



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: October 26, 2022 File No: FC-22-132
Owner: Carriage Gate Homes
Applicant: UrbanSolutions C/O Matt Johnston
Agent: _____

PROPERTY INFORMATION

Address and/or Legal Description: 509 Southcote Road, Ancaster
Lot Frontage (metres): 60.4 Lot depth (metres): 184.4 Lot Area(m²): 11,118

Official Plan Designation:

Schedule E: Neighbourhoods
Schedule E-1: Neighbourhoods

Meadowlands Neighbourhood III Secondary Plan

Land Use Plan Map B.2.5-1: Low Density Residential (Infill / Existing) and Low Density Residential 2a

Zoning: Agricultural "A" Zone in Ancaster Zoning By-law No. 87-57

Description of current uses, buildings, structures and natural features on the subject lands: The subject lands contain one single detached dwelling and detached accessory building.

Brief description of proposal: The applicant proposes to construct 57 three (3) storey townhouses on a common element roadway including 23 visitor parking spaces (at grade).

APPLICATIONS REQUIRED

Rural Hamilton Official Plan Amendment	Yes <input type="checkbox"/>	No <input 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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Condominium (Type: Common Element)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Site Plan (Type: Full)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Consent	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Variance(s)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Other	Yes <input type="checkbox"/>	No <input 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

*Applications submitted in 2023 will be subject to the 2023 Fee Schedule.

*Applicant to confirm directly with Hamilton Conservation Authority prior to submission.

City of Hamilton:	<p>Fees represent current 2022 rates and are subject to change:</p> <table> <tr> <td>Official Plan Amendment</td> <td style="text-align: right;">\$34,945.00</td> </tr> <tr> <td>+Zoning By-Law Amendment</td> <td style="text-align: right;">\$36,815.00</td> </tr> <tr> <td>Pe unit fee to max 50 units (\$570.00 x per unit (x 50))</td> <td style="text-align: right;">+<u>\$28,500.00</u> \$65,315.00</td> </tr> <tr> <td>+Draft Plan of Subdivision (Plus Addition Per Block Charge x \$1,905.00) (x1)</td> <td style="text-align: right;">\$51,590.00 + <u>\$1,905.00</u> \$53,495.00</td> </tr> <tr> <td>Draft Plan of Condominium (Common Element – without public process) – \$80.00 x per unit charge)</td> <td style="text-align: right;">\$15,750.00 <u>+\$4,560.00</u> \$20,310.00</td> </tr> </table>	Official Plan Amendment	\$34,945.00	+Zoning By-Law Amendment	\$36,815.00	Pe unit fee to max 50 units (\$570.00 x per unit (x 50))	+ <u>\$28,500.00</u> \$65,315.00	+Draft Plan of Subdivision (Plus Addition Per Block Charge x \$1,905.00) (x1)	\$51,590.00 + <u>\$1,905.00</u> \$53,495.00	Draft Plan of Condominium (Common Element – without public process) – \$80.00 x per unit charge)	\$15,750.00 <u>+\$4,560.00</u> \$20,310.00
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	Site Plan	<u>\$25,350.00</u> \$199,415.00
Hamilton Conservation Authority Review Fees:	Official Plan Amendments	\$4,255.00
	Zoning By-law Amendments - 50% lower fee (\$4,255.00)	\$4,255.00 <u>-\$2,127.50</u> \$6,382.50
	Draft Plan of Subdivision	<u>\$5,830.00</u> \$12,212.50
Other:	Street tree payment per tree	\$758.18
	TOTAL:	\$212,385.18

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"/>	Development Planning (M. Fiorino)
Concept Plan	<input checked="" type="checkbox"/>	Development Planning (M. Fiorino)
Planning		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft OPA, and By-laws	<input checked="" type="checkbox"/>	Development Planning (M. Fiorino)
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	Development Planning (M. Fiorino)
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	Development Planning (M. Fiorino)
Urban Design Report	<input checked="" type="checkbox"/>	Heritage and Design (E. Winter)
Cultural		
Archaeological Assessment	<input checked="" type="checkbox"/>	Heritage and Design (L. Christie)
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"/>	Heritage and Design (M. Kiddie) Hamilton Conservation Authority (M. Stone) Forestry and Horticulture (S. Brush)
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"/>	Forestry and Horticulture (S. Brush)
Tree Protection Plan (TPP)	<input checked="" type="checkbox"/>	Heritage and Design (M. Kiddie) Hamilton Conservation Authority (M. Stone)
Environmental/Servicing and Infrastructure		
Contaminant Management Plan	<input type="checkbox"/>	
Record of Site Condition (RSC)	<input type="checkbox"/>	
Erosion and Sediment Control Plan	<input checked="" type="checkbox"/>	Development Engineering (A. Papineau)
Hydrogeological Study	<input type="checkbox"/>	
Grading Plan	<input checked="" type="checkbox"/>	Development Engineering (A. Papineau)
Master Drainage Plan	<input type="checkbox"/>	
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	<input checked="" type="checkbox"/>	Development Engineering (A. Papineau) Hamilton Conservation Authority (M. Stone)
Soils/Geotechnical Study	<input type="checkbox"/>	
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"/>	Development Engineering (A. Papineau) Hamilton Conservation Authority (M. Stone)
Site Servicing Plan	<input checked="" type="checkbox"/>	Development Engineering (A. Papineau)
Water and Wastewater Servicing Study	<input type="checkbox"/>	
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"/>	Development Planning (M. Fiorino)
Odour Impact Assessment	<input type="checkbox"/>	
Sun/Shadow Study	<input type="checkbox"/>	
Vibration Study	<input type="checkbox"/>	
Wind Study	<input type="checkbox"/>	
Transportation		
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"/>	
Cost Recoveries		
Cost Acknowledgement Agreement	<input checked="" type="checkbox"/>	Development Planning (M. Fiorino)
DRP Submission Requirements		
Public Consultation Strategy	<input checked="" type="checkbox"/>	Development Planning (M. Fiorino)

(Public Consultation must be completed prior to application) Provide Proof that Public Engagement has occurred prior to the Formal Application Submission.		
Other: Pre- & Post-Development Storm Drainage Area Plan	<input checked="" type="checkbox"/>	Development Engineering (A. Papineau)
Wastewater Assessment	<input checked="" type="checkbox"/>	Development Engineering (A. Papineau)
Water Service Assessment	<input checked="" type="checkbox"/>	Development Engineering (A. Papineau)
External Works Agreement	<input checked="" type="checkbox"/>	Development Engineering (A. Papineau)
Zoning Compliance Review	<input checked="" type="checkbox"/>	Development Planning (M. Fiorino)

ADDITIONAL INFORMATION

Additional Agencies to be contacted: _____

Comments: _____

- The existing right-of-way at the subject property is approximately ± 20 metres. Approximately ± 6 metres are to be dedicated to the right-of-way on Southcote Road, as per the Urban Hamilton Official Plan: Schedule C-2 - Future Right-of-Way Dedications. Southcote Road is to be 32.004 metres from Golf Links Road to Garner Road East.
- The applicant will be required to provide sidewalks along the full length of property adjacent to the public right-of-way. In addition, buffered sidewalks along both sides of the right-of-way are required to be a minimum of 2.0 metres clear zone width and sidewalks through the site are required to be a minimum of 1.5 metres clear zone width.
- Applicant to confirm if all required parking is provided. A Parking Analysis may be required should the required parking not be provided.
- Southcote Road is currently being reconstructed along the frontage of the subject lands and construction is scheduled to continue through 2024. The owner should coordinate Public Works Construction to minimize the potential for conflicts during construction.

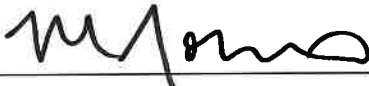
PLEASE BE ADVISED OF THE FOLLOWING:

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.*

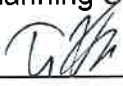
ACKNOWLEDGEMENT

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></u>	<u>Dec 21, 2022</u>
_____ Agent (I have the authority to bind the Owner)	_____ Agent Signature	_____ Date

SIGNATURES

Michael Fiorino	<u>Michael Fiorino</u>	Dec 6, 2022
_____ Planning Staff	_____ Planning Staff Signature	_____ Date
<u>E. Tim Vrooman</u>	<u></u>	<u>Dec. 14, 2022</u>
_____ 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