



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-18-05; ZAC-18-012

Dear Sir / Madam:

Re: Notice of Complete Applications by Urban Solutions Planning and Land Development Consultants Inc. (c/o Sergio Manchia) on behalf of Manhattan West Corporation (c/o Alfonso Frisina) for Lands Located at 235 Main Street West, Hamilton (Ward 1)

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 235 Main Street West (please see attached Location Plan).

Purpose and Effect of Applications

Urban Hamilton Official Plan Amendment (File No. OPA-18-05)

The purpose and effect of this proposed **Urban Hamilton Official Plan Amendment** is to amend the Mixed Use – Medium Density designation of the Urban Hamilton Official Plan in order to permit a multiple dwelling having a podium of three (3) storeys and a maximum building height of 20 storeys.

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-18-012)

The purpose and effect of this proposed **Zoning By-law Amendment** is to change the zoning from "H/S-36a" (Community, Shopping and Commercial, Etc.) District to a site specific "E-3/S-XX" (High Density Multiple Dwellings) District, Modified in order to permit a mixed use development at a maximum building height of 64.0 metres containing a total of 152 dwelling units, 450 square metres of commercial floor space, and 142 vehicular parking spaces in four (4) levels of underground parking. 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.

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-05)

- 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-18-012)

- 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.

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- 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-18-05; ZAC-18-012 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 Aidan Johnson, Ward 1
S. Robichaud, Director of Planning and Chief Planner, Planning Division
A. Fabac, Manager, Development Planning, Heritage and Design