



December 23, 2022

461-22

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: 509 Southcote Road, Hamilton
Official Plan & Zoning By-law Amendment Application - FC-22-132**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for Southcote Hills Inc. (Owner), and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 509 Southcote Road in the City of Hamilton, on their behalf.

The proposed development entails ten (10) 3-storey townhouse blocks dwellings, containing a total of 57 dwelling units fronting onto a future common element condominium roadway. The proposed townhouse dwellings are accommodated by 23 visitor parking spaces within the common element condominium. Further, access to the site will be provided from Southcote Road.

A version of this concept was considered by the Development Review Team on October 26, 2022 via Formal Consultation No. FC-22-132. It was confirmed that Official Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications would be necessary to facilitate the proposed development. The Draft Plan of Subdivision 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 redesignate the subject lands from 'Low Density Residential' and 'Low Density Residential 2a' to 'Low Density Residential 3b' in the Meadowlands Neighbourhood III Secondary Plan.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from the Agricultural (A) District in the Town of Ancaster Zoning By-law No. 87-57 to a site specific Residential Multiple 2 (RM2,___) District, Modified in the Town of Ancaster Zoning By-law No. 87-57.

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 Concept Plan prepared by UrbanSolutions;
- One (1) copy of the Conceptual Elevations prepared by UrbanSolutions;
- One (1) copy of the Planning Justification Report inclusive of urban design policy analysis in lieu of Urban Design Brief, prepared by UrbanSolutions;
- One (1) copy of the 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 Tree Protection Plan and Preliminary Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Functional Servicing Report prepared by Landsmith Engineering & Consulting;
- One (1) copy of the Grading and Servicing Plan prepared by Landsmith Engineering & Consulting;
- One (1) copy of the Storm Drainage Area Plan prepared by Landsmith Engineering & Consulting;
- One (1) copy of the Sanitary Drainage Area Plan prepared by Landsmith Engineering & Consulting;
- One (1) copy of the Erosion and Siltation Control Plan prepared by Landsmith Engineering & Consulting;
- One (1) copy of the Noise Impact Study prepared by dBA Acoustical Consultants;
- One (1) copy of the Stage 1 and 2 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-22-132); and,
- A cheque in the amount of **\$75,195.00**, 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: Southcote Hills Inc.
Councillor Craig Cassar, Ward 12, City of Hamilton (cover letter and concept only)