



December 23, 2022

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Via Delivered & Email

Ms. Anita Fabac, MCIP, RPP
Manager, Development Planning, Heritage & Design

City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Fabac,

**RE: 250-256 First Road West, Hamilton
Draft Plan of Subdivision & Common Element Condominium Application**

Our office, UrbanSolutions Planning & Land Development Consultants (UrbanSolutions), have been retained by 256 First Road West Inc., the owner of the subject lands, to coordinate the planning approval process and application for a Draft Plan of Subdivision and corresponding Common Element Condominium. The proposed subdivision and condominium reflect the Zoning By-law Amendment (ZAC-20-026) approved in the Spring of 2022 and the corresponding Site Plan approval (DA-22-097), comprised of three (3) townhouse blocks containing 25 dwelling units which front on a common element condominium road. These townhouses will contain two (2) parking spaces per unit and will be served by 12 visitor parking spaces.

For the purposes of this application, the future lots are to be established via Part Lot Control which will be subsequently submitted under separate cover.

In support of this application, please find enclosed:

- One (1) copy of the completed Draft Plan of Subdivision application form;
- One (1) copy of the completed Draft Plan of Condominium application form;
- One (1) copy of the Draft Plan of Subdivision prepared by A.T. McLaren;
- One (1) copy of the Draft Plan of Condominium prepared by A.T. McLaren;
- One (1) copy of the Draft Reference Plan prepared by A.T. McLaren;
- One (1) cheque in the amount of **\$67,230.00** payable to the City of Hamilton for the Draft Plan of Condominium application fee; and,
- One (1) cheque in the amount of **\$20,950.00** payable to the City of Hamilton for the Draft Plan of Subdivision application fee.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Scott Beedie, MCIP, RPP
Planner

cc: Councillor B. Clarke, Ward 9, City of Hamilton (via email)
256 First Road West Inc. (via email)