

September 11, 2025

349-20

Via Email

Mr. Dhruv Mehta, MCIP, RPP, MSc.
Development Planner II

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

Dear Mr. Mehta,

**RE: Description of Green Infrastructure and Sustainable Design Features
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 Scarp Metal Ltd. c/o Mr. Sam Bisignani, the registered owner of the lands municipally known as 338 & 338 ½ Cumberland Avenue in the City of Hamilton. In keeping with the correspondence received via email on September 10, 2025, as well as Policy E.3.5.8 b) of the Urban Hamilton Official Plan (“UHOP”), this Letter provides a description of the sustainable building and design principles intended for the proposed development.

The proposal incorporates a number of sustainable building and design principles. For one, such represents a compatible form of infill development which will promote intensification and reduce the need for urban sprawl to accommodate population growth. Additionally, an underground stormwater management tank is proposed which will store stormwater during storm events and slowly discharge into the municipal sewer system in a controlled manner. Light pollution will also be mitigated through the use of fixtures which direct illumination downwards to prevent light spillage. Further, the development includes provisions for bicycle parking which will encourage active transportation and discourage single-occupancy vehicle trips.

The roof of the proposed building is proposed to be equipped with high albedo surfacing to limit heat absorption. This will also be achieved through the use of light coloured concrete and vegetation to promote natural shading on site.

Internal to the development, low VOC finishes such as paints, carpets, and flooring will be selected to improve indoor air quality and reduce pollutant emissions. From a servicing perspective, low consumption fixtures such as tankless water heaters and dual-flush toilets will be utilized to limit both gas and water usage.

The use of energy modelling will also be incorporated during detailed design processes to help determine compliance with the building envelope design, energy code requirements, and green house gas reductions as required by the Ontario Building Code.

Further, multi-unit dwellings have been shown to require less energy and water per resident, making them an integral part of the solution to address climate change, thus, reducing the ongoing carbon emissions produced by these buildings. This will help to mitigate greenhouse gas and reduce the overall carbon footprint of the proposed development. This form of infill intensification also maximizes municipal resources and assists in limiting the need for further expansion of the urban boundary; minimizing the need for greenfield development.

We trust the above information is sufficient; however, please feel free to contact the undersigned with any questions or comments.

Kind Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Matthew LeBlanc, MCIP, RPP
Planner

cc: Sam's Scrap Metal Ltd. c/o Mr. Sam Bisignani
Ms. Jennifer Catarino, City of Hamilton