

June 4, 2021

Ms. Anita Fabac, MCIP, RPP
Manager of Development Planning, Heritage & Urban Design
Planning and Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Fabac:

RE: Zoning By-law Amendment Application
1540 Upper Wentworth Street, Hamilton

T. Johns Consulting Group (TJCG) has been retained by Hamilton East Kiwanis Non-Profit Homes Inc. (“Kiwanis”) to submit a Zoning By-law Amendment on their behalf for the lands municipally known as 1540 Upper Wentworth Street, Hamilton.

Site Description

1540 Upper Wentworth Street (“subject lands”) are located in the Barnsdale neighbourhood at the southwest corner of Upper Wentworth Street at Emperor Drive. The subject lands are legally described as Part of Block 77 Registered Plan 62M-616 in the City of Hamilton. The subject lands have approximately 211 metres of frontage on Upper Wentworth Street and approximately 73.9 metres of frontage on Emperor Drive. The subject lands are rectangular in shape with an area of 1.96 ha (4.87 ac) with eighty-five (85) townhouses existing on site with an associated internal private road network, parking and amenity space. Although the site will function as a whole, the development area includes the northeast corner of the site that comprises approximately 0.33 ha (0.82 ac) of the site with fifteen (15) of the existing townhouses to be removed.

Planning Status

The *Urban Hamilton Official Plan Volume 1* designates the subject lands “Neighbourhoods” which permits multiple dwelling uses. The former *City of Hamilton Zoning By-law No. 6593* zones 1540 Upper Wentworth Street “RT-20” (Townhouse - Maisonette) District which permits the residential forms of townhouses and maisonettes. The intent is to amend the existing zoning to a new site specific “E-2/S-XX” (Multiple Dwellings) District, Modified.

Proposed Development

The proposed redevelopment of the northeast corner of the subject lands is for a one-hundred and twenty-six (126) unit multiple dwelling with a range of one, two and three-bedroom units. The proposed building has a maximum building height of 8-storeys. The dwelling units will provide a range of affordable rents, owned and operated by Kiwanis. The existing private road network will be maintained and will provide access to the proposed development.

T. Johns respectfully requests that this letter and enclosed documents be circulated to all relevant Departments at the City of Hamilton and outside agencies for commenting.

Please find the electronically enclosed documents in support of the application:

- Signed Zoning By-law Amendment application;
- Email with Fee Waiver Confirmation;
- Signed Formal Consultation Document;
- Survey Plans;
- Conceptual Site Plans;
- Floor Plans (incl. Parking Plan);
- Building Elevations, Renderings and Context Massing;
- Tree Protection Plan;
- Conceptual Landscape Plan;
- Noise Impact Study;
- Functional Servicing and Stormwater Management Report;
- Preliminary Grading, Erosion and Sediment Control Plan;
- Existing Conditions and Removals Plan;
- Site Servicing Plan;
- Hydrogeological Study;
- Sun/Shadow Study;
- Transportation Impact, Transportation Demand Management Options and Parking Study;
- Urban Design Brief; and
- Planning Justification Report (incl. Draft By-law and Public Consultation Strategy).

Please note the Zoning By-law Amendment application fee was waived by City Housing Services, confirmed via email from Kirsten Maxwell dated May 25, 2021.

Should you have any questions or require additional information, please do not hesitate to contact Katelyn Gillis at (905) 574-1993 ext. 207 or kgillis@tjohnsconsulting.com.

Respectfully Submitted,

T. JOHNS CONSULTING GROUP LTD.



Katelyn Gillis, BA
Intermediate Planner



Terri Johns, BA, MCIP, RPP
President

Cc: New Commons Development c/o Ms. Sunna Zubair
Hamilton East Kiwanis Non-Profit Homes Inc. c/o Mr. Brian H. Sibley