



Hamilton

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December 17, 2018

File No: 2018 File Waivers

Sergio Manchia
Urban Solutions
105 Main Street East, Suite 501
Hamilton, ON I8N 1G6

Dear Mr. Manchia:

**Re: Waiver of Formal Consultation for Urban Hamilton Official Plan
Amendment and Zoning By-law Amendment for Lands Located at 73-89
Stone Church West & 1029 West 5th (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 request has been reviewed and it has been determined that a Formal Consultation Meeting is not required prior to an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment Application for the proposal to demolish the current existing single detached dwelling and construct a 10 storey multiple dwelling, consisting of approximately 244 dwelling units and 250 vehicular parking spaces. The proposal is generally consistent with what was previously reviewed under the previous Formal Consultation Application FC-18-081. The revisions to the plans are a result of the owner acquiring additional land to the east and incorporating them into the development. The original proposal consisted of an eight storey multiple dwelling (rental building) containing 97 units, having 27 surface parking spaces and 94 underground parking spaces. The additional information section from FC-18-081 shall be noted and required.

In accordance with the policies of the City of Hamilton and considering the results of the previous Formal Consultation; FC-18-081, the following materials must be submitted with the **Urban Hamilton Official Plan Amendment and Zoning By-law Amendment applications** before they will be considered complete:

1. This Letter;
2. Completed Application Forms with copies, fee, and required plans/reports:
 - All documents required in FC-18-081;
 - Public Consultation Strategy; and
 - Cost Acknowledgement.

**Re: Waiver of Formal Consultation Requirements for Urban
Hamilton Official Plan Amendment and Zoning By-law
Amendment Applications for Lands Located at 73-89 Stone
Church Road West & 1029 West 5th (Hamilton) (Ward 8)**

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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 Joe Buordolone at 905.546.2424 ext. 1285 or by e-mail at Joseph.Buordolone@hamilton.ca, or myself at ext. 1258.

Yours truly,



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

AF:jb

cc: S. Robichaud, Director of Planning and Chief Planner, Planning Division
J. Gravina, Business Facilitation