



March 8, 2024

431-22

**Via Email**

Mr. Daniel Barnett  
Planner 2, West Team

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

Dear Mr. Barnett

**RE: 175 John Street North, Hamilton  
Official Plan & Zoning By-law Amendment Application – 1<sup>st</sup> Resubmission  
UHOPA-23-012 & ZAC-23-027**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Darpel Investments c/o Mr. Philip Alaimo, the registered owner of the subject lands municipally known as 175 John Street North, Hamilton. Following our initial submission of the subject applications on December 22, 2022, UrbanSolutions has received comments from various municipal departments, external agencies, and the City's Design Review Panel. In response to these comments, please find enclosed the following:

- One (1) copy of the revised Architectural Package inclusive of Site Plan, Floor Plans, Building Elevations and 3D Renderings prepared by SRM Architects + Urban Designers;
- One (1) copy of the revised Sun Shadow Study prepared by SRM Architects + Urban Designers;
- One (1) copy of the revised Functional Servicing and Stormwater Management Report prepared by Lanhack Consultants Inc.;
- One (1) copy of the revised Drainage Area Plan prepared by Lanhack Consultants Inc.;
- One (1) copy of the revised Grading, Erosion, and Sediment Control Plan prepared by Lanhack Consultants Inc.;
- One (1) copy of the revised Servicing Plan prepared by Lanhack Consultants Inc.;
- One (1) copy of the revised Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the revised Urban Design Brief prepared by Whitehouse Urban Design;
- One (1) copy of the revised Transportation Impact Study & Parking Analysis prepared by NexTrans Consulting Engineers;
- One (1) copy of the revised Noise Impact Study prepared by dBA Acoustical Consultants Inc.;
- One (1) copy of the Noise Study Comment Response prepared by dBA Acoustical Consultants Inc.;
- One (1) copy of the Wind Study Addendum prepared by Gradient Wind;
- One (1) copy of the revised Watermain Hydraulic Analysis prepared by CIMA+;
- One (1) copy of the revised Draft Official Plan Amendment prepared by UrbanSolutions;

- One (1) copy of the revised Draft Zoning By-law Amendment prepared by UrbanSolutions;
- One (1) copy of the Zoning Sketch prepared by UrbanSolutions;
- One (1) copy of the Angular Plane Sketch prepared by UrbanSolutions; and;
- One (1) copy of the Comment Response Tracking Matrix prepared by UrbanSolutions.

The balance of this Letter will outline key areas of concern raised by various City departments and external agencies in response to our December 22, 2022 submission of UHOPA-23-012 and ZAC-23-027, and highlight corresponding revisions to the proposed Concept Plan and supporting materials which have been made in response.

### **Height, Scale and Massing**

In response to Development Planning comments received from Daniel Barnett dated June 15, 2023, as well as the Design Review Panel Meeting Summary Document dated May 11, 2023, the enclosed Concept has been revised to reduce the height of the proposed building from 19 storeys to 12 storeys. This revision has allowed for a significant reduction to the overall massing of the proposed building, thus improving its relationship with the surrounding context of the area and limiting the impacts of shadowing on the nearby McLaren Park.

These height and massing reductions have also significantly improved the building's 45-degree built-to-plane ratio measured from 80% of the John Street North right-of-way. As indicated on the enclosed Angular Plane Comparison Sketch prepared by UrbanSolutions, only the upper floors of the proposed 12 storey building penetrate the 45-degree angular plane, whereas the majority of the previously proposed 19 storey building had breached the plane in the initial concept iteration. This minimal protrusion is acceptable as its impact is mitigated (in part) by the inclusion of a setback above the proposed building's seventh storey, as well as compliance with the City's Sun/Shadow requirements.

Additionally, Section E.3.5.8 of the UHOP provides permission for 12 storey buildings within the Neighbourhoods – Medium Density Residential designation without the need for an Official Plan Amendment, subject to demonstrating compliance with the following criteria:

- a) *the development shall provide for a mix of unit sizes to accommodate a range of household sizes and income levels, to be implemented through the Zoning By-law; (OPA 167)*

Comment: The proposed development introduces a range of unit sizes (including 17 studio units, 27 1-bedroom units, 49 1-bedroom + den units, and 33 2-bedroom units) to accommodate the diverse needs of the City's growing population and contribute to the achievement of a complete community within the area.

- b) *the development shall incorporate sustainable building and design principles including but not limited to the use of locally sourced and/or recycled materials, water conservation, energy efficiency techniques, and low impact development approaches; (OPA 167)*

Comment: The incorporation and utilization of green infrastructure and sustainable design elements will be explored and implemented during the future Site Plan and Building Permit stages.

- c) *the development shall not unduly overshadow or block light on adjacent sensitive land uses the public realm and outdoor private amenity areas; (OPA 167)*

Comment: As previously noted, the proposed height and massing reductions have allowed the proposed building to meet the City of Hamilton's Sun/Shadow requirements.

- d) *buildings are progressively stepped back from adjacent areas designated Neighbourhoods. The Zoning by-law may include an angular plane requirement to set out an appropriate transition and stepping back of heights; and, (OPA 167)*

Comment: As noted above, the revised proposal introduces an east-facing stepback above the building's seventh storey; which has resulted in a notable improvement to the overall angular plane (as outlined in the enclosed Angular Plane Sketch prepared by UrbanSolutions).

- e) *buildings are stepped back from the street to minimize the height appearance from the street, where necessary. (OPA 167)*

Comment: In addition to the aforementioned height reduction from 15- to 12-storeys, the revised proposal includes an increased front yard setback of 2.05 metres (as outlined on the enclosed Zoning Sketch prepared by UrbanSolutions) as well as the incorporation of a seventh storey stepback to minimize perceived massing from the street and nearby McLaren Park.

### **Streetscape Animation**

In response to Development Planning Comments received from Daniel Barnett dated June 15, 2023; Urban Design Comments received from Edward Winter dated March 29, 2023; and the Design Review Panel Meeting Summary Document dated May 11, 2023, improvements have been made to the proposed site context at grade. This has been achieved in part by shifting the proposed access driveway to the north to maximize streetscape animation along John Street North. Further, the previously proposed above-grade parking podium has been replaced with active uses and enhanced glazing to improve the overall pedestrian environment at grade. Additionally, reductions to the overall building footprint have allowed for an increased front yard setback (from 0.51 metres to 2.05 metres) and enhanced landscaping along the site's frontage.

### **Stationary Noise Sources**

In response to Development Planning comments received from Daniel Barnett dated June 15, 2023 pertaining to stationary noise sources, a revised Noise Impact Study and Comment Response Letter prepared by dBA Acoustical Consultants has been provided within the enclosed resubmission package.

## **Vehicle Maneuverability**

In response to Transportation Planning comments received from Bart Brosseau dated March 21, 2023, a revised Transportation Impact Study prepared by NexTrans Consulting has been included within the enclosed resubmission package. This revised TIS includes a detailed AutoTURN analysis which demonstrates the maneuverability of large servicing vehicles at grade and passenger vehicles within the proposed underground garage. Further, the revised TIS concludes that the revised access arrangement (which has shifted the access driveway to the northerly limit of the subject site) will reduce and eliminate conflict points for pedestrians, cyclists, and vehicles along John Street North. For more information on the proposed access arrangement and on-site vehicle maneuverability, please refer to the enclosed revised Site Plan prepared by SRM Architects + Urban Designers and the above-noted revised Transportation Impact Study prepared by NexTrans.

## **Reduced Vehicle Parking Ratio**

Based on the proposed unit mix and size composition, the parent Mixed Use Medium Density (C5) Zone requires a minimum of 84 parking spaces (resulting in a ratio of 0.66 spaces per dwelling unit), 3 of which are required to be barrier-free spaces. The revised concept proposes a reduced vehicle parking ratio of 0.3 spaces per unit (totaling 40 resident parking spaces) which exceeds the updated Section 5 requirements contained in Appendix “D” to Report PED22154(a) approved by Planning Committee on February 23, 2024.

Further, as outlined in Section 8.3 of the enclosed revised Transportation Impact Study prepared by NexTrans, the subject site’s proximity to existing transit services (including the Hamilton GO Centre, various HSR Transit Routes, and the MacNab Transit Terminal) supports the proposed parking reduction. Further, Section 8.3.7 of the revised TIS indicates that the proposed vehicle parking reduction has the potential to support numerous sustainability objectives and requirements contained in the Urban Hamilton Official Plan, including increasing housing affordability through reduced construction costs, discouraging private vehicle ownership, supporting the use of transit and active modes of transportation, and reducing both traffic congestion and air pollution by limiting the number of single-occupancy vehicle trips to and from the proposed development site.

## **Site Servicing**

In response to Development Engineering comments received from Aaron Inrig dated March 24, 2023, a revised Functional Servicing and Stormwater Management Report; Grading, Erosion, and Sediment Control Plan; and Servicing Plan prepared by Lanhack Consultants Inc. has been included within the enclosed resubmission package.

## **Wind**

In response to Development Planning comments received from Daniel Barnett dated June 15, 2023, Urban Design comments received from Edward Winter dated March 29, 2023, and the Design Review Panel Meeting Summary Document dated May 11, 2023, a Wind Study Addendum prepared by Gradient Wind has been included within the enclosed resubmission package. The Addendum indicates that the proposed building height and footprint reduction is expected to result in decreased local wind speeds and

calmer/comparable grade-level wind speeds to those observed in the initial Report dated December 1, 2022. Additionally, the Addendum notes that the newly proposed peripheral plantings outlined on the enclosed revised Landscape Plan (prepared by Whitehouse Urban Design) are expected to generate a marginal calming effect on the overall recorded grade-level wind speeds. Further, the Addendum notes that the proposed second-floor amenity terrace is expected to experience an improvement in wind comfort compared to the previously proposed third-floor terrace, as such will be less exposed to higher wind levels. For more information on proposed the wind conditions associated with the revised site design, please refer to the above-noted Wind Study Addendum prepared by Gradient Wind.


### **Public Consultation**

Like is done with all UrbanSolutions' Official Plan and Zoning By-law Amendment applications in Hamilton, a separate sign was affixed beneath the statutory Public Notice Sign installed on the subject lands encouraging members of the public to visit the Project Microsite found on the UrbanSolutions website. On the Microsite webpage, users will find a detailed description of the proposed development along with a photo rendering; a list of key dates and the status of submitted applications; an interactive map of the subject site; active links to all materials and studies submitted in support of UHOPA-23-012 and ZAC-23-027; and both City of Hamilton and UrbanSolutions contact information. To visit the above-noted Microsite, please visit the URL below.

**Project Microsite URL:** <https://urbansolutions.info/175-john-street-north/>.

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

Kind Regards,  
**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*



Stephen Erickson, BA (Hons), CPT  
*Planning Technician*

cc: Mr. Philip Alaimo, Darpel Investments