



June 19th, 2017

167-16

Via Delivered

Mr. Gerry Tchisler
Planner II

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

Dear Mr. Tchisler:

**RE: Official Plan Amendment Application and Revised Zoning By-Law Amendment Application
121 Vansitmart Ave, Hamilton - ZAC-16-046**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained to be the agent for 1349010 Ontario Inc., Mr. John Kemp, (The Owner). Following the feedback received from the City's circulation of the initial zoning application, the applicant contacted UrbanSolutions to assist in the preparation of alternate concept plans for consideration. A revised concept plan has now been finalized and the purpose of this submission is to hereby revises Zoning By-law Amendment Application No. ZAC-16-046.

This revised concept also resulted a need for an Official Plan Amendment in addition to the Zoning By-Law Amendment application to facilitate the proposed development of forty(40) back to back townhouse dwellings and one(1) detached dwelling for the properties known municipally as 121 Vansitmart Avenue in Hamilton.

The purpose of the Official Plan Amendment is to create a site specific Official Plan policy that permits the back to back townhouse units with a density of 48 units per hectare. The proposed built form complies with the Official Plan but it is below the permitted density. Following our previous correspondence with Anita Fabac dated April 24, 2017 regarding the result of the need for an Official Plan Amendment, we understand the City of Hamilton is now reviewing the Official Plan given the disconnect between the built form and density policies contained in Section E.3.4 and E.3.5. Please see the attached copy of the email correspondence for further details. In the event that this Official Plan matter is resolved, on behalf of the Owner, we respectfully request this Official Plan Amendment application fee be reimbursed.

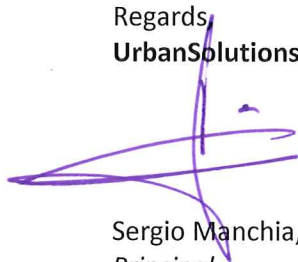
Please note, an Application for Road Allowance/Alley Closure is being submitted concurrently with this application for the existing public alleyway directly north of the subject property between Tragina Avenue North and Cope Street.

Further to the original submission on June 27, 2016, please find additional materials in support of the revised Zoning By-Law Amendment and the Official Plan Amendment Application:

- Twenty-five (25) copies of the completed Official Plan Amendment application form with signatures (including two (2) with original signatures)
- Five (5) copies of Planning Justification Report Addendum;
- Five (5) copies of the revised Concept Plan;
- Five (5) copies of the revised Functional Servicing Report and Engineering Drawings;
- Five (5) copies of the revised Preliminary Noise & Vibration Impact Study;
- Five (5) copies of the Preliminary Crash Wall Report;
- Five (5) copies of the Public Consultation Strategy;
- Five (5) copies of the Transportation Demand Management Memo;
- One (1) CD digital copy of all required applications and supporting documents;
- One (1) cheque for \$7,993.75 made out to the City of Hamilton; and,
- One (1) copy of the email correspondence between UrbanSolutions and Anita Fabac;

Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Regards,
UrbanSolutions



Sergio Manchia, MCIP, RPP
Principal



Michelle Lu
Planning & Design Technologist

Encl.

Cc: John Kemp, 1349010 Ontario Inc.
Councillor Sam Merulla (Cover Letter and Concept Plan only)
Steve Robichaud (Cover Letter and Concept Plan only)