



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: January 26, 2022

File No: FC-22-012

Owner: 499 Mohawk Inc.

Applicant: UrbanSolutions Planning and Land Development Consultants

Agent: _____

PROPERTY INFORMATION

Address and/or Legal Description: 499 Mohawk Road East

Lot Frontage (metres): 195.90 Lot depth (metres): 189.80 Lot Area(ha): 3.96

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: Commercial plaza, containing Wal-mart, auto repair shop, retail use and surface parking lot.

Brief description of proposal: to develop two 25-storey multiple dwellings, one 20-storey multiple dwelling, three 15-storey multiple dwellings, two eight-storey multiple dwellings, and nine three-storey townhouse blocks, for a total of 1761 units supported with approximately 2019 underground parking spaces and proposed driveway access to both Mohawk Road East and Upper Sherman Avenue.

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 (Complex)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Subdivision	Yes <input type="checkbox"/>	No <input checked="" 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 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:		\$	34,945.00
	Rezoning (Complex):		\$	36,815.00
	+ \$570 / Res. Unit @	1761 units		
	after the 10th unit up to a maximum 50 additional units (Units 11 - 60)			
	+ \$10 / Non-Res m ² @			
	up to a maximum 5,000 Square Metres			
			\$	28,500.00
	Subdivision:		Total	\$ -
	+ \$520 / Lot (0-25) @	0 lots		
	+ \$280 / Lot (26-100) @	0 lots		
	+ \$225 / Lot (101+) @	0 lots		
	+ \$880 / Block @	0 Blocks		
			\$	-

	Condominium (<u>public process</u>):	\$	18,905.00
	+ \$80 / Unit @ <input type="text"/> units	\$	-
	Subtotal:		<u>\$119,165.00</u>
	Less Joint Application:	25%	<u>-\$</u> <u>29,791.25</u>
	Less FC Fee:		<u>-\$</u> <u>1,205.00</u>
	Subtotal:		<u>\$</u> <u>88,168.75</u>
	Site Plan Control (<u>Full</u>):	\$	25,350.00
Conservation Authority Review Fees:			
Other:			
TOTAL:	\$113,518.75 *Please note further information such as number of lot/unit/blocks will be required to determine fee total and further information such as total area of non-residential uses will be required.*		

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, Condominium, Site Plan stage: Development Planning, J.VanRooi
Concept Plan	<input checked="" type="checkbox"/>	OPA, ZBA 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, Condominium stage: Development Planning, J.VanRooi
Site Plan and Building Elevations and Conceptual Renderings	<input checked="" type="checkbox"/>	OPA, ZBA, Condominium, Site Plan stage: Development Planning, J.VanRooi
Urban Design Report	<input checked="" type="checkbox"/>	OPA, ZBA stage: Heritage and Design, E.Winter
Cultural		
Archaeological Assessment	<input checked="" type="checkbox"/>	OPA, ZBA stage: Heritage and Design, 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, (Conceptual) Condominium, Site Plan (Detailed) stage: Heritage and Design, Development Planning, E.Winter, J.Van Rooi
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"/>	OPA, ZBA stage: Heritage and Design, M.Kiddie
Environmental/Servicing and Infrastructure		
Contaminant Management Plan	<input type="checkbox"/>	
Record of Site Condition (RSC)	<input checked="" type="checkbox"/>	OPA, ZBA, Condominium, Site Plan stage: Development Planning, J.Van Rooi
Erosion and Sediment Control Plan	<input checked="" type="checkbox"/>	Site Plan stage: Development Engineering, A. Inrig Site Plan stage: Development Engineering, A. Inrig
Hydrogeological Study	<input checked="" type="checkbox"/>	A. Inrig (as per July 4, 2022 email)
Grading Plan	<input checked="" type="checkbox"/>	OPA, ZBA, Condominium, Site Plan stage: Development Planning, A. Inrig
Storm Drainage Plan	<input checked="" type="checkbox"/>	OPA, ZBA, Condominium, Site Plan stage: Development Engineering, A. Inrig
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	<input checked="" type="checkbox"/>	OPA, ZBA, Condominium, Site Plan stage: Development Engineering, A. Inrig
Soils/Geotechnical Study	<input checked="" type="checkbox"/>	OPA, ZBA, Condominium, Site Plan stage: Development Engineering, A. Inrig as per July 4, 2022 email
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, Condominium, Site Plan stage: Development Engineering, A. Inrig
Servicing Plan	<input checked="" type="checkbox"/>	OPA, ZBA, Condominium, Site Plan stage: Development Engineering, A. Inrig
Water and Wastewater Servicing Study	<input checked="" type="checkbox"/>	OPA, ZBA, Condominium, Site Plan stage: Development Engineering, A. Inrig
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 stage: Development Planning, J. Van Rooi
Odour Impact Assessment	<input type="checkbox"/>	
Sun/Shadow Study	<input checked="" type="checkbox"/>	OPA, ZBA stage: Heritage and Design, E. Winter
Vibration Study	<input type="checkbox"/>	
Wind Study	<input checked="" type="checkbox"/>	OPA, ZBA stage: Development Planning, J. Van Rooi
Transportation		
Cycling Route Analysis	<input type="checkbox"/>	
Transportation Impact Study	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, Site Plan stage: Transportation Planning, M. Radaelli
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"/>	OPA, ZBA, Subdivision, Condominium, Site Plan

		stage: Transportation Planning, M. Radaelli
Cost Recoveries		
Cost Acknowledgement Agreement	<input checked="" type="checkbox"/>	OPA, ZBA, Subdivision, Condominium, Site Plan stage: Development Planning, J.Van Rooi
DRP Submission Requirements	<input checked="" type="checkbox"/>	DRP submission: Development Planning, J.Buordolone
Public Consultation Strategy	<input checked="" type="checkbox"/>	OPA, ZBA stage: Development Planning, J.Van Rooi
Other:		
Watermain Hydraulic Analysis	<input checked="" type="checkbox"/>	OPA, ZBA, Condominium, Site Plan stage: Development Engineering, A. Inrig
Servicing Permits and associated fees	<input checked="" type="checkbox"/>	Site Plan stage: Development Engineering, A. Inrig
Shoring Plans/Shoring Agreement	<input checked="" type="checkbox"/>	Site Plan stage: Development Engineering, A. Inrig
External Works Agreement or Security Deposit	<input checked="" type="checkbox"/>	Site Plan stage: Development Engineering, A. Inrig
Construction Management Plan	<input checked="" type="checkbox"/>	Site Plan stage: Development Engineering, A. Inrig
Vibration Study	<input checked="" type="checkbox"/>	Site Plan stage: Development Engineering, A. Inrig
Ground Settlement Report	<input checked="" type="checkbox"/>	Site Plan stage: Development Engineering, A. Inrig
Right-of-way dedication	<input checked="" type="checkbox"/>	OPA, ZBA, Condominium, Site Plan stage: Transportation Planning, M. Radaelli

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ADDITIONAL INFORMATION

Additional Agencies to be contacted: _____

Comments:

- The City Wide Corridor Planning Principles and Design Guidelines should be considered. Angular plane analysis for Mohawk and Upper Sherman to be provided.
- Discuss compliance with residential intensification policies and urban design policies Volume 1, chapter B.
- City of Hamilton and the applicant should develop a suitable plan that ensures fully-accessible pedestrian access on the municipal sidewalks, while ensuring both transit stops can be retained on the NW corner. Ideally, all transit amenities should be situated within the City of Hamilton Right of Way, so as not to encroach upon the applicant's property.
- The existing right-of-way along Upper Sherman Avenue varies from approximately 24.0 metres to 29.0 metres. Approximately 5.0 to 8.0 metres are to be dedicated to the right-of-way on Upper Sherman Avenue, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2. Minor Arterial Roads (Upper Sherman Avenue) are to be 36.576 metres. The right-of-way dedication must be indicated, illustrated and dimensioned on the Site Plan provided. A survey conducted by an Ontario Land Surveyor and at the Applicant's expense will determine the ultimate dimensions for the right-of-way widening(s).
- Mohawk Road and Upper Sherman Avenue are both Arterial Roads. The Applicant is to dedicate a 12.19 metres x 12.19 metres Daylighting Triangle to the right-of- way, as per the Council Approved Urban Official Plan: Chapter C - City Wide Systems and Designations 4.5 Road Network Functional Classification; Daylighting Triangles 4.5.7. The daylighting triangle dedication must be indicated, illustrated and dimensioned on the Site Plan.
- while the individual components are appropriate and well-intentioned (ie. Townhomes transition from existing lower-density residential to multi-residential towers generally stepping down in height away from the street corner) – the physical space relationships between each component have been reduced to a level in some cases that does not represent good design and certainly would not support a development of this scale or intensity. In order for this ambitious proposal to function as an urban node, the supporting spaces and details, the

spaces and design of the spaces between the buildings will need to be as important and well-designed as any of the buildings on the site.

- Specific attention should be paid to the separation distance between buildings – facing apartments, provision of functional and inviting grade-related uses and provision of appropriate light / shadow impacts should all be taken into consideration when arranging the individual components on the site. Not only for the impact on existing buildings, but also those being proposed now.
- The concept plan does not offer information on the make-up of ground floor: mixed-commercial uses

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.

Jeff Paikin

Owner



Owner Signature

August 31st, 2022

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

Feb 8, 2022

Date

Ohi Izirein
Planning Staff



Planning Staff Signature

Feb. 08, 2022

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