



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

Hamilton

Formal Consultation Document

Meeting Date: November 10, 2021 File No: FC-21-148

Owner: The United Church Of Canada C/O Kristopher Tavella

Applicant: Lisa Mercanti-Ladd & Ian Ladd

Agent: T. Johns Consulting Group Ltd C/O Katelyn Gillis

PROPERTY INFORMATION

Address and/or Legal Description: 4 and 10 Trinity Church Road, Hamilton

Lot Frontage (metres): 4: + 20 m / 10: + 18 m Lot depth (metres): 4: + 71.7 m / 10: + 19.7 m
Lot Area(m²): 4: + 2,225.8 m² 10: + 323.7 m²

Regional Official Plan Designation: _____

Rural Hamilton Official Plan Designation: _____

Urban Hamilton Official Plan Designation: _____

Schedule E: Employment Area (4 Trinity Church Road)
Neighbourhoods (10 Trinity Church Road)

Schedule E-1: Business Park (4 Trinity Church Road)
Arterial Commercial (10 Trinity Church Road)

Local Official Plan Designation: _____

Other Plan Designation: _____

Zoning: _____

4 Trinity Church Road: Arterial Commercial (C7) Zone, in Hamilton Zoning By-law 05-200

10 Trinity Church Road: "AA" Agricultural District in Hamilton Zoning By-law No. 6593

Description of current uses, buildings, structures and natural features on the subject lands: The subject lands have an existing church (4 Trinity Church) and associated parking (10 Trinity Church).

Brief description of proposal: The applicant has proposed two potential development options for the subject lands for a restaurant.

Option 1: The first option is to facilitate the redevelopment of lands existing at 4 Trinity Church Road to include a one-storey restaurant and provide 32 surface parking spaces. The church building would be maintained and continue to be utilized as a Place of Assembly for events such as a wedding (refer to Concept Plan).

Option 2: The second option would see the conversion of the former church building (+203.7 m²) into a restaurant with associated parking to be maintained at 4 Trinity Church Road.

APPLICATIONS REQUIRED

Rural Hamilton Official Plan Amendment	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Urban Hamilton Official Plan Amendment	Yes <input 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 type="checkbox"/>	No <input type="checkbox"/>
Condominium (Type:)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Site Plan (Type: Site Plan Control)	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

City of Hamilton:	Fees represent 2022 fees and are subject to change	
	Rezoning (Complex)	\$36,815.00
	+Sq. m fee (439.6 sq. m x \$10.00)	<u>+\$4,396.00</u>
		\$41,211.00
	Less FC Fee	<u>-\$1,205.00</u>
		\$40,006.00
	Site Plan Control	+\$25,350.00
	Subtotal	\$65,356.00
Conservation Authority Review Fees:		
Other:	Street Tree Payment (per tree)	\$758.19
TOTAL:		\$66,114.19

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.

Reports, Studies, Plans	Required	Staff Responsible for providing guidelines or terms of reference
Background Information		
Survey Plan	<input checked="" type="checkbox"/>	Zoning stage Development Planning (M. Fiorino)
Concept Plan	<input checked="" type="checkbox"/>	Zoning stage Development Planning (M. Fiorino)
Planning		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft OPA, and By-laws	<input checked="" type="checkbox"/>	Zoning stage Development Planning (M. Fiorino)
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	Zoning stage Development Planning (M. Fiorino)
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	Zoning stage Development Planning (M. Fiorino)
Urban Design Report	<input checked="" type="checkbox"/>	Zoning stage Heritage and Urban Design (E. Winter)
Cultural		
Archaeological Assessment	<input type="checkbox"/>	
Cultural Heritage Impact Assessment	<input checked="" type="checkbox"/>	Zoning stage Heritage and Urban Design (S. Kursikowski)
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"/>	Forestry (S. Clark) Natural Heritage (M. Kiddie)
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 checked="" type="checkbox"/>	Natural Heritage (M. Kiddie)
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"/>	Zoning stage Development Engineering (P. Dimitroulias)
Hydrogeological Study	<input type="checkbox"/>	
Grading Plan	<input checked="" type="checkbox"/>	Zoning stage Development Engineering (P. Dimitroulias) Hydro One (D. De Rango)
Storm Drainage Areas Plan (Pre and Post)	<input checked="" type="checkbox"/>	Zoning stage Development Engineering (P. Dimitroulias)

		Hydro One (D. De Rango)
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	<input checked="" type="checkbox"/>	Zoning stage Development Engineering (P. Dimitroulias)
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 type="checkbox"/>	
Servicing Options Report	<input type="checkbox"/>	
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 type="checkbox"/>	
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 Measures	<input type="checkbox"/>	
Cost Recoveries		
Cost Acknowledgement Agreement	<input checked="" type="checkbox"/>	Zoning stage

		Development Planning (M. Fiorino)
DRP Submission Requirements	<input type="checkbox"/>	
Public Consultation Strategy	<input checked="" type="checkbox"/>	Zoning stage Development Planning (M. Fiorino)
Other: External Works Agreement	<input checked="" type="checkbox"/>	Development Engineering (P. Dimitroulias)
Temporary Sewer Discharge Permit	<input checked="" type="checkbox"/>	Development Engineering (P. Dimitroulias)
CCTV Video Inspection for the reuse of any existing sewer laterals	<input checked="" type="checkbox"/>	Development Engineering (P. Dimitroulias)
Cash in lieu as an urbanization fee for future extension of the existing sidewalk	<input checked="" type="checkbox"/>	Development Engineering (P. Dimitroulias)

ADDITIONAL INFORMATION

Additional Agencies to be contacted: _____

Comments: _____

- The costs of any relocations or revisions to Hydro One facilities necessary to accommodate this proposal will be at the applicants expense. The applicant will be responsible for the restoration of any damage to the transmission corridor or facilities thereon resulting from the construction of the proposal.
- The City of Hamilton strongly encourages and recommends the inclusion of TDM and TOD initiatives into developments to foster vibrant and complete communities that facilitate multiple transportation modes.
- A 5.0 metres x 5.0 metres local road visibility triangles must be provided for each driveway access.
- Reversing of vehicles onto the right-of-way is not permitted, and a turning plan may be necessary to demonstrate loading vehicles/garbage collection can enter the site in a forward manner, turn around on private property, and exit in a forward manner.
- Further consultation may be required with the City of Hamilton's Parks and Cemeteries Section for the evaluation of the Grading Plan which would need to demonstrate that the grading and drainage would not negatively impact the adjacent cemetery lands. A Tree Preservation Plan may also be requested by Forestry staff should any municipal trees be affected

- A Stage 1-2 archaeological report (P017-167-2010) has been submitted to the City of Hamilton and the Ministry of Heritage, Sport, Tourism and Culture Industries. While the Provincial interest has yet to be signed off by the Ministry, Staff concur with the recommendations made in the report, and the archaeology condition for the subject application has been met to the satisfaction of municipal heritage planning staff. Staff request a copy of the letter from the Ministry when available.
- A restaurant should be situated on the site adjacent to at least one of the streets to engage with the pedestrian zone and offer shared views to and from the proposed building. The proposed concept design should aim to serve the growing community with its diverse and growing population, serving both pedestrians from the immediate neighbourhood and those from adjacent communities via the arterial street (Rymal Rd) with bicycles, private cars, and transit.
- There is an outstanding Municipal Act Sanitary Sewer and Connection Charge under By-law 07-299 for 4 (0607610 3200) and 10 (901 130 66400) Trinity Church Road in the total amount of \$24,811.26 as of February 24, 2022.
- The City of Hamilton has financial assistance programs to support the restoration / rehabilitation of buildings designated under Part IV or V of the Ontario Heritage Act.

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

Michael Fiorino
Planning Staff

Michael Fiorino
Planning Staff Signature

Feb 24/22
Date

Ohi Izirein
Planning Staff

Ohi Izirein
Planning Staff Signature

Feb24/22
Date

Engineering Staff

Engineering Staff Signature

Date

1000033959 Ontario Ltd.
c/o Ian Ladd
Owner

[Signature]
Owner Signature

May 2, 2022
Date

Applicant (I have the authority
to bind the Owner)

Applicant Signature

Date

T. Johns Consulting Group Ltd. c/o
Katelyn Gillis

Katelyn Gillis

May 2, 2022

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