

gladki planning associates

January 8, 2024

Alaina Baldassarra, B.E.S., R.P.P., MCIP
Planner I,
Development Planning, Heritage and Design
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms Baldassara:

Subject Rezoning application—83-85 Emerald Street S: Revised Unit Count

In response to your recent inquiry regarding unit sizes in the proposed development at 83-85 Emerald Street South, I am writing to confirm that unit count has been reduced from 62 to 60, in order to ensure that all units meet OBC requirements. Four units will be 1 bedroom units.

The architects have noted as follows:

As a result of our last review, we have detected four units with combined useable spaces for living below OBC requirements. Two of these units are on the basement level and the other two are on the third floor. Because these units are located adjacent to each other we will combine these two sets of units, without disturbing the location and layout of the remaining units.

As I mentioned in my previous correspondence, the units to be combined are 21 and 22 in the basement and 61 and 62 on the third floor.

Please let me know if you need anything else.

Yours sincerely



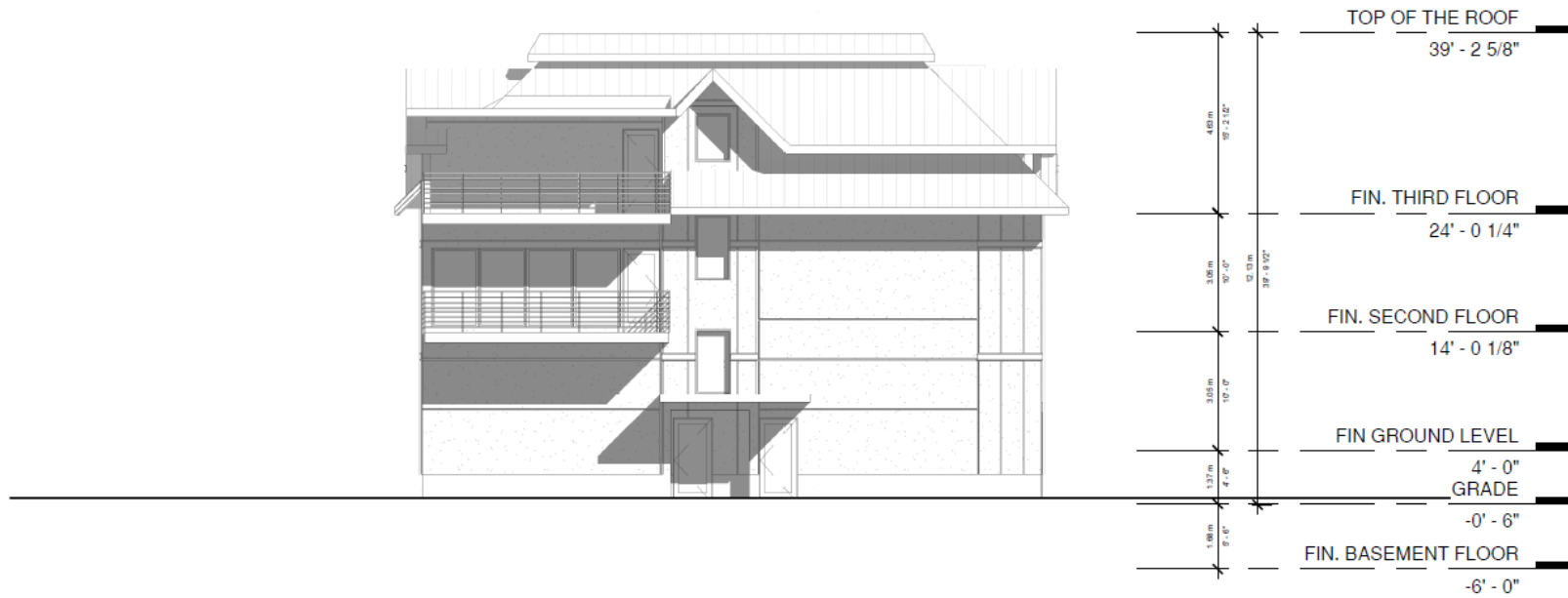
John Gladki RPP FCIP

CC Jennifer Catarino
David Joy
Kubra Karahan



1 NEW ELEVATION - SOUTH
SD6.0 1" = 10'-0"

PREPARED BY: ORGANICA STUDIO + INC. 83 EMERALD ST S, TORONTO, ONTARIO M8V 3Z8
 DATE: 2023.05.17 11:55:04 AM



1 NEW ELEVATION - EAST
SD7.0 1" = 10'-0"

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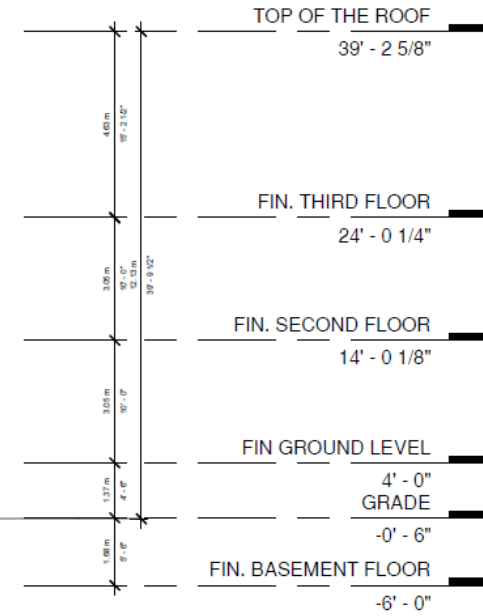
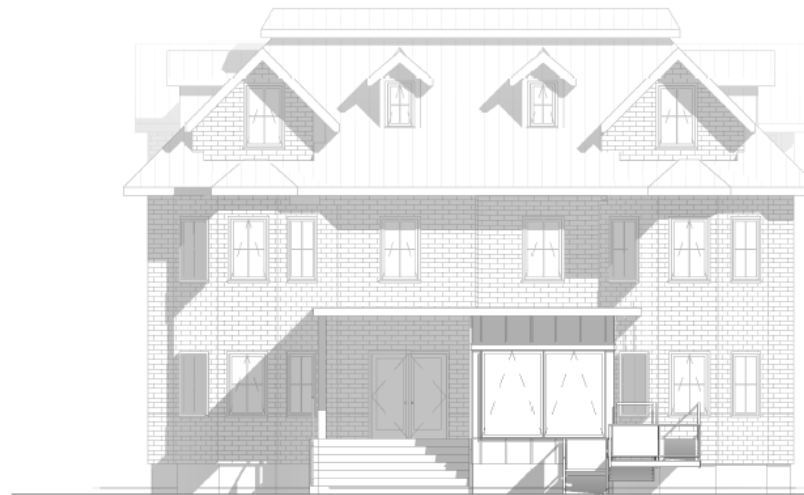
83 Emerald St S

REALTY HOLDINGS GROUP

| 7-145 Birmingham Street | Toronto ON | M8V3Z8 | 905 832 5758 | organicastudio.ca | info@organicastudio.ca

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1 NEW ELEVATION - WEST
SD8.0 1" = 10'-0"



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