



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: March 27, 2020

File No: FC-20-018

Owner: FGL Pirie Inc.

Applicant: Todd Cullen

Agent: Wellings Planning Consultants Inc.

**PROPERTY INFORMATION**

Address and/or Legal Description: 125 Pirie Drive, Dundas

Lot Frontage (metres): 130 Lot depth (metres): 110 Lot Area(ha): 1.41

Regional Official Plan Designation: N/A

Rural Hamilton Official Plan Designation: N/A

Urban Hamilton Official Plan Designation: Neighbourhoods

Local Official Plan Designation: N/A

Other Plan Designation: N/A

Zoning: Single Residential (R2) Zone & Urban Reserve (UR) Zone

Description of current uses, buildings, structures and natural features on the subject lands: The subject site is an undeveloped block within a registered plan of subdivision.

Brief description of proposal: The applicant proposes to develop a 4-storey retirement home/senior's apartment building (84 independent apartment units and 75 retirement home suites) and 17 single-storey townhouse dwellings on the site.

## 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"/>
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: Full)	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 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 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:	<b>ZBA:</b> \$35,054.00 <b>SITE PLAN:</b> \$24,137.00
Conservation Authority Review Fees:	<b>SITE PLAN:</b> \$4,395.00
Other:	N/A
<b>TOTAL:</b>	<b>\$63,586.00</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"/>	M. Davis [Ext. 1024] – Development Planning: All Applications
Concept Plan (Site Plan and Elevations)	<input checked="" type="checkbox"/>	M. Davis [Ext. 1024] – Development Planning: ZBA Stage
<b>Planning</b>		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft Zoning By-law Amendment	<input checked="" type="checkbox"/>	M. Davis [Ext. 1024] – Development Planning: ZBA Stage
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input checked="" type="checkbox"/>	M. Davis [Ext. 1024] – Development Planning: ZBA Stage

Urban Design Report	<input type="checkbox"/>	
<b>Cultural</b>		
Archaeological Assessment	<input checked="" type="checkbox"/>	M. Brunton [Ext. 1202] – Cultural Heritage: Site Plan Stage (Pending further investigation of past work/clearances)
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"/>	C. Plosz [Ext. 1231] – Natural Heritage: Site Plan Stage
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"/>	S. Brush (Ext. 7375) – Urban Forestry: Site Plan Stage
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"/>	M. Trink [Ext. 2657] Development Engineering: Site Plan Stage
Hydrogeological Study	<input type="checkbox"/>	
Grading Plan	<input checked="" type="checkbox"/>	M. Trink [Ext. 2657] Development Engineering: Site Plan Stage
Master Drainage Plan	<input type="checkbox"/>	
Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan	<input checked="" type="checkbox"/>	M. Trink [Ext. 2657] Development Engineering: Site Plan Stage
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"/>	M. Trink [Ext. 2657] Development Engineering: ZBA Stage
Servicing Options Report	<input type="checkbox"/>	
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 type="checkbox"/>	M. Davis [Ext. 1024] – Development Planning: Site Plan Stage
Odour Impact Assessment	<input type="checkbox"/>	
Sun/Shadow Study	<input type="checkbox"/>	V. Cox [Ext. 1393] – Urban Design: ZBA Stage
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"/>	B. Brosseau [Ext. 4583] –

		Transportation Planning: ZBA Stage
Parking Analysis/Study	<input checked="" type="checkbox"/>	M. Davis [Ext. 1024] – Development Planning: ZBA Stage <i>(only if reductions to ZB No. 05- 200 are sought)</i>
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"/>	B. Brosseau [Ext. 4583] – Transportation Planning: Site Plan Stage
<b>Cost Recoveries</b>		
Cost Acknowledgement Agreement	<input checked="" type="checkbox"/>	M. Davis [Ext. 1024] – Development Planning: ZBA Stage
<b>DRP Submission Requirements</b>	<input type="checkbox"/>	
<b>Public Consultation Strategy</b>	<input checked="" type="checkbox"/>	M. Davis [Ext. 1024] – Development Planning: ZBA Stage
<b>Other:</b>	<input type="checkbox"/>	

## ADDITIONAL INFORMATION

Additional Agencies to be contacted: N/A

### Comments:

- A robust public consultation strategy will be critical to the success of the project. Further collaboration with the Development Planner is recommended prior to finalization of the public consultation strategy.
- The proposed development is subject to the Neighbourhoods Designation policies outlined in Section E.3 of the Urban Hamilton Official Plan.
- Residential intensification within Neighbourhoods is part of the evolution of a neighbourhood and can happen at a range of scales and densities provided the intensification is compatible with and respects the built form and character of the surrounding neighbourhood. Ensuring fit with neighbourhood context and will be key to a successful outcome. In this regard, the overall design approach of focusing more intense building forms along Governor's Road and the inclusion of low profile grade-oriented building forms along interior local streets is supported.

- The Applicant is encouraged to explore further design modifications to reduce vehicular access points (i.e. interruptions to the pedestrian realm) and place the proposed apartment building closer to Governor's Road allowing for a more engaging built interface with the street and the ability to locate surface parking, garbage and loading facilities, at the rear of the building, screened from view of the public realm.

**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 Davis – Senior Planner  
Planning Staff

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Planning Staff Signature

Mar. 27/20  
Date

June Christy – SPM  
Planning Staff

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Planning Staff Signature

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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

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Owner Signature

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Date

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Applicant (I have the authority  
to bind the Owner)

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Applicant Signature

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Date

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Agent (I have the authority  
to bind the Owner)

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Agent Signature

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Date

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Other Staff or Agency

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