



Hamilton

## Formal Consultation Document

Meeting Date: September 7, 2022 File No: FC-22-107

Owner: Qianye Property Management Limited C/O Li Jianying

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.

Agent: \_\_\_\_\_

### PROPERTY INFORMATION

Address and/or Legal Description: 253 & 259 Limeridge Rd W

Lot Frontage (metres): 53.4 Lot depth (metres): 92.1 Lot Area(m<sup>2</sup>): 4,929

Regional Official Plan Designation: \_\_\_\_\_

Rural Hamilton Official Plan Designation: \_\_\_\_\_

Urban Hamilton Official Plan Designation: "Neighbourhoods" in Schedule E-1

Local Official Plan Designation: \_\_\_\_\_

Other Plan Designation: \_\_\_\_\_

Zoning: "AA"(Agriculture) District in Zoning By-law No. 6593

Description of current uses, buildings, structures and natural features on the subject lands: Each property contains a single detached dwelling with accessory structures.

Brief description of proposal: \_\_\_\_\_

Three townhouse blocks containing 20 dwelling units and 47 parking spaces. Access via a private road.

## 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: TBD)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Site Plan (Type: DA (Site Plan))	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:	UHOPA:	\$ 34,945.00
	ZBA (Complex):	\$ 36,815.00
	Per Unit Charge: (\$570.00 per unit to a maximum of 50)	\$5,700.00
	Subtotal:	\$ 77,460.00
	Less Joint Application (25%):	\$ 19,365.00
	Less FC Fee:	\$ 1,260.00
	Subtotal:	\$ 56,835.00
Conservation Authority Review Fees:	NA	
Other:	Tree Protection Plan Review:	\$635.00
	Tree Management Plan Review Fee:	\$ 284.38 + HST
<b>TOTAL:</b>	<b>\$ 57,791.35</b>	

**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
<b>Background Information</b>		
Survey Plan	<input checked="" type="checkbox"/>	ZBA/OPA & Site Plan Stage Development Planning M. Michniak

Concept Plan	<input checked="" type="checkbox"/>	ZBA/OPA & Site Plan Stage Development Planning M. Michniak
<b>Planning</b>		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft OPA, and By-laws	<input checked="" type="checkbox"/>	ZBA/OPA Stage Development Planning M. Michniak
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	ZBA/OPA Stage Development Planning M. Michniak
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	Site Plan Stage Development Planning M. Michniak
Urban Design Report	<input checked="" type="checkbox"/>	ZBA/OPA Stage Urban Design E. Winter
<b>Cultural</b>		
Archaeological Assessment	<input checked="" type="checkbox"/>	ZBA/OPA Stage Cultural Heritage L. Christie
Cultural Heritage Impact Assessment	<input type="checkbox"/>	
<b>Environmental</b>		
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"/>	Site Plan Stage Development Planning M. Michniak

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"/>	ZBA/OPA Stage Urban Forestry S. Brush
Tree Protection Plan (TPP)	<input checked="" type="checkbox"/>	ZBA/OPA Stage Natural Heritage M. Kiddie
<b>Environmental/Servicing and Infrastructure</b>		
Contaminant Management Plan	<input type="checkbox"/>	
Record of Site Condition (RSC)	<input type="checkbox"/>	
Erosion and Sediment Control Plan	<input checked="" type="checkbox"/>	Site Plan Stage Development Engineering M. Gula
Hydrogeological Study	<input type="checkbox"/>	
Grading Plan	<input checked="" type="checkbox"/>	ZBA/OPA & Site Plan Stage Development Engineering M. Gula
Master Drainage Plan	<input type="checkbox"/>	
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	<input checked="" type="checkbox"/>	ZBA/OPA & Site Plan Stage Development Engineering M. Gula
Soils/Geotechnical Study	<input type="checkbox"/>	
Sub-watershed Plan and/or update to an existing Sub-watershed Plan	<input type="checkbox"/>	
<b>Financial</b>		
Financial Impact Analysis	<input type="checkbox"/>	
Market Impact Study	<input type="checkbox"/>	
<b>Servicing and Infrastructure</b>		
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"/>	ZBA/OPA & Site Plan Stage Development Engineering M. Gula

Servicing Options Report	<input type="checkbox"/>	
Water and Wastewater Servicing Study	<input type="checkbox"/>	
<b>Land Use Compatibility</b>		
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"/>	ZBA/OPA Stage Development Planning M. Michniak
Odour Impact Assessment	<input type="checkbox"/>	
Sun/Shadow Study	<input type="checkbox"/>	
Vibration Study	<input type="checkbox"/>	
Wind Study	<input type="checkbox"/>	
<b>Transportation</b>		
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"/>	
<b>Cost Recoveries</b>		
Cost Acknowledgement Agreement	<input checked="" type="checkbox"/>	ZBA/OPA & Site Plan Stage Development Planning M. Michniak
<b>DRP Submission Requirements</b>		
<b>Public Consultation Strategy</b>	<input checked="" type="checkbox"/>	ZBA/OPA Stage Development Planning M. Michniak
<b>Other:</b>	<input type="checkbox"/>	
Watermain Hydraulic Analysis	<input checked="" type="checkbox"/>	ZBA/OPA & Site Plan Stage Engineering M. Gula
Site Servicing Plan	<input checked="" type="checkbox"/>	ZBA/OPA & Site Plan Stage Engineering M. Gula

Servicing Permit(s)	☒	Site Plan Stage Engineering M. Gula
Pre- & Post-Development Storm Drainage Area Plans	☒	ZBA/OPA & Site Plan Stage Engineering M. Gula
Adequate Water Services	☒	ZBA/OPA Stage Engineering M. Gula
Wastewater Assessment	☒	Site Plan Stage Engineering M. Gula
External Works Agreement/Security Deposit	☒	Site Plan Stage Engineering M. Gula

**ADDITIONAL INFORMATION**

Additional Agencies to be contacted: \_\_\_\_\_

Comments: \_\_\_\_\_

**Waste Management Division:**

- This property includes street townhouses which will require waste collection in front of each dwelling unit.
- As currently designed, this development is not serviceable.

**Alectra**

- For Residential/Commercial electrical service requirements, the Developer needs to contact our ICI and Layouts Department at 1-877-963-6900 ext: 25713 or visit our web site @ [www.alectrautilities.com](http://www.alectrautilities.com).
- Relocation, modification, or removal of any existing hydro facilities shall be at the owner’s expense. Please contact Alectra Utilities to facilitate this.
- Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.
- Developers to acquire an easement, if required.
- In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is

required. It would be advantages for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.

### **Enbridge**

- Looking at this site there is an existing gas main fronting Limeridge Road W, however in order to service this proposed site a gas main extension into the property would be required.
- Depending on how the developer wishes to service this site (ie: individual meters or manifolds) we would want to discuss space and clearance requirements with them as well.

### **Enbridge Gas**

- As a condition of final approval the owner/developer will be required to provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

### ***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.

_____	_____	_____
Owner	Owner Signature	Date
_____	_____	_____
Applicant (I have the authority to bind the Owner)	Applicant Signature	Date
<u>Matt Johnston</u> <u>Urban Solutions</u>		<u>Dec 22 2022</u>
Agent (I have the authority to bind the Owner)	Agent Signature	Date

**SIGNATURES**

_____	_____	_____
Planning Staff	Planning Staff Signature	Date
<u>Rino Dal Bello</u>		<u>10/03/2022</u>

Anita Fabac  
Digitally signed by Anita Fabac  
Date: 2022.10.04 16:50:32 -04'00'

Planning Staff

Planning Staff Signature

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