



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 18, 2018

File: FC-18-043



Bousfields Inc.
c/o David Falletta
3 Church Street, Suite 200
Toronto, ON
M5E 1M2

Dear Mr. Falletta:

RE: Formal Consultation Meeting – Application by Kyle Camarro for Lands Located at 2874, 2880, and 2900 King Street East, Hamilton (Ward 5)

Please find the attached Formal Consultation Document from the Development Review Team Meeting held on **May 09, 2018**, which identifies the required items that must accompany a future **Urban Hamilton Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Condominium and Site Plan Control** applications in order to deem the applications complete, in accordance with the *Planning Act*.

As part of the Formal Consultation Process, signatures by the Owners 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 **Urban Hamilton Official Plan Amendment, Zoning By-law Amendment and Site Plan Control** applications for this proposal, please enclose a copy of the signed Formal Consultation Document with your applications.

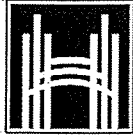
If you have any questions or require assistance at any time throughout the development process, please feel free to contact Daniel Barnett at 905.546.2424 ext. 4445 or by e-mail at Daniel.Barnett@hamilton.ca, or myself at ext. 1258.

Yours truly,

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

DB:
Attachment

cc: Kyle Camarro, 144 Second Lane, Burlington, ON, L7L 2H7



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Development Planning, Heritage and Design
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Phone: 905.546.2424 - Fax: 905.546.4202

Formal Consultation Document

Meeting Date: May 9, 2018

File No: FC-18-043

Owner: Kyle Camarro

Applicant: _____

Agent: Bousfields Inc. c/o David Falletta

PROPERTY INFORMATION

Address and/or Legal Description: 2874, 2880, and 2900 King Street East and 6 Centennial Parkway South

Lot Frontage (metres): 71 Lot depth (metres): 80 Lot Area(m²): 6,340

Regional Official Plan Designation: _____

Rural Hamilton Official Plan Designation: _____

Urban Hamilton Official Plan Designation: "Neighbourhoods"

Local Official Plan Designation: _____

Other Plan Designation: _____

Zoning: Current Zoning - "HH" (Restricted Community Shopping and Commercial) District and "G-3" (Public Parking Lots) District.

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

Previously used for Commercial uses. _____

Brief description of proposal: Establishment of a mixed use building with two towers, 14 and 16 storeys in height on top of a 4 storey podium for a total height of 18 and 20 storeys. A total 719 sq. m. of retail and 419 dwelling units are proposed. A total of 561 at grade and underground parking spaces and 314 bike parking spaces are proposed.

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 checked="" 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: Standard Condominium)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Site Plan (Type: Full Site Plan Control Application)	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 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:	Official Plan Amendment - \$18,420 Zoning By-law Amendment - \$22,840 Site Plan Control - \$9,515 Standard Condominium - \$49,050
Conservation Authority Review Fees:	\$560
Other:	Tree Protection Plan Review - \$585 Combined Application Deduction - \$10,315 Formal Consultation Fee Deduction - \$1,085
TOTAL:	\$89,010

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"/>	At Every Stage Development Planning (Daniel Barnett, ext. 4445)
Concept Plan	<input checked="" type="checkbox"/>	Official Plan Amendment / Zoning By-law Amendment Development Planning (Daniel Barnett, ext. 4445)
Planning		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft OPA, and By-laws	<input checked="" type="checkbox"/>	Official Plan Amendment / Zoning By-law Amendment

		Development Planning (Daniel Barnett, ext. 4445)
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	Official Plan Amendment / Zoning By-law Amendment Development Planning (Daniel Barnett, ext. 4445)
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	Site Plan Control Development Planning (Daniel Barnett, ext. 4445)
Urban Design Report	<input checked="" type="checkbox"/>	Official Plan Amendment / Zoning By-law Amendment Stage Development Planning (Victoria Cox, ext. 1393)
Cultural		
Archaeological Assessment	<input checked="" type="checkbox"/>	Official Plan Amendment / Zoning By-law Amendment Stage Development Planning (Chelsey Tyers, ext. 1202)
Cultural Heritage Impact Assessment	<input checked="" type="checkbox"/>	Official Plan Amendment / Zoning By-law Amendment Stage Development Planning (Chelsey Tyers, ext. 1202)
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"/>	As a condition of Site Plan Control Development Planning (Daniel Barnett, ext. 4445)
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 type="checkbox"/>	
Tree Protection Plan (TPP)	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Natural Heritage, (Melissa Kiddie, ext. 1290)
Environmental/Servicing and Infrastructure		
Contaminant Management Plan	<input type="checkbox"/>	
Record of Site Condition (RSC)	<input checked="" type="checkbox"/>	Official Plan Amendment, and Zoning By-law Amendment Stage Development Planning (Daniel Barnett, ext. 4445)
Erosion and Sediment Control Plan	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Doug Waddell, ext. 2434)
Hydrogeological Study	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Doug Waddell, ext. 2434)
Grading Plan	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Doug Waddell, ext. 2434)
Master Drainage Plan	<input type="checkbox"/>	
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Doug Waddell, ext. 2434)
Soils/Geotechnical Study	<input checked="" type="checkbox"/>	Official Plan Amendment / Zoning By-law Amendment Stage Development Engineering (Doug Waddell, ext. 2434)
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"/>	Official Plan Amendment / Zoning By-law Amendment Stage Development Engineering (Doug Waddell, ext. 2434)
Servicing Options Report	<input type="checkbox"/>	
Water and Wastewater Servicing Study	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Doug Waddell, ext. 2434)
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"/>	Official Plan Amendment, and Zoning By-law Amendment Stage Development Planning (Daniel Barnett, ext. 4445)
Odour Impact Assessment	<input type="checkbox"/>	
Sun/Shadow Study	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment Stage Development Planning (Victoria Cox, ext. 1393)
Vibration Analysis and Impact	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Doug Waddell, ext. 2434)
Wind Study	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment Stage Development Planning (Victoria Cox, ext. 1393)
Transportation		
Cycling Route Analysis	<input type="checkbox"/>	
Transportation Impact Study	<input checked="" type="checkbox"/>	Official Plan Amendment

		and Zoning By-law Amendment Stage Transportation Planning (Sandra Lucas, ext. 4575)
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 checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment Stage Transportation Planning (Sandra Lucas, ext. 4575)
Cost Recoveries		
Cost Acknowledgement Agreement	<input checked="" type="checkbox"/>	Official Plan Amendment, and Zoning By-law Amendment Stage Development Planning (Daniel Barnett, ext. 4445)
DRP Submission Requirements <ul style="list-style-type: none"> - Site Plan - Building Elevations including materials and colouring - Model / Illustrations - Landscape Plan - Floor Plans - Photographs of Streetscape - Design Brief - Detailed Perspective or Computer Model - Completed Project Summary Sheet - Massing Illustrations 	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment Stage Development Planning (Victoria Cox, ext. 1393)
Public Consultation Strategy	<input checked="" type="checkbox"/>	Official Plan Amendment, and Zoning By-law Amendment Stage Development Planning (Daniel Barnett, ext. 4445)
Other: Pre and Post Condition Survey	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Doug Waddell, ext. 2434)
Visual Impact Assessment	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment Stage Development Planning

Construction Management Plan	<input checked="" type="checkbox"/>	(Victoria Cox, ext. 1393) As a condition of Site Plan Control Development Engineering (Doug Waddell, ext. 2434)
Right of Way Impact Assessment	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment Stage Development Planning (Daniel Barnett, etc. 4445)
External Works Agreement	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Doug Waddell, ext. 2434)
MOECC Permit to Take Water	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Doug Waddell, ext. 2434)

ADDITIONAL INFORMATION

Additional Agencies to be contacted: Hamilton Conservation Authority

Comments:

- Road widenings along King Street East and Centennial Parkway South, along with the required daylight triangle, were not included in the sale of the lands from the City of Hamilton. As such, further widenings are not contemplated at this time. However it is not clear whether the proposed development accounts for the road widening and daylight triangle.
- Vehicle access is to be limited to a single access from King Street East.
- As part of the Planning Justification Report the compatibility of the proposed development will need to be evaluated in respect to the footprint, height, size and scale of the proposed building given the surrounding area context;
- The 18 and 20 storey building is more than twice the height of any building in the area;
- The density of the approximately 660 units per hectare is 3.3 times greater than the maximum density of 200 units per hectare that is anticipated in the UHOP; and,
- The Council approved Commercial Mixed Use (CMU) zoning for the property is "C3" (Community Commercial) Zone which permits a range of commercial uses

and dwelling units in conjunction with a commercial use, and establishes a maximum building height of 14 metres.

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

Daniel Barnett
Planning Staff

Daniel Barnett
Planning Staff Signature

May 18, 2018
Date

Kim Hamson-McMillen
Planning Staff

[Signature]
Planning Staff Signature

May 18/18
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