



Hamilton

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Planning and Economic Development Department  
Development Planning, Heritage and Design  
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Phone: 905-546-2424 Fax: 905-546-4202

May 07, 2021

File No: FC-19-019

GSP Group  
c/o Brenda Khes  
162 Locke Street South, Suite 200  
Hamilton ON L8P 4A9

Dear Madam:

**Re: Waiver of Formal Consultation Requirements - Application by GSP Group on behalf of Wilson Street Ancaster Inc. for Lands Located at 392 - 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12)**

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 request for an extension to the Formal Consultation Document, which expired on April 16, 2020, to redevelop the lands with a mixed use, six storey building comprised of 122 residential units and 1,256.2 square metres of commercial space at grade and a total of 223 parking spaces, of which 175 are proposed below grade, has been reviewed and is hereby granted. We are of the understanding that there was a delay in the finalization of the required material in order to address and accommodate comments received for your project through the Formal Consultation process, which necessitates this extension.

In accordance with the policies of the City of Hamilton and the comments provided in the Formal Consultation document FC-19-019, the following materials must be submitted with the application(s) before it will be considered complete:

1. Survey;
2. Concept Plan;
3. Draft OPA/ZBA;
4. Planning Justification Report;
5. Site Plan and Building Elevations (Site Plan Control Condition);
6. Urban Design Report;
7. Archaeological Assessment;
8. Cultural Heritage Impact Assessment;
9. Landscape Plan (Site Plan Control Condition);
10. Tree Protection Plan;
11. Record of Site Condition;
12. Erosion and Sediment Control Plan (Site Plan Control Condition);

13. Grading Plan (Site Plan Control Condition);
14. Master Drainage Plan (Site Plan Control Condition);
15. Stormwater Management Report (Site Plan Control Condition);
16. Soils/Geotechnical Study;
17. Function Servicing Report (addressing water, sewer and storm water management);
18. Water and Wastewater Servicing Study (Site Plan);
19. Noise Impact Study;
20. Sun/shadow Study;
21. Transportation Impact Study;
22. Transportation Demand Management Options;
23. DRP Submission;
24. Public Consultation Strategy;
25. Cost Acknowledgement Agreement;
26. Construction Management Plan (Site Plan Control Condition);
27. Shoring Agreement (Site Plan Control Condition);
28. External Works Agreement (Site Plan Control Condition); and,
29. Preliminary Grading Plan,

*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.*
- 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 Michael Fiorino at 905.546.2424 ext. 4424 or by e-mail at Michael.Fiorino@hamilton.ca, or myself at ext. 1258.

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Ancaster Inc. for Lands Located at 392 - 412 Wilson Street  
East and 15 Lorne Avenue, Ancaster (Ward 12)**

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Yours truly,

Anita Fabac, MCIP, RPP  
Manager of Development Planning, Heritage and Design  
Planning Division

AF:mf

cc: Wilson Street Ancaster Inc.  
105 Main Street East, Suite 501  
Hamilton, ON. L8N 1G6

S. Robichaud, Director of Planning and Chief Planner, Planning Division  
T. Kennedy, Coordinator, Business Facilitation