



October 11, 2017

204-17

**Via Delivered**

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

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

Dear Ms. Fabac:

**RE: 154 Main Street East and 49 Walnut Street South, Hamilton  
Zoning By-law Amendment Application**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the agent for Vrancor Group and Brooklyn Contracting, and is pleased to submit a Zoning By-Law Amendment for the lands known municipally as 154 Main Street East and 49 Walnut Street South, in the City of Hamilton.

The proposed development consists of a 25 storey mixed use building containing 267 residential rental units with commercial units fronting onto Main Street East. On the Walnut Street portion there will be a 7 storey parking podium consisting of 274 parking spaces. The residential and commercial components will have frontage on Main Street East and the parking podium will have frontage on Jackson Street East.

The June 21, 2017 Formal Consultation (FC-17-079) meeting confirmed that a Zoning By-Law Amendment Application and Site Plan Control would be necessary to facilitate the proposed development. An Official Plan Amendment was also noted to be a requirement if commercial facilities were to be located on the Walnut Street portion. The initial proposal has been updated and the commercial component has been removed. The Site Plan Control Application will be submitted subsequently to this Zoning By-Law Amendment Application.

The purpose of the Zoning By-law Amendment is to change the zoning from the existing Downtown Mixed Use (D3) Zone and the Downtown Multiple Residential (D6) Zone to a site specific Downtown Central Business District (D1) Zone to permit the development proposal.

In support of our Zoning By-Law Amendment Application, please find enclosed the following:

- Five (5) copies of a Topographic Survey prepared by B.A. Jacobs Surveying Ltd., dated May 25, 2007;

- Five (5) copies of the Concept Plan, prepared by UrbanSolutions, dated October 1, 2017;
- Five (5) copies of Planning Justification Report including Draft By-Law, prepared by UrbanSolutions, dated October 10, 2017;
- Five (5) copies of the Urban Design Report, prepared by WZMH Architects, dated September 29, 2017.;
- Five (5) copies of the Phase 1 Environmental Site Assessment, prepared by EXP Services Inc., dated March 30, 2017;
- Five (5) copies of the Phase One Environmental Site Assessment (RSC compliant), prepared by EXP Services dated July 21, 2017
- Five (5) copies of Stormwater Management Report, prepared by S.Llewellyn & Associates Limited, dated September 2017;
- Five (5) copies of Fire Flow Estimates, prepared by S.Llewellyn & Associates Limited, dated September 27, 2017;
- Five (5) copies of Grading and Servicing Plan, prepared by S.Llewellyn & Associates Limited, dated September 27, 2017;
- Five (5) copies of Water Usage Assessment, prepared by S.Llewellyn & Associates Limited, dated September 27, 2017;
- Five (5) copies of Water Generation Assessment, prepared by S.Llewellyn & Associates Limited, dated September 27, 2017;
- Five (5) copies of the Noise Impact Study, prepared by Aerocoustics, dated October 5, 2017;
- Five (5) copies of the Architectural Package, prepared WZMH Architects, dated September 29, 2017 which includes;
  - Building Plans
  - Elevation Plans
  - Sun / Shadow Study
- Five (5) copies of the Pedestrian Level Wind Study, prepared by Theakston Environmental, dated October 10, 2017;
- Five (5) copies of the Traffic Generation Assessment, prepared by Salvini Consulting, dated September 28, 2017;
- Five (5) copies of the Right of Way Impact Assessment, prepared by UrbanSolutions, dated October 2, 2017;
- Twenty-Five (25) copies of completed Zoning By-law Amendment Application;
- One (1) copy of Formal Consultation Document (FC-17-015);
- Five (5) copies of the Public Consultation Strategy, prepared by UrbanSolutions, dated September 29, 2017.
- One (1) CD with digital copies of all submission materials; and,
- A cheque in the amount of **\$11, 135.00** made payable to the City of Hamilton.

We look forward to working with you and City staff in the review of this application. Should you have any questions or require anything further, please do not hesitate to contact the undersigned. Thank you.

Kind Regards,  
**UrbanSolutions**



Sergio Manchia, MCIP, RPP  
*Principal*



Carmela Agro, C.P.T.  
*Planning Technician*

Cc: Councillor Jason Farr, Ward 2, via mail and email (Cover letter and concept only)  
Messrs. Milan Marsic and Marko Juricic, Brooklyn Contracting, via mail and email (entire package)  
Mr. Darko Vranich, Vrancor Group, via email (cover letter and concept only)  
Mr. Steve Robichaud, Chief Planner, City of Hamilton, via email (cover letter and concept only)  
Mr. Jason Thorne, General Manager of Planning, City of Hamilton, via email (cover letter and concept only)