URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

December 22, 2022 431-22

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: 175 John Street North, Hamilton
Official Plan & Zoning By-law Amendment Application – FC-22-034

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained as the authorized planning consultant for Darpel Investments (Owner),and is pleased to submit this application for an Official Plan and Zoning By-law Amendment for the lands municipally known as 175 John Street North in the City of Hamilton.

The proposed development entails one (1) 19-storey multiple dwelling containing a total of 132 residential units. In addition, the proposed development is accommodated by 79 parking spaces contained in a second floor podium and underground garage, 65 long term bicycle parking spaces and 5 short term bicycle parking spaces.

A version of this concept was considered by the Formal Consultation (FC-22-034) process, wherein it was confirmed that an Official Plan Amendment, a Zoning By-law Amendment, and a Site Plan Control application 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 establish a Site Specific Policy Area for the subject lands in the West Harbour Secondary Plan, 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 "H" (Community Shopping and Commercial, Etc.) District to a site specific "E3/S__" (High Density Multiple Dwelling) District, Modified in the Former City of Hamilton Zoning By-law No. 6593.

In keeping with the initial Formal Consultation Document (FC-22-034) issued on April 4th, 2022, 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 Site Plan & Floor Plans prepared by SRM Architects;
- One (1) copy of the Building Elevations prepared by SRM Architects;
- One (1) copy of the Sun/Shadow Study prepared by SRM Architects;
- One (1) copy of the Waste Management Plan prepared by SRM Architects;
- One (1) copy of the 3D Coloured Renderings pr43epared by SRM 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 Angular Plane Sketch prepared by UrbanSolutions;
- One (1) copy of the Urban Design Brief prepared by Whitehouse Urban Design;
- One (1) copy of the Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Storm Water Management Report prepared by Lamarre Consulting Group Inc.;
- One (1) copy of the Water and Wastewater Generation Report prepared by Lanhack Consultants;
- One (1) copy of the Grading, Erosion and Sediment Control Plan prepared by Lanhack Consultants;
- One (1) copy of the Servicing Plan prepared by Lanhack Consultants;
- One (1) copy of the Watermain Hydraulic Analysis prepared by C3 Water Inc.;
- One (1) copy of the Noise Impact Study prepared by dBA Acoustical Consultants;
- One (1) copy of the Wind Study prepared by Gradient Wind;
- One (1) copy of the Phase I Environmental Site Assessment prepared by Landtek Limited;
- One (1) copy of the Phase II Environmental Site Assessment prepared by Landtek Limited;
- One (1) copy of the Transportation Impact Study including the Parking Analysis prepared by NexTrans Consulting Engineers;
- One (1) copy of the completed Official Plan Amendment and Zoning By-law Amendment Application Form;
- One (1) copy of the signed Formal Consultation Document (FC-22-034);
- A cheque in the amount of **$81,060.00**, 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

Stephen Erickson, BA, CPT
Planning Technician

cc: Mr. Philip Alaimo, Darpel Investments
Councillor Cameron Kroetsch, Ward 2, City of Hamilton