



Hamilton

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Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main Street West, 5th Floor, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-4202

August 02, 2018

File: FC-18-078

UrbanSolutions
c/o Matt Johnson
501 – 105 Main St E
Hamilton, ON L8N 1G6

Dear Sir:

RE: Formal Consultation Meeting – Application by Gateway Development Group Inc. (c/o Charles Wah) for Lands Located at 804-816 King Street West, Hamilton (Ward 1)

Please find the attached Formal Consultation Document from the Development Review Team Meeting held on **July 18, 2018**, which identifies the required items that must accompany a future **Urban Hamilton Official Plan Amendment** application, **Zoning By-law Amendment** application and **Site Plan Control** application in order to deem the applications complete, in accordance with the *Planning Act*.

As part of the Formal Consultation Process, signatures by the Owner and Agent are required. Please return a signed copy of the Formal Consultation Document to the Development Planner. Should you wish to proceed with the submission of **Urban Hamilton Official Plan Amendment, Zoning By-law Amendment** and **Site Plan Control** applications for this proposal, please enclose a copy of the signed Formal Consultation Document with your applications.

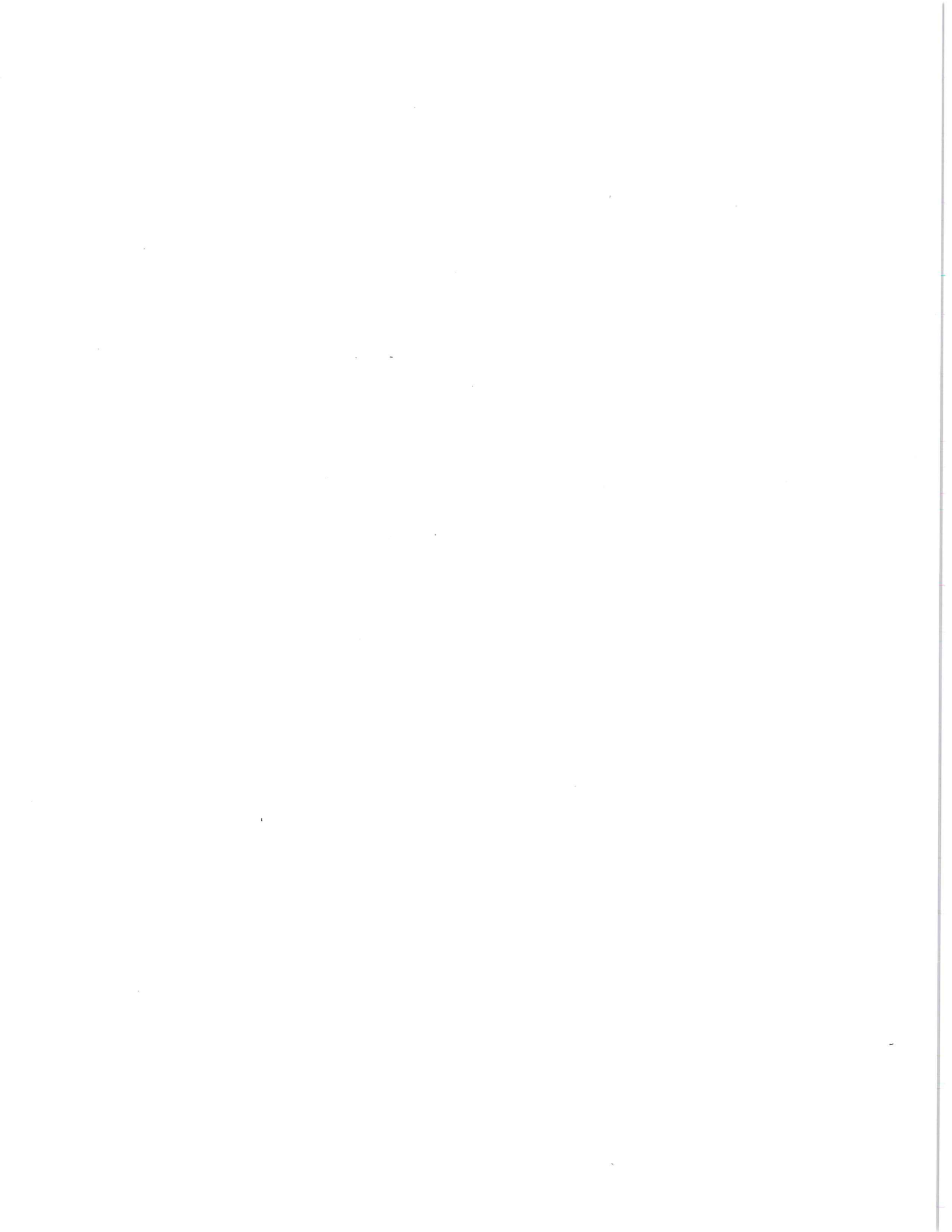
If you have any questions or require assistance at any time throughout the development process, please feel free to contact Mark Kehler at 905.546.2424 ext. 4148 or by e-mail at Mark.Kehler@hamilton.ca, or myself at ext. 1258.

Yours truly,

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

MK:
Attachment

cc: Gateway Development Group Inc.
c/o Charles Wah
3-35 Stone Church Rd, Suite 388
Ancaster, ON L9K 1S4





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Phone: 905.546.2424 - Fax: 905.546.4202

Formal Consultation Document

Meeting Date: July 18, 2018

File No: FC-18-078

Applicant: Gateway Development Group Inc. (c/o Charles Wah)

Agent: UrbanSolutions (c/o Matt Johnston)

PROPERTY INFORMATION

Address and/or Legal Description: 804-816 King Street West, Hamilton

Lot Frontage (metres): 58.83 Lot depth (metres): 30.43 Lot Area(m²): 1,708

Urban Hamilton Official Plan Designation: Mixed Use – Medium Density

Ainslie Wood Westdale Secondary Plan Designation: Mixed Use – Medium Density

Zoning: "H/S-1364" (Community Shopping and Commercial, Etc.) District, Modified, By-law No. 6593 and Mixed Use – Medium Density (C5, 570) Zone, By-law No. 05-200 (under appeal)

Description of current uses, buildings, structures and natural features on the subject lands: Two one storey commercial buildings with a surface parking lot.

Brief description of proposal: To construct a six storey mixed use building with 29 dwelling units and 384.47 square metres of commercial space at grade intended as a student residence. A total of 11 vehicle parking spaces are proposed at grade.

APPLICATIONS REQUIRED

Table with 3 columns: Application Type, Yes (checkbox), No (checkbox). Rows include Rural Hamilton Official Plan Amendment, Urban Hamilton Official Plan Amendment, Local Official Plan Amendment, Zoning By-law Amendment (Complex), Subdivision, Condominium, Site Plan (Full), Consent, Variance(s), and Other.

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 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 Rezoning.....\$22,840.00 Minus 25% discount for combined applications...\$10,315.00 Minus Formal Consultation Credit.....\$1,115.00 TOTAL UHOPA / Rezoning.....\$29,830.00 Site Plan Control (Full).....\$9,515.00
Conservation Authority Review Fees:	N/A
Other:	Tariff of Fees (Submitted after Conditional Site Plan Approval) \$555.00 per residential unit for first 10 units.....\$5,550.00 \$335.00 per residential units 11-50.....\$6,365.00 \$5.00 per m ² of commercial space.....\$1,920.00 TOTAL Tariff of Fees.....\$13,785.00
TOTAL:\$53,130.00

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	<input checked="" type="checkbox"/>	Development Planning – Mark Kehler, ext. 4148 [for all applications]
Concept Plan	<input checked="" type="checkbox"/>	Development Planning – Mark Kehler, ext. 4148 [Official Plan and Zoning By-law Amendment stage]
Planning		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft OPA, and By-laws	<input checked="" type="checkbox"/>	Development Planning – Mark Kehler, ext. 4148 [Official Plan and Zoning By-law Amendment stage]
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	Development Planning – Mark Kehler, ext. 4148 [Official Plan and Zoning By-law Amendment stage]
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	Development Planning – Mark Kehler, ext. 4148 [Site Plan Control stage]
Urban Design Report	<input checked="" type="checkbox"/>	Development Planning – Max Kerrigan, ext. 1291

		[Official Plan and Zoning By-law Amendment stage]
Cultural		
Archaeological Assessment	<input type="checkbox"/>	
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	<input checked="" type="checkbox"/>	Development Planning – Max Kerrigan, ext. 1291 & Forestry – Sam Brush, ext. 7375 [Condition of Site Plan Approval]
Linkage Assessment	<input type="checkbox"/>	
Meander Belt Assessment	<input type="checkbox"/>	
Nutrient Management Study	<input type="checkbox"/>	
Odour, Dust and Light Assessment	<input type="checkbox"/>	
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	<input type="checkbox"/>	
Tree Protection Plan (TPP)	<input checked="" type="checkbox"/>	Development Planning – Cathy Plosz, ext. 1231 [Condition of Site Plan Approval]
Environmental/Servicing and Infrastructure		
Contaminant Management Plan	<input type="checkbox"/>	
Record of Site Condition (RSC)	<input checked="" type="checkbox"/>	Development Planning –

		Mark Kehler, ext. 4148 [Official Plan and Zoning By-law Amendment stage]
Erosion and Sediment Control Plan	<input checked="" type="checkbox"/>	Development Engineering – Michael Gojsic, ext. 2365 [Condition of Site Plan Approval]
Hydrogeological Study	<input type="checkbox"/>	
Grading Plan	<input checked="" type="checkbox"/>	Development Engineering – Michael Gojsic, ext. 2365 [Condition of Site Plan Approval]
Master Drainage Plan	<input type="checkbox"/>	
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	<input checked="" type="checkbox"/>	Development Engineering – Michael Gojsic, ext. 2365 [Condition of Site Plan Approval]
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	<input checked="" type="checkbox"/>	Development Engineering – Michael Gojsic, ext. 2365 [Official Plan and Zoning By-law Amendment stage]
Servicing Options Report	<input type="checkbox"/>	
Water and Wastewater Servicing Study	<input checked="" type="checkbox"/>	Development Engineering – Michael Gojsic, ext. 2365 [Condition of Site Plan Approval]
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	<input checked="" type="checkbox"/>	Development Planning – Mark Kehler, ext. 4148 [Official Plan and Zoning

		By-law Amendment stage]
Odour Impact Assessment	<input type="checkbox"/>	
Sun/Shadow Study	<input type="checkbox"/>	
Vibration Study	<input type="checkbox"/>	
Wind Study	<input type="checkbox"/>	
Transportation		
Cycling Route Analysis	<input type="checkbox"/>	
Transportation Impact Study	<input type="checkbox"/>	
Parking Analysis/Study <small>Included in Planning Justification Report, as per correspondence with Tyler Shepherd on 08/29/2018</small>	<input checked="" type="checkbox"/>	Development Planning – Tyler Shepherd, ext. 6364 [Official Plan and Zoning By-law Amendment stage]
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	<input type="checkbox"/>	
Cost Recoveries		
Cost Acknowledgement Agreement	<input checked="" type="checkbox"/>	Development Planning – Mark Kehler, ext. 4148 [Official Plan and Zoning By-law Amendment stage]
DRP Submission Requirements	<input checked="" type="checkbox"/>	Development Planning – Victoria Cox, ext. 1393 [Official Plan and Zoning By-law Amendment stage]
Public Consultation Strategy	<input checked="" type="checkbox"/>	Development Planning – Mark Kehler, ext. 4148 [Official Plan and Zoning By-law Amendment stage]
Other:		
3D Massing Model	<input checked="" type="checkbox"/>	Development Planning – Max Kerrigan, ext. 1291 [Official Plan and Zoning By-law Amendment stage]
Right of Way Impact Assessment	<input checked="" type="checkbox"/>	Transportation Planning – Tiffany Wolsey, ext. 2553 [Official Plan and Zoning By-law Amendment stage]
Servicing Plan	<input checked="" type="checkbox"/>	Development Engineering – Michael Gojsic, ext. 2365 [Condition of Site Plan Approval]
Shoring and Tieback Drawings	<input checked="" type="checkbox"/>	Development Engineering – Michael Gojsic, ext.

		2365 [Condition of Site Plan Approval]
Storm Drainage Area Plan	<input checked="" type="checkbox"/>	Development Engineering – Michael Gojsic, ext. 2365 [Condition of Site Plan Approval]
Pest Control Plan	<input checked="" type="checkbox"/>	Public Health Ivo Zielinski, ext. 5824 [As condition of Site Plan approval]
Dust Management Plan	<input checked="" type="checkbox"/>	Public Health – Roger Finkenbrink, ext. 5820 [As condition of Site Plan approval]

ADDITIONAL INFORMATION

Additional Agencies to be contacted: None

Comments:

The subject lands are designated “Mixed Use – Medium Density” within the Ainslie Wood Westdale Secondary plan. This designation permits a maximum height of three storeys and a maximum residential density of 30 – 49 units per gross hectare. The proposed development would have a height of six storeys and a residential density of 181 units per hectare. Therefore, an Official Plan Amendment application is required.

The subject lands are zoned “H/S-1364” (Community Shopping and Commercial, Etc.) District, Modified. A multiple dwelling is not a permitted use in an “H” District. A maximum of nine residential units are permitted on the subject lands in the same building as a permitted commercial use, provided the building does not exceed two storeys and the gross floor area of dwelling units does not exceed the gross floor area of permitted commercial uses. A Zoning By-law Amendment is required to permit the proposed six storey mixed use building with 29 dwelling units.

By-law No. 17-240 was approved by Council on November 8, 2017 and changed the zoning of the subject lands to a Mixed Use Medium Density (C5, 570) Zone under Zoning By-law No. 05-200. This By-law is currently under appeal to the LPAT and is therefore not in force. A multiple dwelling is permitted in a (C5) Zone however Exception 570 permits a maximum building height of 11 metres.

A road widening dedication to achieve a right of way width of 45.72 metres on King Street West is required along with a 12.19 metre by 12.19 metre daylight triangle at the corner of King Street West and Paradise Road North. Should the applicant wish to request reduced dedications, a Right-of-Way Impact Assessment is 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

Mark Kehler
Planning Staff


Planning Staff Signature

Aug 2/18
Date

Kim Harrison - McMullen
Planning Staff

[Signature]
Planning Staff Signature

Aug 2/18
Date

Engineering Staff

Engineering Staff Signature

Date

Owner

Owner Signature

Date

Applicant (I have the authority
to bind the Owner)

Applicant Signature

Date

Matt Johnston
Agent (I have the authority
to bind the Owner)

[Signature]
Agent Signature

Dec 17, 2018
Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date

