



October 24, 2022

412-21

**Via Email and 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: 499 Mohawk Road East, Hamilton  
Official Plan & Zoning By-law Amendment Application - FC-22-012**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for 499 Mohawk Inc. (Owner), and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 499 Mohawk Road East in the City of Hamilton, on their behalf.

The proposed development entails two (2) 25-storey multiple dwellings, one (1) 20-storey multiple dwelling, two (2) 15-storey multiple dwellings, one (1) 13-storey multiple dwelling, two (2) 8-storey multiple dwellings and seven (7) 3-storey townhouse dwellings. The proposed multiple dwellings contain 1945 dwelling units, while the proposed townhouses comprise of 50 dwelling units for a total of 1995 dwelling units. The proposal is accommodated by 1995 parking spaces contained in an underground parking garage, 95 short term bicycle parking spaces and 948 long term bicycle parking spaces.

A version of this concept was considered by the Development Review Team on January 26, 2022 via Formal Consultation No. FC-22-012. It was confirmed that Official Plan Amendment, Zoning By-Law Amendment, Site Plan Control and Draft Plan of Condominium applications would be necessary to facilitate the proposed development. The Site Plan Control and Draft Plan of Condominium applications 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 permit a maximum building height of 25-storeys in a Mixed Use – Medium Density designation in the Urban Hamilton Official Plan.

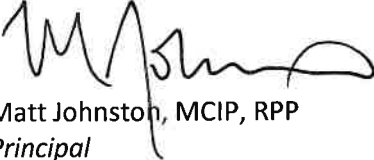
The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from the District Commercial (C6) Zone in the City of Hamilton Zoning By-law No. 05-200 to a site specific Mixed Use – Medium Density (C5,\_\_\_) Zone, Modified in the City of Hamilton Zoning By-law No. 05-200.

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 A.T. McLaren Ltd.;
- One (1) copy of the Road Widening Reference Plan prepared by A.T. McLaren Ltd.;
- One (1) copy of the Concept Zoning Sketch prepared by UrbanSolutions;
- One (1) copy of the Architectural Drawing Set prepared by Graziani + Corazza Architects;
- One (1) copy of the Architectural Renderings prepared by Graziani + Corazza Architects;
- 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 Whitehouse Urban Design;
- One (1) copy of the Tree Protection Plan and Preliminary Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Stormwater Management Report prepared by Lamarre Consulting Group;
- One (1) copy of the Water/Wastewater Generation Report prepared by Lanhack Consulting;
- One (1) copy of the Grading and Servicing Plan prepared by Lanhack Consulting;
- One (1) copy of the Hydraulic Analysis prepared by C3 Water Inc.;
- One (1) copy of the Noise Impact Study prepared by HGC Engineering;
- One (1) copy of the Pedestrian Wind Study prepared by RWDI Consulting Engineers & Scientists;
- One (1) copy of the Sun/Shadow Study prepared by SunPosition;
- One (1) copy of the Phase I Environmental Site Assessment prepared by Pinchin Ltd.;
- One (1) copy of the Phase II Environmental Site Assessment prepared by Pinchin Ltd.;
- One (1) copy of the Updated Phase I Environmental Site Assessment prepared by Pinchin Ltd.;
- One (1) copy of the Updated Phase II Environmental Site Assessment prepared by Pinchin Ltd.;
- One (1) copy of the Transportation Impact Study including the Transportation Demand Management Options Report prepared by Paradigm Transportation Solutions;
- One (1) copy of the Archaeological Assessment prepared by Parslow Heritage Consultancy;
- One (1) copy of the Archaeological Report Registration Letter prepared by the Ministry of Heritage, Sport, Tourism and Culture Industries;
- One (1) copy of the completed Official Plan Amendment and Zoning By-law Amendment Application;
- One (1) copy of the signed Formal Consultation Document (FC-22-012);
- A cheque for the TPP Review fee in the amount of **\$635.00**, made payable to the City of Hamilton; and,
- A cheque in the amount of **\$73,990.00**, 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, MCIP, RPP  
*Planner*

cc: 499 Mohawk Inc.  
Councillor Esther Pauls, Ward 7, City of Hamilton (cover letter and concept only)  
Mr. Steve Robichaud, Chief Planner, City of Hamilton (cover letter and concept only)  
Mr. Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc.