



Hamilton

## Formal Consultation Document

Meeting Date: March 16, 2022 File No: FC-22-034

Owner: Pane Del Sole Italian Bakery c/o Philip Alaimo

Applicant: \_\_\_\_\_

Agent: UrbanSolutions Planning & Land Development Consultant Inc. c/o Matt Johnston

### PROPERTY INFORMATION

Address and/or Legal Description: 175 John Street North

Lot Frontage (metres): 41m Lot depth (metres): 49.2m Lot Area(m<sup>2</sup>): 2,001

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

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

City of Hamilton Official Plan Designation: "Central Policy Area"

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

Other Plan Designation: "Medium Density Residential 1" –West Harbour Secondary Plan

Zoning: "H" (Community Shopping and Commercial, Etc). District

Description of current uses, buildings, structures and natural features on the subject lands: Existing one storey bakery

Brief description of proposal: Demolish the existing one storey bakery and construct an 18 storey multiple dwelling with 128 dwelling units and 77 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 type="checkbox"/>	No <input checked="" type="checkbox"/>
Local Official Plan Amendment	Yes <input checked="" 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 (Applicant unsure if units will be condominium units)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Site Plan (Type: _____)	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 - \$34,954 Zoning By-law Amendment - \$36,815 + per unit \$570 x (units 11-60) - \$28,500 Combined OPA and ZBA - \$25,067.25 RSC Administration Fee - \$420 plus HST Site Plan Control - \$25,350 Less Formal Consultation - \$1,260
Conservation Authority Review Fees:	
Other:	Condominium Application - \$15,750.00 + per unit \$80 x 128 units - \$10,240.00
TOTAL:	\$99,766.35 (No Condo) \$125,756.35 (Condo)

### 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:

- Downtown Hamilton Secondary Plan Area;
- Areas of Major Change and Corridors of Gradual Change within the West Harbor Secondary Plan Area;
- Primary Corridors as shown on Schedule E – “Urban Structure” of the Urban Hamilton Official Plan;
- 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.

<b>Reports, Studies, Plans</b>	<b>Required</b>	<b>Staff Responsible for providing guidelines or terms of reference</b>
<b>Background Information</b>		
Survey Plan	<input checked="" type="checkbox"/>	At Every Stage Development Planning (Daniel Barnett, ext. 4445)
Concept Plan (Site Plan, Elevation Plan, Landscape Plan, and Floor Plans)	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning

		(Daniel Barnett, ext. 4445)
<b>Planning</b>		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft OPA, and By-laws	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	Preliminary Site Plan and Elevation Plan at Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)  Site Plan Control Development Planning (Daniel Barnett, ext. 4445)
Urban Design Report	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Ana Cruceru, ext. 5707)  Updated at Site Plan Control stage,

		Development Planning (Ana Cruceru, ext. 5707)
<b>Cultural</b>		
Archaeological Assessment	<input type="checkbox"/>	
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"/>	Preliminary Conceptual Landscape Plan at Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)  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 type="checkbox"/>	
<b>Environmental/Servicing and Infrastructure</b>		
Contaminant Management Plan	<input type="checkbox"/>	
Record of Site Condition (RSC) – (will be included as an ‘H’ Holding Provision if not completed prior to Zoning By-law being approved)	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)  As a condition of Site Plan Control (if not completed prior to Council) Development Planning (Daniel Barnett, ext. 4445)
Erosion and Sediment Control Plan	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Peter Dimitroulias, ext. 1948)
Hydrogeological Study	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Engineering (Peter Dimitroulias, ext. 1948)  As a condition of Site Plan Control, Development Engineering (Peter Dimitroulias, ext. 1948)

Grading Plan	☒	<p>Preliminary Grading Plan at the Official Plan Amendment and Zoning By-law Amendment stages, Development Engineering (Peter Dimitroulias, ext. 1948)</p> <p>As a condition of Site Plan Control, Development Engineering (Peter Dimitroulias, ext. 1948)</p>
Master Drainage Plan	☐	
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	☒	<p>Official Plan Amendment and Zoning By-law Amendment stages, Development Engineering (Peter Dimitroulias, ext. 1948)</p> <p>As a condition of Site Plan Control, Development Engineering (Peter Dimitroulias, ext. 1948)</p>
Geotechnical Study	☒	<p>Official Plan Amendment and Zoning By-law Amendment stages, Development Engineering (Peter Dimitroulias, ext. 1948)</p> <p>As a condition of Site Plan Control, Development Engineering</p>

		(Peter Dimitroulias, ext. 1948)
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"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Engineering (Peter Dimitroulias, ext. 1948)  Updated at the Site Plan Control stage, Development Engineering (Peter Dimitroulias, ext. 1948)
Site Servicing Plan	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Engineering (Peter Dimitroulias, ext. 1948)  As a condition of Site Plan Control, Development Engineering (Peter Dimitroulias, ext. 1948)
Water and Wastewater Servicing Study	<input checked="" type="checkbox"/>	Official Plan Amendment and



		<p>Zoning By-law Amendment stages, Development Engineering (Peter Dimitroulias, ext. 1948)</p> <p>As a condition of Site Plan Control, Development Engineering (Peter Dimitroulias, ext. 1948)</p>
<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"/>	<p>Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)</p> <p>Possibly updated at Site Plan Control stage, Development Planning (Daniel Barnett, ext. 4445)</p>
Odour Impact Assessment	<input type="checkbox"/>	
Sun/Shadow Study	<input checked="" type="checkbox"/>	<p>Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)</p> <p>Possibly updated at Site Plan Control stage,</p>

		Development Planning (Daniel Barnett, ext. 4445)
Vibration Study	<input type="checkbox"/>	
Wind Study	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)  Possibly updated at Site Plan Control stage, Development Planning (Daniel Barnett, ext. 4445)
<b>Transportation</b>		
Cycling Route Analysis	<input type="checkbox"/>	
Transportation Impact Study	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Transportation Planning (Jeff Cornwell, ext. 2560)
Parking Analysis/Study	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)  Possibly updated at Site Plan Control stage, Development Planning (Daniel Barnett, ext. 4445)
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"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
<b>DRP Submission Requirements</b> <ul style="list-style-type: none"> <li>- Site Plan</li> <li>- Building Elevations including materials and colouring</li> <li>- Model / Illustrations</li> <li>- Floor Plans</li> <li>- Photographs of Streetscape</li> <li>- Urban Design Brief</li> <li>- Detailed Perspective or Computer Model</li> <li>- Completed Project Summary Sheet</li> <li>- Massing Illustrations</li> <li>- Shadow study</li> <li>- Angular Plane</li> <li>- Wind Study</li> <li>- Conceptual Landscape Plan</li> </ul>	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment, Development Planning (Joseph Buordolone, ext. 7856)
<b>Public Consultation Strategy</b>	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
<b>Other:</b> Turning Plan	<input checked="" type="checkbox"/>	Site Plan Control, Transportation Planning (Jeff Cornwell, ext. 2560)
Watermain Hydraulic Analysis	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Engineering (Peter Dimitroulias, ext. 1948)

		As a condition of Site Plan Control, Development Engineering (Peter Dimitroulias, ext. 1948)
Storm Drainage Area Plan	<input checked="" type="checkbox"/>	As a condition of Site Plan Control, Development Engineering (Peter Dimitroulias, ext. 1948)
Construction Management Plan and associated Review Fee	<input checked="" type="checkbox"/>	As a condition of Site Plan Control, Development Engineering (Peter Dimitroulias, ext. 1948)
Shoring Plan and Shoring Agreement	<input checked="" type="checkbox"/>	As a condition of Site Plan Control, Development Engineering (Peter Dimitroulias, ext. 1948)
Temporary Sewer Discharge Permit (If Applicable)	<input checked="" type="checkbox"/>	As a condition of Site Plan Control, Development Engineering (Peter Dimitroulias, ext. 1948)
Refundable Security Deposit (Damage Infrastructure)	<input checked="" type="checkbox"/>	As a condition of Site Plan Control, Development Engineering (Peter Dimitroulias, ext. 1948)
External Works Agreement and Fee (If Applicable)	<input checked="" type="checkbox"/>	As a condition of Site Plan Control, Development Engineering (Peter Dimitroulias, ext. 1948)
CCTV Video Inspection (Where Required)	<input checked="" type="checkbox"/>	As a condition of Site Plan Control,

		Development Engineering (Peter Dimitroulias, ext. 1948)
Waste Management Plan	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Waste Management, (Diana Butterworth, ext. 6701)
Street Tree Fee - \$657.80 plus HST per Tree	<input checked="" type="checkbox"/>	As a condition of Site Plan Control, Urban Forestry, (Sam Brush, ext. 7375)
3D and Coloured Renderings	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)
Angular Planes	<input checked="" type="checkbox"/>	Official Plan Amendment and Zoning By-law Amendment stages, Development Planning (Daniel Barnett, ext. 4445)

**ADDITIONAL INFORMATION**

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

Comments:

- Note that the subject lands fall within the Community Improvement Plan Area (CIPA) and therefore conditional Site Plan Approval is subject to a 15 month approval period with no possible extensions.
- The proposed development is eligible for municipal waste collection; however, the current design is not serviceable, please see comments from waste management staff.
- A road widening of approximately 3.0 metres, based on the existing right of way width of 20.0 metres and a required right-of-way width of 26.213 metres.

- A minimum visibility triangle of 5.0 metres by 5.0 metres is required for any driveway entrance.
- City Wide Corridor Planning Principles and Design Guidelines serve as a best practice, 45° build to plane from the rear property line and from the street width should be applied, found at the following link: <https://www.hamilton.ca/develop-property/policies-guidelines/city-wide-corridor-planning-principles-and-design-guidelines>.
- The subject lands, while not in the downtown or along a corridor of gradual change, are in proximity to both, furthermore given that the size and scale of the proposed development represent a significant departure from what is envisioned in the Secondary Plan in both height and density, review by the City's Design Review Panel is recommended.
- The terms of reference for Sun Shadow and Wind Studies can be found at the following link: <https://www.hamilton.ca/sites/default/files/media/browser/2018-03-19/downtownhamilton-drafttermsofreference-mar2018.pdf>.

**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
_____ Agent (I have the authority to bind the Owner)	_____ Agent Signature	_____ Date

## **SIGNATURES**

_____ Planning Staff	_____ Planning Staff Signature	_____ Date
_____ Planning Staff	_____ Planning Staff Signature	_____ Date
_____ Engineering Staff	_____ Engineering Staff Signature	_____ Date

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Other Staff or Agency

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Signature

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Date

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Other Staff or Agency

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Date