



Hamilton

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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

May 11, 2022

File No: FC-21-099

UrbanSolutions Planning & 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 by UrbanSolutions Planning & Land Development Consultants Inc. C/O Matt Johnston for Lands Located at 1177-1187 West 5th Street, Hamilton, (Ward 8)**

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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 application for a Official Plan Amendment and Zoning By-law Amendment to permit the development of a ten storey residential building containing 215 dwelling units, 24 at-grade parking spaces, and 208 underground parking spaces on the lands located at 1177-1187 West 5th Street, Hamilton.

This proposal is generally consistent with what was previously reviewed under Formal Consultation Application FC-21-099.

In accordance with the policies of the City of Hamilton, the following materials must be submitted with the Official Plan Amendment and Zoning By-law Amendment applications before they will be considered complete:

1. Signed Formal Consultation Waiver Letter;
2. Survey Plan;
3. Concept Plan;
4. Draft Official Plan Amendment;
5. Draft Zoning By-law Amendment;
6. Concept Plan;
7. Planning Justification Report;
8. Urban Design Report;
9. Sun/Shadow Study;
10. Archaeological Assessment;
11. Tree Protection Plan;
12. Grading Plan;
13. Stormwater Management Report/Plan;

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- 14. Functional Servicing Report;
- 15. Noise Impact Study;
- 16. Transportation Impact Study;
- 17. Cost Acknowledgement Agreement; and,
- 18. Public Consultation Strategy.

*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 Mark Michniak at 905.546.2424 ext. 1224 or by e-mail at [mark.michniak@hamilton.ca](mailto:mark.michniak@hamilton.ca), or myself at ext. 1258.

Yours truly,

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

AF:mm

cc:

S. Robichaud, Director of Planning and Chief Planner, Planning Division  
S. Evans, Coordinator, Business Facilitation  
1333664 Ontario Inc. C/O Mike Valvasori ([mikevalvasori@gmail.com](mailto:mikevalvasori@gmail.com))