

**Hamilton**

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Planning and Economic Development Department  
Development Planning, Heritage and Design  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton ON L8P 4Y5  
Phone: 905-546-2424 Fax: 905-546-4202

February 01, 2019

File: FC-18-141

Spencer McKay  
UrbanSolutions  
501-105 Main Street East  
Hamilton ON, L8N 1G6

Dear Mr. McKay:

**RE: Formal Consultation Meeting – Application by UrbanSolutions on Behalf of Effort Trust Co. for Lands Located at 150 Mohawk Road East, Hamilton (Ward 7)**

Please find the attached Formal Consultation Document from the Development Review Team Meeting held on **January 09, 2019**, which identifies the required items that must accompany a future **Zoning By-law Amendment** application and **Site Plan Amendment** application in order to deem the applications complete, in accordance with the *Planning Act*.

As part of the Formal Consultation Process, signatures by the Owner(s) 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 a **Zoning By-law Amendment and Site Plan Amendment** applications for this proposal, please enclose a copy of the signed Formal Consultation Document with your application.

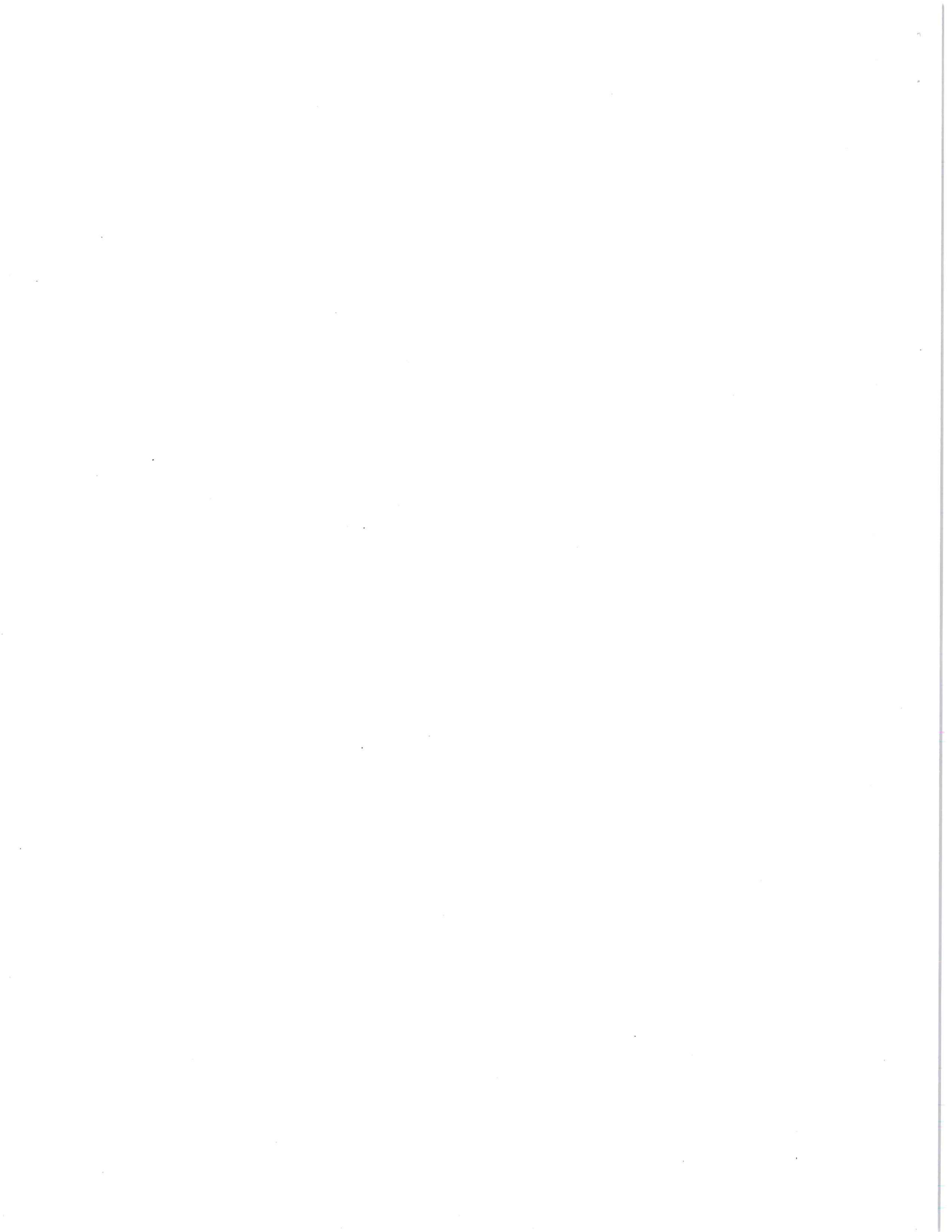
If you have any questions or require assistance at any time throughout the development process, please feel free to contact Melanie Schneider at 905.546.2424 ext. 1224 or by e-mail at [Melanie.Schneider@hamilton.ca](mailto:Melanie.Schneider@hamilton.ca), or myself at ext. 1288.

Yours truly,

Shannon McKie, MCIP, RPP  
Senior Project Manager  
Development Planning, Heritage and Design – Urban Team  
Planning Division

SM:ms  
Attachment

cc: David Horwood  
Effort Trust Co.  
242 Main Street East  
Hamilton ON, L8N 1H5





Hamilton

## Formal Consultation Document

Meeting Date: January 9, 2019

File No: FC-18-141

Owner: Effort Trust

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

Agent: UrbanSolutions

### PROPERTY INFORMATION

Address and/or Legal Description: 150 Mohawk Road East, Hamilton

Lot Frontage (metres): 146.9 Lot depth (metres): 92.05 Lot Area(m<sup>2</sup>): 15,104

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

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

Urban Hamilton Official Plan Designation: Neighbourhoods

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

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

Zoning: "E-2/S-6" (Multiple Dwellings) District, Modified

Description of current uses, buildings, structures and natural features on the subject lands:  
An existing, 196 unit, twelve storey multiple dwelling with 245 parking spaces, some of which located within a two level parking structure.

Brief description of proposal: To remove the existing parking structure and construct a twelve storey multiple dwelling containing 82 units and nine ground-related units, having direct access to Mohawk Road East. Number of parking spaces unknown at this time.

**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 type="checkbox"/>	No <input checked="" type="checkbox"/>
Zoning By-law Amendment (Routine)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Subdivision	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Condominium (Type: _____)	Yes <input type="checkbox"/>	No <input checked="" 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 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:	ZBA - \$11,770.00 (less FC Credit of \$1,115.00) = \$10,655.00  Site Plan Amendment - \$2,370.00  Tree Removal Permit - \$293.31 Tree Protection Plan Review - \$605
Conservation Authority Review Fees:	
Other:	
<b>TOTAL:</b>	<b>\$13,923.31</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"/>	Development Planning (M. Schneider, ext. 1224)
Concept Plan	<input checked="" type="checkbox"/>	Zoning Stage, Development Planning (M. Schneider, ext. 1224)
<b>Planning</b>		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	

Draft OPA, and By-laws	<input checked="" type="checkbox"/>	Zoning Stage, Development Planning (M. Schneider, ext. 1224)
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	Zoning Stage, Development Planning (M. Schneider, ext. 1224)
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	Site Plan Stage, Development Planning (M. Schneider, ext. 1224)
Urban Design Report	<input checked="" type="checkbox"/>	Zoning Stage, Development Planning, Heritage and Design (A. 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"/>	Condition of Site Plan, Development Planning (M. Schneider, ext. 1224)
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"/>	Condition of Site Plan, Forestry and Horticulture (S. Clarke, ext. 4219)
Tree Protection Plan (TPP)	<input checked="" type="checkbox"/>	Zoning Stage, Development Planning, Heritage and Design (M. Kiddie, ext. 1290)
<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"/>	Condition of Site Plan, Development Engineering (A. Inrig, ext. 4196)
Hydrogeological Study	<input checked="" type="checkbox"/>	Condition of Site Plan, Development Engineering (A. Inrig, ext. 4196)
Grading Plan	<input checked="" type="checkbox"/>	Condition of Site Plan, Development Engineering (A. Inrig, ext. 4196)
Master Drainage Plan	<input type="checkbox"/>	
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	<input checked="" type="checkbox"/>	Condition of Site Plan, Development Engineering (A. Inrig, ext. 4196)
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"/>	Zoning Stage, Development Engineering (A. Inrig, ext. 4196)
Servicing Options Report	<input checked="" type="checkbox"/>	Zoning Stage, Development Engineering (A. Inrig, ext. 4196)
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"/>	Condition of Site Plan, Development Planning (M. Schneider, ext. 1224)
Odour Impact Assessment	<input type="checkbox"/>	
Sun/Shadow Study	<input checked="" type="checkbox"/>	Zoning Stage, Development Planning, Heritage and Design (A. Cruceru, ext. 5707)
Vibration Study	<input type="checkbox"/>	
Wind Study	<input type="checkbox"/>	
<b>Transportation</b>		
Cycling Route Analysis	<input type="checkbox"/>	
Transportation Impact Study	<input checked="" type="checkbox"/>	Zoning Stage, Transportation Planning (transportation.planning@hamilton.ca)
Parking Analysis/Study	<input checked="" type="checkbox"/>	Zoning Stage, Development Planning, Heritage and Design (T. Shepherd, ext. 6364)
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"/>	Zoning Stage, Transportation Planning (transportation.planning@hamilton.ca)
<b>Cost Recoveries</b>		
Cost Acknowledgement Agreement	<input type="checkbox"/>	
<b>DRP Submission Requirements</b>		
<b>Public Consultation Strategy</b>	<input checked="" type="checkbox"/>	Zoning Stage, Development Planning (M. Schneider, ext. 1224)
<b>Other:</b> Shoring and Tieback Plan, Construction Management Plan	<input checked="" type="checkbox"/>	Condition of Site Plan, Development Engineering (A. Inrig, ext. 4196)

## ADDITIONAL INFORMATION

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



Comments: The massing of the building shall be shifted away from the single detached dwellings to the south and west of the property. The massing shall meet the 45° angular plan to these uses which may result in a decrease in height. Should multiple modifications to the Zoning By-law be proposed beyond the removal of the existing Site Specific policy, the proposal may be considered a Complex application and additional fees may be required.

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**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**

Melanie Schneider  
Planning Staff

Walter Schmid  
Planning Staff Signature

Feb 1/19  
Date

Stalloni  
Planning Staff

Stalloni  
Planning Staff Signature

Feb 1/19  
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

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Other Staff or Agency

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Other Staff or Agency

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Signature

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Date