel free to contact us with any questions.

Regards,
UrbanSolutions



Sergio Manchia, MCIP, RPP
Principal



Katie Rauscher
Planner

Encl.

Cc: Mr. David Horwood, Main Carling Investments Ltd.
Mr. Steve Robichaud, City of Hamilton (cover letter and concept plan only)
Councillor Aidan Johnson, City of Hamilton (cover letter and concept plan only)