



Hamilton

Mailing Address:  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

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

June 7, 2016

File: FC-16-056

Sergio Manchia, MCIP, RPP  
Urban Solutions Planning and Land Development Consultants Inc.,  
105 Main Street East, Unit 501,  
Hamilton, ON, L8N 1G6

Dear Sir:

**RE: Formal Consultation Meeting – Application by Urban Solutions Planning and Land Development Consultants Inc. on behalf of Main Carling Investments Ltd. for Lands Located at 644 Main Street West, Hamilton (Ward 1)**

Please find the attached Formal Consultation Document from the Development Review Team Meeting held on **May 18, 2016**, which identifies the required items that must accompany a future **Urban Hamilton Official Plan Amendment, Zoning By-law Amendment**, and **Site Plan Approval** 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(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 an **Urban Hamilton Official Plan Amendment, Zoning By-law Amendment** and **Site Plan Approval** application for this proposal, please enclose a copy of the signed Formal Consultation Document with your application.

If you have any questions or require assistance at any time throughout the development process, please feel free to contact, Cam Thomas at 905.546.2424 ext. 4229 or by e-mail at [Cameron.Thomas@hamilton.ca](mailto:Cameron.Thomas@hamilton.ca) or myself at ext. 1258

Yours truly,

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

KHM:ct  
Attachment

**Re: Formal Consultation Meeting, Proposal for a  
property located at 644 Main Street West, Hamilton**

**June 7, 2016  
Page 2 of 2**

cc: cc: David Horwood  
Main Carling Investments Ltd.,  
242 Main Street East,  
Hamilton, ON, L8N 1H5



Hamilton

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Development Planning, Heritage and Design  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton ON L8P 4Y5  
Phone: 905.546.2424 - Fax: 905.546.4202

## Formal Consultation Document

Meeting Date: May 18, 2016 File No: FC-16-056  
Owner: David Horwood (Main Carling Investments Ltd.)  
Applicant: Urban Solutions Planning and Land Development  
Agent: Sergio Manchia

### PROPERTY INFORMATION

Address and/or Legal Description: 644 Main Street West, Hamilton

Lot Frontage (metres): 214.42 Lot depth (metres): 89.6 Lot Area(m<sup>2</sup>): 13,155

Regional Official Plan Designation: n/a

Rural Hamilton Official Plan Designation: n/a

Urban Hamilton Official Plan Designation: High Density Residential 1 and General  
Open Space (Ainslie Wood Westdale Secondary Plan) and Neighbourhoods (High  
Density Residential) and Primary Corridors

Local Official Plan Designation: n/a

Other Plan Designation: \_\_\_\_\_

Zoning: "E/S-1361" (Multiple Dwellings, Lodges, Clubs, etc.) District and more  
recently "E/S-8" District (Interim Control By-law) in Zoning By-law No 6593,

Description of current uses, buildings, structures and natural features on the subject  
lands: Existing 15 storey, 289 unit rental apartment building with underground parking  
accessible from a driveway on Carling Street

Brief description of proposal: \_\_\_\_\_

The applicant proposes to construct a new 18 storey apartment building on the easterly part of the property comprising 204 units with a parking area for 126 spaces to accommodate parking at-grade and in an underground garage. The new apartment building is proposed to be located east of the existing apartment building along a servicing easement with new driveways and would be accessible from Carling Street.

The density for the entire site would be 374 units per hectare with the proposed apartment building on the existing site. The parking ratio proposed is 0.6 spaces per unit.

## 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: Major)                | 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 Industrial, 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.). In addition, the City of Hamilton has prepared a new comprehensive Rural Official Plan and Urban Official Plan. Should the proposed development not proceed prior to the final approval of these Official Plans, further amendments to these plans may be required.

## FEES REQUIRED

|                                     |  |
|-------------------------------------|--|
| City of Hamilton:                   | Official Plan Amendment (\$17,655) +<br>Zoning By-law Amendment (\$21,890) =<br>\$39,545 – FC fee (\$1,065) = \$38,480<br>( - 25%) = \$28,860  |
| Conservation Authority Review Fees: | n/a  |
| Other:                              | Site Plan Approval \$9,120   |
| TOTAL:                              | Combined Urban Hamilton Official Plan<br>Amendment and Zoning By-law Amendment<br>(\$28,860) and Site Plan Application (\$9,120)<br>= \$37,980 |

## 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             |
|-------------------------------|-------------------------------------|--|
| <b>Background Information</b> |                                     |  |
| Survey Plan                   | <input checked="" type="checkbox"/> | <u>At Rezoning / OPA stage:</u><br>C. Thomas, Development Planner, ext. 4229 |
| Concept Plan                  | <input checked="" type="checkbox"/> | <u>At Rezoning / OPA stage:</u><br>C. Thomas, Development                    |

|   |                                     |   |
|---|-------------------------------------|---|
|   |                                     | Planner, ext. 4229  |
| <b>Planning</b>   |                                     |   |
| Affordable Housing Report/Rental Conversion Assessment  | <input type="checkbox"/>            |   |
| Draft OPA, and By-laws  | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>C. Thomas, Development Planner, ext. 4229   |
| Land Use/Market Needs Assessment  | <input type="checkbox"/>            |   |
| Planning Justification Report   | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>C. Thomas, Development Planner, ext. 4229   |
| Site Plan and Building Elevations   | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>C. Thomas, Development Planner, ext. 4229   |
| Urban Design Report   | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>J. Chludzinska, Urban Designer, ext. 1393 and<br>C. Thomas, Development Planner, ext. 4229) |
| <b>Cultural</b>   |                                     |   |
| Archaeological Assessment   | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>C. Tyers, Cultural Heritage Planner, ext. 1202  |
| Cultural Heritage Impact Assessment   | <input type="checkbox"/>            |   |
| <b>Environmental</b>  |                                     |   |
| 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 type="checkbox"/>            |   |
| 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"/> | At Rezoning / OPA stage:<br>S.Brush, Urban Forestry,<br>ext. 7375  |
| Tree Protection Plan (TPP)  | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>C. Plosz, Natural Heritage<br>Planner, ext. 5803   |
| <b>Environmental/Servicing and Infrastructure</b>   |                                     |  |
| Contaminant Management Plan   | <input type="checkbox"/>            |  |
| Record of Site Condition (RSC)  | <input type="checkbox"/>            |  |
| Erosion and Sediment Control Plan   | <input checked="" type="checkbox"/> | At Site Plan Control stage:<br>Huy Thai, Corridor<br>Management Planner,<br>MTO (416-235-4387) and<br>S. Sial, Development Co-<br>ordinator, Development<br>Engineering West, ext.<br>4196 |
| Hydrogeological Study   | <input type="checkbox"/>            |  |
| Grading Plan  | <input checked="" type="checkbox"/> | At Site Plan Control stage:<br>Huy Thai, Corridor<br>Management Planner,<br>MTO (416-235-4387) and<br>S. Sial, Development Co-<br>ordinator, Development<br>Engineering West, ext.<br>4196 |
| Master Drainage Plan  | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>S. Sial, Development Co-<br>ordinator, Development<br>Engineering West, ext.<br>4196   |
| Stormwater Management Report/Plan and/or<br>update to an existing Stormwater Management<br>Plan | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>S. Sial, Development Co-<br>ordinator, Development<br>Engineering West, ext.<br>4196<br>Huy Thai, Corridor<br>Management Planner,<br>MTO (416-235-4387)        |
| Soils/Geotechnical Study  | <input type="checkbox"/>            |  |
| Sub-watershed Plan and/or update to an<br>existing Sub-watershed Plan                           | <input type="checkbox"/>            |  |



|  |                                     |  |
|--|-------------------------------------|--|
| <b>Financial</b>   |                                     |  |
| Financial Impact Analysis  | <input type="checkbox"/>            |  |
| Market Impact Study  | <input type="checkbox"/>            |  |
| <b>Servicing and Infrastructure</b>  |                                     |  |
| 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"/> | At Rezoning / OPA stage:<br>S. Sial, Development Co-ordinator, Development Engineering West, ext. 4196           |
| Servicing Options Report   | <input type="checkbox"/>            |  |
| Water and Wastewater Servicing Study   | <input type="checkbox"/>            |  |
| <b>Land Use Compatibility</b>  |                                     |  |
| 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"/> | At Rezoning / OPA stage:<br>C. Thomas, Development Planner, ext. 4229  |
| Odour Impact Assessment  | <input type="checkbox"/>            |  |
| Sun/Shadow Study   | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>J. Chludzinska, Urban Designer, ext. 1393  |
| Vibration Study  | <input type="checkbox"/>            |  |
| Wind Study   | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>J. Chludzinska, Urban Designer, ext. 1393  |
| <b>Transportation</b>  |                                     |  |
| Cycling Route Analysis   | <input type="checkbox"/>            |  |
| Transportation Impact Study  | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>Huy Thai, Corridor Management Planner, MTO (416-235-4387)                            |
| Parking Analysis/Study   | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>T. Mendoza, Parking Technologist, ext.5441   |
| Pedestrian Route and Sidewalk Analysis   | <input checked="" type="checkbox"/> | At Rezoning / OPA stage<br>As a component of the Urban Design Brief<br>J. Chludzinska, Urban Designer, ext. 1393 |



|   |                                     |  |
|---|-------------------------------------|--|
| 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 checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>B. Brosseau,<br>Transportation<br>Technologist, ext. 4583                                  |
| <b>Cost Recoveries</b>  |                                     |  |
| Cost Acknowledgement Agreement  | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>Mike Kovacevic, ext.<br>Legal Services and<br>C. Thomas, Development<br>Planner, ext. 4229 |
| <b>DRP Submission Requirements</b>  | <input checked="" type="checkbox"/> | At or Prior to Rezoning /<br>OPA stage:<br>J. Chludzinska, Urban<br>Designer, ext. 1393                                |
| <b>Other:</b> A Permit to Take Water (MOECC Approval) may apply if dewatering is required and is in excess of 50,000L/day | <input checked="" type="checkbox"/> | At Rezoning / OPA stage:<br>S. Sial, Development Co-<br>ordinator, Development<br>Engineering West, ext.<br>4196       |

## ADDITIONAL INFORMATION

Additional Agencies to be contacted: MTO, Huy Thai, Corridor Management Planner, MTO (416-235-4387)

LRT Office, Danielle Bury, Senior Project Manager, ext. 6384

Comments: The proposal will require amendments to the UHOP and to the Zoning By-law and would result in significant changes to the current Beverly Hills apartment site at 644 Main Street West by introducing a separate free-standing tower on the easterly part of the site. The property is under the Ainslie Wood Westdale Secondary Plan which has specific requirements for development in the High Density Residential 1 designation. The main concerns with respect to the proposed development are outlined as follows:

1. Proposed Density - The proposed density of 374 units per hectare would significantly exceed the requirement of the High Density Residential 1 designation in the Ainslie Wood Westdale Secondary Plan (AWWSP) of density generally in the range of 50-125 units per gross hectare in the UHOP. The proposal would exceed the density permitted for the High Density residential category under the Neighbourhoods designation of 200 units per hectare. The site is outside of the Central Area boundary which permits density of up to 500

units per hectare. The Planning Justification Report would need to speak to this matter and provide a suitable rationale for the density to exceed the City's current requirements.

2. Proposed Building Height and Design - The proposed building is within a designation that would permit the building height to be up to 10 storeys. The proposed building height of 18 storeys is significantly above this requirement. The proposed building is also within an area that is situated adjacent to existing single detached dwellings. It is an objective of the AWWSP for new infill housing to be compatible with existing development. The AWWSP also directs in Policy 6.2.5.3.e) (General Residential Policies) that additional locations for new higher density housing and student housing, (if this is being considered), should include low-rise and medium rise apartments.

The building design would require a demonstration that there would be no sun shadow impacts or wind impacts on public spaces and private outdoor amenity spaces in order to permit the proposed additional 8 storeys of height. Consideration should be given to a height transition from the adjacent dwellings on Carling Street for improved building design. An Urban Design Brief is required to address the justification for the proposed building height and sun-shadow impacts based on the UHOP Urban Design and Secondary Plan policies and Site Plan Guidelines. A Wind Assessment is also required and may be included as a component of the Urban Design Brief. Guidelines for the Urban Design brief are attached for reference.

3. Parking - The proposed parking of 0.6 spaces per unit would introduce a standard that has not been applied outside of the Downtown. It is recognized that the proposal is providing reduced parking in anticipation of the LRT line. Reduced parking may be of concern due to high parking demand and limited street parking in this area. The justification for reduced parking will need to be evaluated through a Parking Justification Report. TDM requirements for bicycle parking should be provided in a separate report.
4. Servicing - The proposal will impact an existing servicing easement for sanitary and storm sewers. The applicant's Functional Servicing Report will need to address how the servicing for the building will occur and provide a suitable location for a new easement. The servicing design for storm sewers will need to address the request by Development Engineering to direct all drainage to the storm sewer in the MTO right-of-way rather than the combined sewer and would be subject to MTO approval.
5. Removal of Open Space - The redesignation of land from General Open Space to High Density Residential 1 in the Ainslie Wood Westdale Secondary Plan is required. A rationale for this amendment to support the proposed change in land use would need to be provided in the Planning Justification Report and in the Draft OPA.



6. LRT Corridor - The property is adjacent to the Main Street West LRT Corridor which has a required ROW of 45.72 m. To facilitate the LRT Corridor, it is likely that a widening of 8-9 m would be required along Main Street West. It is not known whether the conceptual drawing has accounted for the future widening. The LRT review is now underway and consultation should be made with LRT Staff (Danielle Bury, ext. 6384) to understand the City's requirements for this Corridor. The design should identify amenities within the Corridor that the City may require for the development of the LRT. Pedestrian linkages to LRT facilities would need to be identified from the proposed building on the conceptual site plan.

In summary, Staff are of the opinion that the proposal may present particular challenges in terms of developing an additional tall building adjacent to existing single detached dwellings as well as increasing the density of the property above the requirements of the Ainslie Wood Westdale Secondary Plan and UHOP. The applicant should therefore consider a transition in building height in order to minimize impacts and to create a design that would have a good contextual fit and maintain the character of this area. The proposed density may also be above the level that can be reasonably supported for this area and consideration to reducing the density is recommended. In addition, the scale, design and orientation of the proposed building and parking would need to be coordinated and responsive to requirements for servicing by the City and MTO and the future LRT.

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**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

Kimberley Harrison-McMillan  
Planning Staff

[Signature]  
Planning Staff Signature

June 7/16  
Date

Cam Thomas  
Planning Staff

[Signature]  
Planning Staff Signature

June 7/16  
Date

\_\_\_\_\_  
Engineering Staff

\_\_\_\_\_  
Engineering Staff Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant (I have the authority  
to bind the Owner)

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

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

[Signature]  
Agent Signature

March 30, 2017  
Date

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Other Staff or Agency

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Signature

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Date

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Other Staff or Agency

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Signature

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Date

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Other Staff or Agency

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Signature

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Date