

October 1, 2024

073-15

**Via Email**

Ms. Alaina Baldassarra, RPP, MCIP  
Planner I, Development Planning, West Team

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. 2**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), are the authorized planning consultant for Representative Holdings Inc. (Owner), and are 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.

The following comment response is specific to the matters raised in the City of Hamilton comments related to the Zoning By-law Amendment resubmission dated January 24, 2024:

**Development Planning – Devon Morton**

1. *The applicant should revise the Planning Justification Report, or provide an addendum, or a standalone document to include a discussion of green infrastructure and sustainable design elements in the proposed development.*

Planning Comment: The proposed development includes 141 bicycle parking spaces and limits the supply of parking to a rate of 0.48 spaces/unit, encouraging the use of transit and active transportation methods for future residents. This results in a decrease in automobile reliance and resulting greenhouse gas emissions. A Geothermal Heat Exchange System is also intended to be included in the proposed multiple dwelling to support efficient and sustainable heat sources for the future residents. The vegetative plantings proposed on site through the Landscape Plan will incorporate native species and avoid the planting of invasive species. This positively contributes to the ecosystem health, function, and pollinator needs. The development proposal also includes a 5<sup>th</sup> floor rooftop amenity space which will contain landscaped areas which will assist in reducing urban heat island effect and support internal stormwater management on site. Further, 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 Site Lighting will be secured through conditions of approval at the Site Plan stage.

2. *Policy E.3.2.12 states “Innovative neighbourhood designs incorporating energy and environmental design standards and the conservation of natural resources shall be promoted in accordance with Section B.3.3 – Urban Design Policies and Section B.3.7 – Energy and Environmental Design Policies”. Applicant to demonstrate proposal meets intent of above noted policy.*

Planning Comment: The proposed development includes several sustainable design elements including the limitation of parking supply to encourage future residents to utilize public transit and active transportation networks available to them. The proposed parking space quantity thereby supports the expansion of public transit in the future through increased demand. The development is also intended to be serviced by a Geothermal Heat Exchange System, which will provide energy efficient and sustainable heating for the future residents. The proposed development represents an infill site that will accommodate a compact urban form through compatible intensification. The provision of a rooftop amenity space containing landscaped areas also aids in capturing stormwater on site and reducing urban heat island effect. Similarly, a stormwater management tank is incorporated into the design which allows for improved stormwater management practices to occur on the lands during storm events. Additional building elements which contribute to the development’s overall energy efficiency and sustainability will be determined during the detailed design taking place at the Site Plan stage.

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.

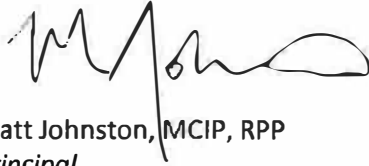
In response to the City and agency comments provided in relation to our January 24, 2024 Zoning By-law Amendment resubmission, please find enclosed the following:

- One (1) copy of the Architectural Drawing Set prepared by KNYMH Architects;
- One (1) copy of the Comment Response Chart prepared by KNYMH Architects;
- One (1) copy of the draft Zoning By-law prepared by UrbanSolutions;
- One (1) copy of the Preliminary Grading & Servicing Plans prepared by S. Llewellyn & Associates;
- One (1) copy of the Engineering Comment Response prepared by S. Llewellyn & Associates;
- One (1) copy of the Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Tree Protection 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 Transportation Impact Study Addendum prepared by NexTrans;
- One (1) copy of the Noise Study Addendum prepared by dBA Acoustical;

- One (1) copy of the Height Elevation Survey Plan prepared by A.T. McLaren; and,
- One (1) copy of the Scoped Visual Impact Assessment prepared by UrbanSolutions.

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.