



May 15, 2023

349-20

**Via Email**

Alaina Baldassarra, B.E.S., R.P.P., MCIP  
Planner I

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

Dear Ms. Baldassarra,

**RE: Zoning By-law Amendment Application Resubmission  
338 & 338 ½ Cumberland Avenue, Hamilton – ZAC-22-049**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf of Sam's Scrap Metal Ltd. c/o Mr. Frank Bisignani, the registered owner of the lands municipally known as 338 & 338 ½ Cumberland Avenue in the City of Hamilton. In keeping with our initial June 28, 2022 submission of the subject Zoning By-law Amendment application, UrbanSolutions has received comments from various municipal departments and external agencies. In response to these comments, please find the following documents enclosed:

- One (1) copy of the revised Concept Plan prepared by UrbanSolutions;
- One (1) copy of the revised Floorplans and Elevation Drawings prepared by KNYMH;
- One (1) copy of the revised Tree Protection Plan & Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the revised Grading and Servicing Plans prepared by S. Llewellyn & Associates;
- One (1) copy of the revised Functional Servicing and Stormwater Management Report prepared by S. Llewellyn & Associates;
- One (1) copy of the revised Noise & Vibration Impact Study prepared by Thornton Tomasetti;
- One (1) copy of the Request for Class 4 Noise Designation Letter prepared by UrbanSolutions; and,
- One (1) copy of the Comment Response Tracking Matrix prepared by UrbanSolutions.

Please note that a cheque in the amount of **\$635.00** made payable to the City of Hamilton for the Tree Protection Plan Review Fee will be provided under separate cover.

In response to Development Planning comments received from Alaina Baldassarra dated September 7, 2022, the enclosed Concept Plan has been revised to remove one unit from Building A to facilitate the minimum recommended unit width of 5.50 metres for the remaining six (6) units. As stated in Urban Design comments issued by Ana Cruceru, this increased width will improve overall functionality at grade and allow for enhanced front yard landscaped features to further animate the internal streetscape. Additionally, the length of (parallel) parking space #4 has been increased from 6.0 metres to 6.7 metres to improve on site vehicle maneuverability.

While Development Planning comments also reference the requirement for a Neighbourhood Plan amendment to facilitate the proposed land use change, Amendment No. 167 to the Urban Hamilton Official Plan (OPA 167) removed the authority of such plans to govern land use decisions. As such, a Neighbourhood Plan Amendment is no longer required to facilitate the proposal.

In response to Cultural Heritage comments issued by Chloe Richter dated September 7, 2022, additional landscape features have been proposed along the edges of the proposed driveway to reduce the visual extent of the space between neighbouring dwellings and enhance the site's visual presence from the public streetscape.

Further, in response to Noise Comments received from Jennifer Allen dated September 7, 2022, the enclosed resubmission package includes a Letter requesting approval of Class 4 Area Designation under separate cover. As outlined in the revised Noise and Vibration Impact Study prepared by Thornton Tomasetti, calculated sound levels on-site meet the steady and impulsive noise limits for a Class 4 Area at all receptors with the proposed 6.5 metre high noise barrier and are therefore, expected to meet MECP criteria.

In response to Waste Management comments issued by Ruta Morkunas dated September 7, 2022, it should be noted that the owner has opted to pursue private collection through MOLOK or EARTHBINS.

In response to both Natural Heritage comments issued by Melissa Kiddie and Forestry comments issued by Stephen Clark, the enclosed Tree Protection Plan has been revised to correct labelling errors included within the previous version's Tree Inventory Table. Additionally, tree protection fencing has been proposed on-site (where feasible with regard to grading, servicing, and existing surface conditions) to ensure the continued protection of retained trees and their root systems.

As outlined on the enclosed Grading and Servicing Plan prepared by S. Llewellyn & Associates, grading within the rear yards has been revised to promote effective stormwater management by ensuring that the 100-year ponding elevation is a least 0.30 metres below the grate of proposed catch basin manhole (CBMH4). Further, additional sanitary demand calculations which are based on MOE standards have been included within Table 3.2 of the revised Functional Servicing Report and stormwater management calculations have been revised based on the allocated runoff coefficient value of 0.45, as recommended by Development Engineering staff.

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

Kind Regards,  
**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*



Matthew LeBlanc, MPL, BA (Hons)  
*Planner*

cc: Sam's Scrap Metal Ltd. c/o Mr. Frank Bisignani