



Hamilton

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

May 09, 2022

File No: DA-22-014

Urban Solutions Planning & Land Development
3 Studebaker Place, Unit 1
Hamilton, ON
L8L 0C8

Dear Ms. Lindsay:

Re: Waiver of Formal Consultation Requirements - Application by UrbanSolutions Planning and Land Development on Behalf of Representative Holdings Inc. for lands located at 117 Forest Avenue and 175 Catherine Street, Hamilton (Ward 2)

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 modified proposal has been submitted to Staff for review, and as such it has been determined that an additional Formal Consultation Meeting is not required for an application for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment to facilitate a 14-storey multiple dwelling with a 6-storey podium, totaling 203 residential units. Planning Staff have reviewed the materials submitted and determined that the list below captures the required Zoning by-law Amendment requirements.

The following materials must be submitted with the application in order that it be deemed complete:

1. This Waiver Letter;
2. Urban Hamilton Official Plan (UHOP) and Zoning By-law Amendment Application and Required Fees (\$34,945.00 plus \$36,815.00 plus \$570 for units 11-60);
3. Survey Plan;
4. Concept Plan
5. Conceptual Building Elevations;
6. Urban Design Report;
7. Tree Protection Plan;
8. Draft UHOP and Zoning By-law Amendment;
9. Cost Acknowledgement Agreement;
10. Transportation Impact Study, including an updated Transportation Demand Management Report;
11. Planning Justification Report;
12. Public Consultation Strategy;
13. Parking Study Addendum;
14. Design Review Panel Submission;
15. Transportation Demand Management Options Report;
16. Noise Study;
17. Functional Servicing Report;
18. Stormwater Management Report can be included in the Functional Servicing Study;

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19. Watermain Hydraulic Analysis (if it cannot be demonstrated that there is sufficient pressure and flow in the existing municipal watermains to support the Required Fire Flow (RFF) for the development);
20. Preliminary Grading and Servicing Plans; and,
21. 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, 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 Alaina Baldassarra at 905.546.2424 ext. 7421 or by e-mail at Alaina.Baldassarra@hamilton.ca, or myself at ext. 1258.

Yours truly,

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

AF:ab

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