



Hamilton

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Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main Street West, 5th Floor, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-4202

June 22, 2022

File No: FC-18-043

UrbanSolutions Planning and Land Development Consultants Inc.
c/o Matt Johnston
3 Studebaker Place, Unit 1
Hamilton, ON
L8L 0C8

Dear Mr. Johnston:

Re: Waiver of Formal Consultation Requirements - Application by UrbanSolutions Planning and Land Development Consultants Inc. for lands located at 2900 King Street East, Hamilton (Ward 5)

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 application is not required for an application for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment to facilitate the development of a 20 storey mixed use building with retail at grade and 255 residential units above (in two towers) for the lands located at 2900 King Street East, Hamilton. Staff has reviewed the current proposal and the previous Formal Consultation Document (FC-18-043) and note that the required materials remain unchanged, therefore a new Formal Consultation application is not required. Please note that the Formal Consultation credit is no longer applicable and will not be applied to future applications.

In accordance with FC-18-043, the following materials must be submitted with the application in order that it be deemed complete:

1. This Waiver Letter;
2. The FC Document Letter for FC-18-043;
3. Urban Hamilton Official Plan Amendment Application and required fees (\$34,945 (already reduced by 25%));
4. Zoning By-law Amendment Application and Required Fees (\$36,815 plus \$570 for units 11-60, plus \$10.00 per square metres of non-residential space, minus 25% for joint application);
5. Survey Plan;
6. Concept Plan;
7. Building Elevations;
8. Draft Official Plan Amendment;
9. Draft Zoning By-law Amendment;
10. Planning Justification Report;
11. Public Consultation Strategy;
12. Urban Design Report;

13. Tree Management/Protection Plan and required fees (\$635.00 for Natural Heritage and \$321.35 for Urban Forestry);
14. Archaeological Assessment;
15. Cultural Heritage Impact Assessment;
16. Record of Site Condition;
17. Soils/Geotechnical Study;
18. Functional Servicing Report;
19. Water and Wastewater Servicing Study;
20. Noise Impact Study;
21. Sun/Shadow Study;
22. Vibration Analysis and Impact Study;
23. Pedestrian Wind Study;
24. Transportation Impact Study;
25. Transportation Demand Management Options Report;
26. Right of Way Impact Assessment;
27. Cost Acknowledgement Agreement; and,
28. Digital copy of submission package on a CD/USB or sent via dropbox.

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 Rino Dal Bello at 905-546-2424 ext. 1024 or by email at Rino.dalbello@hamilton.ca or myself at ext. 1258.

Yours truly,

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

AF:rd

cc: S. Robichaud, Director of Planning and Chief Planner, Planning Division
E. Evans, Coordinator, Business Facilitation