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August 15, 2017

Refer To File: 001-050

By electronic and regular mail

The City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Attention: Tiffany Singh
Development Planning, Heritage and Design – Urban Team

**RE: Comments on Proposed Development Applications
Urban Hamilton OPA and Zoning By-law Amendment
71 Rebecca Street, Sonoma Development Group Inc.
(Your files: UHOPA-17-023 and ZAC-17-053)**

Glen Schnarr & Associates Inc. (GSAI) is acting on behalf of our client Kaneff Properties Limited (KPL), owner of 80 John Street, directly adjacent the subject lands. KPL received the City's Notice of Complete Applications for the above-noted development applications dated July 21, 2017. GSAI has been asked to acquire available information for review as well as provide some preliminary feedback on the development proposal. It should be noted GSAI did attempt to reach you and other staff by telephone recently but to date, did not receive any formal reply.

In the absence of being able to see submitted information by the applicant in support of the development proposal, the following comments are preliminary in nature:

1. Specific Official Plan and Zoning By-law Amendment content: The City's Notice does note the general nature of the submitted development application. However, GSAI would like to see the actual content of the submitted draft implementing Official Plan and Zoning By-law Amendments. These details would better allow us to confirm what provisions of the Official Plan and Zoning By-law are being amended and thus the full extent of the proposed changes to the area vision and as-of-right permissions for the subject lands. It would be valuable to see the agent's planning justification report which supports these details.

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GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

2. **Technical Considerations:** In light of the proposed development as we understand it, GSAI would like to confirm whether the applicant was asked to provide the following information:

- Site Concept Plan
- Sun/Shadow study
- Wind/microclimate assessment
- Landscape Plans with Urban Design Review/Brief
- Traffic Impact Study (traffic/access, and/or parking)
- Functional Servicing Report (and associated engineering drawings/reports)

GSAI is presuming this information was likely submitted in support of the proposal and would like the opportunity to review these materials or any other technical information submitted by the owner's agent.

3. **Overall Block Development:** To fully understand overall site function and potential impacts on overall block development, are there any issues resulting from this development which may impact future development on surrounding parcels of land? For example, are there any impacts resulting from servicing, or access which would impact future development potential (or impose technical constraints) of surrounding lands? Has this application included an overall block plan showing how the entire lands may possibly develop in the future?

Upon further discussions with City staff and a review of the submitted information, GSAI may provide further commentary on the submitted development applications. On a final note, by way of copy of this letter to Ms. I. Bedioui, Committee Co-ordinator, GSAI wishes to be notified of all upcoming meetings, staff reports and decisions of the City of Hamilton regarding both UHOPA-17-023 and ZAC-17-053. Please do not hesitate to call if you require any clarification with respect to our correspondence.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Maurice Luchich, MCIP, RPP
Senior Planner and Project Manager

- c. Ms. K. Harrison-McMillan, Dev. Plg., Heritage and Design – Urban Team (e-mail only)
Ms. I. Bidioui, Coordinator, Planning Committee, (e-mail only)
Ms. K. Kaneff, Kaneff Properties Limited (e-mail only)



March 2, 2018

258-17

Via Email & Delivered

Kimberley Harrison-McMillan, MCIP, RPP
Senior Project Manager
Development Planning, Heritage & Design – Urban Team

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

Dear Ms. Harrison-McMillan:

**RE: Official Plan Amendment Application No. UHOPA-17-023
Zoning By-law Amendment Application No. ZAC-17-053
71 Rebecca Street, Hamilton**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant now acting on behalf Kaneff Properties Limited, owner of 80 John Street North, and we are pleased to submit this letter regarding the subject *Planning Act* applications at 71 Rebecca Street in Hamilton.

On November 28, 2017, the undersigned attended the Public Information Meeting hosted by the proponent at 95 King Street East in Hamilton. This was a valuable meeting that provided an opportunity to obtain a better understanding of the development proposal and the nature of the applications.

Since that time, we understand the development proposal has been revised wherein the building height has been reduced to 30 storeys based on DPAI Architecture Inc. plans dated February 22, 2018.

Based on our review of these current plans and the resulting *Planning Act* applications, UrbanSolutions offers the following preliminary comments:

- While the proposed number of units is 313, the composition of these units in relation to the bedroom count is unknown. Clarification is necessary to complete a wholesome evaluation of the proposal.
- The appropriateness of the proposed parking ratio cannot be determined without understanding the composition of the units.
- The 8 storey podium appears to be in conflict with the draft downtown zoning by-law with regards to podium height and setback. Any portion of the building above 11 metres in height is to be setback 12.5 metres from the north property line where no setback is proposed.

- The portions of the proposed building above 44 metres in height appear to be in conflict with the draft downtown zoning by-law with regards to the required setback of 12.5 metres where a setback of 1.5 metres is proposed.

The proposed orientation of the 30 storey building does not appear to respect best practices with regards to tall buildings. As such, the proposal has direct implications on the available built form and development potential of 80 John Street North.

Kaneff Properties Limited requests and insists the aforementioned concerns be addressed in advance of any staff recommendation report or Council decision regarding the proposal.

Please note, additional comments may be provided upon review of the draft Official Plan Amendment and draft Zoning By-law.

Also, on behalf of our client, we respectfully request Sonoma Development Group cease attempts to communicate directly with Kaneff Properties Limited and further, that any necessary communication occur through the applicant's planning consultant and our office.

And finally, in accordance with the *Planning Act*, please provide the undersigned with written copy of any Council decision for this matter.

Regards,

UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Katie Rauscher
Planner

- cc. Councillor Jason Farr, Ward 2, City of Hamilton (via email)
Mr. Jason Thorne, MCIP, RPP, City of Hamilton (via email)
Mr. Steve Robichaud, MCIP, RPP, City of Hamilton (via email)
Mr. Drew Hauser, McCallumSather (via email)
Mr. Sergio Manchia, MCIP, RPP, UrbanSolutions (via email)
Ms. Anna-Maria Kaneff and Kristina Kaneff, Kaneff Properties Limited (via email)