

170-16



**Hamilton**

Mailing Address:  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

Planning and Economic Development Department  
Development Planning, Heritage and Design  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton ON L8P 4Y5  
Phone: 905-546-2424 Fax: 905-546-4202

August 16, 2017

File No: n/a

**Sergio Manchia**

UrbanSolutions  
105 Main Street East, Suite 501  
Hamilton, ON L8N 1G6

Dear Mr. Manchia:

**Re: Waiver of Formal Consultation Requirements - Application by Spallacci and Sons Ltd. for Lands Located at Garth Street and Rymal Road West (Part of Lots 17 and 18, Concession 8, Part 1 on 62R-19029) (Hamilton) (Ward 8)**

Thank you for contacting the City of Hamilton regarding your proposal. It is our goal to provide you with an efficient and timely approvals process.

Your proposal has been reviewed, and it has been determined that a Formal Consultation Meeting is not required for an application for a **Zoning By-law Amendment** Application to construct 260 stacked townhouse dwellings and 71 traditional townhouse dwellings, for a total of 331 units. In addition, 456 parking spaces are proposed with 23 surface parking and 433 underground parking.

In accordance with the policies of the City of Hamilton, the following materials must be submitted with the application before it will be considered complete:

1. A copy of this letter;
2. Completed Zoning By-law Amendment Application with the associated fee;
3. Draft Zoning By-law;
4. Planning Justification Report;
5. Concept Plan showing proposed redevelopment of the lands;
6. Survey Plan;
7. Functional Servicing Report;
8. Transportation Demand Management Options Report;
9. Cost Acknowledgement;
10. Public Consultation Strategy; and,
11. Transportation Impact Assessment.

*Note:*

1. *If desired, a formal consultation meeting with the City of Hamilton may be requested, notwithstanding the waiver of Formal Consultation requirements.*
2. *The waiving of Formal Consultation requirements does not imply or suggest any decision whatsoever on behalf of City staff or the City of Hamilton to either support or refuse the application.*

RECEIVED

AUG 21 2017

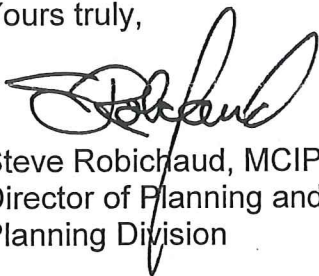
1207  
Re: **Waiver of Formal Consultation Requirements - Application by Spallacci and Sons Ltd. for Lands Located at Garth Street and Rymal Road West (Part of Lots 17 and 18, Concession 8, Part 1 on 62R-19029) (Hamilton) (Ward 8)**

Page 2 of 2

3. *Should the proposal change, should an application(s) not be submitted to the City of Hamilton within 1 year of the date of this letter, or at the discretion of the Director of Planning, a Formal Consultation meeting or additional materials may be required for a complete application.*

Should you have any questions or require assistance at any time throughout the application process, please contact Danielle Beck at 905.546.2424 ext. 1285 or by email at [Danielle.Beck@hamilton.ca](mailto:Danielle.Beck@hamilton.ca), or myself at ext. 1258.

Yours truly,



Steve Robichaud, MCIP, RPP  
Director of Planning and Chief Planner  
Planning Division

SR:dmb

cc: J. Gravina, Coordinator, Business Facilitation  
A. Fabac, Manager of Development Planning, Heritage and Design