

Hamilton

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

## Formal Consultation Document

Meeting Date: May 18, 2016 File No: FC-16-055

Owner: Representative Holdings Inc. (c/o David Horwood)

Applicant: UrbanSolutions (c/o Sergio Manchia)

Agent: UrbanSolutions (c/o Sergio Manchia)

### PROPERTY INFORMATION

Address and/or Legal Description: 117 Forest Avenue and 175 Catharine Street South

#### **117 Forest Avenue**

Lot Frontage (metres): 28.4 Lot depth (metres): 40.5 Lot Area(m<sup>2</sup>):1173.6

#### **175 Catharine Street South**

Lot Frontage (metres): 60.6 Lot depth (metres): 40.2 Lot Area(m<sup>2</sup>) 2549.5

Urban Hamilton Official Plan Designation: Neighbourhoods

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

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

Zoning: E-3/S-601 (High Density Multiple Dwellings)

Description of current uses, buildings, structures and natural features on the subject lands: 117 Forest Avenue is currently a vacant lot occupied by a gravel parking lot. 175

Catharine Street South is currently occupied by an 11-storey, 93 unit multiple dwelling.

**Brief description of proposal:** The applicant proposes to construct a ten-storey multiple dwelling containing 78 residential units and 7 street townhouses connected via an underground parking garage. An expansion of the existing underground parking garage connected to the existing multiple dwelling at 175 Catherine Street South will accommodate 41 new parking spaces for the proposed development.

## 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 (Complex)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Subdivision	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Condominium – To be determined by owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Site Plan (Type: Full Application)	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 Industrial, 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.). In addition, the City of Hamilton has prepared a new comprehensive Rural Official Plan and Urban Official Plan. Should the proposed development not proceed prior to the final approval of these Official Plans, further amendments to these plans may be required.

## FEES REQUIRED

City of Hamilton:	Zoning By-law Amendment (Complex).....	\$21,890
	Site Plan Control (Full Application).....	\$9,120
TOTAL:	Rezoning & Site Plan Control Subtotal.....	\$31,010
	Less: FC Credit (\$1,065).....	<b>\$29,945</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 – Gerry Tchisler, ext. 4148 [Zoning By-law Amendment and Site Plan Control]
Concept Plan	<input checked="" type="checkbox"/>	Development Planning – Gerry Tchisler, ext. 4148 [Zoning By-law Amendment]
<b>Planning</b>		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft By-laws	<input checked="" type="checkbox"/>	Development Planning – Gerry Tchisler, ext. 4148 [Zoning By-law]

		Amendment]
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	Development Planning – Gerry Tchisler, ext. 4148 [Zoning By-law Amendment]
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	Development Planning – Gerry Tchisler, ext. 4148 [Site Plan Control]
Urban Design Report	<input checked="" type="checkbox"/>	Development Planning – Joanna Chludzinska, ext. 1393 [Zoning By-law Amendment]
<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"/>	Development Planning – Joanna Chludzinska, ext. 1393 & Forestry – Sam Brush, ext. 7375 [Site Plan Control]
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	<input type="checkbox"/>	

Study		
Slope Stability Study and Report	<input type="checkbox"/>	
Species Habitat Assessment	<input type="checkbox"/>	
Tree Management Plan/Study	<input checked="" type="checkbox"/>	Development Planning – Melissa Kiddie, ext. 1290 & Forestry – Sam Brush, ext. 7375 [Zoning By-law Amendment]
Tree Protection Plan (TPP)	<input type="checkbox"/>	
<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"/>	Development Engineering – Saleem Sial, ext. 4196 [Site Plan Control]
Hydrogeological Study	<input type="checkbox"/>	
Grading Plan	<input checked="" type="checkbox"/>	Development Engineering – Saleem Sial, ext. 4196 [Site Plan Control]
Storm Drainage Area Plan	<input checked="" type="checkbox"/>	Development Engineering – Saleem Sial, ext. 4196 [Site Plan Control]
Stormwater Management Report	<input checked="" type="checkbox"/>	Development Engineering – Saleem Sial, ext. 4196 [Zoning By-law Amendment] – Can be included in FSR
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"/>	Development Engineering – Saleem Sial, ext. 4196 [Zoning By-law Amendment]
Site Servicing Plan	<input checked="" type="checkbox"/>	Development Engineering – Saleem Sial, ext. 4196 [Site Plan Control]
Water and Wastewater Servicing Study	<input checked="" type="checkbox"/>	Development Engineering – Saleem Sial, ext. 4196

		[Site Plan Control]
<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 type="checkbox"/>	
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 checked="" type="checkbox"/>	Development Planning – Tim Mendoza, ext. 5441 [Zoning By-law Amendment]
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"/>	Transportation Planning – Bart Brosseau, ext. 4583 [Zoning By-law Amendment]
<b>Cost Recoveries</b>		
Cost Acknowledgement Agreement	<input checked="" type="checkbox"/>	Development Planning – Gerry Tchisler, ext. 4148 [Zoning By-law Amendment]
<b>DRP Submission Requirements</b>	<input checked="" type="checkbox"/>	Development Planning – Joanna Chludzinska, ext. 1393
<b>Other:</b> Hydraulic Report	<input checked="" type="checkbox"/>	Development Engineering – Saleem Sial, ext. 4196 [Site Plan Control]

## ADDITIONAL INFORMATION

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

**Comments:** Staff generally support the proposed concept plan and elevations. As with any residential intensification project, compatibility with the existing neighbourhood is of critical importance. This should be demonstrated in detail in the Planning Justification Report and the Urban Design Brief and implemented through the subsequent Site Plan Control application. The Planning Justification Report should pay particular attention to sections B.2.4 – Residential Intensification and E.3 Neighbourhoods Designation of the Urban Hamilton Official Plan (UHOP) to justify the proposed development. The Urban Design Brief should include a discussion on the impact the development may have on views of the escarpment.

It is encouraged that the proposal be reviewed by the Design Review Panel prior to the submission of the Zoning By-law Amendment application, or as part of this process, as this will assist both staff and the applicant in assessing the proposal's conformity with the relevant urban design policies in the UHOP.

Please note, the dimensions of the required daylight triangle dedication at the corner for Forest Avenue and Catharine Street South will be 4.57m x 4.57m.

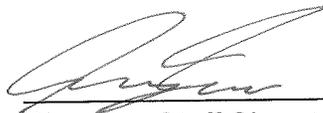
**PLEASE BE ADVISED OF THE FOLLOWING:**

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**

Gerry Tchisler  
 \_\_\_\_\_  
 Planning Staff

  
 \_\_\_\_\_  
 Planning Staff Signature

May 31/16  
 \_\_\_\_\_  
 Date

 Anita Fabac  
 \_\_\_\_\_  
 Planning Staff

  
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 Planning Staff Signature

May 31/16  
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 Date

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 Engineering Staff

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 Engineering Staff Signature

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 Date

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 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