



June 22, 2022

371-20

Via Email and 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: 570 Upper Ottawa, Hamilton
Official Plan Amendment and Zoning By-law Amendment Application - FC-21-002**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for 2650494 Ontario Inc. (Owner), and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 570 Upper Ottawa Street, in the City of Hamilton, on their behalf.

The proposed development entails one (1) 12-storey mixed-use building containing 386 residential units and 2,070 m² of commercial space at the ground floor. Further, four (4) 3-storey stacked townhouses containing 21 units each are proposed. In total, the proposal comprises of 470 residential units and 538 parking spaces.

A version of this concept was considered by the Development Review Team on February 3, 2021 via Formal Consultation No. FC-21-002. It was confirmed that Official Plan Amendment, Zoning By-Law Amendment and Site Plan Control applications would be necessary to facilitate the proposed development. The Site Plan Control application will be submitted following approval of the Official Plan Amendment and Zoning By-Law Amendment applications.

The purpose of the Official Plan Amendment is to redesignate the lands from District Commercial to Mixed Use – Medium Density to permit a net residential density of 325 units per hectare and a maximum building height of 12-storeys in a site-specific Mixed Use – Medium Density designation in the Urban Hamilton Official Plan.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from the District Commercial (C6) Zone in the City of Hamilton Zoning By-law No. 05-200, to a site specific Mixed Use Medium Density (C5,___) Zone, Modified in the City of Hamilton Zoning By-law No. 05-200.

In support of the Official Plan Amendment and Zoning By-law Amendment applications, please find enclosed the following:

- One (1) copy of the Survey Plan prepared by Barich Grenkie Surveying Ltd.;
- One (1) copy of the Architectural Packages including Angular Plan sketch prepared by KNYMH Inc.;
- ONE (1) copy of the Building Elevations prepared by KNYMH Inc.;
- One (1) copy of the Mixed Use and Townhouse Renderings prepared by KNYMH Inc.;
- One (1) copy of the Sun/Shadow Study prepared by KNYMH Inc.;
- One (1) copy of the Planning Justification Report including draft Official Plan Amendment and draft Zoning By-law, prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- One (1) copy of the Urban Design Brief prepared by GSP Group;
- One (1) copy of the Preliminary Landscape Plan prepared by OMC Landscape Architecture;
- One (1) copy of the Tree Protection Plan prepared by OMC Landscape Architecture;
- One (1) copy of the Functional Servicing and Stormwater Management Report prepared by Odan Detech Group Inc.;
- One (1) copy of the Hydrogeological Study prepared by EXP Services Inc.;
- One (1) copy of the Geotechnical Study prepared by EXP Services Inc.;
- One (1) copy of the Phase I & II Environmental Site Assessment prepared by EXP Services Inc.;
- One (1) copy of the Noise Impact Study prepared by dBA Acoustical Consultants;
- One (1) copy of the Transportation Impact Study prepared by Paradigm Transportation Solutions;
- One (1) copy of the completed Official Plan & Zoning By-law Amendment Application Form;
- One (1) copy of the signed Formal Consultation Document (FC-21-002);
- One (1) copy of the Formal Consultation Waiver Letter issued by the City of Hamilton;
- A cheque in the amount of **\$321.35**, made payable to the City of Hamilton;
- A cheque in the amount of **\$635.00**, made payable to the City of Hamilton; and,
- A cheque in the amount of **\$90,720.00**, 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



Matt Johnston, MCIP, RPP
Principal



Scott Beedie, BURPI
Planner

cc: 2650494 Ontario Inc.
Councillor Tom Jackson, Ward 6 (cover letter and concept only)
Mr. Steve Robichaud, MCIP, RPP, Chief Planner, City of Hamilton (cover letter and concept only)
Mr. Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc.