



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  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton ON L8P 4Y5  
Phone: 905-546-2424 Fax: 905-546-4202

June 20, 2022

File No: FC-21-002

UrbanSolutions c/o Matt Johnston and Scott Beedie  
3 Studebaker Place. Unit 1  
Hamilton ON L8L 0C8

[mjohnston@urbansolutions.info](mailto:mjohnston@urbansolutions.info)  
[sbeedie@urbansolutions.info](mailto:sbeedie@urbansolutions.info)

Dear Sir:

**Re: Waiver of Formal Consultation Requirements - Application by UrbanSolutions c/o Sergio Manchia for Lands Located at 570 Upper Ottawa Street, Hamilton (Ward 6)**

---

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 Official Plan Amendment application and a Zoning By-law Amendment application to develop a 12 storey mixed use multiple dwelling containing 386 dwelling units and 2,070 m<sup>2</sup> of ground floor commercial space, with a two-storey podium with rooftop amenity space, and four, three-storey stacked townhouse dwellings containing a total of 84 townhouse dwelling units, with 379 underground, 108 enclosed above ground, and 51 surface parking spaces on the property located at 570 Upper Ottawa Street. The proposal and submission requirements are generally consistent with what was previously reviewed under the previous Formal Consultation Application FC-21-002. Please be advised that the Formal Consultation credit is no longer available.

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

1. A copy of this letter;
2. Survey Plan;
3. Concept Plan;
4. Planning Justification Report;
5. Draft Official Plan Amendment and Zoning By-law Amendment;
6. Preliminary Site Plan and Building Elevations;
7. Urban Design Report;
8. Tree Management Plan / Tree Protection Plan;
9. Record of Site Condition;
10. Functional Servicing and Stormwater Management Report c/w preliminary Grading and Servicing Plans;

**Re: Waiver of Formal Consultation Requirements - Application by Urban Solutions c/o Sergio Manchia for Lands Located at 570 Upper Ottawa Street, Hamilton (Ward 6), Page 2 of 2**

---

11. Hydrogeological Study;
12. Soils/Geotechnical Study;
13. Noise Impact Study;
14. Sun/Shadow Study;
15. Angular Plane Diagrams;
16. Transportation Impact Study;
17. Public Consultation Strategy;
18. Cost Acknowledgement Agreement; and,
19. Completed Application Forms and the applicable fees.

*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.*
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 Tim Vrooman at 905.546.2424 ext. 5277 or by e-mail at [Tim.Vrooman@hamilton.ca](mailto:Tim.Vrooman@hamilton.ca), or myself at ext. 1258.

Yours truly,

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

AF:tv

cc: 2650494 Ontario Inc., 3410 South Service Road, Unit 102, Burlington ON L7N 3T2  
S. Robichaud, Director of Planning and Chief Planner, Planning Division  
S. Evans, Coordinator, Business Facilitation