



December 22, 2022

073-15

**Via Email and Delivered**

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

City of Hamilton,  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Ms. Fabac:

**RE: 117 Forest Avenue & 175 Catherine Street South, Hamilton  
Zoning By-law Amendment Application - FC-16-055**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for Representative Holdings Inc. (Owner), and is pleased to submit an application for a Zoning By-law Amendment for the lands known municipally as 117 Forest Avenue & 175 Catherine Street South in the City of Hamilton, on their behalf.

The subject lands are currently occupied by an 11-storey, 93 unit multiple dwelling that is proposed to remain on the property. The proposed development entails one (1) 14-storey multiple dwelling containing a total of 216 residential units. In addition, the proposed development is accommodated by 160 parking spaces contained in an underground garage.

On October 14, 2020, Hamilton City Council approved a Zoning By-law Amendment (By-law 20-216) for a previous development concept on the subject property proposing a 10-storey, 78 unit multiple dwelling and a 3-storey, 7 unit townhouse dwelling accommodated by 56 vehicle parking spaces. Since receiving this approval, the registered landowner has reconsidered the initial intent for the lands and revised the development concept to the version contained in the following submission. A Formal Consultation Waiver Letter for the updated development concept was obtained from the City of Hamilton on May 12, 2022. It was confirmed that Official Plan Amendment, Zoning By-Law Amendment, Site Plan Control and Draft Plan of Condominium applications would be necessary to facilitate the proposed development. The Site Plan Control and Draft Plan of Condominium applications will be submitted following approval of the Zoning By-Law Amendment application.

Since the Formal Consultation Waiver Letter was issued by the City, the policies contained within the Urban Hamilton Official Plan were amended by both the City of Hamilton and Ministry of Municipal Affairs and Housing. Specifically, the amended UHOP does not place a limit on net residential density for any land use designation. As a result, the Official Plan Amendment needed to facilitate the development proposal is no longer required as the proposed density is now in keeping with the Urban Hamilton Official Plan designation on the subject lands. Accordingly, while the supporting studies still reference an Official Plan

Amendment, the purpose of the submission is to obtain solely a Zoning By-law Amendment for the subject property.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from the "E3/S-601a" (High Density Multiple Dwelling) District, Modified to a site specific "E3/S\_\_" (High Density Multiple Dwelling) District, Modified in the City of Hamilton Zoning By-law No. 6593.

In support of the Zoning By-law Amendment application, please find enclosed the following:

- One (1) copy of the Survey Plan prepared by A.T. McLaren Ltd.;
- One (1) copy of the Concept Plan prepared by UrbanSolutions;
- One (1) copy of the Architectural Drawing Set prepared by KNYMH Architects;
- One (1) copy of the Planning Justification Report including draft Zoning By-law, prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- One (1) copy of the Urban Design Report prepared by Whitehouse Urban Design;
- One (1) copy of the Tree Protection Plan and Preliminary Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Functional Servicing and Stormwater Management Report prepared by S. Llewellyn & Associates;
- One (1) copy of the Grading and Servicing Plan prepared by S. Llewellyn & Associates;
- One (1) copy of the Hydraulic Analysis prepared by C3 Water Inc.;
- One (1) copy of the Noise Impact Study prepared by dBA Acoustical Consultants;
- One (1) copy of the Transportation Impact Study inclusive of Parking Study prepared by NexTrans Consulting Engineers;
- One (1) copy of the completed Zoning By-law Amendment Application;
- One (1) copy of the signed Formal Consultation Document (FC-16-055);
- One (1) copy of the signed Formal Consultation Waiver Letter; and,
- A cheque in the amount of **\$65,315.00**, 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*



Scott Beedie, MCIP, RPP  
*Planner*

cc: Representative Holdings Inc.  
Councillor Cameron Kroetsch, Ward 2, City of Hamilton (cover letter and concept only)  
Mr. Steve Robichaud, Chief Planner, City of Hamilton (cover letter and concept only)  
Mr. Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc.