



January 23, 2024

073-15

**Via Email**

Ms. Alaina Baldassarra, MCIP, RPP  
Planner I, Development Planning, Heritage and Design

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

Dear Ms. Baldassarra:

**RE: 117 Forest Avenue and 175 Catharine Street South, Hamilton  
Zoning By-law Amendment Application – ZAC-23-019  
Resubmission No. 1**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for Representative Holdings Inc. (Owner), and is pleased to make the following resubmission in support of the Zoning By-law Amendment (ZAC-23-019) for the lands known municipally as 117 Forest Avenue and 175 Catharine Street South, in the City of Hamilton, on their behalf.

Since the initial Zoning By-law Amendment submission made to the City of Hamilton on December 22, 2022, the proposed development has been altered from the original concept to address issues raised by the City regarding parking and movement on site. Additionally, other comments from various departments during the initial December 2022 submission were incorporated into the revised Concept Plan. The concept now proposes a 24-storey multiple dwelling with step backs at the 4<sup>th</sup> and 6<sup>th</sup> storeys, instead of the 14-storey multiple dwelling contained in the initial submission. The revised development proposal contains a total of 248 units rather than the initial 216 units which were previously proposed. These changes aid in addressing waste collection and circulation issues within the surface drive aisles and underground parking structures of the proposed and existing multiple dwellings on site and maximizes the housing brought to market through the development. To accommodate the development, 123 parking spaces are allocated to the proposed multiple dwelling, in addition to 25 parking spaces which are allocated to the existing 11-storey multiple dwelling on site. As such, 50 resident parking spaces are proposed, while 12 visitor parking spaces are also included on the site.

The following submission package aims to respond to and address the City comments that have since been provided. Given the increase in the proposed height, additional supporting studies beyond the requirements set out in the Formal Consultation Waiver Letter have been included in this submission to appropriately evaluate building height. A Site Plan Control application will be submitted following approval of the Zoning By-Law Amendment application.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from the “E3/S-601a” (High Density Multiple Dwelling) District, Modified to a site specific “E3/S\_\_\_” (High Density Multiple Dwelling) District, Modified in the City of Hamilton Zoning By-law No. 6593.

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

- One (1) copy of the Topographic Survey prepared by A.T. McLaren Ltd.;
- One (1) copy of the Architectural package prepared by KNYMH Inc.;
- One (1) copy of the Architectural Elevations prepared by KNYMH Inc.;
- One (1) copy of the Architectural Rendering prepared by KNYMH Inc.;
- One (1) copy of the Shadow Impact Analysis prepared by KNYMH Inc.;
- One (1) copy of the revised draft Zoning By-law, prepared by UrbanSolutions;
- One (1) copy of the Urban Design Brief prepared by Whitehouse Urban Design;
- One (1) copy of the Tree Protection Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Landscape Comment Response Letter prepared by Whitehouse Urban Design;
- One (1) copy of the revised Noise Impact Study prepared by dBA Acoustical;
- One (1) copy of the revised Functional Servicing and Stormwater Management Report prepared by S. Llewellyn & Associates;
- One (1) copy of the revised Grading & Servicing Plans prepared by S. Llewellyn & Associates;
- One (1) copy of the revised Watermain Hydraulic Analysis prepared by C3 Water;
- One (1) copy of the revised Transportation Impact Study and Comment Response prepared by Paradigm; and,
- One (1) copy of the Pedestrian Wind Study prepared by RWDI.

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: Representative Holdings Inc.