



Hamilton

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Development Planning, Heritage and Design
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December 7, 2017

File: FC Waivers

Dana Anderson, MCIP, RPP
MHBC
Planning | Urban Design | Landscape Architecture
442 Brant Street, Suite 204
Burlington, ON L7R 2G4

Dear Ms. Anderson:

Re: Waiver of Formal Consultation Requirements for Roxborough Park (20 Reid Ave North & 11-17 Reid Ave South), Hamilton

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 for the consideration of approximately 650 residential units consisting of multiple dwellings, stacked townhouses, back to back townhouse and street townhouses accessed by private condominium roads and a municipal road has been reviewed, and it has been determined that a Formal Consultation application or meeting is not required for the proposal.

The proposal would generally conform to the Neighbourhoods designation of the Urban Hamilton Official Plan with respect to the development of a medium density residential development. In particular, the proposal is for block townhouses, on the periphery of the neighbourhood, with access to a major arterial (Queenston Road), at a density between 60-100 uph, 3 storeys in height and integrated with other existing lands.

Therefore, you may proceed with the submission of a Zoning By-law Amendment, Draft Plan of Condominium and Draft Plan of Subdivision for this proposal.

In accordance with the policies of the City of Hamilton, the following materials must be submitted with the Zoning By-law Amendment and Draft Plan of Subdivision Applications before it will be considered complete:

1. This Letter;
2. A Complex Zoning By-law Amendment Application, Draft Plan of Condominium and Draft Plan of Subdivision Application and Required Fees (Zoning By-Law Amendment \$21,890, Draft Plan of Subdivision \$35,225 (+ Block/Unit Charge) Draft Plan of Condominium \$23,020 (+ Unit Charge) (25% discount on combined submission);
3. Elevation Drawings;
4. Survey Plan;
5. Conceptual Site Plan;
6. Draft By-law;
7. Planning Justification Report;

8. Urban Design Brief (may be separate or as part of the Planning Justification Report);
9. Record of Site Condition;
10. Storm Water Management Report;
11. Functional Servicing Report;
12. Water and Waste Water Servicing Study;
13. Traffic Impact Study – Include TDM Options Report (Scoped);
14. General Vegetation Inventory;
15. Archaeological Assessment;
16. Cost Acknowledgement Agreement; and,
17. Digital copy of submission package on a CD.

Finally it appears that parking requirements will be satisfied on site based upon the Zoning By-Law provisions, as such, no Parking Analysis / Study is required. Should any decrease in parking occur prior to formal submission of the Zoning By-Law Amendment application, staff reserves the right to request a Parking Analysis / Study at that time.

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. *Notwithstanding the fees noted above, all fees are payable based on the rate in the fee schedule by-law in effect on the date the payment is made and further fees may be required at a later date as per the fee schedule.*

Should you have any questions or require assistance at any time throughout the application process, please contact Adam Lucas at 905-546-2424 ext. 7856, via email at Adam.Lucas@hamilton.ca, or myself at ext. 7856.

Yours truly,



Anita Fabac, MCIP, RPP
Manager of Development Planning, Heritage and Design
Planning Division