



Hamilton

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

Formal Consultation Document

Meeting Date: November 3, 2021

File No: FC-21-144

Owner: Wellington Hamilton Non-Profit Housing Inc.

Applicant:

Agent: Urban Solutions Planning & Land Development Consultants Inc.

PROPERTY INFORMATION

Address and/or Legal Description: 186 Hunter Street East, Hamilton

Lot Frontage (metres): 28.8 Lot depth (metres): 60.9 Lot Area(m²):1,845

Regional Official Plan Designation:

Rural Hamilton Official Plan Designation:

Urban Hamilton Official Plan Designation: "Neighbourhoods"

Local Official Plan Designation:

Other Plan Designation:

Zoning: Community Commercial (C3) Zone

Description of current uses, buildings, structures and natural features on the subject lands: One storey commercial building

Brief description of proposal: Development of a 12 storey residential building with 102 dwelling units and 48 parking spaces, along with 522 square metres of amenity area and 51 long term bicycle parking spaces and 5 short term bicycle parking spaces.

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 (Complex)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Subdivision	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Condominium (Type: _____)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Site Plan (Type: _____)	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:	Official Plan Amendment - \$33,470 Zoning By-law Amendment - \$35,265 + per unit \$545 (units 11-60) - \$27,250 Site Plan Control - \$24,280
Conservation Authority Review Fees:	
Other:	Tree Protection Plan Review Fee - \$610 Combined OPA & ZBA Deduction - \$23,996.25 Less Formal Consultation - \$1,205
TOTAL:	\$95,673.75

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 Land Tribunal 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:

- Downtown Hamilton Secondary Plan Area;
- 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"/>	At Every Stage Development Planning (Daniel Barnett, ext. 4445)
Concept Plan	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
Planning		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft OPA, and By-laws	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	Official Plan Amendment and

		Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	Site Plan Control Development Planning (Daniel Barnett, ext. 4445)
Urban Design Report	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Ana Cruceru, ext. 5707)
Cultural		
Archaeological Assessment	<input type="checkbox"/>	
Cultural Heritage Impact Assessment (CHIA can be scoped)	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Amber Knowles, ext. 1291)
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"/>	As a condition of Site Plan Control Development Planning (Daniel Barnett, ext. 4445)
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 checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Urban Forestry, (Sam Brush, ext. 7375)
Tree Protection Plan (TPP)	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Cathy Plosz, ext. 1231)
Environmental/Servicing and Infrastructure		
Contaminant Management Plan	<input type="checkbox"/>	
Record of Site Condition (RSC)	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
Erosion and Sediment Control Plan	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
Geotechnical and Hydrogeological Report	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)

Grading Plan	<input checked="" type="checkbox"/>	Preliminary at Official Plan Amendment and Zoning By-law Amendment stages, Development Engineering (Aaron Inrig, ext. 4196) As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
Master Drainage Plan	<input type="checkbox"/>	
Stormwater Management Brief	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
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"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Engineering (Aaron Inrig, ext. 4196)
Site Servicing Plans	<input checked="" type="checkbox"/>	Preliminary at Official Plan Amendment and Zoning By-law Amendment stages, Development Engineering (Aaron Inrig, ext. 4196)

		Detailed Site Servicing Plan as a condition of Site Plan Control, Development Engineering (Aaron Inrig, ext. 4196)
Water Servicing and Required Fire Flow	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Engineering (Aaron Inrig, ext. 4196)
Wastewater Assessment	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
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"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
Odour Impact Assessment	<input type="checkbox"/>	
Sun/Shadow Study	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
Vibration Study	<input type="checkbox"/>	
Wind Study	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning

		(Daniel Barnett, ext. 4445)
Transportation		
Cycling Route Analysis	<input type="checkbox"/>	
Transportation Impact Study	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Transportation Planning (Mathew Radaelli, ext. 4801)
Parking Analysis/Study	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
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 (can be included in TIS)	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Transportation Planning (Mathew Radaelli, ext. 4801)
Cost Recoveries		
Cost Acknowledgement Agreement	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
DRP Submission Requirements		
<ul style="list-style-type: none"> - Site Plan - Building Elevations including materials and colouring - Model / Illustrations - Landscape Plan 	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment, Development Planning

<ul style="list-style-type: none"> - Floor Plans - Photographs of Streetscape - Design Brief - Detailed Perspective or Computer Model - Completed Project Summary Sheet - Massing Illustrations - Shadow study - Angular Plane - Wind Study - Cultural Heritage Impact Assessment 		(Joseph Buordolone, ext. 7856)
<p>Public Consultation Strategy</p>	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
<p>Other: Watermain Hydraulic Analysis</p>	<input checked="" type="checkbox"/>	Preliminary Plans Official Plan Amendment and Zoning By-law Amendment stages, Development Engineering (Aaron Inrig, ext. 4196) Detailed Plans as a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
<p>Storm Drainage Area Plans</p>	<input checked="" type="checkbox"/>	Preliminary Plans Official Plan Amendment and Zoning By-law Amendment stages, Development Engineering (Aaron Inrig, ext. 4196) Detailed Plan as a condition of Site Plan Control,

		Development Engineering (Aaron Inrig, ext. 4196)
Construction Management Plan and associated Review Fee	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
Shoring Plan & Shoring Agreement	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
Ground Settlement Report	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
Vibration Study	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
External Works Agreement or Security Deposit	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
Overlook Impact Evaluation (can be included in Urban Design Report)	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
Visual Impact Assessment (can be included in Urban Design Report)	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)

ADDITIONAL INFORMATION

Additional Agencies to be contacted:

Comments:

- A daylight triangle of 9.14m x 9.14m is required at both the intersection of Hunter Street East and Ferguson Avenue South and Hunter Street East and Liberty Street.
- A minimum visibility triangle of 3m x 3m is required for any driveway entrance.
- A maximum 10% grade for parking ramp is permitted without a letter certifying the ramp by a qualified professional.
- Driveway access width must meet city requirements.
- Note that the alleyway located to the rear of the Subject is a public un-assumed alleyway.
- The proposed development is eligible for municipal waste collection; however the current design is not serviceable, please see comments from waste management staff.
- Note the guidelines of Canadian Pacific Railway (CP Rail) found at the following link: <http://www.proximityissues.ca/>.
- City Wide Corridor Planning Principles and Design Guidelines serve as a best practice, 45° build to plane from the rear property line and from the street width should be applied, found at the following link: <https://www.hamilton.ca/develop-property/policies-guidelines/city-wide-corridor-planning-principles-and-design-guidelines>
- Recommended that parking be located below grade as much as possible or to the interior of the building if above grade with active uses facing the street.
- Cash-in-lieu of parking will be required for deficiencies in required parking.
- Note that the subject lands fall within the Community Improvement Plan Area (CIPA) and therefore conditional Site Plan Approval is subject to a 15 month approval period with no possible extensions.

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.*

ACKNOWLEDGEMENT

I/We hereby acknowledge the above noted statements and understand that the identified reports, studies, plans and fees are required to deem any required application(s) complete.

I/We further acknowledge that this letter shall not be modified or edited.

<p>Mr. Andrew Salomon <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> Owner</p>	 <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> Owner Signature	<p>December 20, 2021 <hr style="border: 0; border-top: 1px solid black; margin: 0;"/> Date</p>
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Applicant (I have the authority
to bind the Owner)

Applicant Signature

Date

Agent (I have the authority
to bind the Owner)

Agent Signature

Date

SIGNATURES

Planning Staff

Planning Staff Signature

Date

Shannon McKie
Planning Staff

Digitally signed by Shannon McKie
Date: 2021.12.14 17:04:16 -05'00'

Planning Staff Signature

Date

Engineering Staff

Engineering Staff Signature

Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date