



February 27, 2023

370-20

**Via Email and Delivered**

Mr. Michael Fiorino,  
Planner II, Development Planning, Heritage and Design

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

Dear Mr. Fiorino:

**RE: 559 Garner Road East, Hamilton  
Official Plan & Zoning By-law Amendment Resubmission No. 2 (UHOPA-21-022 / ZAC-21-047)**

As you know, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), is the authorized planning consultant for Garner South M.D. Developments Inc. (Owner) and is pleased to provide the following Official Plan & Zoning By-law Amendment resubmission for the lands known municipally as 559 Garner Road East, in the City of Hamilton, on their behalf.

An Official Plan & Zoning By-law Amendment resubmission was previously made for the proposed concept on June 2, 2022 (UHOPA-21-022 / ZAC-21-047). City of Hamilton staff have since reviewed the Concept Plan and provided additional comments to be addressed on August 17, 2022. Since that submission, the proposed development has been slightly revised and altered to address comments provided by the various City departments. The following submission package aims to respond to and address the outstanding City comments obtained. The revised development concept entails one (1) 7-storey multiple dwelling containing 99 residential units. The proposal is accommodated by a total of 146 parking spaces, 60 long-term bicycle parking spaces and 8 short-term bicycle parking spaces.

The proposed Official Plan Amendment still seeks to redesignate the lands from Low Density Residential (Infill/Existing) to a Site Specific Policy – Area-\_\_\_ Medium Density Residential 3 in the Meadowlands Neighbourhood III Secondary Plan. To recognize the changes made to the Concept design, the Official Plan Amendment would now permit a multiple dwelling with a maximum building height of 7-storeys in the Site Specific Policy Area of the Meadowlands Neighbourhood III Secondary Plan.

Similarly, the Zoning By-law Amendment seeks to change the zoning of the subject lands from the Agricultural “A” Zone in the Town of Ancaster Zoning By-law No. 87-57 to a site specific Residential Multiple “RM6-\_\_\_” Zone, in the Town of Ancaster Zoning By-law No. 87-57 with appropriate regulations to bring the proposed massing into conformity with the By-law. The Zoning comments provided have been incorporated into a revised version of the draft Zoning By-law which is included in the resubmission package. Please note that a site-specific provision has been included in the draft Zoning By-law which notwithstanding the requirement for a planting strip. This decision has been made given the inability for the

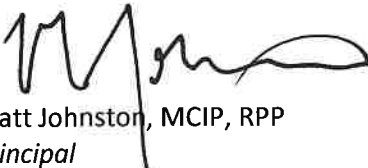
draft By-law to recognize the varied widths and locations of planting strips throughout the property, however the site-specific provision related to minimum landscaping on site still secures the provision of the proposed planting strips.

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

- One (1) copy of the Road Widening Reference Plan prepared by A.T. McLaren Ltd.;
- One (1) copy of the Ramp Design Certifying Letter prepared by SRM Architects;
- One (1) copy of the Architectural Drawing Set inclusive of Sun/Shadow Study prepared by SRM Architects;
- One (1) copy of the Architectural Comment Response Letter prepared by SRM Architects;
- One (1) copy of the Master Comment Tracking Chart prepared by Project Team;
- One (1) copy of the draft Official Plan Amendment prepared by UrbanSolutions;
- One (1) copy of the draft Zoning By-law prepared by UrbanSolutions;
- One (1) copy of the Hydrogeological Report prepared by EXP;
- One (1) copy of the Concrete Slab Design Certifying Letter prepared by EXP;
- One (1) copy of the Arborist Report prepared by Davey Resource Group;
- One (1) copy of the Tree Protection Plan prepared by Davey Resource Group;
- One (1) copy of the Landscape Plan prepared by MSLA;
- One (1) copy of the Functional Servicing and Stormwater Management Report prepared by Odan Detach Group Inc.;
- One (1) copy of the Grading & Servicing Plan prepared by Odan Detach Group Inc.;
- One (1) copy of the Comment Response Mark-Ups prepared by Odan Detach Group Inc.; and,
- One (1) copy of the Noise Impact Study prepared by dBA Acoustical Consultants.

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: Garner South M.D. Developments Inc.  
Councillor Craig Cassar, Ward 12 (cover letter and concept only)