



June 2, 2017

151-16

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: 43-51 King Street East, Hamilton
Routine Zoning By-law Amendment Application**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the agent for King William Residence Inc. (The Owner and Applicant), and is pleased to submit a Zoning By-Law Amendment for the lands known municipally as 43-51 King Street East, in the City of Hamilton.

The proposed development consists of two towers (of 25 and 34 storeys) on a podium ranging in height of 3 to 6 storeys. The buildings will have 528 residential units, served by 2 below grade and 5 above grade parking levels, having a total of 420 parking spaces. There will be approximately 1,869m² of ground floor commercial space provided in the building.

An application was before the Development Review Team in December of 2016 (FC-16-139). It was confirmed that a routine re-zoning application would be necessary to facilitate the proposed development. The property was presented at the Hamilton Municipal Heritage Committee on April 13, 2017, where the recommendation to designate the property was denied.

The purpose of the Routine Zoning By-law Amendment is to change the zoning from "D3" (Downtown Mixed Use) and "D2" (Downtown Prime Retail Streets), to a site specific "D2" (Downtown Prime Retail Streets) Zone, to accommodate two multi-unit towers of 25 and 34-storeys, with commercial uses on the ground level, increased height and site-specific parking requirements.

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

- Five (5) copies of a Topographic Survey prepared by A.T. McLaren Limited;


- Five (5) copies of Planning Justification Report including Draft By-Law and School, City Recreation Facility and Outdoor Recreation/ Parks Issue Assessment prepared by UrbanSolutions;
- Five (5) copies of Public Consultation Strategy, prepared by UrbanSolutions;
- Five (5) copies of Preliminary Site Plan, prepared by Graziani Corazza Architects Inc.;
- Five (5) copies of Building Elevations, prepared by Graziani Corazza Architects Inc.;
- Five (5) copies of cross section of building, prepared by Graziani Corazza Architects Inc.;
- Five (5) copies of an Urban Design Report with Sun Shadow Study and Visual Impact Study, prepared by Michael Spaziani Architects Inc.;
- Five (5) copies of Functional Servicing Report, prepared by S.Llewellyn & Associates Limited;
- Five (5) copies of Preliminary Grading and Servicing Plan, prepared by S.Llewellyn & Associates Limited
- Five (5) copies of Phase I and Phase II Environment Site Assessment, prepared by Landtek Limited Consulting Engineers;
- Five (5) copies of Transportation Impact Study and Transportation Demand Management Options Report, prepared by NexTrans Consulting;
- Five (5) copies of a Cultural Heritage Impact Assessment, prepared by Megan Hobson Heritage Consulting Services;
- Five (5) copies of a Pedestrian Wind Study, prepared by Rowan William Davies & Irwin.
- Twenty-Five (25) copies of completed Zoning By-law Amendment Application;
- One (1) copy of Formal Consultation Document (FC-16-139);
- 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 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



Katie Rauscher
Planner

Cc: Councilor Jason Farr, Ward 2 (Cover letter and concept only)
 Mr. Steve Robichaud, Chief Planner, City of Hamilton (Cover letter and concept only)
 Mr. Shawn Marr, Hi-Rise Development Advisors
 Mr. Riccardo Persi, LIUNA