

July 8, 2026

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**Via Email & Delivered**

Jennifer Catarino, MCIP, RPP  
Area Planning Manager, West Team

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

Dear Ms. Catarino:

**RE: 925 MAIN STREET WEST & 150 LONGWOOD ROAD SOUTH, HAMILTON, ONTARIO  
Official Plan & Zoning By-law Amendment Applications**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for 925 Main Street West (Hamilton) Limited, the owner of the lands municipally known as 925 Main Street West & 150 Longwood Road South, in Hamilton. On their behalf, we are pleased to provide the enclosed applications for an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) on the subject lands.

**Proposed Development**

The proposal is to facilitate the construction of a mixed-use residential building consisting of one, 26-storey and one, 29-storey residential tower atop a six-storey podium with a five-storey portion oriented toward the intersection of Main Street West and Longwood Road South. The development intends to accommodate 635 purpose-built rental dwelling units and 321.71 square metres of commercial space at grade. The development is to be serviced by 435 vehicular parking spaces primarily contained at-grade and within four levels of underground parking, along with 446 long-term and 65 short-term bicycle parking spaces. Comprising part of the total parking provision are 33 visitor parking spaces, 25 accessible parking spaces, and 40 small car parking spaces. To facilitate the proposal, amendments to the Urban Hamilton Official Plan (UHOP) and the City of Hamilton Zoning By-law No. 05-200 are required.

**Application History**

The subject lands were previously subject to OPA and ZBA applications which received approval to facilitate a two-tower student residence on the subject lands. While the ZBA (By-law No. 18-257) and OPA No. 113 were approved by Council in 2018, the planning instruments were appealed to the Local Planning Appeal Tribunal (LPAT) by a neighbouring landowner. The LPAT issued its decision on October 21, 2020, dismissing the appeals and approving the implementation of the planning instruments.

A Formal Consultation Waiver Request was submitted June 21<sup>st</sup>, 2024, to accommodate an updated development concept for the subject lands. It was determined by staff that the proposal did not require a Formal Consultation. The proposal therefore received a Formal Consultation Waiver letter on August 6<sup>th</sup>, 2024, confirming the need for revised OPA and ZBA applications.

## Policy Framework

According to *Schedule E – Urban Structure* of the UHOP, the site is designated ‘Neighbourhoods’, ‘Primary Corridor’ and ‘Priority Transit Corridor’. *Schedule E-1 – Urban Land Use* also applies the ‘Neighbourhoods’ designation to the northern portion of the lands, whereas the southern portion is designated as ‘Open Space’. The Ainslie Wood Westdale Secondary Plan reinforces these designations through the ‘High Density Residential 1’ and ‘General Open Space’ designations, as well as the Site-Specific Policy Area ‘H’ overlay. Further, the northern portion of the site is zoned ‘Transit Oriented Corridor ‘Mixed Use Medium Density’ (TOC1, 703, H31) Zone, with the southern portion is subject to the ‘Conservation / Hazard Lands’ (P5, 703) Zone.

## Purpose of the Applications

The purpose of the OPA is to address Volume 2, Chapter B.6.1 - Ainslie Wood Westdale Secondary Plan. Specifically, the site-specific OPA seeks to permit a maximum height of 29 storeys on the portion of the site designated ‘High Density Residential 1’, whereas the permitted maximum height is 18 storeys as per OPA No. 113. The amendment also seeks to permit a maximum residential density for the entire site of 350 units per hectare, whereas the permitted maximum residential density is 250 units per hectare. This amendment will facilitate the creation of a denser, and more transit-oriented mixed-use development than what is currently permitted on site, though a site-specific policy within the UHOP.

The purpose of the ZBA is to amend the existing site-specific ‘TOC1, 703, H31’ Zone to have regard for the revised height of the proposal. As further detailed in the enclosed Planning Justification Report and Draft Zoning By-law, the ZBA seeks to permit a maximum height of 95 metres on the lands to accommodate the 29-storey development concept.

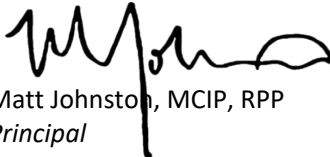
In keeping with the submission materials noted in the Formal Consultation Waiver letter dated August 6<sup>th</sup>, 2024, in support of the Official Plan Amendment and Zoning By-law Amendment applications, please find enclosed the following:

- One (1) copy of the Survey Plan prepared by A.T. McLaren Ltd.;
- One (1) copy of the Architectural Package including Concept Plan and Building Elevations prepared by KNYMH Architects;
- One (1) copy of the Sun/Shadow Study prepared by KNYMH Architects;
- One (1) copy of the draft Official Plan Amendment and draft Zoning By-law, prepared by UrbanSolutions;
- One (1) copy of the Complete Application Compliance Summary prepared by UrbanSolutions;
- One (1) copy of the Planning Justification Report prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Summary & Comment Response prepared by UrbanSolutions;
- One (1) copy of the Design Review Panel Meeting Summary issued by City of Hamilton;
- One (1) copy of the Design Review Panel Summary Comment Response prepared by UrbanSolutions;
- One (1) copy of Zoning Compliance Review letter issued by City of Hamilton;
- One (1) copy of the Zoning Compliance Review Comment Response prepared by UrbanSolutions;
- One (1) copy of the Formal Consultation Waiver issued by City of Hamilton;
- One (1) copy of the Watermain Hydraulic Analysis prepared by Cima+;
- One (1) copy of the Geotechnical Study prepared by Landtek;
- One (1) copy of the Hydrogeological Brief including Ground Settlement Study prepared by Landtek;

- One (1) copy of the Landscape Plan, Tree Management Plan and Tree Protection Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Pedestrian Wind Assessment prepared by Gnobi Consulting Inc.;
- One (1) copy of the Grading & Servicing Plan including Erosion and Sediment Control Plan prepared by S. Llewellyn & Associates Ltd.;
- One (1) copy of the Functional Servicing and Stormwater Management Report including Water and Wastewater Servicing Study prepared by S. Llewellyn & Associates Ltd.;
- One (1) copy of the Noise and Vibration Impact Study & Noise and Vibration Impact Study Addendum prepared by Thorton Tomasetti;
- One (1) copy of the Transportation Impact Study including Turning Plan prepared by NexTrans;
- One (1) copy of the completed Official Plan Amendment and Zoning By-law Amendment Application Form; and,
- A cheque in the amount of **\$104,613.55** 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*



Stefano Rosatone, BES  
*Planner*

cc: 925 Main Street West (Hamilton) Limited, Owner