

December 10, 2024

431-22

Via Email

Daniel Barnett
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City of Hamilton
71 Main Street West, 5th Floor
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**Re: 175 John Street North, Hamilton
Official Plan & Zoning By-law Amendment Applications – 3rd Submission
City Files: UHOPA-23-012; ZAC-23-027**

As you know, UrbanSolutions is the authorized planning consultant acting on behalf of the Owner of 175 John Street North (Darpel Investments) to assist with securing development approvals on a proposed 12-storey, 128-unit apartment building. Our original Official Plan & Zoning By-law Amendment Applications date back to December of 2022. In response to various Department comments and concerns, the plans were significantly altered from their original conception to help satisfy these. Following a 2nd submission made in March 2024, we're happy to provide this 3rd submission which further improves upon the previous design.

In collaboration with City Planning staff, the development plans have been updated to further improve land use compatibility, urban design, outdoor communal amenity space, and provide more variety in apartment units. Among other things, key attributes of the revised proposal include:

- Narrower building;
- Increased side & rear yard setbacks to the south & west;
- Eliminated balconies on rear (west) wall;
- Improved streetscape-building interface (e.g., Larger canopy to shelter pedestrians and bicycle parking near principal entrance);
- Better defined podium structure coupled with brick masonry cladding on all facades;
- Increased share of family-sized (3-bedroom) units (5 % of total);
- Increased bicycle parking to align with Zoning By-law No. 05-200; and the addition of a,
- Bicycle Repair Station.

Collectively, these alterations have improved outdoor amenity space, active transportation, internal vehicle maneuverability and functionality. They've also reduced the potential for adverse impacts created by inappropriate building shadows, privacy overlook, sidewalk-level wind impacts, or the future developability of abutting lands,

In support of this resubmission, the following updated documents are enclosed:

Planning

- Site Plan (2024-11-29)
- Zoning Sketches (2024-11-26)
- Angular Plane Sketch (2024-11-21)
- Draft Official Plan Amendment (2024-11-29)
- Draft Zoning By-law Amendment (2024-11-26)
- Comment Response Tracking Matrix (2024-12-09)

Architectural

- Prelim. Elevation Plans (2024-11-29)
- Prelim. Renderings (2024-11-29)
- Prelim. Floor Plans (2024-11-29)
- Email re: SRM Architects Comments Response (2024-12-02)

Civil

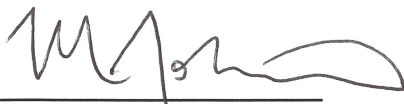
- Functional Servicing Report (2024-11-19)
- Prelim. Grading, Erosion & Sediment Control Plan (2024-11-19)
- Prelim. Servicing Plan (2024-11-19)
- Drainage Area Plan (2024-11-19)

Other

- Prelim. Landscape Plan (2024-12-02)
- Noise & Vibration Impact Study (2024-11-25)
 - Memo re: dBA Comments Response (2024-11-15)
- Transportation Impact Study (2024-11-27)
 - Swept Path Diagrams (2024-11-27)
- Pedestrian Level Wind Study Addendum (2024-10-23)
- Microsite Public Engagement Stats (2024-12-08)
- CMHC Report: *Impact of Minimum Parking Requirements for Multi-family Residential Buildings on Housing Affordability and Sustainability* (2024-03)

We trust this submission is in order; however, please contact the undersigned if there are any questions.

Respectfully,
UrbanSolutions



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Principal



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Senior Planner

Copied: Philip Alaimo – Darpel Investment Limited
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