



November 21, 2024

022ii-14

Via Email

Edward Winter
Planner I – Urban Design

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

Dear Mr. Winter,

**RE: 925 Main Street West & 150 Longwood Road South, Hamilton
Design Review Panel**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) have been retained to act as the authorized planning consultants on behalf of 925 Main Street West (Hamilton) Limited the owners of the lands known municipally as 925 Main Street West & 150 Longwood Road South, Hamilton. The subject lands are designated as High Density Residential 1, General Open Space and are within the Site-Specific Policy Area H in the Urban Hamilton Official Plan Ainslie Wood Westdale Secondary Plan and zoned (TOC1, 703, H31) Transit Oriented Corridor Mixed Use Medium Density Zone and (P5, 703) Conservation Hazard Lands Zone in the City of Hamilton Zoning By-law No. 05-200. These lands previously received conditional Site Plan approval in November 2018 for the development of a mixed-use development with two towers (18 storeys & 16 storeys) connected via a 4-storey podium. Our office was previously actively clearing conditions when a revised Concept Plan was proposed.

The revised Concept Plan includes a similar design of a mixed-use building with two 25-storey building connected via a 5 and 6 storey podium. There are 628 residential dwellings serviced by 382 parking spaces with 4 levels of underground parking. There is proposed 687.10 m² of ground floor commercial area and a total of 3,780.60 m² of interior and exterior amenity area. In addition, there is a total of 654 bicycle storage/locker units available on site including an average of 34 bicycle storage/locker locations on floor Nos. 1-6. Lastly, there is a large parkette proposed at the rear of the site. A planned MTSA LRT station stop is proposed at the Main Street West and Longwood Road South intersection.

The proposal received a Formal Consultation Waiver letter on August 6th, 2024. Within the letter, it was confirmed that an Official Plan Amendment and Zoning By-Law Amendment application would be necessary to facilitate the development of the proposed concept. As part of submitting for Official Plan and Zoning By-law Amendment, a submission and attending Design Review Panel (DRP) is required for a complete application.


As such, in support of this Design Review Panel submission package, please find enclosed:

- One (1) copy of the Applicant Project Summary Sheet prepared by UrbanSolutions;
- One (1) copy of the Site Photo Tour prepared by UrbanSolutions;
- One (1) copy of the Angular Plane Sketch prepared by UrbanSolutions;
- One (1) copy of the Architectural Package prepared by KNYMH Architects;
- One (1) copy of the Rendering Package prepared by KNYMH Architects;
- One (1) copy of the Urban Design Brief prepared by Whitehouse Urban Design;
- One (1) copy of the Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Sun/Shadow study prepared by KNYMH Architects;
- One (1) copy of the Colour and Material Palette board prepared by KNYMH Architects;
- One (1) copy of the Pedestrian Wind Tunnel Study prepared by Gnobi; and,
- One (1) copy of the Grading & Servicing Plan prepared by S. Llewellyn & Associates.

We trust the enclosed is in order, however, please feel free to contact the undersigned with any questions.

Regards,

UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Laura Drennan, CPT
Planning Technician

cc. 925 Main Street West (Hamilton) Limited (via email)