



December 21, 2017

157-16

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: 122 & 126 August Street and 125 & 127 Young Street, Hamilton – FC-17-015
Zoning By-law Amendment Application**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the Planning Consultants for 1955132 Ontario Ltd. (The Owner), and we are pleased to submit this Zoning By-Law Amendment for the lands known municipally as 122 & 126 Augusta Street and 125 & 127 Young Street, in the City of Hamilton.

The proposed development consists of a four storey rental apartment building containing 27 residential dwelling units served by 21 parking spaces.

The proposal was considered by the Development Review Team on February 17, 2017 as part of the Formal Consultation Application No. FC-17-015. This process confirmed that a Zoning By-law Amendment Application and Site Plan Control would be necessary to facilitate the proposed development.

The purpose of the Zoning By-law Amendment is to change the zoning from the “D” District – Urban Protected Residential – One and Two Family Dwellings, Etc., to a site specific “E-3” District – High Density Multiple Dwellings Zone and a site specific “C” District – Urban Protected Residential, Etc. ____ Zone.

This Zoning By-law Amendment application has been compiled in keeping with the Formal Consultation document attached. Accordingly, please find enclosed the following:

- Five (5) copies of a Topographic Survey prepared by A.T. McLaren Limited, dated November 14, 2016;
- Five (5) copies of the Concept Plan, prepared by UrbanSolutions, dated July 28, 2017;
- Five (5) copies of Planning Justification Report including Draft By-Law, prepared by UrbanSolutions, dated December 20, 2017;
- Five (5) copies of an Urban Design Report, prepared by RN Design, dated September 10, 2017.;

- Five (5) copies of Stage 1 & 2 Archaeological Assessment, prepared by Detritus Consulting Ltd, dated September 20, 2017;
- Five (5) copies of a Cultural Heritage Impact Assessment, prepared by Megan Hobson Heritage Consulting Services, dated August 30, 2017;
- Five (5) copies of Functional Servicing Report, prepared by S.Llewellyn & Associates Limited, dated August 2017;
 - Five (5) copies of Preliminary Grading and Erosion Control Plan included in report, prepared by S. Llewellyn & Associates Limited, dated August 15, 2017;
 - Five (5) copies of Preliminary Site Servicing Plan included in report, prepared by S. Llewellyn & Associates Limited, dated August 15, 2017;
- Five (5) copies of the Noise Impact Study, prepared by Novus Environmental, dated August 30, 2017;
- Five (5) copies of the Vibration Study, prepared by Novus Environmental, dated August 30, 2017;
- Five (5) copies of Transportation Demand Management Options Report, prepared by UrbanSolutions, dated December 20, 2017;
- Five (5) copies of Public Consultation Strategy, prepared by UrbanSolutions, dated November 22, 2017;
- Five (5) copies of Architectural Package prepared by Lintack Architects Inc., dated August 8, 2017;
- Twenty-Five (25) copies of completed Zoning By-law Amendment Application;
- One (1) copy of Formal Consultation Document (FC-17-015);
- One (1) CD with digital copies of all submission materials; and,
- One (1) cheque in the amount of **\$22,260.00** (cheque no. 000005) made payable to the City of Hamilton.

We look forward to working with City 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



Carmela Agro, C.P.T
Planning Technician

Cc: Mr. Mario Nesci, 1955132 Ontario Ltd., via mail and email
 Councilor Jason Farr, Ward 2, via mail and email (cover letter and concept only)
 Mr. Steve Robichaud, MCIP RPP, Chief Planner, City of Hamilton, via email (cover letter and concept only)
 Mr. Sergio Manchia, MCIP, RPP, UrbanSolutions