



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

Hamilton

Formal Consultation Document

Meeting Date: February 17, 2021 File No: FC-21-006

Owner: Garner South M.D Developments C/O Hamid Hakimi

Applicant: Urban Solutions C/O Sergio Manchia

Agent: _____

PROPERTY INFORMATION

Address and/or Legal Description: _____

Lot Frontage (metres): 50.6 Lot depth (metres): 80.47 Lot Area(ha): 0.42

Regional Official Plan Designation: _____

Rural Hamilton Official Plan Designation: _____

Urban Hamilton Official Plan Designation: Neighbourhoods

Local Official Plan Designation: _____

Other Plan Designation: "Low Density Residential (Infill/Existing)" – Meadowlands
Neighbourhood III Secondary Plan

Zoning: Agricultural "A" Zone, Ancaster Zoning By-law No. 87-57

Description of current uses, buildings, structures and natural features on the subject
lands: corner lot currently with some mature vegetation and no structures.

Brief description of proposal: development of an L shaped, six storey multiple dwelling
having a total of 95 units and 151 parking spaces. 4,186 sq.m. of amenity area is
proposed on the ground level.

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 type="checkbox"/>
Site Plan (Type: DA (Site Plan Control))	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 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:	OPA: \$33,470.00 ZBA: \$35,265.00 + (50 Res units @ \$545 = \$27,250.00) Subtotal: \$95,985.00 Less 25% Joint App: \$71,988.75 Less FC Credit: \$70,788.75 TPP: \$605 Site Plan Control: \$24,280.00 TMP: 299.79 (HST incl)
Conservation Authority Review Fees:	Contact HCA to confirm
Other:	
TOTAL:	\$95,973.54 + HCA fees

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:

- Downtown Hamilton Secondary Plan Area;
- Areas of Major Change and Corridors of Gradual Change within the West Harbor Secondary Plan Area;
- Primary Corridors as shown on Schedule E – “Urban Structure” of the Urban Hamilton Official Plan;
- 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, Heritage and Design (M. Schneider, ext. 1224)
Concept Plan	<input checked="" type="checkbox"/>	OPA/ZBA Stage, Development Planning, Heritage and Design (M. Schneider, ext. 1224)
Planning		

Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft OPA, and By-laws	<input checked="" type="checkbox"/>	OPA/ZBA Stage, Development Planning, Heritage and Design (M. Schneider, ext. 1224)
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	OPA/ZBA Stage, Development Planning, Heritage and Design (M. Schneider, ext. 1224)
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	Site Plan Stage, Development Planning, Heritage and Design (M. Schneider, ext. 1224)
Urban Design Report	<input checked="" type="checkbox"/>	OPA/ZBA Stage, Development Planning, Heritage and Design (A. Cruceru, ext. 5707)
Cultural		
Archaeological Assessment	<input checked="" type="checkbox"/>	OPA/ZBA Stage, Development Planning, Heritage and Design (M. Schneider, ext. 1224)
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"/>	Site Plan Stage, Development Planning, Heritage and Design (M. Schneider, ext. 1224)

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"/>	Site Plan Stage, Forestry and Horticulture (S. Brush, ext. 4575)
Tree Protection Plan (TPP)	<input checked="" type="checkbox"/>	OPA/ZBA Stage, Development Planning, Heritage and Design (M. Kiddie, ext. 1290)
Environmental/Servicing and Infrastructure		
Contaminant Management Plan	<input type="checkbox"/>	
Record of Site Condition (RSC)	<input type="checkbox"/>	
Erosion and Sediment Control Plan	<input type="checkbox"/>	
Hydrogeological Study	<input checked="" type="checkbox"/>	OPA/ZBA Stage, Development Engineering (H. Juneja, ext. 2424)
Grading Plan	<input type="checkbox"/>	
Master Drainage Plan	<input type="checkbox"/>	
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	<input type="checkbox"/>	
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"/>	OPA/ZBA Stage, Development Engineering (H. Juneja, ext. 2424)
Servicing Options Report	<input checked="" type="checkbox"/>	Servicing Plan – Conceptual @ OPA/ZBA Stage, Development

		Engineering (H. Juneja, ext. 2424)
Water and Wastewater Servicing Study	<input checked="" type="checkbox"/>	OPA/ZBA Stage, Development Engineering (H. Juneja, ext. 2424)
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"/>	OPA/ZBA Stage, Development Planning, Heritage and Design
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	<input type="checkbox"/>	
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"/>	OPA/ZBA Stage, Development Planning, Heritage and Design (M. Schneider, ext. 1224)
DRP Submission Requirements	<input type="checkbox"/>	
Public Consultation Strategy	<input checked="" type="checkbox"/>	OPA/ZBA Stage, Development Planning, Heritage and Design (M. Schneider, ext. 1224)
Other: Construction Management Plan		Site Plan Stage, Development Engineering (H. Juneja, ext. 2424)
Shadow Study	<input checked="" type="checkbox"/>	OPA/ZBA Stage, Development Planning,

		Heritage and Design (A. Crucery, ext. 5707)
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ADDITIONAL INFORMATION

Additional Agencies to be contacted: _____

Comments: refer to comments from FC-20-065 which identify concerns with scale of development. Previous Formal Consultation reviewed concept plan for six storeys with a total of 50 dwelling units.

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

Ohi Izirein
Planning Staff

Ohi Izirein
Planning Staff Signature

May 10, 2021
Date

Melanie Schneider
Planning Staff

Melanie Schneider
Planning Staff Signature

May 10, 2021
Date

Engineering Staff

Engineering Staff Signature

Date

HAMID HAKIMI
Owner

Hakimi
Owner Signature

AVG 31, 2021
Date

Applicant (I have the authority
to bind the Owner)

Applicant Signature

Date

Agent (I have the authority
to bind the Owner)

Agent Signature

Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date