



Hamilton

Formal Consultation Document

Meeting Date: Wednesday February 21, 2018 File No: FC-18-017
Owner: Valery Homes c/o Ted Valeri
Applicant: Urban Solutions Planning & Land Development Consultants Inc. c/o Sergio Manchia
Agent: _____

PROPERTY INFORMATION

Address and/or Legal Description: 154 Wilson Street East, Ancaster

Lot Frontage (metres): 38.10 Lot depth (metres): 96.18 Lot Area(m²): 3713

Regional Official Plan Designation: _____

Rural Hamilton Official Plan Designation: _____

Urban Hamilton Official Plan Designation: Schedule E: "Community Node" Schedule E-1: Neighbourhoods

Local Official Plan Designation: _____

Other Plan Designation: Ancaster Wilson Street Secondary Plan: "Low Density Residential 3"

Zoning: Ancaster Zoning By-law 87-57: "ER" Existing Residential

Description of current uses, buildings, structures and natural features on the subject lands: An existing single detached dwelling on the property is proposed to be demolished.

Brief description of proposal: The applicant proposes to develop a 3.5 storey mixed use building with a total of 58 parking spaces. 53 parking spaces will be within a parking

structure and 5 surface parking spaces located in the front yard. A total of 1, 460 m2 of office is proposed on the first floor. Twenty-two (22) residential units are proposed on the second and third floor. An Official Plan Amendment application is required to address the increase in density and height beyond what is permitted in the Secondary Plan.

APPLICATIONS REQUIRED

Rural Hamilton Official Plan Amendment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Urban Hamilton Official Plan Amendment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Local Official Plan Amendment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Zoning By-law Amendment (Routine or Complex)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Subdivision	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Condominium(Type: Standard _____)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Site Plan (Type: _____ Full_____)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Consent	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Variance(s)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Other	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Note: The City of Hamilton is in the process of creating a new comprehensive Zoning By-law for the entire City. The new Zoning By-law is being prepared in phases by Land Use topic. New Rural, Commercial and Residential zoning may be implemented which could be different than the current zoning. Accordingly, additional applications may be required. If a Building Permit has not been issued by the City prior to the new zoning coming into effect, the approved site plan may be affected, related to zoning compliance, which may require further planning approvals (i.e. Minor Variance, Zoning Amendment, etc.).

FEES REQUIRED

City of Hamilton:	Urban Hamilton Official Plan Amendment = \$18, 420.00 Less FC fee = - \$1, 085.00 Zoning By-law Amendment = \$22, 840.00 Site Plan = \$9, 515.00 Plan of Condominium = \$17, 625.00 + \$75.00/unit (\$1, 650.00) = \$19, 275.00
Conservation Authority Review Fees:	N/A
Other:	Tree Protection Review Fee = \$585.00 Tree Management Plan Review = \$293.91
TOTAL:	\$69, 843.91

Notes:

- Formal Consultation fee may be credited towards a future application

- *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.*
- *Further fees may be required at a later date as per the fee schedule.*
- *Separate cheques are payable to the City of Hamilton and the applicable Conservation Authority.*
- *A Cost Acknowledgement Agreement for potential costs at the Ontario Municipal Board may also be required.*

DESIGN REVIEW PANEL

The Design Review Panel shall provide urban design advice to Planning Division staff on Planning applications with respect to complex Zoning and Site Plan applications in the following Design Priority Areas:

- (a) Downtown Hamilton Secondary Plan Area;
- (b) Areas of Major Change and Corridors of Gradual Change within the West Harbor Secondary Plan Area;
- (c) Primary Corridors as shown on Schedule E – “Urban Structure” of the Urban Hamilton Official Plan;
- (d) Any other large scale projects that may impact the physical environment functionally and/or aesthetically.

The Director of Planning or his or her designate may waive projects from the review of the Design Review Panel, if the project is not deemed to have the potential to significantly impact the physical environment functionally and/or aesthetically.

Design Review Panel review required? Yes No

REQUIRED INFORMATION AND MATERIALS

All identified reports, studies, and/or plans must be submitted before an application is deemed complete. Unless otherwise noted, 5 copies of each item and an electronic digital file in PDF locked file format must be submitted.

Reports, Studies, Plans	Required	Staff Responsible for providing guidelines or terms of reference
Background Information		
Survey Plan Study <i>*required at OPA/ZBA</i>	<input checked="" type="checkbox"/>	P. Dimitroulias (x. 1948)
Concept Plan Study <i>*required at OPA/ZBA</i>	<input checked="" type="checkbox"/>	S. Boich (x. 2694)
Planning		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	

Draft OPA, and By-laws Study <i>*required at OPA/ZBA</i>	<input checked="" type="checkbox"/>	S. Boich (x. 2694)
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report Study <i>*required at OPA/ZBA</i>	<input checked="" type="checkbox"/>	S. Boich (x. 2694)
Site Plan and Building Elevations * required at Site Plan	<input checked="" type="checkbox"/>	S. Boich (x. 2694)
Urban Design Report Study <i>*required at OPA/ZBA</i>	<input checked="" type="checkbox"/>	A. Cruceru (x. 5707)
Cultural		
Archaeological Assessment Study <i>*required at ZBA</i>	<input checked="" type="checkbox"/>	J. Parsons (x. 1214)
Cultural Heritage Impact Assessment	<input type="checkbox"/>	
Environmental		
Aggregate Resource Assessment	<input type="checkbox"/>	
Aggregate/Mineral Resource Analysis	<input type="checkbox"/>	
Air Quality Study	<input type="checkbox"/>	
Channel Design and Geofluvial Assessment	<input type="checkbox"/>	
Chloride Impact Study	<input type="checkbox"/>	
Cut and Fill Analysis	<input type="checkbox"/>	
Demarcation of top of bank, limit of wetland, limit of natural hazard, limit of Environmentally Significant Area (ESA), or limit of Conservation Authority regulated area	<input type="checkbox"/>	
Environmental Impact Statement (EIS)	<input type="checkbox"/>	
Erosion Hazard Assessment	<input type="checkbox"/>	
Fish Habitat Assessment	<input type="checkbox"/>	
Floodline Delineation Study/Hydraulic Analysis	<input type="checkbox"/>	
General Vegetation Inventory (GVI)	<input type="checkbox"/>	
Impact Assessment for new Private Waste Disposal Sites	<input type="checkbox"/>	
Karst Assessment/Karst Contingency Plan	<input type="checkbox"/>	
Landscape Plan <i>*required at Site Plan</i>	<input checked="" type="checkbox"/>	S. Brush (x. 7375) M. Kiddie (x. 1290)
Linkage Assessment	<input type="checkbox"/>	
Meander Belt Assessment	<input type="checkbox"/>	
Nutrient Management Study	<input type="checkbox"/>	
Odour, Dust and Light Assessment * required at Site Plan	<input checked="" type="checkbox"/>	S. Boich (x. 2694)
Restoration Plan	<input type="checkbox"/>	
Shoreline Assessment Study/Coastal Engineers Study	<input type="checkbox"/>	
Slope Stability Study and Report	<input type="checkbox"/>	
Species Habitat Assessment	<input type="checkbox"/>	

Tree Management Plan/Study <i>*required at OPA/ZBA</i>	<input checked="" type="checkbox"/>	S. Brush (x. 7375)
Tree Protection Plan (TPP)	<input type="checkbox"/>	
Environmental/Servicing and Infrastructure		
Contaminant Management Plan	<input type="checkbox"/>	
Record of Site Condition (RSC)	<input type="checkbox"/>	
Erosion and Sediment Control Plan <i>*required at Zoning</i>	<input checked="" type="checkbox"/>	N. Jamieson (x. 132)
Hydrogeological Study	<input type="checkbox"/>	
Grading Plan Study <i>*required at Site Plan</i>	<input checked="" type="checkbox"/>	P. Dimitroulias (x. 1948) N. Jamieson (x. 132)
Master Drainage Plan	<input type="checkbox"/>	
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan <i>* required at Site Plan</i>	<input checked="" type="checkbox"/>	P. Dimitroulias (x. 1948) N. Jamieson (x. 132)
Soils/Geotechnical Study	<input type="checkbox"/>	
Sub-watershed Plan and/or update to an existing Sub-watershed Plan	<input type="checkbox"/>	
Financial		
Financial Impact Analysis	<input type="checkbox"/>	
Market Impact Study	<input type="checkbox"/>	
Servicing and Infrastructure		
Recreation Feasibility Study	<input type="checkbox"/>	
Recreation Needs Assessment	<input type="checkbox"/>	
School Accommodation Issues Assessment	<input type="checkbox"/>	
School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment	<input type="checkbox"/>	
Functional Servicing Report <i>* required at OPA/ZBA</i>	<input checked="" type="checkbox"/>	P. Dimitroulias (x. 1948) N. Jamieson (x. 132)
Servicing Options Report	<input type="checkbox"/>	
Water and Wastewater Servicing Study	<input type="checkbox"/>	
Land Use Compatibility		
Agricultural Impact Assessment	<input type="checkbox"/>	
Dust Impact Analysis	<input type="checkbox"/>	
Land Use Compatibility Study	<input type="checkbox"/>	
Landfill Impact Study	<input type="checkbox"/>	
Minimum Distance Separation Calculation	<input type="checkbox"/>	
Noise Impact Study <i>* required at OPA/ZBA</i>	<input checked="" type="checkbox"/>	S. Boich (x. 2694)
Odour Impact Assessment	<input type="checkbox"/>	
Sun/Shadow Study <i>* required at OPA/ZBA</i>	<input checked="" type="checkbox"/>	A.Cruceru (x. 5707)
Vibration Study	<input type="checkbox"/>	
Wind Study	<input type="checkbox"/>	
Transportation		
Cycling Route Analysis	<input type="checkbox"/>	

Transportation Impact Brief * required at OPA/ZBA	<input checked="" type="checkbox"/>	S. Lucas (x. 4575)
Parking Analysis/Study * required at Site Plan	<input checked="" type="checkbox"/>	T. Shepherd (x. 6364)
Pedestrian Route and Sidewalk Analysis	<input type="checkbox"/>	
Roadway/Development Safety Audit	<input type="checkbox"/>	
Modern Roundabout and Neighbourhood Roundabout Analysis	<input type="checkbox"/>	
Neighbourhood Traffic Calming Options Report	<input type="checkbox"/>	
Transit Assessment	<input type="checkbox"/>	
Transportation Demand Management Options Report * required at OPA/ZBA	<input checked="" type="checkbox"/>	S. Lucas (x. 4575)
Cost Recoveries		
Cost Acknowledgement Agreement	<input type="checkbox"/>	
DRP Submission Requirements	<input checked="" type="checkbox"/>	S. Boich (x. 2694)
Public Consultation Strategy	<input checked="" type="checkbox"/>	S. Boich (x. 2694)
Other:	<input type="checkbox"/>	

ADDITIONAL INFORMATION

Additional Agencies to be contacted: _____

Comments: Consider reducing height and footprint of building. Design must include accommodation of loading area, should not impede access driveway. Design must mitigate impact against adjacent single detached dwellings in terms of shadowing and privacy. Clarify use of indoor amenity space and provide outdoor (rear terrace was suggested). Hamilton Conservation Authority approval required.

PLEASE BE ADVISED OF THE FOLLOWING:

1. The purpose of this document is to identify the information required to commence processing a complete application as set out in the Planning Act. Formal Consultation 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.
2. This document expires 1 year from the date of signing or at the discretion of the Director of Planning.
3. In the event this Formal Consultation Document expires prior to the application being accepted by the City, another document may be required.

4. If an application is submitted without the information and materials identified in this Formal Consultation Document the City may deem such an application incomplete and refuse to accept the application.
5. In accordance with the Planning Act, it is the policy of the City of Hamilton to provide public access to all Planning Act applications and supporting documentation submitted to the City. Therefore, the information contained in an application and any documentation, including reports, studies and drawings, provided in support of an application, by the owner, or the owner's agents, consultants and solicitors, constitutes public information and will become part of the public record. With the filing of an application, the applicant consents to the City of Hamilton making the application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.
6. It may be determined during the review of the application that additional studies or information will be required as a result of issues arising during the processing of the application.
7. The above requirements for deeming an application complete are separate and independent of any review under the Ontario Building Code (OBC) as part of the Building Permit review process. In the event that a building permit application does not comply with the OBC, a letter outlining the deficiencies or areas of non-compliance will be issued to the owner and/or agent. Formal consultation and building permit review are separate and independent processes.

SIGNATURES

Steve Boich
 Planning Staff

[Signature]
 Planning Staff Signature

April 6/18
 Date

Yvette Lybansky
 Planning Staff

[Signature]
 Planning Staff Signature

April 6/18
 Date

 Engineering Staff

 Engineering Staff Signature

 Date

(Ted Vakris) [Signature]
 Owner

[Signature]
 Owner Signature

Nov 13/18
 Date

 Applicant (I have the authority

 Applicant Signature

 Date

to bind the Owner)

Matt Johnston

Agent (I have the authority
to bind the Owner)

M Johnston
Agent Signature

Nov 13. 2018
Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date