



SHAPING GREAT COMMUNITIES

November 26, 2021

File No. 20012

Mr. James Van Rooi, MICP, RPP
Planner I
Development Planning, Heritage Planning and Design
Planning and Economic Development Division
Hamilton City Hall
71 Main Street West - 5th Floor
Hamilton ON L8P 4Y5

Dear Mr. Van Rooi:

**RE: Official Plan Amendment & Zoning By-law Amendment Applications
Affordable Housing Redevelopment: Former Mountain Secondary School Site
60 Caledon Avenue, Hamilton (UHOPA-21-023 / ZAC-21-049)**

Further to our original submission in May, GSP Group Inc. is pleased to submit, on behalf of Victoria Park Community Homes Inc., Hamilton East Kiwanis Non-Profit Homes Inc. and Caledon Community Collaborative LP, an updated concept plan regarding the above noted Site.

Since our submission we hosted a Community Information Session (May 27, 2021), met with Urban Design and Planning Staff, and have met with the local Councillor to discuss the overall design and layout of the Site. Based on feedback from the Community, Urban Design / Planning Staff and the Councillor, the following modifications have been made to the proposed affordable housing project:

- Reduced the maximum height of the apartments from 8 to 6 storeys;
- Broken up the back-to-back townhouse block along Caledon into two blocks with one block internal to the site;
- Reoriented the community amenity space to front Caledon Avenue to provide better visibility and access to the community;
- Combined the most southerly parking/driveway to reduce the amount of asphalt and increase the amount of landscaping overall in the development;

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- Improved pedestrian circulation within and through the site with additional and widened sidewalks, designated pedestrian crossings over parking and drive aisles, and treed boulevards; and,
- Reduced the overall density and number of units from 322 dwelling units to 266 dwelling units resulting in a corresponding decrease in parking from 279 surface parking spaces to 237 spaces. (Please note that the parking provided complies with the parking regulations of By-law 05-200).

In response to development engineering comments the grading and site servicing plans have also been updated to reflect the redesign.

In support of these modifications, please find the following enclosed:

- an updated conceptual Site Plan and elevations prepared by McCallum Sather Architects;
- an updated Landscape Plan and Tree Management Plan prepared by GSP Group Inc.;
- an updated Grading and Site Servicing plan, Stormwater Management Report, Functional Servicing Report and Response letter to comments prepared by EXP Services Inc.; and
- an updated draft Zoning By-law Amendment prepared by GSP Group.

Please note that with the reduction in the number of units, the proposed density no longer warrants an Official Plan amendment as the density is below 100 units per hectare.

Should you have any questions, or require any additional information, please contact Brenda Khes at 289-778-1428 or by email at bkhes@gspgroup.ca.

Yours truly,
GSP Group Inc.



Brenda Khes, MCIP, RPP
Associate – Senior Planner