URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

October 5, 2026 541-26

Via Email & Delivered

Mr. Tim Vrooman, BES, MCIP, RPP
Area Planning Manager, Development Planning (East)

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

Dear Mr. Vrooman,

RE: Zoning By-law Amendment Application
1310 South Service Road, Stoney Creek

UrbanSolutions Planning & Land Development Consultants Inc. ("UrbanSolutions") is the authorized planning consultant acting on behalf of Forum Winona Inc. c/o Mr. Toby Singlehurst, the registered owner of the lands municipally known as 1310 South Service Road in the City of Hamilton. On behalf of the owner, we are pleased to submit the enclosed Zoning By-law Amendment application in support of the proposed residential development, as described.

The subject lands comprise the northerly portion of 1310 South Service Road. Separate Official Plan Amendment and Zoning By-law Amendment applications were submitted to the City on August 20, 2026 (DPA-2026-00343) to facilitate the expansion of Costco Wholesale's existing surface parking lot at 1330 South Service Road into the southerly portion of the property (1310 South Service Road). A future Consent application will be required to sever the southerly portion and merge it with the abutting Costco lands, establishing the subject lands as a separate parcel.

The subject lands are currently designated 'Neighbourhoods' on Schedule E-1 – Urban Land Use Designations of the Urban Hamilton Official Plan and both 'Medium Density Residential 2' and 'Site Specific Policy – Area O' on Map B.7.4-1 – Land Use Plan of the Fruitland-Winona Secondary Plan. The lands are zoned 'Mixed Use Medium Density (C5, 851, H112)' in the City of Hamilton Zoning By-law No. 05-200.

As illustrated within the enclosed Architectural Package prepared by BIM Design, the proposed development entails two (2) 9-storey multiple dwellings containing a collective 249 units across the site, accommodated by a total of 279 vehicle parking spaces within a surface lot. For more information on the proposal, please refer to Section 2 of the enclosed Planning Justification Report prepared by UrbanSolutions.

In keeping with preliminary discussions held with City Planning staff, please find the following materials enclosed in support of the subject Zoning By-law Amendment application:

- One (1) copy of the Survey Plan prepared by SOS Surveyors;
- One (1) copy of the Draft Reference Plan identifying the proposed severance line to be established through a separate Consent to Sever application, prepared by SOS Surveyors;
- One (1) copy of the Architectural Package prepared by BIM Studio, inclusive of a Site Plan, Floor Plans, Building Elevations, a Sun/Shadow Study, and Development Renderings;
- One (1) copy of the Planning Justification Report prepared by UrbanSolutions, inclusive of a Draft Zoning By-law Amendment;
- One (1) copy of the Urban Design Brief prepared by UrbanSolutions;
- One (1) copy of the Noise Feasibility Study prepared by JJ Acoustic Engineering;
- One (1) copy of the Pedestrian Wind Assessment prepared by RWDI;
- One (1) copy of the Conceptual Landscape Plan prepared by Hill Design Studio;
- One (1) copy of the Petroleum Equipment Removal Report prepared by BlueFrog Environmental Consulting;
- One (1) copy of the Functional Servicing and Stormwater Management Report prepared by MTE, inclusive of a Watermain Hydraulic Analysis and a Sanitary Sewer Capacity Assessment;
- One (1) copy of the Hydrogeological Assessment prepared by BlueFrog Environmental Consulting;
- One (1) copy of the Traffic Impact Brief prepared by GHD;
- One (1) copy of the Public Consultation Summary and Comment Response Report prepared by UrbanSolutions;
- One (1) copy of the Zoning Compliance Review prepared by the City of Hamilton, inclusive of a Draft Zoning By-law Amendment;
- One (1) copy of the completed Zoning By-law Amendment Application Form, inclusive of a signed Cost Acknowledgement Agreement;
- One (1) Cheque in the amount of **$33,005.00** made payable to the City of Hamilton, representing payment of the required Zoning By-law Amendment base application fee; and,
- One (1) Cheque in the amount of **$22,500.00** made payable to the City of Hamilton, representing payment of the required Zoning By-law Amendment residential per unit application fee.

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

Kind Regards,
UrbanSolutions

Matt Johnston, MCIP, RPP
Principal

Matthew LeBlanc, MCIP, RPP
Intermediate Planner

cc: Mr. Toby Singlehurst, Forum Winona Inc.
Mr. Brian Flynn, Forum Winona Inc.
Mr. Dave Gerrard, Livwell Communities
Mr. Adam Peaker, Livwell Communities
Mr. Stefan Savelli, Unity Development Group