

December 23, 2020

Submitted Digitally

Mr. Mike Davis, MCIP, RPP
Senior Planner
Development Planning, Heritage & Design
Planning and Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON
L8P 4Y5

Dear Mr. Davis:

**Re: Application to Amend Dundas Zoning By-law No. 3581-86 and
City of Hamilton Zoning By-law 05-200
FGL Pirie Inc.
125 Pirie Drive
City of Hamilton (Dundas)
Our File No. 2019/16**

Wellings Planning Consultants has been retained by FGL Pirie Inc. with respect to the above-noted matter. On behalf of FGL Pirie Inc., we are pleased to apply to amend the former Town of Dundas Zoning By-law No. 3581-86 and City of Hamilton Zoning By-law No. 05-200 (“the Application”). The purpose of the Application is to facilitate the construction of a 3-4 storey Retirement Home/senior’s apartment building (referred hereafter as “Retirement Home”), and 17 one (1) storey bungalow townhouses. The proposed Retirement Home consists of approximately 14,712 square metres of total gross floor area, containing 71 retirement suites and 84 seniors’ apartments. Access and building orientation for the Retirement Home will be to Governors Road. The bungalow townhouses are situated on the north side of the site with direct frontage and access to Pirie Drive.

The subject lands are located at the northeast corner of Governors Road and Pirie Drive at the west limit of the former Town of Dundas, now within the City of Hamilton. The lands comprise Lots 1 to 9 inclusive and Block 18, Registered Plan 62M-683. Plan 62M-683 was registered on May 1, 1991. The site has remained vacant since subdivision approval.

The subject lands are approximately 1.43 hectares (3.54 acres) in size, having approximately 130 metres of frontage on Pirie Drive and a depth of approximately 112 metres. The lands are currently vegetated with grassland. The lands slope from north to south, with a grade variance of approximately 7 metres from the highest point at Pirie Drive to the north, to the lowest point at Governors Road to the south.

The Urban Hamilton Official Plan (UHOP) designates the subject lands as “Neighbourhoods”. Governors Road is classified as a “Major Arterial” by the UHOP. The Neighbourhoods designation permits “housing with supports” which includes special needs housing as well as a range of residential types including street townhouses. The proposed Retirement Home and bungalow townhouses conform to the UHOP.

Dundas Zoning By-law No. 3581-86 presently zones the subject lands Urban Reserve (UR) Zone which covers the location of the Retirement Home (Block 18). Permitted uses in the UR Zone are restricted to agricultural uses and existing residential uses. The balance of the lands fronting onto Pirie Drive subject to the proposed bungalow townhouses (Lots 1-9 inclusive) are zoned Single-Detached Residential (R2) Zone. The R2 Zone permits low density residential development in the form of single-detached dwellings. Retirement Homes and bed and breakfast establishments are also permitted in the R2 Zone subject to various zone provisions. A rezoning is required to facilitate the development of the Retirement Home and bungalow townhouses.

In support of the Application, we provide the following materials digitally:

1. The completed and signed Application for Official Plan Amendment and Zoning By-law Amendment including the Owner's Authorization.
2. Formal Consultation Document dated March 27, 2020.
3. Copy of cheque payable to the City of Hamilton in the amount of \$62,054.00. The original cheque was sent by courier to your attention from FGL Pirie Inc.
4. Survey Plan prepared by J.D. Barnes Limited dated December 10, 2019;
5. Architectural Package prepared by Kirkor Architects + Planners dated December 21, 2020. A separate rendering has also been provided.
6. Planning Justification Report prepared by Wellings Planning Consultants Inc. dated December 22, 2020. The Report includes Draft Zoning By-laws which have also been provided separately.
7. Public Consultation Strategy prepared by Fieldgate Properties dated December 18, 2020.
8. Functional Servicing Report with Appendices prepared by Sidney W. Woods Engineering (2011) Inc. dated October 15, 2020.
9. Phase 1 Environmental Site Assessment prepared by Pinchin Ltd. dated April 3, 2019.
10. Transportation Impact Assessment, Parking Study, and TDM Study prepared by Paradigm Transportation Solutions Limited dated November 2020.

If you require any further information to deem the Application complete, please advise. Otherwise, it would be appreciated if you could commence circulation as quickly as possible. Thank you.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP.

c. FGL Pirie Inc.