

June 24, 2022

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**Via Email**

Anita Fabac, MCIP, RPP  
Manager of Development Planning, Heritage & Design

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

Dear Ms. Fabac,

**RE:                2900 King Street East, City of Hamilton**  
**Zoning By-law Amendment and Official Plan Amendment Application – FC- 18-043**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) have been retained by the owner 2626364 Ontario Inc. c/o Mr. Kyle Camarro, to submit this Request for Official Plan and Zoning By-law Amendment for the lands municipally known as 2900 King Street East in the City of Hamilton.

The proposed development entails two (2) towers with phase one (North Tower) being 20 stories and phase two (South Tower) being 18-stories. The mixed-use buildings will contain 564 units residential units and 356m<sup>2</sup> of commercial space at the ground floor. In total, the proposal comprises of 564 residential units and 422 parking spaces.

A version of this concept was considered by the Development Review Team on May 18, 2018 via Formal Consultation No. FC-18-043. It was confirmed that an 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. A second Formal Consultation Waiver was issued on June 22, 2022 to accommodate the current proposal.

The purpose of the Official Plan Amendment is to redesignate the lands from District Commercial to a site-specific Mixed Use – Medium Density designation in the Urban Hamilton Official Plan.

The purpose of the Zoning By-law Amendment is to remove the subject lands from the (C3) Community Commercial Zone in the City of Hamilton Zoning By-law No. 05-200 and place the subject lands into a site specific Mixed Use Medium Density (C5,\_\_\_) Zone.

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

- One (1) copy of the FC Waiver Letter
- One (1) copy of the FC Document Letter for FC-18-043;

- One (1) copy of the Official Plan & Zoning By-law Amendment Application form including a Cost Acknowledgement Agreement;
- One (1) copy of the Survey Plan prepared by the City of Hamilton.;
- One (1) copy of the Ground Floor and Building Extents Site Plan prepared by UrbanSolutions;
- One (1) copy of the Architectural Package prepared by RAW.;
- One (1) copy of the Exterior Renderings prepared by RAW;
- One (1) copy of the Sun/Shadow Study prepared by RAW;
- 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 Report prepared by Whitehouse Urban Design;
- One (1) copy of the Landscape Plan & Tree Protection Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Stage 1, 2, & 3 Archaeological Assessment prepared by ASI;
- One (1) copy of the Cultural Heritage Impact Assessment prepared by AREA;
- One (1) copy of the Functional Servicing and Stormwater Management Report prepared by Odan Detech Group Inc.;
- One (1) copy of the Noise Impact Study prepared by HGC Engineering;
- One (1) copy of the Pedestrian Level Wind Study prepared by Gradient Wind;
- One (1) copy of the Transportation Impact Study prepared by NexTrans;
- A cheque in the amount of **\$77,331.00** for the Official Plan and Zoning By-law Amendment application fee 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



Matthew LeBlanc, MPL, BA (Hons)  
Planner

cc: 2626364 Ontario Inc. (via email)  
Councillor Russ Powers, Ward 5 (via email - cover letter and concept only)