



Hamilton

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Planning and Economic Development Department
Development Planning, Heritage and Design
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February 15, 2022

File: FC Waivers

Roxborough Park Inc.
c/o Spencer McKay
3 Studebaker Pl, Unit 1
Hamilton, ON L8L 0C8

Dear Sir:

Re: Waiver of Formal Consultation Requirements for 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street and 2-24 Hayes Avenue (Block 6 of Draft Plan of Subdivision 25T-201802), Hamilton (Ward 4)

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 to proceed with an Official Plan Amendment to permit the development of approximately 597 multiple dwelling units within two buildings on a podium at heights of 18 and 16 storeys on Block 6 of Draft Plan of Subdivision 25T-201802 (Roxborough Park) has been reviewed and it has been determined that a Formal Consultation application or meeting is not required because the application represents a revision to recently approved Official Plan Amendment and Zoning By-law Amendment applications.

On July 13, 2018, Hamilton City Council adopted By-law No. 18-202 which implemented Urban Hamilton Official Plan Amendment No. 108 and added Site Specific Policy UHN-25 to the Roxborough Park development lands known as 20 Reid Avenue North, 11-17 and 41 Reid Avenue South, 22-116 Lang Street and 2-24 Hayes Avenue, Hamilton. Site Specific Policy UHN-25 permits a maximum net residential density of 165 units per hectare for the entire Roxborough Park development area which includes Blocks 1-7 on Draft Plan of Subdivision 25T-201802 and the property known as 41 Reid Avenue South. The proposed development of Block 6 of Draft Plan of Subdivision 25T-201802 consisting of a multiple dwelling with approximately 597 units will result in the total density within the Roxborough Park development area exceeding 165 units per hectare. Therefore, an Urban Hamilton Official Plan Amendment is required.

Staff note that the existing Downtown Multiple Residential (D6, 696) Zone permits a maximum of 840 units for the entire Roxborough Park development area. In addition, Holding Provision 74 applicable to Block 6 requires that the Owner demonstrate that the proposed development does not exceed 840 units for the lands zoned Downtown Multiple Residential (D6, 696) Zone. The proposed Official Plan Amendment does not address modifications required to the Zoning By-law to permit the proposed development and therefore additional approvals will be required.

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You may proceed with the submission of an Official Plan Amendment for this proposal.

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

1. This Letter;
2. Official Plan Amendment and Required Fees:
 - \$34,945;
3. Survey Plan;
4. Concept Plan;
5. Draft Official Plan Amendment;
6. Planning Justification Report;
7. Public Consultation Strategy;
8. Urban Design Brief;
9. Visual Impact Assessment;
10. Sun / Shadow Study;
11. Noise Impact Study;
12. Functional Servicing Report;
13. Traffic Impact Study; and,
14. Cost Acknowledgement Agreement.

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 and Chief Planner, a Formal Consultation meeting or additional materials may be required for a complete application.*
- 4. Notwithstanding the fees noted above, all fees are payable based on the rate in the fee schedule by-law in effect on the date the payment is made and further fees may be required at a later date as per the fee schedule.*

Should you have any questions or require assistance at any time throughout the application process, please contact Mark Kehler at 905-546-2424 ext. 4148, via email at Mark.Kehler@hamilton.ca, or myself at ext. 1258.

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Yours truly,

Anita Fabac, MCIP, RPP
Manager of Development Planning
Planning Division