



Hamilton

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Planning and Economic Development Department
Development Planning, Heritage and Design
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Phone: 905-546-2424 Fax: 905-546-4202

October 16, 2020

File No: FC Waivers

Wellings Planning Consultants Inc.
c/o Glenn Wellings
513 Locust St – Unit B
Burlington ON, L7S 1V3

Dear Mr. Wellings:

Re: Waiver of Formal Consultation Requirements – Application by Wellings Planning Consultants Inc. on Behalf of Royal Living Development Group for Lands Located at 705 and 713 Rymal Road East, Hamilton (Ward 7)

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 **Official Plan and Zoning By-law Amendment** application, **Draft Plan of Condominium** application and a **Site Plan Control** application to develop 41, two storey townhouses on the lands located at 705 and 713 Rymal Road East. The proposal and submission requirements are generally consistent with what was previously reviewed under the previous Formal Consultation Applications FC-18-057, FC-19-010, and FC-19-093. Please be advised that the Formal Consultation credit is no longer available.

In accordance with the policies of the City of Hamilton, the following materials must be submitted with the application(s) before they will be considered complete:

1. A copy of this letter;
2. Survey Plan;
3. Concept Plan;
4. Draft Official Plan Amendment and Zoning By-law Amendment;
5. Planning Justification Report;
6. Site Plan and Building Elevations;
7. Urban Design Report;
8. Archaeological Assessment;
9. Tree Protection Plan (TPP);
10. Functional Servicing Report;
11. Stormwater Management Report;
12. Noise Impact Study;

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13. Transportation Impact Study;
14. Transportation Demand Management Options Report;
15. Public Consultation Strategy;
16. Cost Acknowledgement Agreement; and,
17. Completed Application Forms and the applicable fees.

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 Tim Vrooman at 905.546.2424 ext. 5277 or by e-mail at Tim.Vrooman@hamilton.ca, or myself at ext. 1258.

Yours truly,

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

YR:tv

cc: Royal Living Development Group
c/o Alex Arbab
1059 Upper James Street
Hamilton, ON L9C 3A6

S. Robichaud, Director of Planning and Chief Planner, Planning Division
J. Gravina, Coordinator, Business Facilitation