



Hamilton

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Development Planning, Heritage and Design
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August 25, 2020

File No: FC-18-004(R)

Urban Solutions Planning and Land Development Consultants Ltd.
c/o Sergio Manchia
3 Studebaker Place, Unit 1
Hamilton ON, L8L 0C8

Dear Mr. Manchia:

Re: Waiver of Formal Consultation Requirements - Application by Valery (Chedoke Browlands) Developments Inc. for Lands Located at 801, 820, 828, 855, 865 and 870 Scenic Drive, Hamilton (Ward 14)

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.

A previous request for Formal Consultation was received in January, 2018 (File No. FC18-004) and a Formal Consultation meeting was held on February 14, 2018. The Formal Consultation document was issued on March 1, 2018 and was granted a 1 year extension to March 1, 2019.

Your proposal has been reviewed, circulated to the applicable Departments and Agencies for review and comment. A copy of the comments received on the revised development concept are attached.

It has been determined that a Formal Consultation Meeting is not required for an application for a **Official Plan and Zoning By-law Amendment** application, **Draft Plan of Subdivision and Draft Plan of Condominium** application and a **Site Plan Control** application to develop a residential community comprised of two blocks for 260 and 370 dwelling units, respectively; one block to retain the existing woodlot; one open space block; and, one stormwater management block on the property located at 801, 820, 828, 855, 865, and 870 Scenic Drive, Hamilton.

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

1. A copy of this letter;
2. Survey Plan;
3. Concept Plan;
4. Draft Official Plan and Zoning By-law Amendments;
5. Planning Justification Report;
6. Urban and Architectural Design Guidelines Report;
7. Cultural Heritage Impact Assessment;

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8. Demarcation of top of bank, limit of wetland, limit of natural hazard, limit of Environmentally Significant Area (ESA), or limit of Conservation Authority regulated area;
9. Environmental Impact Statement (EIS);
10. Slope Stability Study and Report;
11. Tree Management Plan/Study;
12. Tree Protection Plan (TPP);
13. Erosion and Sediment Control Plan;
14. Hydrogeological Study;
15. Grading Plan;
16. Master Drainage Plan;
17. Stormwater Management Report;
18. Soils/Geotechnical Study;
19. School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment;
20. Functional Servicing Report;
21. Servicing Options Report;
22. Water and Wastewater Servicing Study;
23. Sanitary Drainage Area Plan;
24. Construction Management Plan;
25. Noise Impact Study;
26. Transportation Impact Study;
27. Traffic Calming Report;
28. Public Consultation Strategy;
29. Cost Acknowledgement Agreement;
30. Engineering Memo / Excavation Study and Survey;
31. Sightline Study; and,
32. Visual 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.*

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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.*
4. *All fees are payable based on the rate in the fee schedule by-law that is in effect on the date the payment is made.*

Should you have any questions or require assistance at any time throughout the application process, please contact Yvette Rybensky at 905.546.2424 ext. 5134 or by e-mail at Yvette.Rybensky@hamilton.ca, or myself at ext. 1258.

Yours truly,



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

YR:ms

cc: Valery (Chedoke Browlands) Developments Inc.
c/o Paul Valeri
2140 King Street East
Hamilton, ON L8K 1W6
S. Robichaud, Director of Planning and Chief Planner, Planning Division
J. Gravina, Coordinator, Business Facilitation