



December 19, 2022

File No. 21020

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: Official Plan and Zoning By-law Amendment Applications (Revised)
17 Ewen Road, Hamilton**

GSP Group is pleased to submit this application for an Official Plan and Zoning By-law amendment on behalf of the owner, 17 Ewen (Hamilton) Corp. A Formal Consultation meeting with the City of Hamilton took place on February 2, 2022 (FC-22-009), which determined the complete application requirements for the Official Plan and Zoning By-law amendment applications.

The purpose of the Official Plan and Zoning By-law amendment is to permit the construction of a ten-storey purpose-built student residential building. The proposed apartment building includes 359 units with 545 bedrooms supported by 137 parking spaces proposed predominantly underground. Both short-term and long-term bicycle parking is proposed as well. Vehicular entrance to the site is proposed from Ewen Road. A total of

In support of the Official Plan and Zoning By-law amendment applications, we digitally submit the following for your review:

1. Completed Application form and application fee cheque in the amount of \$73,990.00 as well as the City's TPP review fee in the amount of \$635.00 (hand delivered).
2. Topographic Survey Plan (Speight, Vann Nostrand & Gibson Limited, January 27, 2015)
3. Planning Justification Report including a draft OPA/ZBA (GSP Group Inc. October 2022)

4. Architectural Package: Site Plan/Concept Plan, Building Elevations, Massing 3D modeling (+V Architects, August 2022)
5. Tree Assessment Report (Ron Koudys Landscape Architects Inc., August, 2022))
6. Functional Servicing Report & Stormwater Management Report (R.J. Burnside and Associates Limited, October 2022)
7. Record of Site Condition (February 2018)
8. Noise and Vibration Study (Novus Environmental Inc., August 2014) including a Review of Current Plans for Compliance With Minutes of Settlement (Novus Environmental Inc., April 2016), a Building Design Features Aiding Future Mondelez Environmental Compliance Approvals (Novus Environmental Inc., July 2017), Suggested Revisions to Enclosed Noise Buffer Window Design (Novus Environmental Inc., June 2018); and
9. Transportation Overview and Parking Assessment (Salvini Consulting, October 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.



Brenda Khes, MCIP, RPP
Vice President, Hamilton