



Hamilton

Formal Consultation Document

Meeting Date: June 23, 2021 File No: FC-21-078

Owner: 1333664 Ontario Inc. c/o Mike Valvasori

Applicant: Urban Solutions Planning & Land Development c/o Matt Johnston

Agent: _____

PROPERTY INFORMATION

Address and/or Legal Description: 3250 and 3260 Homestead Drive, Mount Hope

Lot Frontage (metres): +/- 56 Lot depth (metres): +/- 69.5 Lot Area(ha): +/-0.4

Urban Hamilton Official Plan Designation: Schedule E, Neighbourhoods,

Schedule E-1 District Commercial and Mixed Use - Medium Density

Mount Hope Secondary Plan: District Commercial and Mixed Use – Medium Density,
Area Specific Policy – Area D

Zoning: 3250 Homestead Drive is District Commercial (C6) Zone, Exception 344 and
3260 Homestead Drive is Mixed Use Medium Density (C5) Zone, Exception 652,
Holding 102.

Description of current uses, buildings, structures and natural features on the subject
lands: Single Detached Dwelling on both properties, 3260 Homestead drive also
contains four accessory structures.

Brief description of proposal: Redevelopment for three storey multiple dwelling with 40
units, with a total of 51 surface 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 type="checkbox"/>
Zoning By-law Amendment (Routine or Complex)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Subdivision	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Condominium (Type: _____)	Yes <input checked="" type="checkbox"/>	No <input 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 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
	Rezoning (Complex):	\$ 35,265.00
	+ \$545 / Res. Unit @ <input type="text" value="40"/> units after the 10th unit up to a maximum 50 additional units (Units 11 - 60)	
	+ \$8 / Non-Res m ² @ <input type="text" value="0"/> m ² up to a maximum 5,000 Square Metres	\$ 16,350.00
	Condominium:	\$ 15,085.00
+ \$75 / Unit @ <input type="text" value="40"/> units	\$ 3,000.00	

	Subtotal:	<u>\$103,170.00</u>
	Less Joint Application:	25% <u>-\$ 25,792.50</u>
	Less FC Fee:	<u>-\$ 1,205.00</u>
	TOTAL:	<u>\$ 76,172.50</u>
Conservation Authority Review Fees:	NPCA's fee schedule will be undergoing an update in the very near future. It is recommended that the applicant reach out to the NPCA at the time of submission of the above required materials to confirm the required fee amounts.	
Other:	Site Plan fee \$24,280	
TOTAL:	\$76,172.50	
	Note: The above total does not include the site plan application fee.	

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 (J.Van Rooi)
Concept Plan	<input checked="" type="checkbox"/>	Development Planning (J.Van Rooi)
Planning		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft OPA, and By-laws	<input checked="" type="checkbox"/>	Development Planning (J.Van Rooi)
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	Development Planning (J.Van Rooi)
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	Development Planning (J.Van Rooi)
Urban Design Report	<input type="checkbox"/>	
Cultural		
Archaeological Assessment	<input checked="" type="checkbox"/>	Cultural Heritage (S.Kursikowski)
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"/>	Urban Design (A.Cruceru), Natural Heritage (M.Kiddie) and Urban Forestry (S. Brush)
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"/>	Urban Forestry (S.Brush)
Tree Protection Plan (TPP)	<input checked="" type="checkbox"/>	Natural Heritage (M.Kiddie)
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 (H.Juneja)
Hydrogeological Study	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	Development Engineering (H.Juneja), NPCA (N.Wensing)
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 complete with preliminary grading and site servicing plan	<input checked="" type="checkbox"/>	Development Engineering (H.Juneja)
Watermain Hydraulic Analysis	<input checked="" type="checkbox"/>	Development Engineering (H.Juneja)
Water and Wastewater Servicing Study	<input checked="" type="checkbox"/>	Development Engineering (H.Juneja)
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 (J.Van Rooi)
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"/>	Development Planning (J.Van Rooi)
DRP Submission Requirements		
Public Consultation Strategy	<input checked="" type="checkbox"/>	Development Planning (J.Van Rooi)
Other: Documentation and Salvage Report	<input checked="" type="checkbox"/>	Cultural Heritage (S.Kursikowski)

ADDITIONAL INFORMATION

Additional Agencies to be contacted: NPCA

Comments:

- A minimum 3m wide tree-planted landscape strip should be provided along internal property lines to provide visual transition between new development, its parking area, and adjacent residential properties. This strip should be unencumbered by grading, or by under and above ground structures, to allow for adequate tree planting conditions.
- Short and long-term bicycle parking should be provided to support active transportation.
- An outdoor common amenity area should be provided at grade or on the rooftop to enhance recreational opportunities for new residents as there are few parks in the immediate vicinity.
- As proposed, the site is not serviceable for municipal waste collection.
- There is an existing 0.30m reserve on Longview Drive fronting the site. All outstanding cost recoveries must be paid to ensure the 0.30m reserve is lifted.
- The applicant must receive written confirmation (including an expiry date) from the Senior Director of Growth Management that adequate wastewater capacity exists and has been allocated for the development application, prior to proceeding with detailed engineering design. This is to be received as part of the Official Plan and Zoning By-Law Amendment applications.
- The applicant shall provide a technical memorandum from a qualified professional (P.Eng, P.Geo) which provides justification as to why dewatering is not required, and in the event that dewatering is in fact required due to unforeseen circumstances, the applicant should provide a written record of their proposed Monitoring and Contingency plan that outlines their protocol for action.

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><u>1333664 Ontario Inc. c/o Mike Valvasori</u></p> <p>Owner</p>	 <p>Owner Signature</p>	<p><u>June 23 2021</u></p> <p>Date</p>
<p>_____ Applicant (I have the authority to bind the Owner)</p>	<p>_____ Applicant Signature</p>	<p>_____ Date</p>
<p>_____ Agent (I have the authority to bind the Owner)</p>	<p>_____ Agent Signature</p>	<p>_____ Date</p>

SIGNATURES

James Van Rooi

Planning Staff

Ohi Izirein

Planning Staff

Engineering Staff

Other Staff or Agency

Other Staff or Agency

Other Staff or Agency

James Van Rooi

Planning Staff Signature

Ohi Izirein

Planning Staff Signature

Engineering Staff Signature

Signature

Signature

Signature

July 15, 2021

Date

July 14, 2021

Date

Date

Date

Date

Date