



Hamilton

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Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main Street West, 5th Floor, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-4202

January 31, 2018

Files: UHOPA-18-04; ZAC-18-009

Dear Sir / Madam:

Re: Notice of Complete Applications by Urban Solutions Planning and Land Development Consultants Inc. (c/o Sergio Manchia) on behalf of Spallacci Contracting Inc. (c/o Frank Spallacci) for Lands Located at 299 – 307 John Street South and 97 St. Joseph’s Drive, Hamilton (Ward 2)

In accordance with the provisions of the *Planning Act*, as amended, this letter is to advise that complete applications have been received by Hamilton’s Planning and Economic Development Department for Official Plan Amendment and Zoning By-law Amendment Applications for Lands Located at 299 – 307 John Street South and 97 St. Joseph’s Drive (please see attached Location Plan).

Purpose and Effect of Applications

Urban Hamilton Official Plan Amendment (File No. OPA-18-04)

The purpose and effect of this proposed **Urban Hamilton Official Plan Amendment** is to amend the Neighbourhoods designation of the Urban Hamilton Official Plan in order to permit a multiple dwelling development having a maximum net residential density of 1,086 dwelling units per hectare to allow three (3) mixed use buildings consisting of 26, 30 and 36 storeys with a three (3) storey common podium.

The proposed Official Plan Amendment, and information and material related to it, will be available in the staff report for public inspection at a future Public Meeting.

Zoning By-law Amendment (File No. ZAC-18-009)

The purpose and effect of this proposed **Zoning By-law Amendment** is to change the zoning of the subject lands from the “E-3/S-1512” (High Density Multiple Dwellings) District, Modified, “E/S-1512” (Multiple Dwellings, Lodges, Clubs, Etc.) District, Modified, and “E” (Multiple Dwellings, Lodges, Clubs, Etc.) District, Modified, to a site specific “E-3/S-XXX” (High Density Multiple Dwellings) District, Modified in order to permit a mixed use development consisting of 26, 30 and 36 storey buildings at a maximum building height of 114.0 metres, containing a total of 923 dwelling units, 1,476.4 m² of commercial floor space, 934 vehicular parking spaces located in a seven (7) level underground parking garage and 304 bicycle parking spaces. In addition, site specific amendments are proposed in order to facilitate the proposed development.

The proposed By-law to amend the Zoning By-law, and information and material related to it, will be available in the staff report for public inspection at a future Public Meeting.

Re: Applications by Urban Solutions Planning and Land Development Consultants Inc. (c/o Sergio Manchia) on behalf of Spallacci Contracting Inc. (c/o Frank Spallacci) for Lands Located at 299 – 307 John Street South and 97 St. Joseph’s Drive, Hamilton (Ward 2) Page 2 of 3

Collection of Information

Information respecting this application is being collected under the authority of the *Planning Act*, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public **and will appear on the City’s website unless you expressly request within your communication that City remove your personal information.**

Additional Information

A separate notice will be mailed to you confirming the date of the Public Meeting.

If you wish to be notified of the decision of the City of Hamilton on the proposed Official Plan Amendment you must make a written request to the Co-ordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, L8P 4Y5.

If you wish to be notified of the decision of the City of Hamilton on the proposed Zoning By-law Amendment, you must make a written request to the Co-ordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, L8P 4Y5.

Appeals

Official Plan Amendment Application (UHOPA-18-04)

- i If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board.
- ii If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Zoning By-law Amendment Application (ZAC-18-009)

- i If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board.

Re: Applications by Urban Solutions Planning and Land Development Consultants Inc. (c/o Sergio Manchia) on behalf of Spallacci Contracting Inc. (c/o Frank Spallacci) for Lands Located at 299 – 307 John Street South and 97 St. Joseph's Drive, Hamilton (Ward 2) Page 3 of 3

- ii If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Public Input

Before we prepare a staff report for Council consideration, we are extending an opportunity to you to make comments. Any written comments received by the Department prior to February 21, 2018, will be published as part of the report **made available to the general public and will appear on the City's website unless you expressly request within your communication that the City remove your personal information.** Those persons who respond to the Department will be provided with a copy of the staff report prior to the public meeting to be held by the Planning Committee of City Council. Please forward your comments, quoting UHOPA-18-04; ZAC-18-009 to:

Adam Lucas, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design - Urban Team
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
Fax: 905-546-4202 - E-Mail: Adam.Lucas@hamilton.ca

Should you have any questions, please contact Adam Lucas at 905.546.2424 ext. 7856 or by email at Adam.Lucas@hamilton.ca, or myself at extension 2222.

Yours truly,



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

AL:
Attachment(s)

cc: Councillor Jason Farr, Ward 2
S. Robichaud, Director of Planning and Chief Planner, Planning Division
A. Fabac, Manager, Development Planning, Heritage and Design