



SHAPING GREAT COMMUNITIES

December 22, 2022

File No. 22073

City of Hamilton
Planning & Economic Development Dept.,
Development Planning, Heritage & Design Section
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Attn: Anita Fabac, MCIP, RPP

**Re: Zoning By-law Amendment Applications
2481 Barton Street East, Stoney Creek**

GSP Group is pleased to submit this application for a Zoning By-law amendment on behalf of the owner, Barton Street Development Inc. A Formal Consultation meeting with the City of Hamilton took place in October, 2021 (FC-21-062), which determined the complete application requirements for the Official Plan and Zoning By-law amendment applications. An FC Waiver was requested and approved on December 14, 2022. Since the initial Formal consultation meeting the plans have been revised from the initial proposal to eliminate the need for an OPA by reducing the height from 20 storeys to 17, by “flipping” the building to ensure the required 70m separation between residential and industrial uses to the east, by providing the required parking as per Zoning by-law 05-200 and by ensuring that at grade commercial uses are provide along the Barton Street frontage. The refinements to the proposal are described below.

The purpose of the Zoning By-law amendment is to permit the construction of a 17 storey mixed use building on lands municipally addressed as 2481 Barton Street East in Hamilton. The site is located on the north side of Barton Street East and has a frontage of 72.3m along Barton Street, a depth of 51.9m and an overall area of 0.37 hectares. The proposed mixed building includes 207 units located 70m west of the industrial use to the east, while the remainder of the building is used for at grade commercial purposes including 475m² of ground floor retail commercial space. An amendment to the zoning by-law is required to rezone the site to a high density mixed use residential zone. The only proposed modifications to the C4 zoning regulations pertain to the maximum permitted height and westerly interior side yard setback.

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One vehicular access to the site is proposed from Barton Street East, located approximately 115m east of Centennial Parkway North. The driveway is located at the far east end of the site and will be limited to right-in/right-out movements through the extension of an existing raised centre median on Barton Street East. A total of 170 parking spaces are proposed predominantly located underground. Both short-term and long-term bicycle parking are proposed as well.

In support of the Zoning By-law amendment application, we digitally submit the following for your review:


1. Completed Application form and application fee in the amount of \$70,700.00 including the required TPP review fee in the amount of \$635.00 (cheques hand delivered under separate cover, the TPP fee was paid on Dec. 19, 2022 receipt included in submission).
2. Topographic Survey Plan (A.T. McLaren Limited, Legal and Engineering Surveys, September 2020)
3. Planning Justification Report including the FC Document, FC Waiver, draft ZBA, and Public Consultation Strategy (GSP Group Inc. December 2022)
4. Architectural Package: Site Plan, Building Elevations, Angular Plane, Massing and Renderings (SRM Architects, December 2022)
5. Urban Design Report (GSP Group Inc., December 2022)
6. Sun/Shadow Study (SRM Architects, December 2022)
7. Archaeological Assessment (Earthworks Archaeological Services Inc., June 2021)
8. Tree Protection Plan / Tree Management Plan (Hill Design Studio, December 2022)
9. Hydrogeological Investigation (EXP Services Inc., August 2022)
10. Geotechnical Investigation Report (EXP Services Inc., February 3, 2021)
11. Functional Servicing Report & Stormwater Management Report (Walterfedy, December 2022)
 - Stormwater Management
 - Water servicing report
 - Watermain hydraulic analysis
 - Wastewater generation assessment
12. Phase 2 Environmental Site Assessment (Rubicon Environmental (2008) Inc., September 2020)
13. Transportation Impact Study (Paradigm Transportation Solutions Ltd., December 2022)
14. Noise and Vibration Study (dBA Acoustical Consultants Inc., December 2022);
15. Pedestrian Wind Study (Gradient Wind, December 2022);

16. Land Use Compatibility Study (Gradient Wind, December 2022); and,
17. Zoning Compliance Review Form (submitted December 15, 2022)

Should you have any questions or require any additional information, please do not hesitate to contact me by phone at 289-778-1428 or by email at bkhes@gspgroup.ca.

Yours truly,

GSP Group Inc.

A handwritten signature in black ink, appearing to read 'BKhes', written over a faint, illegible background.

Brenda Khes, MCIP, RPP
Vice President, Hamilton

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