



December 22, 2016

176-15

Via Email

Mr. Mike Zegarac
General Manager, Finance & Corporate Services

City of Hamilton
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

Dear Mr. Zegarac,

**RE: Development Charges Demolition Credit Extension Request
 Demolition Permit No. 00-152509
 West Pavilion Building, Chedoke Browlands
 849 Scenic Drive, Hamilton**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained by Valery (Chedoke Browlands) Development Inc. (Valery Homes) for the purpose of requesting a Development Charge (DC) Demolition Credit extension regarding Demolition Permit No. 00-152509 for the 710m² (7,600ft²) West Pavilion Building on the Chedoke Browlands for the property municipally known as 849 Scenic Drive.

Demolition Permit and Credit Extension

The Demolition Permit No. 00-152509 was issued at a time when there was no expiry to the DC Credit. In 2004, Council introduced the expiration of DC Credits 5 years following the demolition with the intent to act as an incentive for quicker redevelopment.

In 2013, Council for the City of Hamilton approved the DC Credit extension through to December 31st, 2016 via Report No. FCS13012.

Planning History

In 2007, Deanlee Management Inc. acquired the subject lands and initiated a land use planning approval process to redevelopment the subject lands. The associated Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications were ultimately approved via the Ontario Municipal Board in its Order issued June 22, 2012 via Case No. 100691. This approval was based on the applicable planning policy framework and a specific development concept envisioned by the proponent at that time.

Following the OMB Order, the Province released a revised Places to Grow Growth Plan for the Greater Golden Horseshoe in 2013 and the Urban Hamilton Official Plan also came into effect that same year. Subsequently, the Province revised the Provincial Policy Statement in 2014 while significant changes to the Planning Act were also introduced earlier in 2016.

Given the changes to the layers of planning policy framework of planning policy and the interests of the full range of municipal departments and external agencies, there is a range of considerations to have regard for in any redevelopment concept. As new owner of the property, Valery Homes has assembled a project team to understand these considerations to assist in determining the ultimate development concept. This project team has instructions from Valery Homes to aggressively work to address these considerations in order to refine the concept plan. This concept will then be subject to a new planning application process.

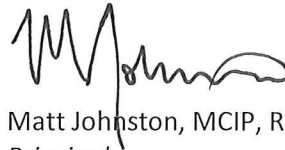
The reason for the delays have been to ensure the ultimate development is done right and in the best interest for Hamilton. For this reason, the intent of the DC Demolition Credit process is maintained and a further 5 year extension is appropriate.

On behalf of Valery Homes, we respectfully request a 5 year extension to the DC Credit associated with Demolition Permit No. 00-152509. We trust this letter and enclosed request form is in order; however please feel free to contact us with any questions.

Regards,
UrbanSolutions



Sergio Manchillo, MCIP, RPP
Principal



Matt Johnston, MCIP, RPP
Principal

cc: Councillor Terry Whitehead
Mr. Joe Spiler, City of Hamilton
Ms. Lindsay Gillies, City of Hamilton
Valery Homes