



December 21, 2018

267-18

Via Delivered

Ms. Anita Fabac, MCIP, RPP
Manager, Development Planning, Heritage and Design

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

Dear Ms. Fabac:

**RE: 804-816 King Street West, Hamilton
Official Plan Amendment and Zoning By-law Amendment Application - FC-18-078**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for Gateway Development Group Inc. (Owner), and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 804-816 King Street West, in the City of Hamilton, on their behalf.

The proposed development entails a purpose-built student residence building with approximately 400m² of ground floor commercial space and 30 residential suites. In addition, surface parking for 13 vehicles, 5 short-term bicycle parking spaces, and long-term bicycle storage for 26 bicycles is proposed.

A version of this concept was considered by the Development Review Team on July 18, 2018 via Formal Consultation No. FC-18-078. It was confirmed that Official Plan Amendment, Zoning By-Law Amendment, and Site Plan Control applications would be necessary to facilitate the proposed development. The Site Plan Control application will be submitted following approval of the Official Plan Amendment and Zoning By-Law Amendment applications.

The purpose of the Official Plan Amendment is to permit a maximum density of 176 units per hectare and a maximum building height of six (6) storeys in a Mixed Use – Medium Density designation of the Ainslie Wood Westdale Secondary Plan.

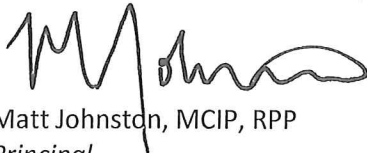
The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from the Mixed Use Medium Density (C5, 57) Zone, to a site specific Mixed Use Medium Density (C5,___) Zone in the City of Hamilton Zoning By-law No. 05-200.

In support of the Official Plan Amendment and Zoning By-law Amendment applications, please find enclosed the following:

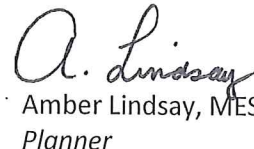
- Five (5) copies of the Survey Plan prepared by A.J. Clarke & Associates Ltd.;
- Five (5) copies of the Concept Plan prepared by UrbanSolutions;
- Five (5) copies of the Planning Justification Report including Parking Analysis, draft Official Plan Amendment and draft Zoning By-law, prepared by UrbanSolutions;
- Five (5) copies of the Urban Design Brief prepared by Michael Spaziani Architects Inc.;
- Five (5) copies of the Record of Site Condition;
- Five (5) copies of the Functional Servicing and Stormwater Management Report prepared by A.J. Clarke & Associates Ltd.;
- Five (5) copies of the Water and Wastewater Usage Assessment prepared by A.J. Clarke & Associates Ltd.;
- Five (5) copies of the Engineering Drawing Set prepared by A.J. Clarke & Associates Ltd.;
- Five (5) copies of the Noise Impact Study prepared by HGC Engineering;
- Five (5) copies of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- Five (5) copies of the Right of Way Impact Assessment prepared by UrbanSolutions;
- Twenty-Five (25) copies of the completed Official Plan Amendment and Zoning By-law Amendment Application;
- One (1) copy of the signed Formal Consultation Document (FC-18-078);
- One (1) CD with digital copies of all submission materials and the 3D Massing Model; and,
- A cheque in the amount of **\$29,830.00** made payable to the City of Hamilton.

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



Amber Lindsay, MES
Planner

cc: Mr. Charles Wah, Gateway Development Group Inc.
Councillor Maureen Wilson, Ward 1 (cover letter and concept only)
Mr. Jason Thorne, City of Hamilton, (cover letter and concept only)
Mr. Steve Robichaud, City of Hamilton (cover letter and concept only)
Mr. Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc.