

December 20, 2019

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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: 222-228 Barton Street East & 255-265 Wellington Street North, Hamilton
Official Plan Amendment and Zoning By-law Amendment Application**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for 467052 Ontario Limited c/o Mr. Steven Joyce (Owner), and is pleased to submit an application for an Official Plan and Zoning By-law Amendment for the lands known municipally as 222, 226 & 228 Barton Street East & 255, 257, 261, 263 & 265 Wellington Street North, in the City of Hamilton.

The proposed development entails a seven-storey mixed use building with 79 residential dwelling units, 845.64 square metres of commercial area at grade, and 749.52 square metres of office area on the second storey. In addition, 97 vehicular surface and underground parking spaces, 10 short-term bicycle parking spaces, and 56 long-term bicycle parking spaces are proposed.

A Waiver of Formal Consultation for the subject lands dated October 23, 2019 confirms that an 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 redesignate a portion of the lands from "Local Commercial" and "Low Density Residential" to "Mixed Use" in the West Harbour (Setting Sail) Secondary Plan.

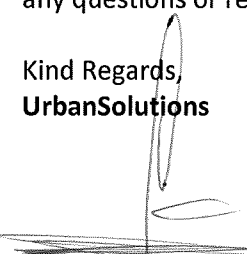
The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from the various existing zones to Mixed Use Medium Density – Pedestrian Focus (C5a) Zone in the City of Hamilton Zoning By-law No. 05-200.

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

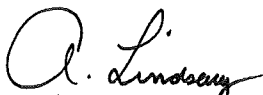
- Five (5) copies of the Survey Plan prepared by A.T. McLaren;
- Five (5) copies of the Concept Plan prepared by UrbanSolutions and one (1) reduced copy;
- Five (5) copies of the building elevations prepared by McCallum Sather and one (1) reduced copy;
- Five (5) copies of the Planning Justification Report prepared by UrbanSolutions;
- Five (5) copies of the draft Official Plan Amendment and Zoning By-law prepared by UrbanSolutions;
- Five (5) copies of the Public Consultation Strategy prepared by UrbanSolutions;
- Five (5) copies of the Urban Design Report including Sun/Shadow Study prepared by McCallum Sather;
- Five (5) copies of the Functional Servicing Report prepared by S. Llewellyn & Associates;
- Five (5) copies of the Site Servicing and Grading Plans prepared by S. Llewellyn & Associates;
- Five (5) copies of the Phase One Environmental Site Assessment prepared by Landtek;
- Five (5) copies of the Phase Two Environmental Site Assessment prepared by Landtek;
- Five (5) copies of the Environmental Noise Feasibility Study prepared by RWDI;
- Five (5) copies of the Transportation Impact Study including Transportation Demand Management Options Report prepared by NexTrans;
- Five (5) copies of the Tree Preservation Plan and Landscape Plan prepared by MSLA;
- Twenty-Five (25) copies of the completed Official Plan Amendment and Zoning By-law Amendment Application;
- One (1) copy of the Waiver of Formal Consultation Letter dated October 23, 2019;
- One (1) CD with digital copies of all submission materials; and,
- A cheque in the amount of **\$72,098.10** 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



Sergio Manchia, MCIP, RPP
Principal



Amber Lindsay, MES, RPP
Planner

cc: Mr. Steven Joyce, 467052 Ontario Limited
Councillor Jason Farr, City of Hamilton