



Hamilton

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

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 22, 2016

File: FC-16-022

Urban Solutions
c/o Victoria Coates
105 Main Street East, Unit 501
Hamilton, ON L8N 1G6

Dear Ms. Coates:

RE: Formal Consultation Meeting – Application by Urban Solutions for Lands Located at 609 & 615 Centre Road and 3 Nisbet Boulevard, Flamborough (Ward 15)

Please find the attached Formal Consultation Document from the Development Review Team Meeting held on **March 9, 2016**, which identifies the required items that must accompany a future **Draft Plan of Subdivision** application, **Zoning By-law Amendment** application, **Plan of Condominium** application, **Site Plan Control** application, and possible **Urban Hamilton Official Plan Amendment** 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 the above-noted 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, Madeleine Giroux at 905.546.2424, ext. 2664 or by e-mail at Madeleine.Giroux@hamilton.ca or myself at ext. 1258.

Yours truly,

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

KHM:mg
Attachment

**Re: Formal Consultation Meeting – Application by
Urban Solutions for Lands Located at 609 & 615
Centre Road and 3 Nisbet Boulevard, Flamborough,
(Ward 15)**

**March 22, 2016
Page 2 of 2**

**cc: Parkside Hills Inc / Suncor
410 Industrial Drive, Unit C
Milton, ON L9T 5A6**



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: March 9, 2016 File No: FC-16-022

Owner: Parkside Hills Inc. & Suncor Energy

Applicant: Urban Solutions

PROPERTY INFORMATION

Address and / or Legal Description:

- 3 Nisbet Blvd: Plan 62M1125, Block 100
- 609 Centre Road: Concession 4, Part Lot 8, FE Flamborough Registered Plan 62R710, Part of Part 1, Registered Plan 62R10634, Part 1
- 615 Centre Road: Concession 4, Part Lot 8, FE Flamborough

Lot Frontage (metres): 132.2 Lot depth (metres): 104.5 Lot Area (m²): 10,589.3

Urban Hamilton Official Plan Designation: Neighbourhoods on Schedule E-1

Other Plan Designation: 3 Nisbet Blvd is designated 'Mixed Use – Medium Density' in the Waterdown North Secondary Plan

Zoning: Automotive Commercial "AC-2" Zone, Modified (609 and 615 Centre Road) & Medium Density Residential "R6-16" Zone, Modified (3 Nisbet Blvd)

Description of current uses, buildings, structures and natural features on the subject lands: Generally vacant, former gas station uses

Brief description of proposal: The applicant proposes to permit the development of 61 residential units comprising of a mixture of back-to-back townhouses, traditional townhouses, and semi-detached dwellings on a condominium road.

APPLICATIONS REQUIRED

| | | |
|--|---|--|
| Rural Hamilton Official Plan Amendment | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Urban Hamilton Official Plan Amendment * | Yes <input type="checkbox"/> | No <input checked="" 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 checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Condominium (Type: Common Element) | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Site Plan (Type: Full) | 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"/> |

* An Urban Hamilton Official Plan Amendment may be required based on density calculations and further review of the full proposal against the relevant UHOP policies.

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.).

FEES REQUIRED

The following outlines two scenarios based on whether an Urban Hamilton Official Plan Amendment is required. Additionally, fees are subject to change based on the number of units and / or blocks.

Scenario 1: UHOPA Required

| | |
|-------------------|---|
| City of Hamilton: | UHOPA: <u>\$17,655.00</u> Plan of Subdivision: <u>\$35,225.00</u> + \$215.00 / unit; or, + \$620.00 / block Complex Rezoning: <u>\$21,890.00</u> Plan of Condominium: <u>\$23,020.00</u> + \$75 / unit Sub-total: <u>\$97,790.00</u> + applicable per unit / block charges |
|-------------------|---|

| | |
|-------------------------------------|---|
| | <p>Less fee reduction for combined applications (25% of total) = (\$24,447.50)</p> <p>New Sub-total: <u>\$73,342.50</u> + applicable per unit / block charges</p> <p>Site Plan: <u>\$9,120.00</u></p> <p>+ \$530.00 / unit for first 10 units + \$320.00 / unit for subsequent units up to 50</p> <p>Less Formal Consultation Credit: (\$1,065.00)</p> |
| Conservation Authority Review Fees: | \$14,400.00 |
| Other: | n/a |
| TOTAL: | \$95,797.50 + per unit and / or per block charges |

Scenario 2: No UHOPA Required

| | |
|-------------------------------------|--|
| City of Hamilton: | <p>Plan of Subdivision: <u>\$35,225.00</u> + \$215.00 / unit; or, + \$620.00 / block</p> <p>Complex Rezoning: <u>\$21,890.00</u></p> <p>Plan of Condominium: <u>\$23,020.00</u> + \$75 / unit</p> <p>Sub-total: <u>\$80,135.00</u> + applicable per unit / block charges</p> <p>Less fee reduction for combined applications (25% of total) = (\$20,033.75)</p> <p>New Sub-total: <u>\$60,101.25</u></p> <p>Site Plan: <u>\$9,120.00</u> + \$530.00 / unit for first 10 units + \$320.00 / unit for subsequent units up to 50</p> <p>Less Formal Consultation Credit: (\$1,065.00)</p> |
| Conservation Authority Review Fees: | \$12,505.00 |

| | |
|--------|---|
| Other: | n/a |
| TOTAL: | \$80,661.25 + per unit and / or per block charges |

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, five (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"/> | M. Giroux - Development Planning, ext. 2664 (with all future applications) |
| Concept Plan & Concept Elevations | <input checked="" type="checkbox"/> | M. Giroux - Development Planning, ext. 2664 (with UHOPA [if required], Rezoning, and Plan of Subdivision applications) |
| Planning | | |
| Affordable Housing Report / Rental Conversion Assessment | <input type="checkbox"/> | |
| Draft OPA, and By-laws | <input checked="" type="checkbox"/> | M. Giroux - Development Planning, ext. 2664 (with UHOPA [if required] and Rezoning applications) |
| Land Use / Market Needs Assessment | <input type="checkbox"/> | |
| Planning Justification Report | <input checked="" type="checkbox"/> | M. Giroux - Development Planning, ext. 2664 (with UHOPA [if required], Rezoning, and Plan of Subdivision applications) |
| Site Plan and Building Elevations | <input checked="" type="checkbox"/> | M. Giroux - Development Planning, ext. 2664 (with Site Plan Control application) |
| Urban Design Report (can be scoped within PJR) | <input checked="" type="checkbox"/> | A. Cruceru, Urban Design, ext. 5707 (with UHOPA [if required], Rezoning, and Plan of Subdivision applications) |
| Cultural | | |
| Archaeological Assessment | <input checked="" type="checkbox"/> | C. Tyers - Cultural Heritage Planning, ext. 1202 (with UHOPA [if required], Rezoning, and Plan of Subdivision applications) |
| 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"/> | M. Giroux - Development Planning S. Brush - Forestry & Horticulture, ext. 7375 (with Site Plan Control application) |
| 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 / Tree Protection Plan | <input checked="" type="checkbox"/> | C. Plosz - Natural Heritage, ext. 1231 S. Brush - Forestry & Horticulture, ext. 7375 (with UHOPA [if required], Rezoning, and Plan of Subdivision applications) |
| Environmental / Servicing and Infrastructure | | |
| Contaminant Management Plan | <input type="checkbox"/> | |
| Record of Site Condition (RSC) | <input checked="" type="checkbox"/> | MOECC M. Giroux - Development Planning, ext. 2664 (with Site Plan Control application) |
| Erosion and Sediment Control Plan | <input checked="" type="checkbox"/> | N. Jamieson - HCA M. Trink - Development Engineering, ext. 2657 (with Site Plan Control application) |
| Hydrogeological Study | <input type="checkbox"/> | |

| | | |
|--|-------------------------------------|---|
| Grading Plan | <input checked="" type="checkbox"/> | N. Jamieson - HCA M. Trink - Development Engineering, ext. 2657 (with Site Plan Control application) |
| Drainage Area Plan | <input checked="" type="checkbox"/> | M. Trink - Development Engineering, ext. 2657 (with Site Plan Control application) |
| Stormwater Management Report / Plan | <input checked="" type="checkbox"/> | N. Jamieson - HCA M. Trink - Development Engineering, ext. 2657 (with UHOPA [if required], Rezoning, and Plan of Subdivision applications) |
| Servicing Plan | <input checked="" type="checkbox"/> | N. Jamieson - HCA M. Trink - Development Engineering, ext. 2657 (with Site Plan Control application) |
| 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"/> | M. Trink - Development Engineering, ext. 2657 (with UHOPA [if required], Rezoning, and Plan of Subdivision applications) |
| Hydraulic Report | <input checked="" type="checkbox"/> | M. Trink - Development Engineering, ext. 2657 (with UHOPA [if required], Rezoning, and Plan of Subdivision applications) |
| Servicing Options Report | <input type="checkbox"/> | |
| Water and Wastewater Servicing Study | <input checked="" type="checkbox"/> | M. Trink - Development Engineering, ext. 2657 (with Site Plan Control application) |
| 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"/> | M. Giroux - Development Planning, ext. 2664 (with all future applications) |
| 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 checked="" type="checkbox"/> | T. Detmar - Corridor Management, ext. 5675 (with UHOPA [if required], Rezoning, and Plan of Subdivision applications) |
| Parking Analysis / Study | <input checked="" type="checkbox"/> | M. Trink - Development Engineering, ext. 2657 (with UHOPA [if required], Rezoning, and Plan of Subdivision applications) |
| 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 checked="" type="checkbox"/> | B. Brosseau - Transportation Planning, ext. 4583 (with UHOPA [if required], Rezoning, and Plan of Subdivision applications) |
| Cost Recoveries | | |
| Cost Acknowledgement Agreement | <input type="checkbox"/> | |
| DRP Submission Requirements | <input type="checkbox"/> | |
| Other: | <input type="checkbox"/> | |

ADDITIONAL INFORMATION

- Staff recommend that Truedell Circle be configured as anticipated with both cul-de-sacs being connected via north-south connection, and the private driveways connecting at the municipal road. Please reconsider the proposed layout to create a more efficient and intuitive layout, supporting the objectives of the UHOP.


- Please note the policies in Chapter C, Policies 3.0 as they relate to density and built form. A UHOPA may be required depending on the ultimate density proposed.
- Please delineate the total area of land that will be proposed to include the Plan of Condominium.
- Please maintain continuous sidewalks throughout the site to avoid the need for pedestrians to cross the condominium road multiple times or at curves in the road.
- The applicant is required to enter into an appropriate development agreement with the City for the provision of permanent municipal cul-de-sacs on Truedell Circle and provide any easements that may be necessary to accommodate future municipal infrastructure all to the satisfaction of the Senior Director of Growth Management.
- The parking / stopping bay provided fronting the mail boxes would encourage vehicles to park in the space provided which is too narrow for vehicles to utilize and would cause vehicles to restrict two-way traffic flow.
- The plan provided shows the narrowing of the driveways off of Truedell Circle in attempt to accommodate the on-street parking. HMPS is concerned because residents who regularly travel on the narrowed surface portion may choose to resurface with asphalt and / or expand their driveway to prevent or cover-up any grass damage. There are further concerns in regards to sight visibility and / or manoeuvring around parked vehicles during the ingress or egress from the driveways.
- Please note that although this property is eligible for the municipal waste collection, the serviceability may not be guaranteed due to insufficient space for waste collection truck access and manoeuvring.
- Please see Urban Design staff illustrations (Figures 1 and 2) in the comments dated March 4, 2016 outlining potential alternative site and street network layouts. The illustrations are a suggestion and in no way prejudice the review process. Any units lost in creating a throughway in the center of the community may be gained by pushing the built mass closer to the street edge, to support street edge enclosure / continuity.
- The internal street could service a row of rear-lane townhouses addressing the street edge, and a row of back-to-back townhouses, occupying the middle block.
- Please consider a small parkette at an adequate location to create a central focal point and support casual social and recreational opportunities. The parkette design could integrate the location of mail boxes, a small seating area, and adequate landscaping.
- Please reconsider aligning building massing to support the creation of a continuous street edge along Hamilton Street. Main entrances should be integrated in flanking / side facades, where end units are adjacent to the street, to support the southern established pattern of street facing dwellings.
- Please enhance massing design at the corner of Hamilton Street and Nisbet Boulevard to bring the building closer to the street and outline the gateway / landmark location.

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


Planning Staff Signature

March 24/16
Date

Madeline Guraux
Planning Staff


Planning Staff Signature

March 24/16
Date

Engineering Staff

Engineering Staff Signature

Date

Owner

Owner Signature

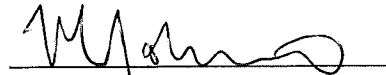
Date

Applicant (I have the authority
to bind the Owner)

Applicant Signature

Date

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


Agent Signature

Dec 19, 2016
Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date