



March 30, 2017

071-15

**Via Delivered**

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

City of Hamilton  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Ms. Fabac,

**RE: Beverly Hills Apartments  
644 Main Street West, Hamilton  
Application for Official Plan Amendment and Zoning By-law Amendment  
Right of Way Impact Assessment**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the professional planning consultant acting on behalf of Main Carling Investments Ltd. (Effort Trust) to facilitate the required planning approvals for the proposed residential development at 644 Main Street West, Hamilton.

The proposal includes establishing an 18 storey residential apartment building for 167 units on the undeveloped portion of the subject property. The existing 17 storey building on site containing 281 residential units will be maintained. The proposal was reviewed at the Formal Consultation meeting held on May 18, 2016. The Formal Consultation Document dated June 7, 2016 identifies that the subject property is adjacent to the Main Street West Light Rail Transit (LRT) Corridor which has a required right of way width of 45.72 metres. Therefore to facilitate the LRT corridor, an 8 to 9 metre right of way widening on Main Street West will be required as a condition of the development, as shown on the enclosed road widening graphic.

The proposed right of way widening has been evaluated against the criteria contained in the City of Hamilton's Right of Way Impact Assessment Guidelines. The Guidelines identify that a right of way widening may not be appropriate if it would result in significant adverse impacts on existing built form. The existing building has a 0 metre setback from Main Street West. As such, the required widening would result in a significant portion of the existing building being located within the public right of way, as shown on the enclosed road widening graphic. As per the Guidelines, this is considered to be a significant adverse impact to the existing built form.

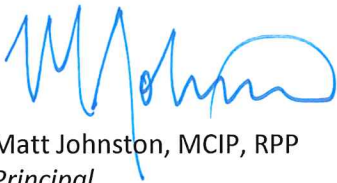
The Guidelines also identify that a right of way widening may not be appropriate if it would result in significant adverse impacts on an existing streetscape. The proposed building has been designed to be

consistent with the street edge established by the existing building, and therefore a 0 metre setback from Main Street West is proposed for the new building. Therefore the development, as proposed, will contribute to a continuous building setback along the street to create a comfortable pedestrian environment. The required road widening, however, would result in the new building being substantially set back from the existing building, which would disrupt the continuous street edge and negatively impact the character of the streetscape.

For the reasons discussed above, it is our opinion that the proposed right of way widening is not appropriate for the subject proposal and we respectfully request that the development be exempt from this requirement.

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

Regards,  
**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*



Victoria Coates, M.PL., BA(Hons.)  
*Planner*

Encl. (1)