



June 28, 2022

349-20

Via Email and Delivered

Anita Fabac, MCIP, RPP
Manager of Development Planning, Heritage & Design

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

Dear Ms. Fabac:

**RE: 338 & 338 ½ Cumberland Avenue, Hamilton
Zoning By-law Amendment Application – FC-21-016**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Sam's Scrap Metal Ltd., the registered owner of the lands municipally known as 338 & 338½ Cumberland Avenue in the City of Hamilton. On behalf of the owner, UrbanSolutions has prepared the enclosed Zoning By-law Amendment application to the City of Hamilton.

The subject lands are designated as Neighbourhoods in the Urban Hamilton Official Plan (UHOP). The lands at 338 Cumberland Avenue are currently zoned as a "D/S-476" (Urban Protected Residential – One and Two Family Dwellings, Etc.) District, while 338½ Cumberland Avenue is currently zoned as a "JJ" (Restricted Light Industrial) District under the Former Hamilton Zoning By-law No. 6593. The subject lands are a unique shape, having approximately 14 metres of frontage along Cumberland Avenue and open up to approximately 77 metres along the rear lot line, with a total area of approximately 3,063 square metres. Currently, 338 Cumberland Avenue is occupied by a single-detached dwelling, while 338½ Cumberland Avenue is occupied by a light industrial building and accessory structures.

The proposed development entails a total of thirteen (13) three and a half (3½) storey townhouse dwelling units in the form of one (1) seven (7) unit block and one (1) six (6) unit block at the rear of 338 ½ Cumberland Avenue. The development will be accessed by a private driveway through 338 Cumberland Avenue. Each dwelling unit will have one (1) parking space within a garage and one (1) parking space in a driveway. Seven (7) parking spaces have been allocated for visitors.

A Formal Consultation Meeting (FC-21-016) was held on March 18, 2021, wherein a version of the proposed development was considered by the City's Development Review Team. The Formal Consultation Document and subsequent Formal Consultation Waiver confirmed that a complex Zoning By-law Amendment application as well as a full Site Plan application would be necessary to facilitate the proposed development. It also confirmed the required studies and plans required for a complete application.

The proposed Zoning By-law Amendment is required to change the subject land's zoning from a "D/S-476" (Urban Protected Residential- One and Two Family Dwellings, Etc.) District and a "JJ" (Restricted Light

Industrial) District to a "RT-20/S-___" (Townhouse - Maisonette) District Modified in order to accommodate the use of a townhouse and the site-specific characteristics of the proposed development.

In support of the Zoning By-law Amendment application and in keeping with the requirements of the Formal Consultation Document, please find enclosed:

- One (1) copy of the completed Zoning By-law Amendment Application and Cost Acknowledgement Agreement;
- One (1) copy of the Survey Plan prepared by A.T McLaren Limited;
- One (1) copy of the Concept Plan prepared by UrbanSolutions;
- One (1) copy of the Draft Zoning By-law Amendment and Schedule prepared by UrbanSolutions;
- One (1) copy of the Planning Justification Report prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Strategy prepared by UrbanSolutions;
- One (1) copy of the Stage 1 Archaeological Assessment prepared by Earthworks Archaeological Services;
- One (1) copy of the Tree Management/Protection Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Functional Servicing and Stormwater Management Report prepared by S. Llewellyn & Associates Limited;
- One (1) copy of the Noise & Vibration Impact Study prepared by Thornton Tomasetti Inc.;
- One (1) copy of the Structural Design of Crash Barrier Report prepared by Jablonsky, AST and Partners;
- One (1) copy of the Phase One and Phase Two Environmental Site Assessment prepared by LandTek Limited, in lieu of a Record of Site Condition;
- One (1) copy of the Preliminary Servicing Plan and Preliminary Grading & Erosion Sediment Control Plan prepared by S. Llewellyn & Associates;
- One (1) copy of the Elevation and Floorplan Drawings prepared by KNYMH;
- One (1) copy of the Formal Consultation Waiver Letter;
- One (1) copy of the Formal Consultation Document (FC-21-016); and
- One (1) cheque in the amount of **\$44,225.00** payable to the City of Hamilton.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Matthew LeBlanc, MPL, BA (Hons)
Planner

cc: Councillor Nrinder Nann, Ward 3, City of Hamilton (via email)
Mr. Frank Bisignani, Sam's Scrap Metal Limited (via email)