

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

May 22, 2019

File: FC-19-039

Matt Johnston

UrbanSolutions Planning & Land Development Consultants Inc.
105 Main Street East, Suite 501
Hamilton, Ontario
L8N 1G6

Dear Mr. Johnston:

RE: Formal Consultation Meeting – Application by Urban Solutions on behalf of 2543886 Ontario Inc. for Lands Located at 250 First Road West, Stoney Creek, (Ward 9)

Please find the attached Formal Consultation Document from the Development Review Team Meeting held on **May 15, 2019**, which identifies the required items that must accompany a future **Official Plan Amendment** application, **Zoning By-law Amendment** application, **Draft Plan of Condominium** application and a **Site Plan** 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 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 Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Condominium and Site Plan applications 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 Elyse Meneray at 905.546.2424 ext. 6360 or by e-mail at Elyse.Meneray@hamilton.ca, or myself at ext. 1258.

Yours truly,

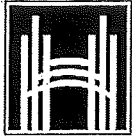
Anita Fabac, MCIP, RPP
Manager of Development Planning, Heritage and Design
Planning Division

AF:EM
Attachment

Re: Application by Urban Solutions on behalf of 2543886 Ontario Inc. for Lands Located at 250 First Road West, Stoney Creek, (Ward 9)

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cc: 2543886 Ontario Inc.
c/o Ryan Kotar
152 Kimberly Drive
Hamilton, Ontario
L8K 4K8



Hamilton

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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: May 15, 2019 File No: FC-19-039
Owner: 2543886 Ontario Inc. C/o Ryan Kotar
Applicant: UrbanSolutions Planning & Land Development Consultants Inc.
c/o Matt Johnston

PROPERTY INFORMATION

Table with 2 columns: Property Information and Value/Description. Rows include Address and/or Legal Description, Lot Frontage, Lot Depth, Lot Area, Urban Hamilton Official Plan Designation, Heritage Green Secondary Plan Designation, and Zoning.

Description of current uses, buildings, structures and natural features on the subject lands

Lands are vacant.

Brief description of proposal

The applicant proposes to construct 5 blocks of 3 storey townhouses and one block of 3 storey back-to-back townhouses for a total of 33 dwelling units. The proposal will be accessed from First Road West via a condominium road and have a total of 13 visitor parking spaces and one barrier free parking space.

APPLICATIONS REQUIRED

Table with 3 columns: Application Type, Yes, No. Rows include Urban Hamilton Official Plan Amendment, Zoning By-law Amendment (Complex), Condominium (Type: tenure), and Site Plan (Type: Full).

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:	APPLICATION TYPE	UNITS	FEE	TOTAL
	Urban Hamilton Official Plan Amendment	1	\$ 28,504.00	\$ 28,504.00
	Rezoning (complex)	1	\$ 31,211.00	\$ 31,211.00
	Plan of Condominium – new construction	1	\$ 18,000.00	\$ 18,000.00
	Plus Addition per unit charge	33	\$ 75.00	\$ 2,475.00
	TOTAL (UHOPA, ZBA & Plan of Condominium)			\$ 80,190.00
	25% joint application fee reduction	1	-\$ 20,047.50	-\$ 20,047.50
	Formal consultation credit	1	-\$ 1,150.00	-\$ 1,150.00
	TOTAL (RHOPA, ZBA, Condominium, FC Credit and joint reduction fee)			\$ 58,992.50
	Site Plan Application (Full)	1	\$ 19,358.00	19,358.00
	GRAND TOTAL			\$ 78,350.00
Hamilton Conservation Authority Review Fees:	<i>To be confirmed by HCA</i>			
Tree Management Plan Review Fee (at time of Site Plan submission):	<i>To be confirmed by Forestry</i>			
TOTAL:				\$ 78,350.00

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"/>	With submission of OPA & ZBA (Development Planning – E. Meneray x 6360)
Concept Plan	<input checked="" type="checkbox"/>	With submission of OPA & ZBA (Development Planning – E. Meneray x 6360)
Planning		
Draft OPA, and By-laws	<input checked="" type="checkbox"/>	With submission of OPA &

		ZBA (Development Planning – E. Meneray x 6360)
Planning Justification Report	<input checked="" type="checkbox"/>	With submission of OPA & ZBA (Development Planning – E. Meneray x 6360)
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	With submission of Site Plan (Development Planning – E. Meneray x 6360)
Urban Design Report	<input checked="" type="checkbox"/>	With submission of OPA & ZBA (Urban Design – V. Cox 1393)
Cultural		
Archaeological Assessment	<input checked="" type="checkbox"/>	With submission of OPA & ZBA (Cultural Heritage – M. Brunton x 1202)
Environmental		
Landscape Plan	<input checked="" type="checkbox"/>	With submission of Site Plan (Urban Design – V. Cox 1393)
Tree Management Plan/Study	<input checked="" type="checkbox"/>	With submission of Site Plan (Forestry – S. Clarke x 4219)
Environmental/Servicing and Infrastructure		
Erosion and Sediment Control Plan	<input checked="" type="checkbox"/>	With submission of Site Plan (Development Engineering – S. Ryan x 1354) & (Hamilton Conservation Authority – N. Jamieson 905-525-2181 x. 132)
Grading Plan	<input checked="" type="checkbox"/>	With submission of Site Plan (Development Engineering – S. Ryan x 1354) & (Hamilton Conservation Authority – N. Jamieson 905-525-2181 x. 132)
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	<input checked="" type="checkbox"/>	With submission of OPA & ZBA (Development Engineering – S. Ryan x 1354) & (Hamilton Conservation Authority – N. Jamieson 905-525-2181 x. 132)
Financial		
Financial Impact Analysis	<input type="checkbox"/>	
Market Impact Study	<input type="checkbox"/>	

Servicing and Infrastructure		
Functional Servicing Report	<input checked="" type="checkbox"/>	With submission of OPA & ZBA (Development Engineering – S. Ryan x 1354) & (Hamilton Conservation Authority – N. Jamieson 905-525-2181 x. 132)
Land Use Compatibility		
Dust Management Plan	<input checked="" type="checkbox"/>	With submission of OPA & ZBA (Public Health – R. Finkenbrink x. 5820)
Pest Control Plan	<input checked="" type="checkbox"/>	With submission of OPA & ZBA (Public Health Services – C. Bannon x. 3183)
Landfill Impact Study	<input checked="" type="checkbox"/>	With submission of OPA & ZBA (Development Planning – E. Meneray x 6360)
Noise Impact Study	<input checked="" type="checkbox"/>	With submission of OPA & ZBA (Development Planning – E. Meneray x 6360)
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 type="checkbox"/>	
DRP Submission Requirements	<input type="checkbox"/>	
Public Consultation Strategy	<input type="checkbox"/>	
Site Servicing Plan	<input type="checkbox"/>	With submission of Site Plan (Hamilton Conservation Authority – N. Jamieson 905-525-2181 x. 132)

ADDITIONAL INFORMATION

Comments:

Please note the following additional comments from Community Planning and Development Planning:

- To comply with policy 7.6.1.3 of the Heritage Green Secondary Plan a Landfill Impact Assessment has been requested for any application within 500 metres of the landfill boundary. The Ontario D4 Guidelines should be followed for this study. As per the guidelines, factors to be considered when land use is proposed near an operating site include: landfill-generated gases, ground and surface water contamination by leachate, odour, litter, contaminant discharges from associated vehicular traffic, visual impact, dust, noise, other air emissions, fires, surface runoff, and vectors and vermin.
- As discussed at the DRT meeting, staff are not supportive of the proposed lot widths. Staff advise the applicant to revise the proposal to have a minimum lot width of 6.0m to properly accommodate street trees, landscaping, stairwells, porches, snow storage and floorplan layouts per unit.

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

Elyse Meneray
 Planning Staff

Elyse
 Planning Staff Signature

May 22/19
 Date

Tuttle Rybensky
 Planning Staff

M. Rybensky
 Planning Staff Signature

May 22/19
 Date

 Engineering Staff

 Engineering Staff Signature

 Date

 Owner

 Owner Signature

 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