



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: December 8, 2021

File No: FC-22-02

Owner: Fengate Liuna Gardens

Applicant: Urbansolutions Planning & Land Development Consultants Inc c/o Matt Johnston

Agent: N/A

PROPERTY INFORMATION

Address and/or Legal Description: 526 Winona Road

Lot Frontage (metres): Varies Lot depth (metres): Varies Lot Area(ha): 3.5

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

Urban Lakeshore Area – Land Use Plan Designation: Local Commercial

Zoning: Community Commercial (C3, 579) Zone

Description of current uses, buildings, structures and natural features on the subject lands: Liuna Gardens Banquet Hall and Local 837 E.H. Training Centre

Brief description of proposal: The proposal is for two 24-storey residential buildings, two 15-storey residential buildings, two 4-storey stacked townhouse blocks and five 2-storey townhouse blocks for a total of 1212 residential units, 1067 parking spaces and 727 bicycle parking spaces.

1212 units/ 3.5 ha results in a density of approximately 346 units per hectare.

APPLICATIONS REQUIRED

Rural Hamilton Official Plan Amendment	Yes <input type="checkbox"/>	No <input 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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Condominium (Type: To be determined)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Site Plan (Type: Major)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Consent	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Variance(s)	Yes <input type="checkbox"/>	No <input 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="1212"/> units			
		after the 10th unit up to a maximum 50 additional units (Units 11 - 60)			
	+ \$8 / Non-Res m ² @	<input type="text"/> m ²			
		up to a maximum 5,000 Square Metres			
			\$	27,250.00	
	Subdivision:	<input type="text"/>	Total	\$	49,415.00
	+ \$500 / Lot (0-25) @	0 lots			
	+ \$270 / Lot (26-100) @	0 lots			
+ \$216 / Lot (101+) @	0 lots				
+ \$845 / Block @	<input type="text"/> Blocks				

		\$ -
	Condominium (<u>public process</u>):	\$ 18,110.00
	+ \$75 / Unit @ <input type="text"/> units	\$ -
	Subtotal:	<u>\$163,510.00</u>
	Less Joint Application: 25%	<u>-\$ 40,877.50</u>
	Less FC Fee:	<u>-\$ 1,205.00</u>
	Site Plan Control (<u>Full</u>):	\$ 24,280.00
	Subtotal:	<u>\$145,707.50</u>
Conservation Authority Review Fees:	Please contact HCA for confirmation of their review fees.	
Other:		
TOTAL:	\$145,707.50	
	please be advised that the subdivision and condominium fees do not include per unit/lot/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, 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"/>	OPA, ZBA, Subdivision, Condominium, Site Plan stage: Development Planning, J.VanRooi
Concept Plan	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, Site Plan stage: Development Planning, J.VanRooi
Planning		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft OPA, and By-laws	<input checked="" type="checkbox"/>	OPA, ZBA stage: Development Planning, J.VanRooi
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	OPA, ZBA stage: Development Planning, J.VanRooi
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, Site Plan

		stage: Development Planning, J.VanRooi
Urban Design Report	<input checked="" type="checkbox"/>	OPA, ZBA stage: Urban Design, E.Winter
Cultural		
Archaeological Assessment	<input checked="" type="checkbox"/>	OPA, ZBA stage: 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"/>	OPA, ZBA, Subdivision, Condominium, Site Plan stage: Urban Design, Development Planning, Natural Heritage, E.Winter, J.VanRooi, M.Kiddie
Linkage Assessment	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, Site Plan stage: Natural Heritage, M.Kiddie
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"/>	OPA, ZBA stage: Urban Forestry, S.Clark
Tree Protection Plan (TPP)	<input checked="" type="checkbox"/>	OPA, ZBA stage: Natural Heritage, M.Kiddie
Environmental/Servicing and Infrastructure		
Contaminant Management Plan	<input type="checkbox"/>	
Record of Site Condition (RSC)	<input checked="" type="checkbox"/>	OPA, ZBA stage: Development Planning, J.VanRooi
Erosion and Sediment Control Plan	<input checked="" type="checkbox"/>	Subdivision, Condominium, Site Plan stage: Development Engineering, S.Al-Dabbagh
Hydrogeological Study	<input type="checkbox"/>	
Servicing Plan	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, Site Plan stage: Development Engineering, S.Al-Dabbagh
Grading Plan	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, Site Plan stage: Development Engineering, S.Al-Dabbagh
Storm Drainage Area Plan	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, Site Plan stage: Development Engineering, S.Al-Dabbagh
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, Site Plan stage: Development Engineering, S.Al-Dabbagh
Hydro Geotechnical Study	<input checked="" type="checkbox"/>	Subdivision, Condominium, Site Plan stage: Development Engineering, S.Al-Dabbagh
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, Subdivision, Condominium, Site Plan stage: Development Engineering, S.Al-Dabbagh
Watermain Hydraulic Analysis	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, Site Plan stage: Development Engineering, S.Al-Dabbagh
Water and Wastewater Servicing Study	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, Site Plan stage: Development Engineering, S.Al-Dabbagh
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 type="checkbox"/>	
Odour Impact Assessment	<input type="checkbox"/>	
Sun/Shadow Study	<input checked="" type="checkbox"/>	OPA, ZBA, Site Plan stage: Urban Design, E.Winter
Vibration Study	<input type="checkbox"/>	
Wind Study	<input checked="" type="checkbox"/>	OPA, ZBA, Site Plan stage: Urban Design, E.Winter
Transportation		
Cycling Route Analysis	<input type="checkbox"/>	
Transportation Impact Study	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, Site Plan stage: Transportation Planning, J. Cornwell
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 checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, stage: Transportation Planning, J. Cornwell
Transit Assessment	<input type="checkbox"/>	

Transportation Demand Management Options Report	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, stage: Transportation Planning, J. Cornwell
Cost Recoveries		
Cost Acknowledgement Agreement	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium stage: Development Planning, J.Van Rooi
DRP Submission Requirements	<input checked="" type="checkbox"/>	Development Planning, J.Buordolone
Public Consultation Strategy	<input checked="" type="checkbox"/>	OPA, ZBA, stage: Development Planning, J.Van Rooi
Other: Visual Impact Assessment	<input checked="" type="checkbox"/>	OPA, ZBA stage: Urban Design, E.Winter, Development Planning, J.Van Rooi
Seawall Design (if required)	<input checked="" type="checkbox"/>	Subdivision, Condominium, Site Plan stage: Development Engineering, S.Al-Dabbagh

ADDITIONAL INFORMATION

Additional Agencies to be contacted: HCA

Comments: Staff note that the maximum permitted density in the Urban Lakeshore Secondary Plan is 50-99 units per hectare, which applies to the Medium Density Residential 3 Designation. This designation also permits only up to nine storeys.

The surrounding properties are designated Low Density Residential 2b which permits a density of up to 1-29 units per hectare and a height of up to 3 storeys.

Proposal does not integrate with neighbourhood (built form, scale, density, etc.), and is an overdevelopment of the site as density exceeds UHOP, proposal appears to encroach angular plane. Plans should be scaled back / revised accordingly.

While higher density is typically encouraged, the proposed density and height would not meet the character of the area and is not within the planned intent of this Secondary Plan.

In-depth examination of the proposed development and the relationship to scale, density, street network, connections between the public spaces and private realm, access for use regardless of age & physical ability will need to be considered in the Urban Design report.

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.

Ricardo Persi
Owner


Owner Signature

December 23, 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

SIGNATURES

Planning Staff


Planning Staff Signature

Dec. 23, 2021
Date

Ohi Izirein
Planning Staff


Planning Staff Signature

Dec. 23, 2021
Date

Engineering Staff

Engineering Staff Signature

Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date