



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: April 1, 2020 File No: FC-20-023

Owner: 2739095 Ontario Inc.

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

Agent: T. Johns Consulting Group c/o Diana Morris

**PROPERTY INFORMATION**

Address and/or Legal Description: 16 Steven Street and 436 King William Street

Lot Frontage (metres): 25.76 Lot depth (metres): 14.55 Lot Area(m<sup>2</sup>):370

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

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

Urban Hamilton Official Plan Designation: Neighbourhoods

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

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

Zoning: "D" Urban Protected Residential – One and Two Family Dwellings, etc. District

Description of current uses, buildings, structures and natural features on the subject lands: Industrial Building (The Pearl Company) – 16 Steven Street

Single detached dwelling – 436 King William Street

Brief description of proposal: Establish a 12 unit multiple dwelling within the existing industrial building at 16 Steven Street.

The ultimate use of the property at 436 King William Street is undetermined.

## 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 (Type: _____)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Site Plan (Type: _____)	Yes <input type="checkbox"/>	No <input checked="" 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:	Zoning By-law Amendment - \$35,054
Conservation Authority Review Fees:	
Other:	Formal Consultation Deduction - \$1,235
TOTAL:	\$33,819

### 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 Local Planning Appeal Tribunal 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"/>	Zoning By-law Amendment Development Planning (Daniel Barnett, ext. 4445)
Concept Plan	<input checked="" type="checkbox"/>	Zoning By-law Amendment Development Planning (Daniel Barnett, ext. 4445)
<b>Planning</b>		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft By-laws	<input checked="" type="checkbox"/>	Zoning By-law Amendment Development Planning (Daniel Barnett, ext. 4445)
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	Zoning By-law

		Amendment Development Planning (Daniel Barnett, ext. 4445)
Site Plan and Building Elevations	<input type="checkbox"/>	
Urban Design Brief (Can be Included into the Planning Justification Report)	<input checked="" type="checkbox"/>	Zoning By-law Amendment Development Planning (Ana Cruceru, ext. 5707)
<b>Cultural</b>		
Archaeological Assessment	<input type="checkbox"/>	
Cultural Heritage Impact Assessment (Required if existing building is seeking to substantially alter or remove portions of the building)	<input checked="" type="checkbox"/>	Zoning By-law Amendment Development Planning (David Addington, ext. 1214)
<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"/>	Zoning By-law Amendment 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 checked="" type="checkbox"/>	Zoning By-law Amendment Forestry and Horticulture, (Shannon Clarke, ext. 4219)
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 checked="" type="checkbox"/>	Zoning By-law Amendment Development Planning (Daniel Barnett, ext. 4445)
Erosion and Sediment Control Plan	<input type="checkbox"/>	
Hydrogeological Study	<input type="checkbox"/>	
Grading Plan	<input type="checkbox"/>	
Master Drainage Plan	<input type="checkbox"/>	
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	<input type="checkbox"/>	
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 By-law Amendment Stage Development Engineering (Gauri Marria, ext. 2585)
Servicing Plan	<input checked="" type="checkbox"/>	Zoning By-law Amendment Stage Development Engineering (Gauri Marria, ext. 2585)
Water and Wastewater Servicing Study	<input checked="" type="checkbox"/>	Zoning By-law Amendment Stage Development Engineering (Gauri Marria, ext. 2585)
<b>Land Use Compatibility</b>		
Agricultural Impact Assessment	<input type="checkbox"/>	
Dust Impact Analysis	<input checked="" type="checkbox"/>	Zoning By-law Amendment Stage

		Public Health (Roger Finkenbrink, ext. 5820)
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"/>	Zoning By-law Amendment Development Planning (Daniel Barnett, ext. 4445)
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"/>	Zoning By-law Amendment 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"/>	Zoning By-law Amendment Development Planning (Daniel Barnett, ext. 4445)
<b>DRP Submission Requirements</b>		
<b>Public Consultation Strategy</b>	<input checked="" type="checkbox"/>	Zoning By-law Amendment Development Planning (Daniel Barnett, ext. 4445)
<b>Other:</b>		
Pest Control Plan	<input checked="" type="checkbox"/>	Zoning By-law Amendment Public Health (Ioana Lupascu, ext. 5817)

## **ADDITIONAL INFORMATION**

Additional Agencies to be contacted:

Comments:

- The existing alleyway located to the south of the subject lands is publicly assumed alleyway.
- As the use of 436 King William Street is indeterminant it cannot be determined what applications and thereby what studies or reports would need to accompany those applications. If at a future date the use of the lands at 436 King William Street is determined a Formal Consultation application for these lands may be required.
- If the parking at the rear of the 436 King William Street is intended to be for the proposed multiple dwelling either the lands would need to be severed and merged with 16 Steven Street or an off-site parking agreement would need to be established along with a special By-law modification to permit required parking to be located off site.
- The proposed 12 unit multiple dwelling requires a minimum of 15 parking spaces based on the Zoning By-law, the proposed plans identify at most two parking spaces which would create a deficiency of 13 parking spaces, given the large deficiency a Parking Justification Study is required. Please note that a multiple dwelling is not eligible for permits for on-street parking where permits are required.
- It is not clear if the proposal is for rental or for condominium tenure, if the proposal is for condominium tenure a Condominium Application will be required.
- If proposed development is located entirely within the existing building with no change to the existing building footprint (horizontally or vertically) than Site Plan Control will not be required.

### ***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**

Daniel Barnett		
Planning Staff	Planning Staff Signature	Date
Shannon McKie		April 14, 2020
Planning Staff	Planning Staff Signature	Date
Engineering Staff 2739095 Ontario Inc. c/o Brandon Gibson-DeGroote		
Owner	Engineering Staff Signature	Date
		April 20, 2020
	Owner Signature	Date



Applicant (I have the authority to bind the Owner)

Diana Morris

Applicant Signature



Date

April 20/20

Agent (I have the authority to bind the Owner)

Agent Signature

Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date