



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: February 03, 2021 File No: FC-21-002

Owner: 2650494 Ontario Inc. c/o Hamid Hakimi

Applicant: Urban Solutions c/o Sergio Manchia

PROPERTY INFORMATION

Address and/or Legal Description: 570 Upper Ottawa Street, Hamilton

Lot Frontage: ±100.38 m Lot depth: ±144.49 m Lot Area: ±1.50 ha

Urban Hamilton Official Plan Designation:

Schedule E: Neighbourhoods

Schedule E-1: District Commercial

Zoning: District Commercial (C6) Zone

Description of current uses, buildings, structures and natural features on the subject lands: The lands are presently developed with a single commercial plaza and freestanding restaurant with drive through, with associated parking areas and perimeter landscaping.

Brief description of proposal: To develop a 14-storey mixed use multiple dwelling containing 358 dwelling units and 1,868 m² of ground floor commercial space, with a two-storey podium with rooftop amenity space, and four (4) four-storey stacked townhouse dwellings containing 28 units each, with 410 underground, 127 enclosed above ground, and 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"/>
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: [Choose])	Yes <input type="checkbox"/>	No <input checked="" 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 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 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:	\$35,265.00
	+ \$545/Res. Unit @ 470 units	
	+ \$8.00/Non-Res m ² @ 1,868 m ²	\$42,194.00
	Subtotal:	<u>\$110,929.00</u>
	Less Joint Application (25%):	
		- \$27,732.25
	Less FC Fee:	- <u>\$1,200.00</u>
	Subtotal:	<u>\$81,996.75</u>
	Site Plan Control:	\$24,280.00
Other:	TMP Review Fee:	\$315.04 (w/ HST)
	TPP Review Fee:	\$610.00
		\$657.80 + HST per street tree
TOTAL:		<u>\$107,201.79</u> (excludes street tree 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 Local Planning Appeal Tribunal 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 and Site Plan (T. Vrooman, ext. 5277)
Concept Plan	<input checked="" type="checkbox"/>	OPA/ZBA (T. Vrooman, ext. 5277)
Planning		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft OPA, and By-laws	<input checked="" type="checkbox"/>	OPA/ZBA (T. Vrooman, ext. 5277)
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	OPA/ZBA (T. Vrooman, ext. 5277)
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	OPA/ZBA and Site Plan (T. Vrooman, ext. 5277 and A. Cruceru, ext. 5707)

Urban Design Report	<input checked="" type="checkbox"/>	OPA/ZBA (A. Cruceru, ext. 5707)
Cultural		
Archaeological Assessment	<input type="checkbox"/>	
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"/>	Condition of Site Plan (M. Kiddie, ext. 1290, A. Cruceru, ext. 5707, and S. Brush, ext. 7375)
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"/>	OPA/ZBA and Condition of Site Plan (S. Brush, ext. 7375)
Tree Protection Plan (TPP)	<input checked="" type="checkbox"/>	OPA/ZBA and Condition of Site Plan (M. Kiddie, ext. 1290)

Environmental/Servicing and Infrastructure		
Contaminant Management Plan	<input type="checkbox"/>	
Record of Site Condition (RSC)	<input checked="" type="checkbox"/>	OPA/ZBA (T. Vrooman, ext. 5277)
Erosion and Sediment Control Plan	<input checked="" type="checkbox"/>	OPA/ZBA and Condition of Site Plan (S. Ryan, ext. 1354)
Hydrogeological Study	<input checked="" type="checkbox"/>	OPA/ZBA and Condition of Site Plan (S. Ryan, ext. 1354)
Grading Plan	<input checked="" type="checkbox"/>	OPA/ZBA and Condition of Site Plan (S. Ryan, ext. 1354)
Master Drainage Plan	<input type="checkbox"/>	
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	<input checked="" type="checkbox"/>	OPA/ZBA and Condition of Site Plan (S. Ryan, ext. 1354)
Soils/Geotechnical Study	<input checked="" type="checkbox"/>	OPA/ZBA and Condition of Site Plan (S. Ryan, ext. 1354)
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 and Condition of Site Plan (S. Ryan, ext. 1354)
Servicing Options Report	<input type="checkbox"/>	
Water and Wastewater Servicing Study	<input checked="" type="checkbox"/>	OPA/ZBA and Condition of Site Plan (S. Ryan, ext. 1354)
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"/>	OPA/ZBA and Condition of Site Plan (T. Vrooman, ext. 5277)
Odour Impact Assessment	<input type="checkbox"/>	
Sun/Shadow Study	<input checked="" type="checkbox"/>	OPA/ZBA (A. Cruceru, ext. 5707 and Conseil Scolaire Viamonde)
Vibration Study	<input type="checkbox"/>	
Wind Study	<input type="checkbox"/>	
Transportation		
Cycling Route Analysis	<input type="checkbox"/>	
Transportation Impact Study	<input checked="" type="checkbox"/>	OPA/ZBA (J. Cornwell, ext. 5460)
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"/>	OPA/ZBA (T. Vrooman, ext. 5277)
DRP Submission Requirements	<input type="checkbox"/>	
Public Consultation Strategy	<input checked="" type="checkbox"/>	OPA/ZBA (T. Vrooman, ext. 5277)
Other:		
Angular Plane Diagrams	<input checked="" type="checkbox"/>	OPA/ZBA (A. Cruceru, ext. 5707)
Dust Management Plan	<input checked="" type="checkbox"/>	Site Plan Conditions (Hamilton Public Health Services)
Pest Control Plan	<input checked="" type="checkbox"/>	

ADDITIONAL INFORMATION

Additional Agencies to be contacted:

Conseil Scolaire Viamonde

Comments:

- The built form, height, scale, and density of the proposal does not appropriately integrate with the surrounding neighbourhood. The proposed overall density is 313.3 units per hectare, exceeding the maximum of 200 units per hectare in the Neighbourhoods designation, and is considered an overdevelopment of the site. The proposal has setback encroachment, angular plane, and upper floor plate compliance issues, and insufficient amenity areas.
- Insufficient road right-of-way dedication has been identified on the site plan. The plans shall be revised accordingly.
- The proposal provides little in terms of ground-oriented private and communal amenity space for the residents of the dwellings. The vast parkade structure would limit extensive landscape opportunities that would enhance and provide for comfortable amenity area. Further, there is limited areas available to provide for snow storage on-site.

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

Tim Vrooman
Planning Staff

Planning Staff Signature

February 23/21
Date

Yvette Rybensky
Planning Staff

Yvette Rybensky
Planning Staff Signature
Digitally signed by Yvette Rybensky
Date: 2021.02.23 18:52:33 -05'00'

February 23/21
Date

Engineering Staff

Engineering Staff Signature

Date

Hamid HAKIMI
Owner


Owner Signature

Aug 31 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

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date