



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

December 1, 2021

Files: UHOPA-22-001

ZAC-22-003

Folder: 2022 100024 00 PLAN (1087541)

Dear Sir / Madam:

Re: Notice of Complete Applications and Preliminary Circulation for Official Plan Amendment and Zoning By-law Amendment Applications by WEBB Planning Consultants on Behalf of the City of Hamilton, Municipal Land Development Office for Lands Located at 65 Guise Street East (Pier 8, Block 16), Hamilton (Ward 2)

In accordance with the provisions of the *Planning Act*, 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 for Lands Located at 65 Guise Street East (Pier 8, Block 16) (please see attached Location Map).

Purpose and Effect of Applications

Urban Hamilton Official Plan Amendment (File No. UHOPA-22-001)

The purpose and effect of this proposed **Official Plan Amendment** is to redesignate the subject lands from Institutional to High Density Residential and to establish a Special Policy Area in the West Harbour (Setting Sail) Secondary Plan to permit a maximum building height of 45 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-22-003)

The purpose and effect of this proposed **Zoning By-law Amendment** is to rezone the subject lands from the Institutional (I2, 486, H94) Zone to the Waterfront – Multiple Residential (WF1, XXX, HXX) Zone to permit a multiple dwelling with a maximum building height of 45 storeys (147.0 metres).

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 the 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 Legislative Coordinator, 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 Legislative Coordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, ON, L8P 4Y5.

Appeals

Official Plan Amendment Application UHOPA-22-001

- i If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Hamilton to the Ontario Land Tribunal (OLT) but the 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.
- 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 Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Zoning By-law Amendment Application ZAC-22-003

- i If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Hamilton to the Ontario Land Tribunal (OLT) but the 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.

- 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 Land Tribunal (OLT) unless, in the opinion of the Tribunal, 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 January 28, 2022, 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-22-001 and ZAC-22-003, to:

Mark Kehler, 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: Mark.Kehler@Hamilton.ca

Should you have any questions, please contact Mark Kehler at 905.546.2424 ext. 4148 or by email at Mark.Kehler@Hamilton.ca, or myself at ext. 1288.

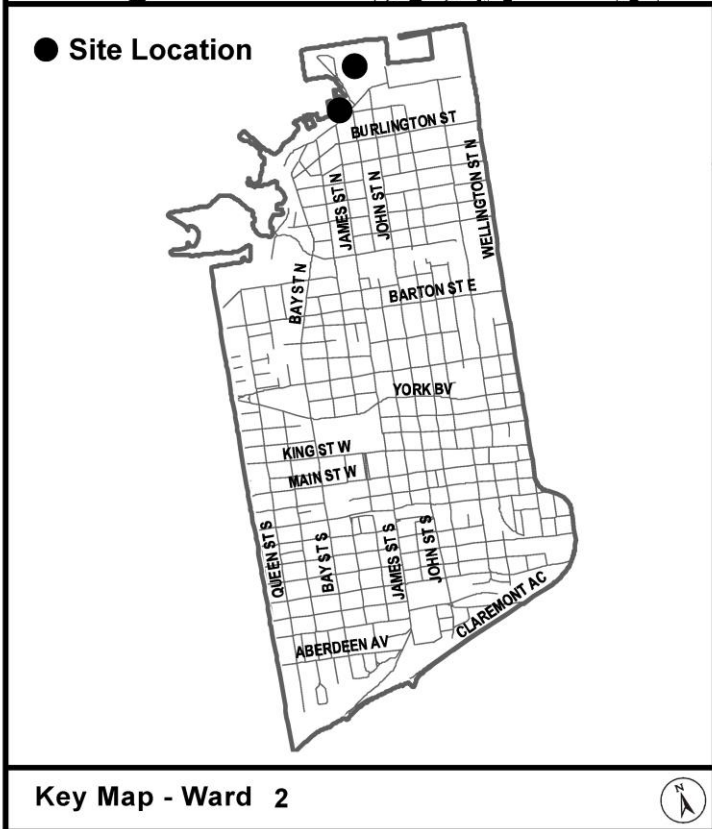
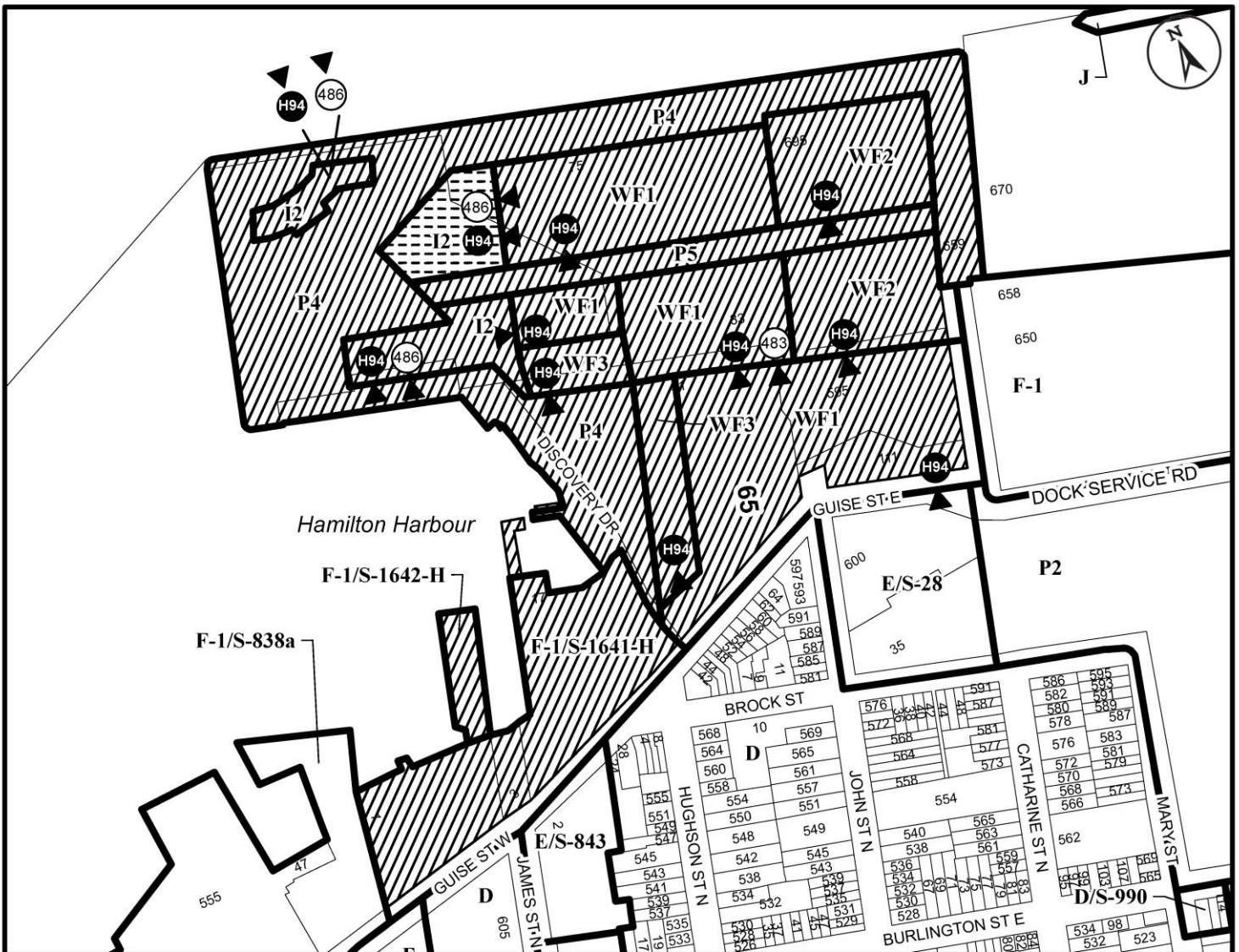
Yours truly,



For Shannon McKie
Senior Project Manager
Development Planning, Heritage and Design - Urban Team

MK:
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



Location Map

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

<p>File Name/Number: ZAC-22-003/UHOPA-22-001</p>	<p>Date: November 23, 2021</p>	
<p>Appendix "A"</p>	<p>Scale: N.T.S</p>	<p>Planner/Technician: MK/NB</p>

Subject Property
65 Guise Street East, Hamilton (Ward 2)

- Pier 8 - Block 16
- Additional lands owned by owner