



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

March 27, 2017

File: FC-17-015

UrbanSolutions Planning and Land Development Consultants Inc.
c/o Sergio Manchia
105 Main Street East, Suite 501
Hamilton, Ontario
L8N 1G6

Dear Sir:

RE: Formal Consultation Meeting – Application by UrbanSolutions Planning and Land Development Consultants Inc. (c/o Sergio Manchia) for Lands Located at 122 & 126 Augusta Street and 125 & 127 Young Street, Hamilton (Ward 2)

Please find the attached Formal Consultation Document from the Development Review Team Meeting held on **February 17, 2017**, which identifies the required items that must accompany future applications for **Zoning By-law Amendment** and **Site Plan Control** in order to deem the applications complete, in accordance with the *Planning Act*.

As part of the Formal Consultation Process, signatures by the Owner(s) and Agent/Applicant 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 the above noted 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 Gerry Tchisler at 905.546.2424 ext. 4148 or by e-mail at Gerry.Tchisler@hamilton.ca, or myself at ext. 1258.

Yours truly,

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

gt
Attachment

cc: Mario Nesci, 175 Nebo Road, Hamilton, Ontario, L8W 2E1



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Phone: 905.546.2424 - Fax: 905.546.4202

Formal Consultation Document

Meeting Date: February 17, 2017

File No: FC-17-015

Owner: Mario Nesci

Applicant: UrbanSolutions (c/o Sergio Manchia)

Agent: UrbanSolutions (c/o Sergio Manchia)

PROPERTY INFORMATION

Address and/or Legal Description: 122 & 126 Augusta Street and 125 & 127 Young Street, Hamilton

Lot Frontage (metres): 36.95 Lot depth (metres): 91.0 Lot Area(m^2): 1750

Regional Official Plan Designation:

Rural Hamilton Official Plan Designation:

Urban Hamilton Official Plan Designation: Neighbourhoods

Local Official Plan Designation:

Other Plan Designation:

Zoning: "D" (Urban Protected Residential – One and Two Family Dwellings) District

Description of current uses, buildings, structures and natural features on the subject lands: Currently, 122 & 126 Augusta Street and 127 Young Street form a single through lot on which exists a single detached dwelling fronting onto Augusta Street. A three unit dwelling exists on 125 Young Street.

Brief description of proposal: The applicant proposes to construct a four storey multiple dwelling containing 27 residential dwelling units and 21 parking spaces at grade. The dwellings are situated on separate lots. The proposal will require the demolition of the dwelling fronting Augusta Street and the severance of a portion of the rear yard associated with the dwelling fronting Young Street.

APPLICATIONS REQUIRED

Table with 3 columns: Application Type, Yes, No. Rows include Rural Hamilton Official Plan Amendment and Urban Hamilton Official Plan Amendment.

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: Full Application)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Consent	Yes <input checked="" type="checkbox"/>	No <input 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 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:	Zoning By-law Amendment.....	\$22,260
	Site Plan Control.....	\$9,275
	Consent.....	\$2,570
Other:	Tariff of Fees (as a condition of Site Plan Approval) (10 x \$540) + (17 x \$325).....	\$10,925
TOTAL:	Subtotal.....	\$34,105
	Less: FC Credit (\$1,065).....	\$33,040

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 – Gerry Tchisler, ext. 4148 [for all applications]
Concept Plan	<input checked="" type="checkbox"/>	Development Planning – Gerry Tchisler, ext. 4148 [Zoning By-law Amendment stage]
Planning		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft By-law	<input checked="" type="checkbox"/>	Development Planning – Gerry Tchisler, ext. 4148 [Zoning By-law Amendment stage]
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report <i>(Refer to the attached “Guidelines for the Preparation of a Planning Justification Report” for Terms of Reference)</i>	<input checked="" type="checkbox"/>	Development Planning – Gerry Tchisler, ext. 4148 [Zoning By-law Amendment stage]
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	Development Planning –

		Gerry Tchisler, ext. 4148 & Max Kerrigan, ext. 1291 [Site Plan Control stage]
Urban Design Report <i>(Refer to "Guidelines for Urban Design Reports" located at the following link: https://www.hamilton.ca/development-property/policies-guidelines/guidelines-urban-design-reports for Terms of Reference)</i>	<input checked="" type="checkbox"/>	Development Planning – Max Kerrigan, ext. 1291 [Zoning By-law Amendment stage]
Cultural		
Archaeological Assessment	<input checked="" type="checkbox"/>	Development Planning – Chelsey Tyers, ext. 1202 [Zoning By-law Amendment stage]
Cultural Heritage Impact Assessment	<input checked="" type="checkbox"/>	Development Planning – Chelsey Tyers, ext. 1202 [Zoning By-law Amendment stage]
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 Control]
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	<input type="checkbox"/>	

Study		
Slope Stability Study and Report	<input type="checkbox"/>	
Species Habitat Assessment	<input type="checkbox"/>	
Tree Management Plan	<input checked="" type="checkbox"/>	Forestry - Sam Brush, ext. 7375 [Condition of Site Plan Control]
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	<input checked="" type="checkbox"/>	Development Engineering – Saleem Sial, ext. 4196 [Condition of Site Plan Control]
Hydrogeological Study	<input type="checkbox"/>	
Grading and Drainage Plan	<input checked="" type="checkbox"/>	Development Engineering – Saleem Sial, ext. 4196 [Condition of Site Plan Control]
Servicing Plan	<input checked="" type="checkbox"/>	Development Engineering – Saleem Sial, ext. 4196 [Condition of Site Plan Control]
Stormwater Management Report and Storm Drainage Area Plan	<input checked="" type="checkbox"/>	Development Engineering – Saleem Sial, ext. 4196 [Condition of Site Plan Control]
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 – Saleem Sial, ext. 4196 [Zoning By-law Amendment stage] – including Required Fire Flows information
Servicing Options Report	<input type="checkbox"/>	
Water and Wastewater Servicing Study	<input checked="" type="checkbox"/>	Development

		Engineering – Saleem Sial, ext. 4196 [Condition of Site Plan Control]
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 – Daniel Barnett, ext. 4445 & CP Rail - Josie Tomei, 905-803-3429 [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	<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 <i>(Refer to "Transportation Demand Management Land Development Guidelines" located at the following link: https://www.hamilton.ca/develop-property/policies-guidelines/transportation-demand-management-land-development-guidelines for Terms of Reference)</i>	<input checked="" type="checkbox"/>	Transportation Management – Tiffany Wolsey, ext. 2553 [Zoning By-law Amendment stage]
Cost Recoveries		
Cost Acknowledgement Agreement	<input checked="" type="checkbox"/>	Development Planning – Gerry Tchisler, ext. 4148 [Zoning By-law Amendment stage]
DRP Submission Requirements	<input type="checkbox"/>	
Public Consultation Strategy	<input checked="" type="checkbox"/>	Development Planning – Gerry Tchisler, ext. 4148 [Zoning By-law Amendment stage]
Other		

Pest Control Plan	<input checked="" type="checkbox"/>	Public Health – Latchman Nandu, ext. 5813 [Condition of Site Plan Control]
Dust Mitigation Plan	<input checked="" type="checkbox"/>	Public Health – Roger Finkenbrink, ext. 5820 [Condition of Site Plan Control]
Construction Management Plan	<input checked="" type="checkbox"/>	Corridor Management – Rich Shebib, ext. 3909 [Condition of Site Plan Control]

ADDITIONAL INFORMATION

Additional Agencies to be contacted: Josie Tomei, CP Rail (905-803-3429) regarding noise attenuation issues.

Comments:

Although a higher density use may be appropriate for the site, the applicant shall ensure that the proposal provides a more sympathetic transition to the existing Victorian houses. A landscape architect should develop a rear yard landscape plan that is a comfortable mix of utility (ie. parking) and useable / valuable amenity space.

The applicant should consider the optimal timing for the submission of the consent application within the overall project timeframe. Optimally, this should be done at such a time that allows the consideration of any variances required for the retained lands to be included in the Zoning By-law Amendment application and contemplated within the associated Planning Justification Report.

The applicant should confirm that the existing triplex has been legally established.

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

Gerry Tchisler
Planning Staff


Planning Staff Signature

Mar 27/17
Date

Anita Fabac
Planning Staff


Planning Staff Signature

March 27/17
Date

Engineering Staff

Engineering Staff Signature

Date

Mario Nesci
Owner


Owner Signature

Dec 21, 2017
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