



**Hamilton**

Mailing Address:  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

157-16

Planning and Economic Development Department  
Development Planning, Heritage and Design  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton ON L8P 4Y5  
Phone: 905-546-2424 Fax: 905-546-4202

January 25, 2018

File: ZAC-18-013

Dear Sir / Madam:

**Re: Notice of Complete Application by Urban Solutions Land Development Consultants Inc. (c/o Matt Johnston) on behalf of 1955132 Ontario Ltd. for Zoning By-law Amendment for Lands Located at 122 & 126 Augusta Street and 125 & 127 Young Street, Hamilton (Ward 2)**

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that a complete application has been received by Hamilton's Planning and Economic Development Department for a Zoning By-law Amendment for Lands Located at 122 & 126 Augusta Street and 125 & 127 Young Street (please see attached Location Plan).

#### **Purpose and Effect of Application**

##### **Zoning By-law Amendment (File No. ZAC-18-013)**

The purpose and effect of this proposed **Zoning By-law Amendment** is to rezone the subject lands from "D" (Urban Protected Residential – One and Two Family Dwellings, Etc.) District to a site specific "E-3/S-XXXX" (High Density Multiple Dwellings) District, Modified (122 & 126 Augusta Street and 127 Young Street) and a site specific "C/S-XXXX" (Urban Protected Residential, Etc.) District, Modified (125 Young Street) in order to permit a four (4) storey multiple dwelling with 27 residential dwelling units. The existing triplex dwelling at 125 Young Street will be maintained and a total of 23 surface parking spaces will be provided.

The proposed By-law to amend the Zoning By-law, and information and material related to it, will be available in the staff report for public inspection at a future Public Meeting.

#### **Collection of Information**

Information respecting this application is being collected under the authority of the *Planning Act*, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public **and will appear on the City's website unless you expressly request within your communication that City remove your personal information.**

Re: Notice of Complete Application by Urban Solutions Land Development Consultants Inc. (c/o Matt Johnston) on behalf of 1955132 Ontario Ltd. for Zoning By-law Amendment for Lands Located at 122 & 126 Augusta Street and 125 & 127 Young Street, Hamilton (Ward 2) Page 2 of 3

### Additional Information

A separate notice will be mailed to you confirming the date of the Public Meeting.

If you wish to be notified of the decision of the City of Hamilton on the proposed Zoning By-law Amendment, you must make a written request to the Co-ordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, L8P 4Y5.

### Appeals

#### Zoning By-law Amendment Application (ZAC-18-013)

- i If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board.
- ii If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

### Public Input

Before we prepare a staff report for Council consideration, we are extending an opportunity to you to make comments. Any written comments received by the Department prior to February 22, 2018, will be published as part of the report **made available to the general public and will appear on the City's website unless you expressly request within your communication that the City remove your personal information.** Those persons who respond to the Department will be provided with a copy of the staff report prior to the public meeting to be held by the Planning Committee of City Council. Please forward your comments, quoting ZAC-18-013 to:

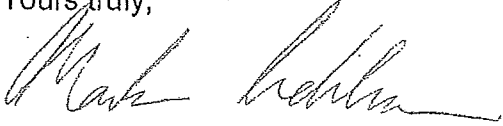
Mark Kehler, City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design - Urban Team  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton, ON, L8P 4Y5  
Fax: 905-546-4202 - E-Mail: [Mark.Kehler@hamilton.ca](mailto:Mark.Kehler@hamilton.ca)

Should you have any questions, please contact Mark Kehler at 905.546.2424 ext. 4148 or by e-mail at [Mark.Kehler@hamilton.ca](mailto:Mark.Kehler@hamilton.ca), or myself at extension 2222.

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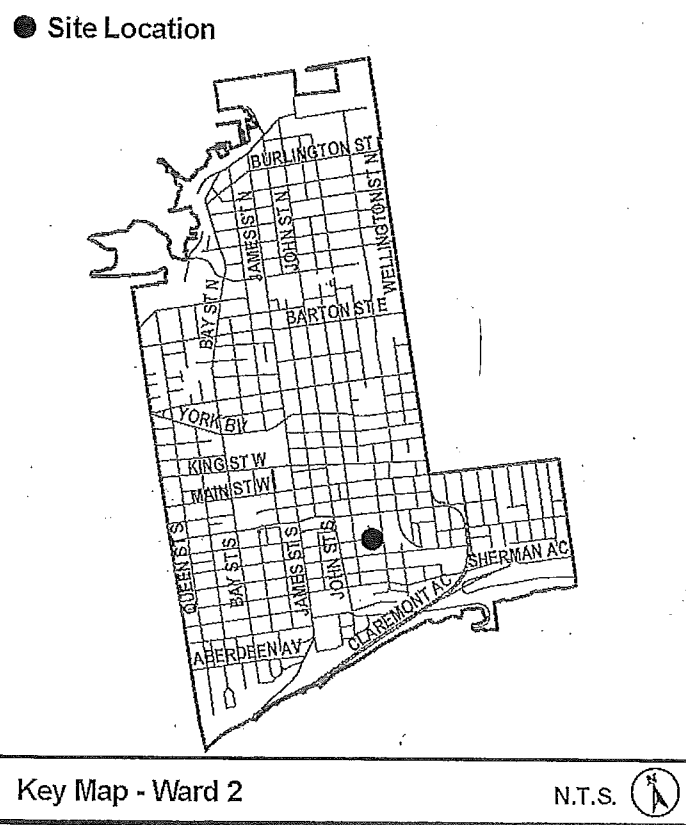
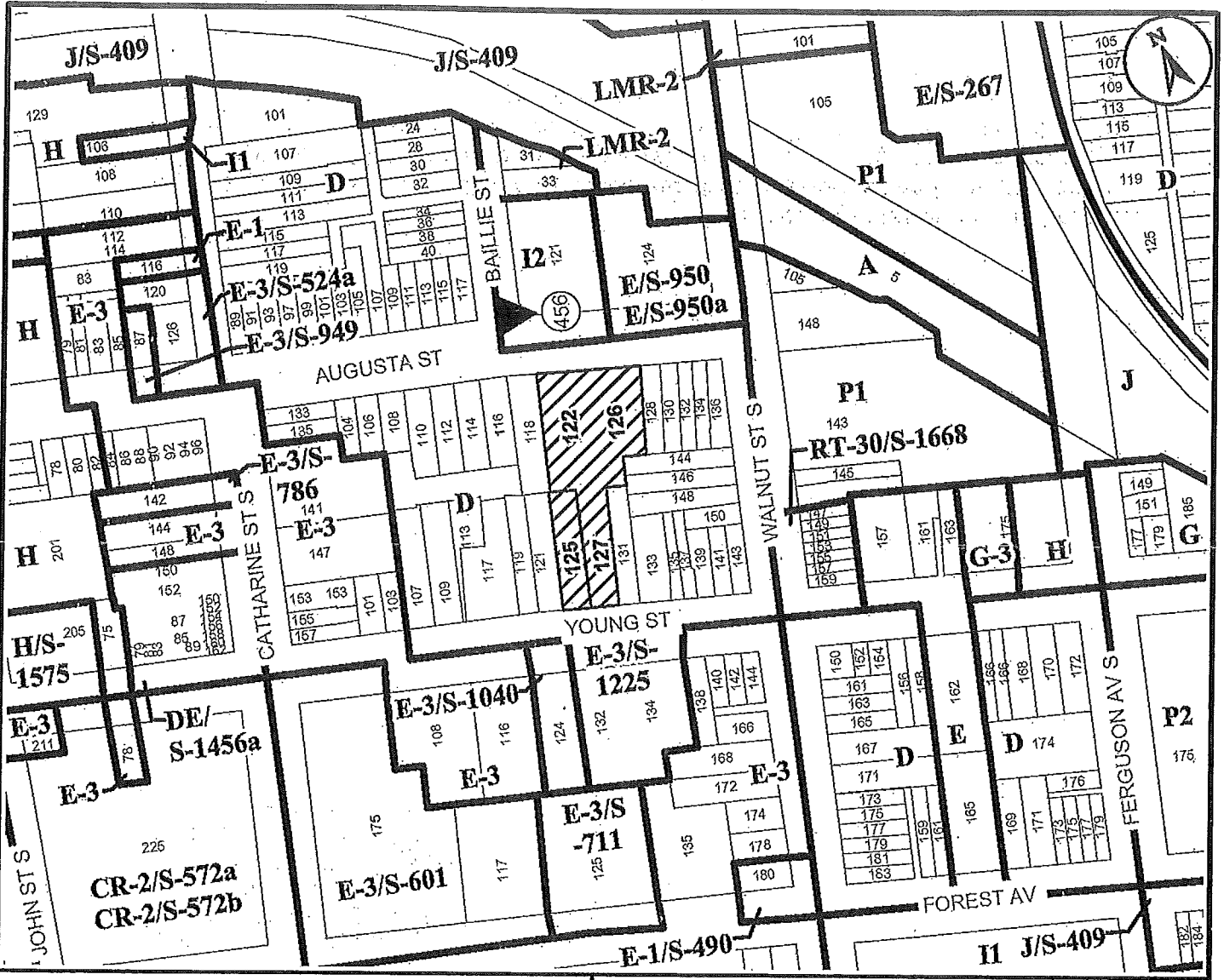
Yours truly,




*KOR* Kimberley Harrison-McMillan, BES, MCIP, RPP  
Senior Project Manager  
Development Planning, Heritage and Design - Urban Team

MK:KHM  
Attachment(s)

cc: Councillor Jason Farr, Ward 2  
S. Robichaud, Director of Planning and Chief Planner, Planning Division  
A. Fabac, Manager, Development Planning, Heritage and Design




## Location Map

  
**Hamilton**

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

|                                 |                           |
|---------------------------------|---------------------------|
| File Name/Number:<br>ZAC-18-013 | Date:<br>January 12, 2018 |
| Appendix "A"                    | Scale:<br>N.T.S.          |
| Planner/Technician:<br>MK/VS    |                           |

**Subject Property**

 122 & 126 Augusta Street and  
125 & 127 Young Street, Hamilton