



December 21, 2018

170-16

Via Delivered

Ms. Brynn Nheiley, MCIP, RPP
Senior Planner - Development Planning, Heritage and Design

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

Dear Ms. Nheiley,

**RE: Eden Park - 35 Sabrina Boulevard, Hamilton
Official Plan Amendment Application & Revised Zoning By-law/Concept Plan
ZAC-18-022**

It has been a pleasure working with you in the review and processing of the subject application. In keeping with our December 6, 2018 meeting and in response to the comments received to date, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is pleased to submit this update to the proposal.

To clarify, the intent of the proposal is to maintain the street townhouses on the perimeter of the crescent road in keeping with the existing zoning. With the crescent road being a public road, the density of the multi-unit dwellings now exceeds the permitted density of 146 units per hectare as outlined in the enclosed revised Concept Plan. Accordingly, please find enclosed, the completed Official Plan Amendment application form, draft Official Plan Amendment, revised draft Zoning By-law and the related review fee less the 25% reduction applicable to joint applications. The increase in density represents good planning as it is technical in nature and only required as a result of the road classification.

In response to the City of Hamilton Development Engineering comments dated May 11, 2018, S. Llewellyn & Associates have prepared the enclosed Wastewater Hydraulic Assessment. This material, in addition to the use of a holding provision in the amending by-law and the existing Draft Plan of Subdivision conditions of approval to be cleared prior to registration, all engineering and Hamilton Conservation Authority have been satisfactorily addressed.

As the draft Zoning By-law continues to accommodate street townhouse dwellings permitted in the existing zoning and draft plan of subdivision approval in addition to the proposed multi-unit residential dwellings, it is important to clarify intended process. Following Council approval of the subject applications, the proponent will either register the existing Draft Plan to implement the approval for a

street townhouse development, or pursue a redline revision to the approved Draft Plan to allow for multiple dwellings on the internal block.

In support of our submission, please find enclosed the following:


- Two (2) copies of the completed Official Plan Amendment application form;
- One (1) copy of the draft Official Plan Amendment and Appendix "A";
- One (1) cheque in the amount of **\$2,450.00** payable to the City of Hamilton;
- One (1) copy of the revised draft Zoning By-law;
- One (1) copy of the revised Concept Plan prepared by UrbanSolutions, and,
- One (1) copy of the Wastewater Hydraulic Assessment from S. Llewellyn & Associates Limited.

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



Amber Lindsay, MES
Planner

Cc: Mr. Frank Spallacci, Spallacci & Sons Limited
Mr. Steve Robichaud, City of Hamilton (via email, cover letter only)
Mr. Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc.