



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

August 06, 2024

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

Dear Matt Johnston:

Re: Waiver of Formal Consultation Requirements - Application by Urban Solutions Planning and Land Development for Effort Trust for Lands Located at 925 Main Street West and 150 Longwood South, Hamilton (Ward 01)

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 for an Urban Hamilton Official Plan and Zoning By-law amendment application to permit a mixed use residential building consisting of two 25 storey towers connected by one six storey podium, 628 residential units, 687.10 square metres of commercial space at grade, 382 parking spaces with four levels of underground parking spaces and 654 bicycle storage / locker spaces. Staff have reviewed the current proposal for submission requirements for the Official Plan Amendment and Zoning By-law Amendment.

The following materials must be submitted with the application(s) before it will be considered complete:

1. This Waiver Letter dated August 6, 2024;
2. An Official Plan Amendment and Zoning By-law Amendment Application Form with the Cost Acknowledgement Agreement and Required Fees; *Payable based on the rate in the fee schedule by-law that is in effect on the date the payment is made;*
3. Survey Plan;
4. Concept Plan and Conceptual Building Elevations (based on the most recent proposal);
5. Zoning Compliance Review Letter;
Zoning Verification and Property Report Information:

<https://www.hamilton.ca/build-invest-grow/starting-small-business/one-stop-business/zoning-verification-and-property-report>

Zoning Compliance Application Form:

<http://www2.hamilton.ca/NR/rdonlyres/AC7532D9-E885-4FC8-808F-5FF3B44F4F02/0/BSZoningReviewAdmin.pdf>

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Page 2 of 3

Zoning Compliance Reviews are completed by the Zoning Review Section, Planning and Economic Development Department.

CONTACT: zoninginquiry@hamilton.ca

6. A Public Consultation Summary must be included with any future Planning Act applications;
7. Draft By-laws for the Official Plan Amendment and Zoning By-law Amendment;
8. Planning Justification Report;
9. Ground Settlement Study;
10. Watermain Hydraulic Analysis;
11. Updated Geotechnical Study regarding slope reconstruction, a detailed report of site conditions, assess slope stability, describe the proposed development and approach to the slope reconstruction and stabilization;
12. Hydrogeological Briefs;
13. Tree Management Plan;
14. Tree Protection Plan;
15. Erosion and Sediment Control Plan;
16. Quantitative Pedestrian Wind Assessment;
17. Grading & Servicing Plan;
18. Stormwater Management Plan including a Storm Drainage Area Plan;
19. Functional Servicing Report including a Waste Water Assessment and Water Service Assessment;
20. Water and Wastewater Servicing Study;
21. Noise Impact Study including the LRT background noise;
22. Sun/Shadow Study;
23. Design Review Panel Summary of Advice and Response;
24. Transportation Impact Study; and,
25. A Turning Plan demonstrating the complete movement for heavy loading / waste collection.

Note:

1. *If desired, a Formal Consultation meeting with the City of Hamilton may be requested with the City of Hamilton.*
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. *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.*
4. *It should be noted that the City is reviewing its complete submission requirements as a result of legislative changes from Bill 185. The City will be initiating an OPA to reflect and respond to the legislative changes.*

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Page 3 of 3

Should you have any questions or require assistance at any time throughout the application process, please contact Alaina Baldassarra by email at alaina.baldassarra@hamilton.ca, or myself at tricia.collingwood@hamilton.ca.

Thank you,

Tricia Collingwood, MCIP, RPP
Acting Director, Development Planning
Planning Division

TC:ab

cc: Effort Trust c/o David Horwood (dh@efforttrust.ca)
A. Fabac, Director of Planning and Chief Planner, Planning Division
S. Evans, Coordinator, Business Facilitation