

509 Southcote Road development application update – August 2023

The following is an update to the community about the proposed development application at 509 Southcote Road. Residents will recall that a public meeting was held on March 29, 2023 to give residents the opportunity to talk to and hear from the applicant's consultants. Main considerations that were raised were the added density this infill would bring to the neighbourhood and the proposed removal of all 105 trees on the property. One city tree that is located on city property was not approved for removal by the city and was to stay.

Our office has received notice that owner Carriage Gate Homes operating as "Southcote Hills Inc" has made the decision to end their engagement with city Planning Staff and instead appeal to the Ontario Land Tribunal for approval of the development. The reason listed on the legal filing is 'non-decision' by the City of Hamilton. Current planning rules state that if a plan of condominium has not been approved by the municipality within 120 days, the developer has the right to appeal to the OLT for 'non-decision'. In this case the Planning staff last met with the owner in May and discussed, among other things, the potential to retain more trees in the development. The decision was then taken by the owner in July to instead appeal to the OLT for a decision.

As you likely know, the OLT approval rate currently sits at around 97% in favour of the developer and appealing an application to the OLT turns a planning application into a legal issue, meaning all future City Planning meetings must be conducted in camera behind closed doors and without any public consultation at the municipal level.

Members of the public may apply to the OLT for Participant Status. As a participant you may write a letter that describes your interest in the case, your position on the issues and provide an explanation of your reasons in support of your position. Link to the form is here: <https://olt.gov.on.ca/wp-content/uploads/2023/02/Participant-Status-Request-Form.html>

The public can also apply to be a 'Party' meaning they can participate in the proceedings, usually by retaining a lawyer.

Below is the link provided to us by Urban Solutions of the first 30 minutes of the neighbourhood meeting.

https://www.dropbox.com/s/hw2qlf5gnji3z2p/509%20Southcote%20Neighbourhood%20Information%20Meeting-20230329_233750-Meeting%20Recording.mp4?dl=0

Should you have questions about the decision please direct them to:
<https://carriagegatehomes.com/contact/>
info@carriagegatehomes.com