

October 1, 2024

370-20

Via Email

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

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

Dear Mr. Fiorino:

**RE: 559 Garner Road East, Hamilton
Official Plan & Zoning By-law Amendment Resubmission No. 5 (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.

Since our last submission, the concept has been revised to extend the proposed raised planters running along the easterly property line through to the north property line. In order to extend the planting bed, one surface parking space was removed on site. This concept revision ensures an appropriate planting strip is provided along the balance of the easterly lot line that accommodates 30 m³ of soil volume through a notch in the proposed underground parking garage.

The previous Architectural package provided showed building heights that did not align with each other. This has been corrected to show the accurate building height of 24.5 metres proposed, and the draft Zoning By-law ensures a 25.0 metre maximum building height is permitted in order to provide for flexibility should grades on site marginally affect the constructed height. The Sun Shadow Study has also been updated and included in the resubmission package to reflect the proposed 24.5 metre building height.

Comments were received from Development Planning requesting evaluation of the proposal against policy E.3.5.8 of the UHOP. An analysis has been provided accordingly:

- “E.3.5.8 For medium density residential uses, the maximum height shall be six storeys, but the height may be increased to 12 storeys without an amendment to this Plan, provided the Applicant demonstrates that:*
- 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*

Planning Comment: The proposed development is comprised of 18 x one-bedroom units, 40 x one bedroom + den units, and 41 x two-bedroom + den units. As such, 41% of the proposed units are family-sized units and the development provides an appropriate mix of unit sizes to accommodate a range of household sizes and income levels.

- 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;*

Planning Comment: The proposed development incorporates a number of sustainable building and design principles. The proposal represents an infill site that will accommodate a compact urban form through compatible intensification. A stormwater management tank is proposed within the underground parking garage to store stormwater during storm events and slowly discharge to the municipal storm sewer in a controlled manner. Light Pollution will also be mitigated through the proposal by ensuring all exterior fixtures direct illumination downwards to prevent light spillage. The development includes 55 bicycle parking spaces to encourage the use of active transportation and reduction in vehicular-reliance for future residents. Interior finishes including paints, carpets, and flooring will have low-level VOC content. From a water conservation perspective, low consumption plumbing fixtures are intended for the future multiple dwelling.

The use of Energy modelling will be incorporated during detailed design to help determine compliance with building envelope design, energy code requirements, and greenhouse gas reductions as required by the Ontario Building Code. Additional building elements which contribute to the development's overall energy efficiency and sustainability such as energy efficient light fixtures will be secured at the detailed design phase of the Site Plan process.

Further, multi-unit dwellings have been shown to require less energy and water per resident, making them an integral part of the solution to address climate change, thus, reducing the ongoing carbon emissions produced by these buildings. This will help to mitigate greenhouse gas and reduce the overall carbon footprint of the proposed development. This form of infill intensification also maximizes municipal resources and assists in limiting the need for further expansion of the urban boundary; minimizing the need for greenfield development.

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

Planning Comment: The Sun Shadow Study prepared by SRM Architects has been updated to reflect the accurate building height and included in the resubmission. The Study demonstrates that the development is not anticipated to unduly overshadow adjacent sensitive land uses, the public realm or outdoor amenity areas.

- 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,*

Planning Comment: The proposed development is located on site at the corner of Southcote Road and Garner Road East, away from adjacent areas designated Neighbourhoods. Further, the multiple dwelling includes step backs from the abutting lot lines and the street at the 2nd and 5th storey to ensure appropriate transition is maintained.

e) buildings are stepped back from the street to minimize the height appearance from the street, where necessary.

Planning Comment: As noted above, the multiple dwelling includes step backs from the abutting lot lines and the street at the 2nd and 5th storey to ensure appropriate transition is maintained. Further, the property abutting the subject lands to the east is not considered a sensitive land use as it is zoned as Neighbourhood Commercial (C2) in the City of Hamilton Zoning By-law 05-200 and operates as a commercial land use.

As proposed, the 7-storey multiple dwelling satisfies policy E.3.5.8 of the Urban Hamilton Official Plan and represents good planning. In support of the Official Plan Amendment and Zoning By-law Amendment resubmission, please find enclosed the following:

- One (1) copy of the Architectural Drawing Set prepared by SRM Architects;
- One (1) copy of the Grading & Servicing Plans prepared by Odan Detech;
- One (1) copy of the draft Zoning By-law prepared by UrbanSolutions;
- One (1) copy of the Tree Protection Plan prepared by Davey Resource Group;
- One (1) copy of the Arborist Report prepared by Davey Resource Group;
- One (1) copy of the Landscape Plan prepared by MSLA; and,
- One (1) copy of the Boundary Tree Removal Consent Letter signed by landowner of 509 Southcote Road.

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.