

February 19, 2025

073-15

Via Email

Ms. Alaina Baldassarra,
Planner II, Development Planning, Heritage and Design

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

Dear Ms. Alaina Baldassarra:

**RE: 117 Forest Avenue and 175 Catharine Street South, Hamilton
Zoning By-law Amendment Application – ZAC-23-019
Resubmission No. 3**

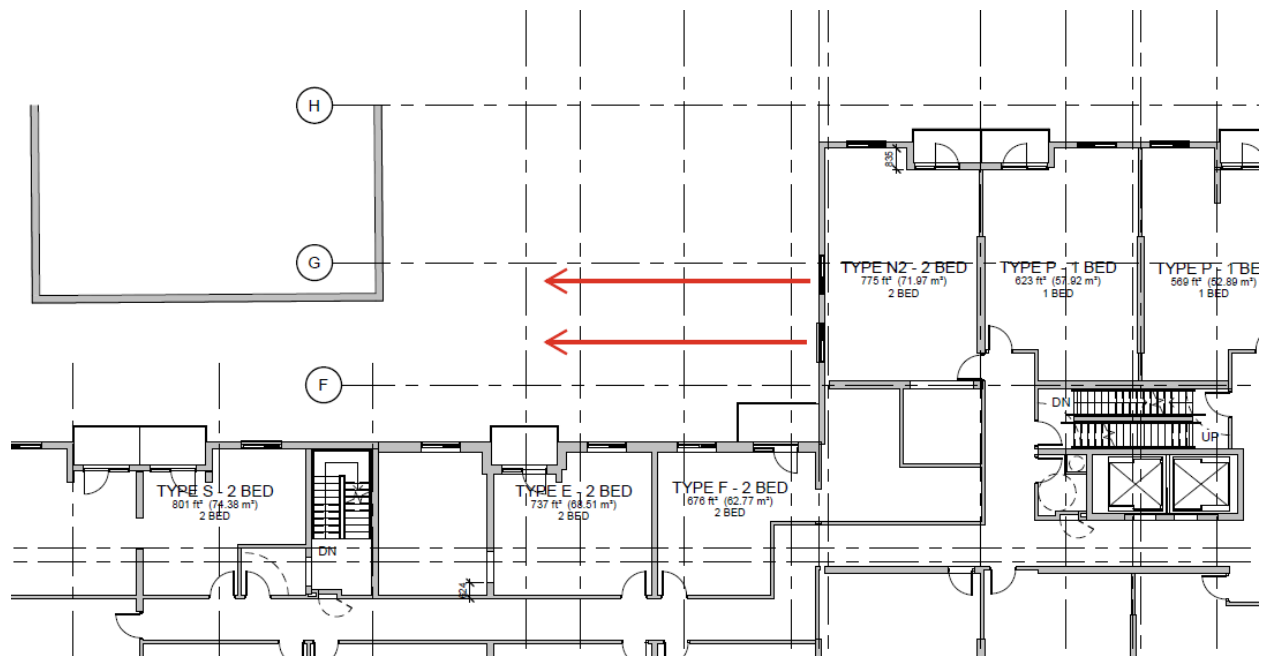
Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), are the authorized planning consultant for Representative Holdings Inc. (Owner), and are pleased to make the following resubmission in support of the Zoning By-law Amendment (ZAC-23-019) for the lands known municipally 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 October 1, 2024:

Urban Design – Edward Winter

The tower separation distance between the existing 11-storey tower and the proposed 24-storey tower is dimensioned at 16.28m where 25m is the suggested minimum based on the Tall Building Guidelines.

Planning Comment: While the Tall Building Guidelines apply to buildings which are 12-storeys or greater in height, the proposed development has been designed and located in a manner to appropriately consider tower separation between the existing 11-storey multiple dwelling on site. The minimum tower separation of 25 metres intends to limit potential for adjacent towers impacting the privacy of residential units. The location of the proposed 24-storey multiple dwelling ensures there is minimal overlap with the existing 11-storey building, creating a corner-to-corner interface where only a small portion of the façades face each other. Further, for the portion of the 24-storey multiple dwelling façade that does face the existing westerly 11-storey, the west-facing window has been located where it mitigates the potential for a resident to look into the existing apartment, as shown in the image below.



Urban Design – Edward Winter

Ground floor is devoid of any active uses with storage lockers arranged behind windows – revisions should be made to have active uses facing the street.

Planning Comment: Due to the unique site constraints associated with the subject property, there is limited space to accommodate the quantity of bicycle parking spaces required by the Zoning By-law. To relocate bicycle parking to the underground, the parking spaces provided would have to be reduced. A reduction in parking is not desirable both due to the limited quantity of parking spaces provided and the impacts to the marketability of the dwelling units being built. All other areas at the ground level of the property are occupied by transformers, drive aisles, daylight triangles, pedestrian connections or other impediments which limit the ability to accommodate relocated bicycle parking spaces. For these reasons, the current location of the bicycle storage lockers must remain. A large percentage of the façade facing Forest Avenue is comprised of the drive aisles, ground floor units and lobby area for the multiple dwelling. As such, the proposal still avoids large stretches of frontage where there are no active uses facing the street.

Urban Design – Edward Winter

There is an opportunity to shift the north wall south (to the edge of the U-shaped stair) to gain more landscaping space at the property line which would take advantage of the space outside the parking garage and would support larger tree planting.

Planning Comment: While the applicant and architect did explore this opportunity, it was ultimately determined that the floor plan could not be shifted to accommodate the suggested landscaping. The recommended revision to the floor plan has negative implications on the functionality, design and viability of the site. As a result, the current site layout must be maintained to avoid the intolerable impacts.

Additional tree plantings have been added along the north property line to increase the vegetation proposed on site.

Development Planning – Alaina Baldassarra

Based on Policy B.3.3.3.3, a building shall be massed to respect existing and planned street proportions. There should be a break in the building so that there is not one continuous façade and consider a step back to break up the 24 storey tower from the mid-rise buildings.


Planning Comment: The proposed development has been revised to include a step back in the tower component of the multiple dwelling at the 6th storey. Further, the first 5-floors of the tower component have been offset from the balance of the 5-storey podium to the west to break up the continuous façade of the multiple dwelling along Forest Avenue. Increased materiality has also been incorporated into the podium of the proposed multiple dwelling to create a clear distinction from the tower and maintain a pedestrian scale at street level. Through these revisions, the concept now conforms to Policy B.3.3.3.3 of the UHOP.

In response to the City and agency comments provided in relation to our October 1, 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 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 Functional Servicing Report 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; and,
- One (1) copy of the Landscape Comment Response Letter prepared by Whitehouse Urban Design; and,
- One (1) copy of the Transportation Comment Response Letter prepared by NexTrans.

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
Senior Planner

cc: Representative Holdings Inc.