



June 30, 2022

380-20

Via Delivered & Digital Submission

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: 1177 & 1187 West 5th Street, Hamilton
Official Plan and Zoning By-law Amendment Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of 1333664 Ontario Inc. c/o Mike Valvasori and is pleased to submit the Official Plan and Zoning By-law Amendment applications for the lands known municipally as 1177 & 1187 West 5th Street in the City of Hamilton on their behalf.

The subject lands are designated as Neighbourhoods in the Urban Hamilton Official Plan. The lands are currently zoned "AA" (Agricultural) District and "RT-20-H" (Townhouse-Maisonette) District in the Former City of Hamilton Zoning By-law No. 6593. The subject lands are generally square in shape, 1187 West 5th is vacant while two single detached dwellings occupy 1177 and 1183. The subject lands have approximately 76.35 metres of frontage along West 5th Street and is approximately 5,240.68 m² (0.52 hectares).

The concept had previously been proposed to consist of one six (6) storey residential building containing 66 units, with a gross floor area of 5,565.24 m² as per FC-21-099. This version of the concept proposed 97 at-grade parking spaces, 2 being barrier free. As determined by the Council vote at the November 19th, 2021, General Issues Committee, Hamilton is in favor of the growth scenario where no Urban Boundary Expansion is implemented, and all intensification occurs within the existing Urban Boundary. Thus, a Formal Consultation Waiver Request was submitted April 28, 2022 for a revised concept consisting of a ten (10) storey residential building containing 215 units including 232 parking spaces, and 1,303.33m² of outdoor amenity space.


The purpose of the Official Plan Amendment is to place the subject lands into a site-specific Mixed Use Medium Density Designation within the Urban Hamilton Official Plan to permit a net residential density of 422 units per hectare and a height of 10 storeys. The purpose of the Zoning By-law Amendment is to place the subject lands into one comprehensive "E-3/S-___" (High Density Multiple Dwellings) zone within the Former City of Hamilton Zoning By-law No. 6593. This draft by-law includes provisions for height, setbacks, landscaped area, balcony encroachments, and parking which will establish appropriate standards for the development.

In keeping with the initial Formal Consultation Document (FC-21-099) issued July 28, 2021, and the Formal Consultation Waiver (FC-21-099) issued May 11, 2022, in support of the Official Plan and Zoning By-law Amendment application, please find enclosed the following:

- One (1) copy of the Survey Plan prepared by A.T. McLaren;
- One (1) copy of the Concept Plan prepared by UrbanSolutions;
- One (1) copy of the Draft Official Plan Amendment prepared by UrbanSolutions;
- One (1) copy of the Draft Zoning By-law Amendments prepared by UrbanSolutions;
- One (1) copy of the Planning Justification Report prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- One (1) copy of the Architectural Package completed by KNYMH;
- One (1) copy of the Sun/Shadow Analysis completed by KNYMH;
- One (1) copy of the Urban Design Brief prepared by Adesso Design;
- One (1) copy of the Tree Protection Plan prepared by Adesso Design;
- One (1) copy of the Archaeological Assessment prepared by Earthworks;
- One (1) copy of the Ministry Letter for the Stage 1 & 2 Archaeological Assessment;
- One (1) copy of the Functional Servicing Report prepared by Landsmith;
- One (1) copy of the Stormwater Management Plan/Report prepared by Landsmith;
- One (1) copy of the Noise Impact Study prepared by dBA Acoustical Consultants;
- One (1) copy of the Transportation Impact Study prepared by NexTrans Consulting Engineers;
- One (1) copy of the Formal Consultation Document Letter dated July 28, 2021;
- One (1) copy of the Formal Consultation Waiver Letter dated May 11, 2022;
- One (1) copy of the completed Official Plan Amendment and Zoning By-law Amendment Application form;
- A cheque in the amount of **\$82,726.25** made payable to the City of Hamilton for the Official Plan and Zoning By-law Amendment application; and,
- A cheque in the amount of **\$635.00** made payable to the City of Hamilton for the Tree Protection Plan Review Fee.

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

cc. Mr. Mike Valvasori, owner (via email)
Councillor John-Paul Danko, City of Hamilton Ward 8 (via email)