



April 16<sup>th</sup>, 2018

204-17

**Via Email & Delivered**

Chair and Members of Planning Committee

c/o Ms. Ida Bedioui  
Legislative Coordinator

City Clerk's Office  
City of Hamilton  
71 Main Street West, 1<sup>st</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Chair and Members of Planning Committee:

**RE: Draft Downtown Secondary Plan and Zoning By-law Review  
154 Main Street East & 49 Walnut Street South**

On behalf of the owner Brooklyn Contracting Inc., UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is pleased to provide this second submission regarding the Draft Downtown Secondary Plan and Zoning By-Law review for lands municipally known as 154 Main Street East and 49 Walnut Street South.

On August 25<sup>th</sup>, 2017, UrbanSolutions submitted a letter outlining concerns with regards to the proposed land use designation in the draft Secondary Plan and draft Zoning By-law. We appreciate that much of these concerns have been addressed in current drafts wherein the subject lands are designated as "Downtown Mixed Use" as illustrated on Map B.6.1-1- Land Use Plan of the Downtown Secondary Plan. The City of Hamilton Zoning By-law No. 05-200 places the subject lands in the Downtown Central Business District (D1, H17, H19, H20) Zone. Map B.6.1-2 Maximum Building Heights designates the subject lands as "High-rise 2", permitting a maximum building height of 30 storeys.

As you may know, UrbanSolutions participated in the June 21<sup>st</sup>, 2017 Development Review Team meeting in relation to Formal Consultation No. FC-17-079. Subsequently a Zoning By-law Amendment Application (ZAC-17-074) and a Preliminary Site Plan Application (PSR-18-009) were submitted. The purpose of the applications is to consider a proposed development of a twenty-five (25) storey tower with 267 residential units and approximately 432m<sup>2</sup> of ground floor commercial. The rear of the property will have a seven (7) storey parking structure with 272 proposed parking spaces.


There are four outstanding areas of concern they are:

- Policy 6.1.4.37 of the Secondary Plan prohibits development from casting any net new shadow on Ferguson Station located at 244 & 248 King Street East;
- The proposed podium design for the development proposal being reviewed via ZAC-17-074 & PSR-18-009 is in conflict with draft Section 6.1.3 – Downtown Central Business District (D1) Zone – Regulations;
- The various parking stall sizes applicable to structured parking facilities; and,
- The proposed Holding Provisions applicable to the property (H19 and H20) require a Section 37 Agreement. This format of a Holding provision is premature until the City-wide Section 37 Bonusing Study noted in Staff Report PED18074 is complete.

The aforementioned concerns can be addressed by allowing the built form to proceed as proposed in ZAC-17-074 and PSR-18-009 and without the proposed Holding provisions.

Please feel free to contact the undersigned with any questions or comments.

Regards,  
**UrbanSolutions**



Sergio Manchia, MCIP, RPP  
*Principal*



Matt Johnston, MCIP, RPP  
*Principal*

cc. Mr. Steve Robichaud, MCIP, RPP and Mses. Alissa Mahood, MCIP, RPP & Shannon McKie, MCIP, RPP, City of Hamilton  
Brooklyn Contracting Inc.  
Vrancor Group