



December 14, 2022

File: 22078

Ms. Anita Fabac, MCIP, RPP
Manager, Development Planning
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON
L8P 4Y5

Dear Ms. Fabac:

**RE: 1284 Main Street East, Hamilton
Official Plan Amendment and Zoning By-Law Amendment Application**

On behalf of the owner, Delta Joint Venture Inc, GSP Group is pleased to submit an application to amend the Urban Hamilton Official Plan (UHOP) and the City of Hamilton's Zoning By-law No. 05-200 to facilitate the adaptive reuse and redevelopment of 1284 Main Street East ('the Site'). A Formal Consultation Meeting was held on June 8, 2022 (File No. FC-22-079) and this submission constitutes a complete application in accordance with sections 22(6.1) and 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13

The proposal is to facilitate the adaptive reuse of the original vacant former Delta Secondary School and redevelop a portion of the lands for residential development, while maintaining and providing additional open space areas.

Formal Consultation (FC) occurred on June 8, 2022 (FC-22-079) and a pre application meeting was held with the Heritage Permit Review Sub-Committee (HPRS) on Tuesday, November 15th, 2022 . Through these two processes, comments were provide that have contributed to the design.

The proposal conforms to the Urban Hamilton Official Plan with the possible exception of height. The current zoning is a site specific Institutional zone. As the institutional use ceases to exist on the Site, a Zoning By-Law Amendment is requested to incorporate the proposed development.

Main Street East will include future Light Rail Transit (LRT), identified as a Priority Transit Corridor. The Site falls within a 500m walking distance of both the Ottawa Street and Kenilworth Avenue proposed LRT stops.

Following the Formal Consultation meeting, on June 8, 2022, City of Hamilton adopted amendments to the Urban Hamilton Official Plan (UHOP) pursuant to sections 17 and 26 of the Planning Act by By-law Nos. 22-145. OPA 167 was approved with modifications by the Mister of Municipal Affairs and Housing on November 4, 2022. Following review of the policies within the New UHOP and Official Plan Amendment may not be required, and therefor the review in the Planning Justification Report contemplates both scenarios.

In support of this application, a confirmed fee amount of \$73,941.75 is included, along with an additional \$635.00 for the TPP fee, along with the following:

	Reports, Studies, Plans	Stage	Prepared By	Date
1.	Cost Acknowledgement Agreement (part of app)	OPA/ZBA	GSP/Owner	--
2.	Survey	OPA/ZBA	ATM	Apr 12, 2022
3.	Architectural Plans – Site Plan Elevation Plan Floor Plan Angular Plane Renderings	OPA/ZBA	G+C	Nov 14, 2022
4.	Draft OPA By-Law (Appendix A PJR)	OPA/ZBA	GSP	Dec 2022
	Draft ZBA By-Law (Appendix B PJR)	OPA/ZBA	GSP	Dec 2022
	Planning Justification Report	OPA/ZBA	GSP	Dec 2022
5.	Urban Design Report	OPA/ZBA	Whitehouse	Nov 24, 2022
6.	Archeological Assessment	OPA/ZBA	ACC	Sept 7, 2022 Ministry Ltr Sept 9, 2022
7.	Cultural Heritage Impact Assessment and Heritage Permit (Possible Conservation Plan, Commemoration Plan, Documentation and Salvage Report, required based on the CHIA)	OPA/ZBA	ERA	Dec 8, 2022
8.	Landscape Plan (Concept initially)	OPA/ZBA	Whitehouse L1	Nov 24, 2022
9.	Tree Management Plan/Study Tree Protection Plan	OPA/ZBA	Whitehouse L1-L3	Nov 24, 2022
10.	Record of Site Condition (RSC) – (will be included as an ‘H’ Holding Provision if not completed prior to Zoning By-law being approved)	OPA/ZBA or Holding	Soil Mat	N/A – Letter May 19, 2022
11.	Soils/Geotechnical Study	OPA/ZBA	Soil Mat	June 8, 2022
12.	Hydrological Study	OPA/ZBA SPA – see email		
13.	Erosion and Sediment Control Plan	SPA (Condition)	Lanhack C1-1	Nov 18, 2022
	Grading Plan	OPA/ZBA	Lanhack C1-1	Nov 18, 2022
14.	Site Servicing Plan	OPA/ZBA	Lanhack C2-1	Nov 18, 2022
15.	Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	OPA/ZBA	Lamarre Consulting and Lanhack: C3-1, C3-2, C3-3	Nov 2022
	Functional Servicing Report (as part of SWM Report and Water/Wastewater Report)	OPA/ZBA	Lamarre Consulting and Lanhack: C3-1, C3-2, C3-3	Nov 2022
16.	Water and Wastewater Servicing Study (including FF Form)	OPA/ZBA	Lanhack	Nov 18, 2022
17.	Noise Impact Study	OPA/ZBA	HGC	Nov 11, 2022

	Reports, Studies, Plans	Stage	Prepared By	Date
18.	Sun/Shadow Study	OPA/ZBA	RBA	Dec 13, 2022
19.	Wind Study	OPA/ZBA	RWDI	Sept 16, 2022
20.	Transportation Impact Study including Traffic Calming Assessment and TDM	OPA/ZBA	Paradigm	Nov 2022
	Parking Study if reduction in parking	OPA/ZBA	Not required	Not required
21.	Public Consultation Strategy	OPA/ZBA	S.Cumming	Nov 7, 2022

We respectfully request the circulation of the submission in its entirety to the appropriate departments and agencies and look forward to working with the City on this exciting project!

Should you have any question, or require any additional information, please contact Sarah Knoll at 289-778-1430 or by email at sknoll@gspgroup.ca

Yours truly,
GSP Group Inc.



Sarah Knoll, BES, MCIP, RPP
 Senior Planner

cc. Delta Joint Venture Inc. c/o Nicole Cimadamore