

SUBJECT PROPERTY



LOCATION MAP

SCALE: N.T.S.

SITE STATISTICS

LAND AREA	815.2m2 (0.0815ha)	100%
EXISTING BUILDING COVERAGE	652.4 m2	80%
TOTAL BUILDING GFA	1,380 m2	
PAVED AND LANDSCAPED AREA	1,62.8 m2	20%
ZONING	TO C1, EXCEPTION 290	

OBC

ONTARIO BUILDING CODE (OBC), PART11 AND PART 3, GROUP A1 #3.3.21, GROUP E #3.2.2.50, GROUP C, #3.2.2.43, SPRINKLERED BUILDING

BUILDING 5 FLOORS & 18m HEIGHT

TOPOGRAPHIC SURVEY
OF PART OF
LOT 7
AND ALL OF
LOT 2
BLOCK 1, RANGE 3
REGISTERED PLAN 1435
IN THE
CITY OF HAMILTON

SCALE 1:200 METRIC

S.D. McLAREN, O.L.S. – 2018

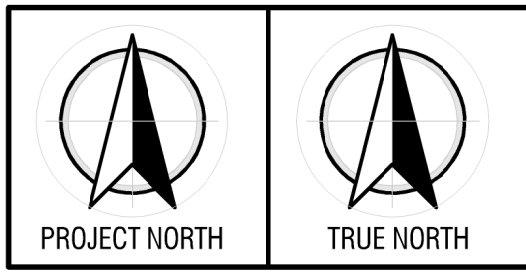
BENCHMARK:
MONUMENT 0011923U2729

OLD STONE RETAINING WALL
ACROSS NORTH (DEAD) END OF JAMES
STREET NORTH, AT SHORE OF
BURLINGTON BAY, BOLT IN SOUTH FACE
OF WALL, 1.8 M WEST OF
EAST STREET LINE AND 61 CM ABOVE
SIDEWALK.

ELEVATION: 77.108 metres CGVD–1928:1978



SITE PLAN
SCALE: 1/150



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BY: STAN SZAFIARSKI, OAA, MRAIC, ARCHITECT

DATE:

1 03/13/19	PRE-CONSULTATION MEETINGS	SZ
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DATE	DESCRIPTION	CHECKED
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OWNER:

LYRICAL INVESTMENTS INC.
214 ROBINSON ST.
HAMILTON, ON
L8P 1Z9

OWNER:

434 KING ST. W. THEATRE
REVITALIZATION
434 KING ST. W, HAMILTON, ON L8P 1B7

DRAWING TITLE:

SITE PLAN



7 VERGORDA CIRCLE, ST. CATHARINES
L2T 2P1, ONTARIO, CANADA
TEL. 905 685 9010
FAX. 905 685 7950
www.archwayarchitects.com
mail@archwayarchitects.com

SCALE: AS NOTED

DATE: MARCH 2019

DESIGN:

DRAFTING:

ISSUED:

CAD: A100

DRAWING STATUS: PRE-CONSULTATION

DRAWING NO.:

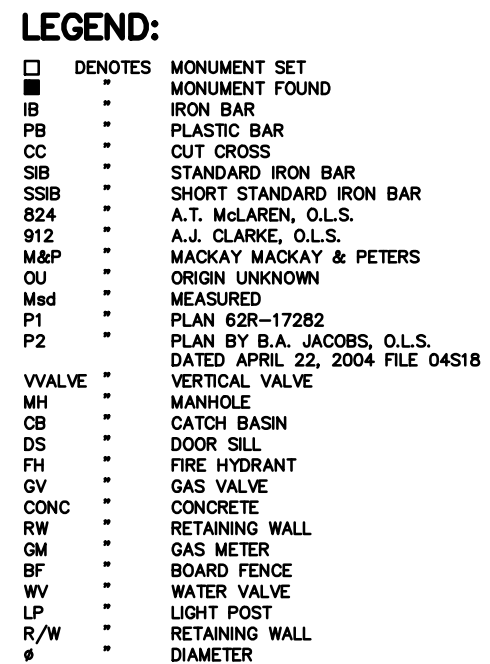
A-100

S.D. McLAREN, O.L.S. – 2018

BENCHMARK:
MONUMENT 0011923U2729

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ACROSS NORTH (DEAD) END OF JAMES
STREET NORTH, AT SHORE OF
BURLINGTON BAY, BOLT IN SOUTH FACE
OF WALL, 1.8 M WEST OF
EAST STREET LINE AND 61 CM ABOVE
SIDEWALK.

ELEVATION: 77.108 metres CGVD-1928:1978



NOTE:

UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED
PRIOR TO CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

METRIC NOTE

DISTANCES SHOWN ON THIS
PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE
REFERRED TO THE NORTHERLY LIMIT OF
KING STREET WEST AS SHOWN ON PLAN
62R-17282 AS BEING N65°36'18"W

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 3rd DAY OF DECEMBER, 2018

DECEMBER 7, 2018

DATE

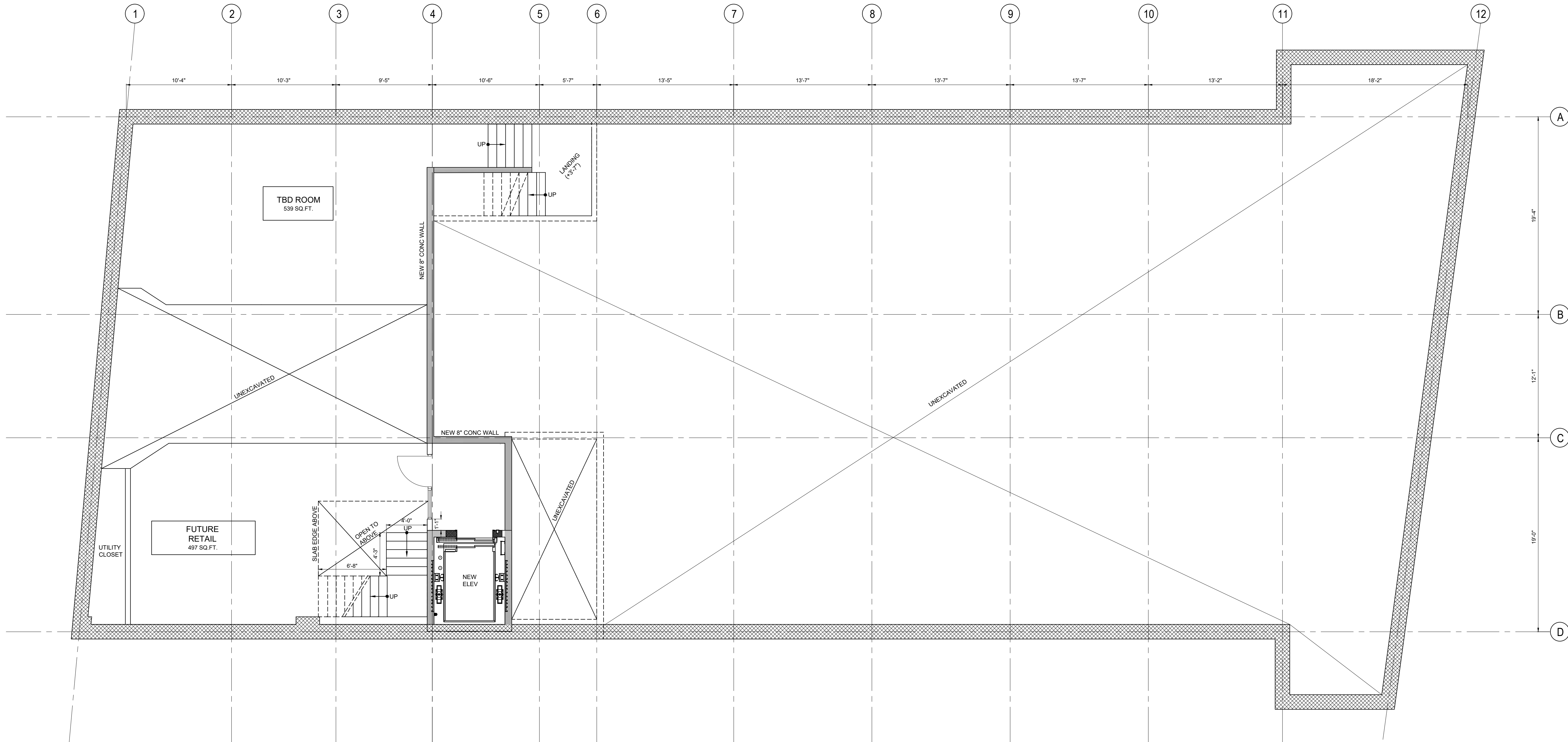
S. DAN McLAREN OLS

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REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN
PART WITHOUT THE WRITTEN PERMISSION OF S.D. McLaren, O.L.S.



69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO L8N 2B9

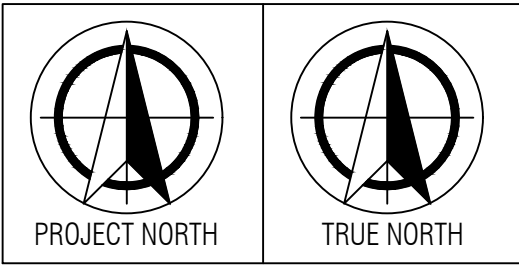
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BASEMENT PLAN

SCALE: 3/16"=12"

NOTE:
1.



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BY: STAN SZAFIARSKI, OAA, MRAIC, ARCHITECT

DATE: _____

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01/16/19	AS-BUILTS	

DATE	DESCRIPTION	CHECKED
OWNER:		

LYRICAL INVESTMENTS INC.
214 ROBINSON ST.
HAMILTON, ON
L8P 1Z9

PROJECT:
**434 KING ST. W. THEATRE
REVITALIZATION**
434 KING ST. W, HAMILTON, ON L8P 1B7

DRAWING TITLE:
BASEMENT FLOOR PLAN

ARCHWAY
AND ASSOCIATE ARCHITECTS
7 VERGORDA CIRCLE, ST. CATHARINES
L2T 2P1, ONTARIO, CANADA
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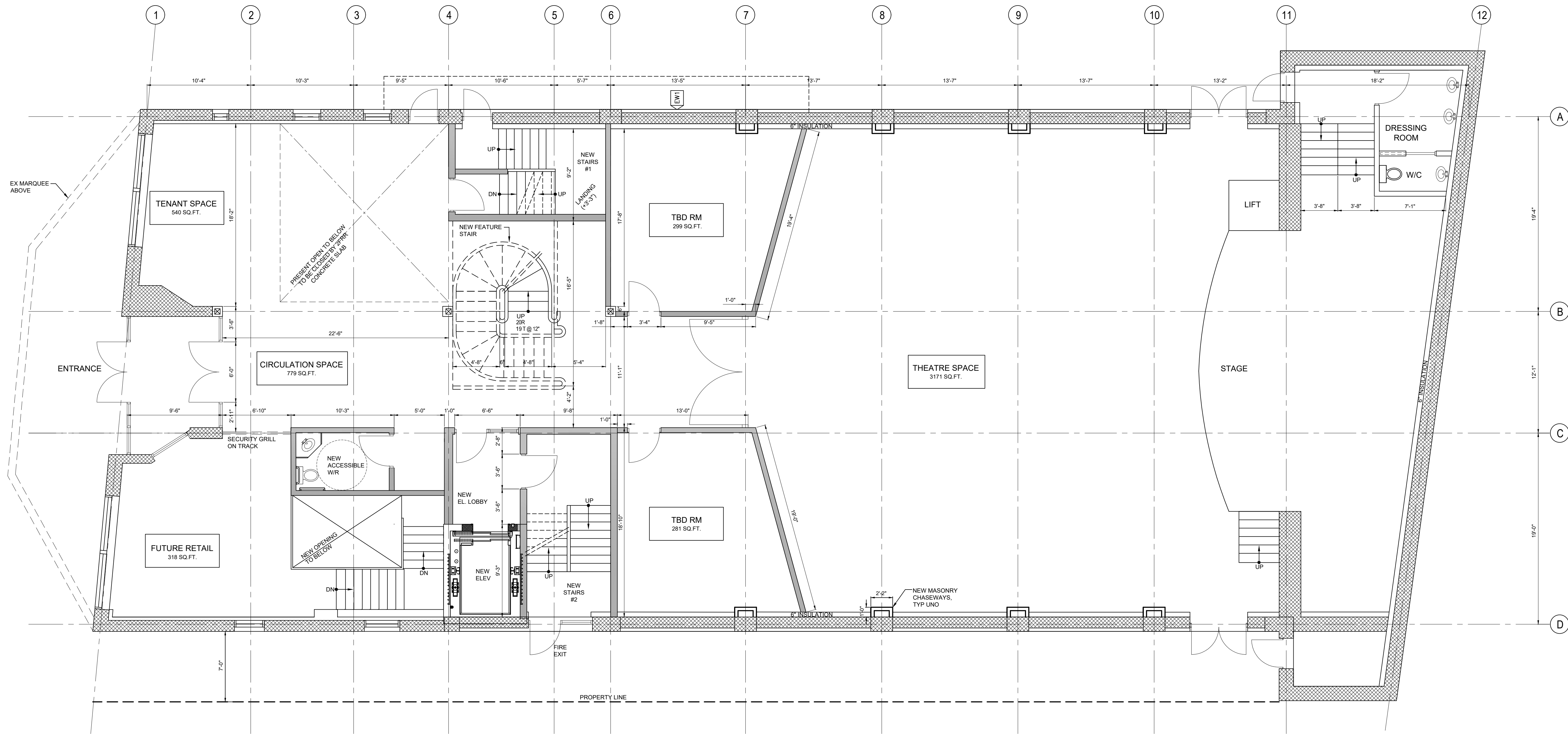
SCALE: AS NOTED

DATE: JAN 2019
DESIGN:
DRAFTING: TC
ISSUED:
ACAD:

DRAWING STATUS: PRELIM

DRAWING NO.

A-200

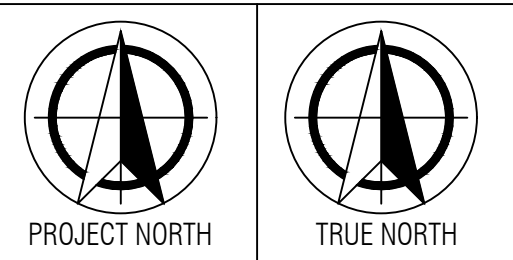


GROUND FLOOR PLAN

SCALE: 3/16"=12"

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OWNER:

LYRICAL INVESTMENTS INC.

214 ROBINSON ST.

HAMILTON, ON

L8P 1Z9

PROJECT:

434 KING ST. W. THEATRE

REVITALIZATION

434 KING ST. W, HAMILTON, ON L8P 1B7

DRAWING TITLE:

FIRST FLOOR PLAN



7 VERGORDA CIRCLE, ST. CATHARINES

L2T 2P1, ONTARIO, CANADA

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www.archwayarchitects.com

mail@archwayarchitects.com

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DATE: JAN 2019

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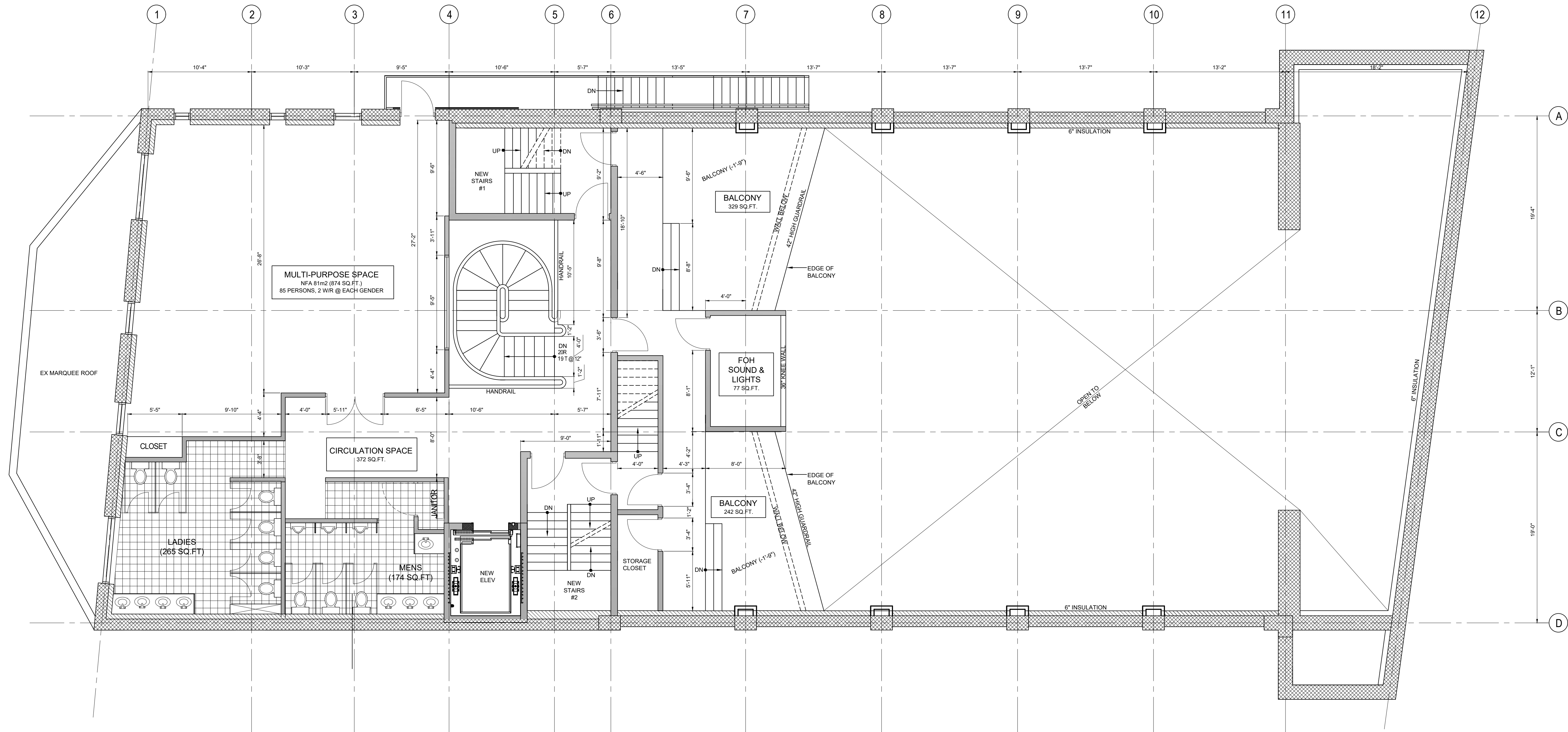
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ACAD:

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DRAWING NO.

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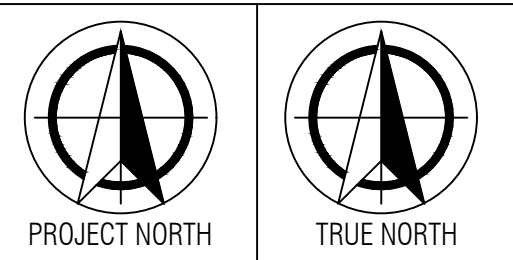


SECOND FLOOR PLAN

SCALE: 3/16"=12"

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01/16/19	AS-BUILTS	

DATE	DESCRIPTION	CHECKED
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OWNER:

LYRICAL INVESTMENTS INC.

214 ROBINSON ST.

HAMILTON, ON

L8P 1Z9

PROJECT:

434 KING ST. W. THEATRE

REVITALIZATION

434 KING ST. W. HAMILTON, ON L8P 1B7

DRAWING TITLE:

SECOND FLOOR PLAN



7 VERGORDA CIRCLE, ST. CATHARINES

L2T 2P1, ONTARIO, CANADA

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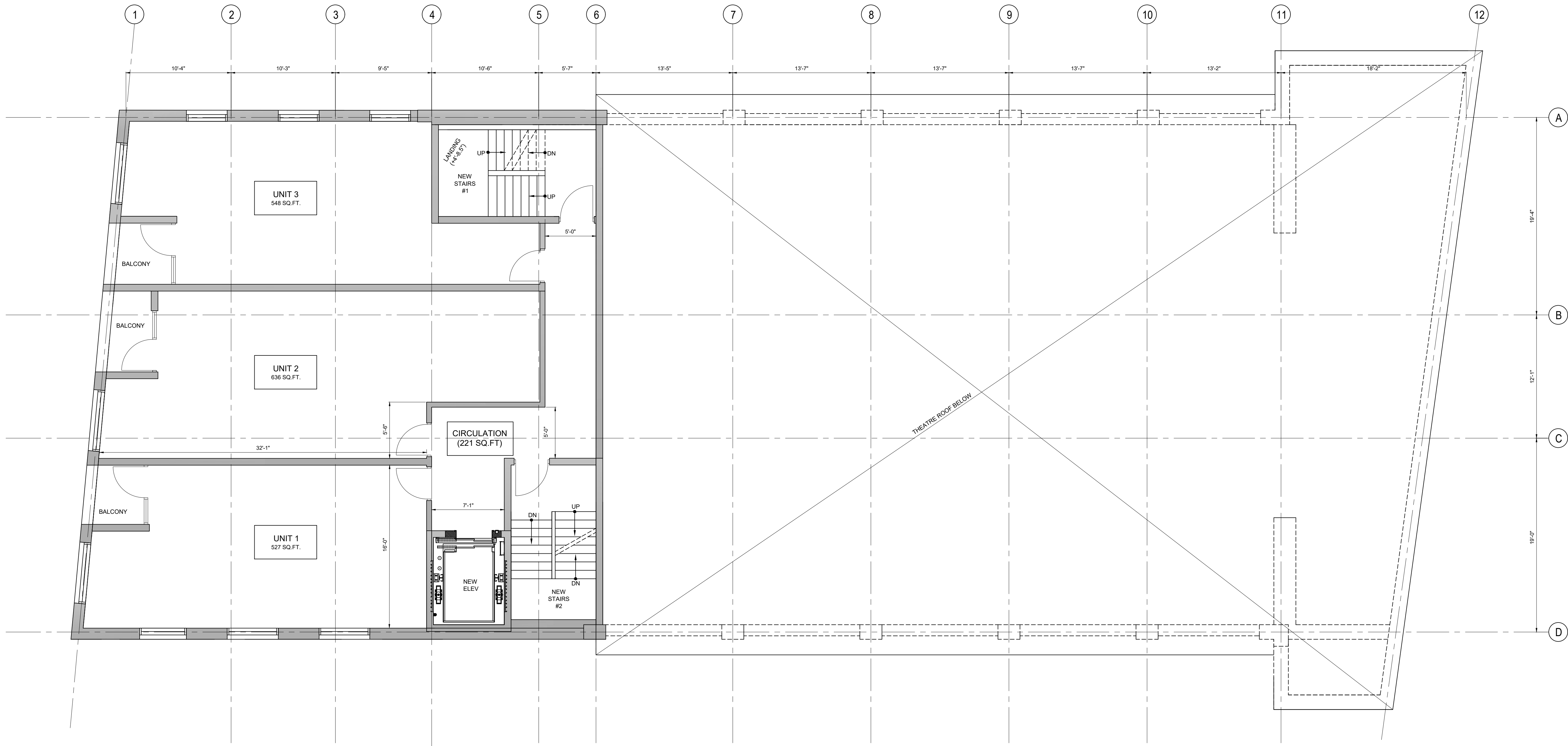
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DRAWING STATUS: PRELIM

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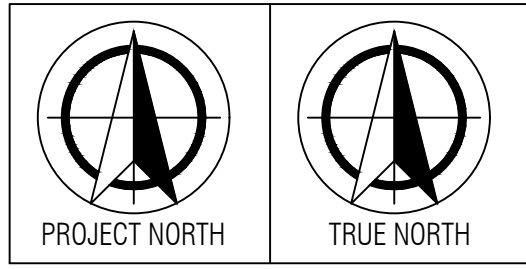
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THIRD FLOOR PLAN

SCALE: 3/16"=12"

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DATE: _____

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DATE DESCRIPTION CHECKED

OWNER:

LYRICAL INVESTMENTS INC.
214 ROBINSON ST.
HAMILTON, ON
L8P 1Z9

PROJECT:

434 KING ST. W. THEATRE
REVITALIZATION
434 KING ST. W, HAMILTON, ON L8P 1B7

DRAWING TITLE:

THIRD FLOOR PLAN

ARCHWAY
AND ASSOCIATE ARCHITECTS
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L2T 2P1, ONTARIO, CANADA
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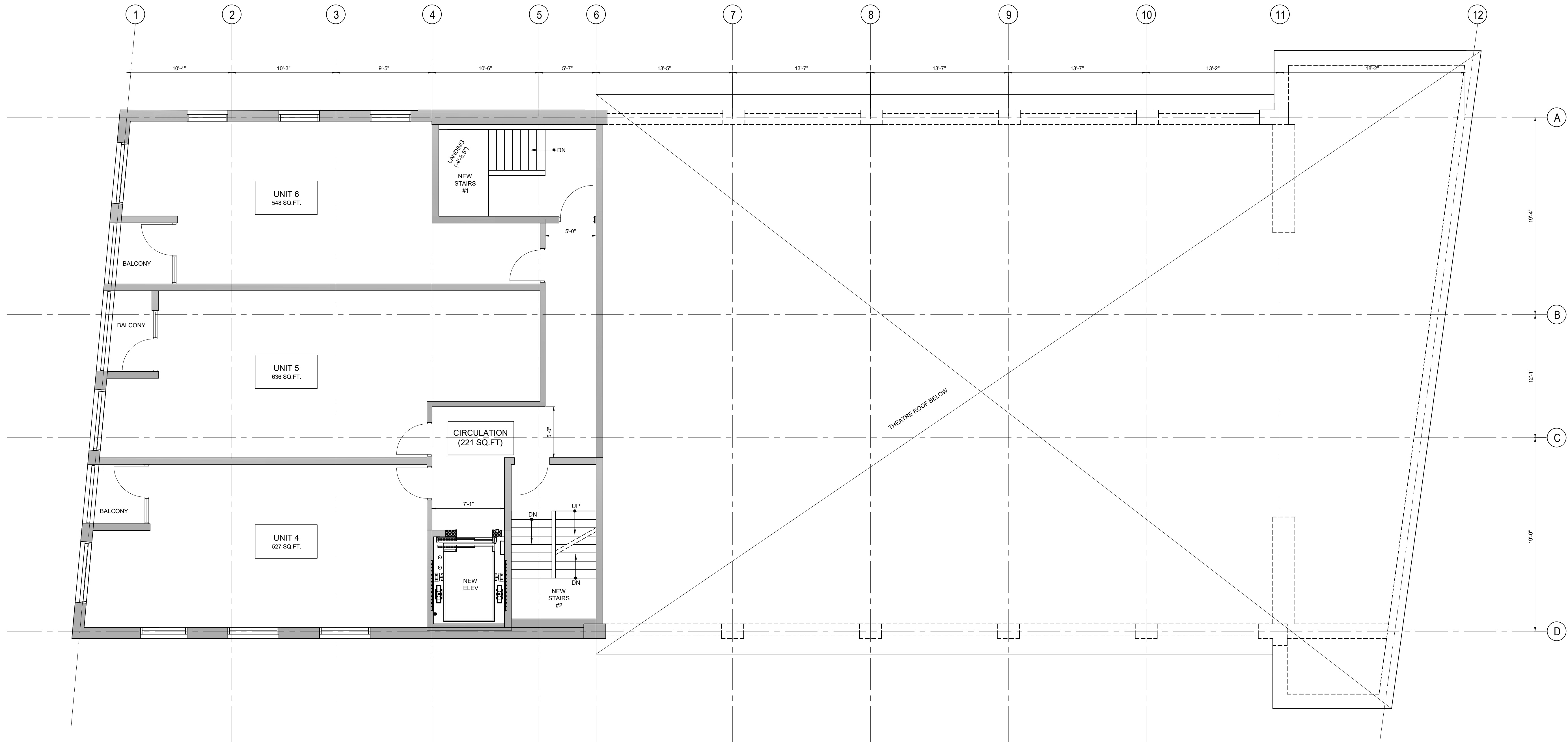
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DRAFTING: TC
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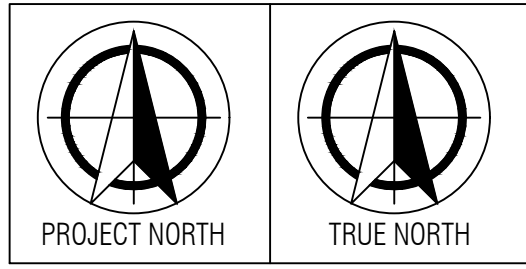
A-203



FOURTH FLOOR PLAN

SCALE: 3/16"=12"

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OWNER:

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214 ROBINSON ST.
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REVITALIZATION
434 KING ST. W, HAMILTON, ON L8P 1B7

DRAWING TITLE:

FOURTH FLOOR PLAN

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AND ASSOCIATE ARCHITECTS
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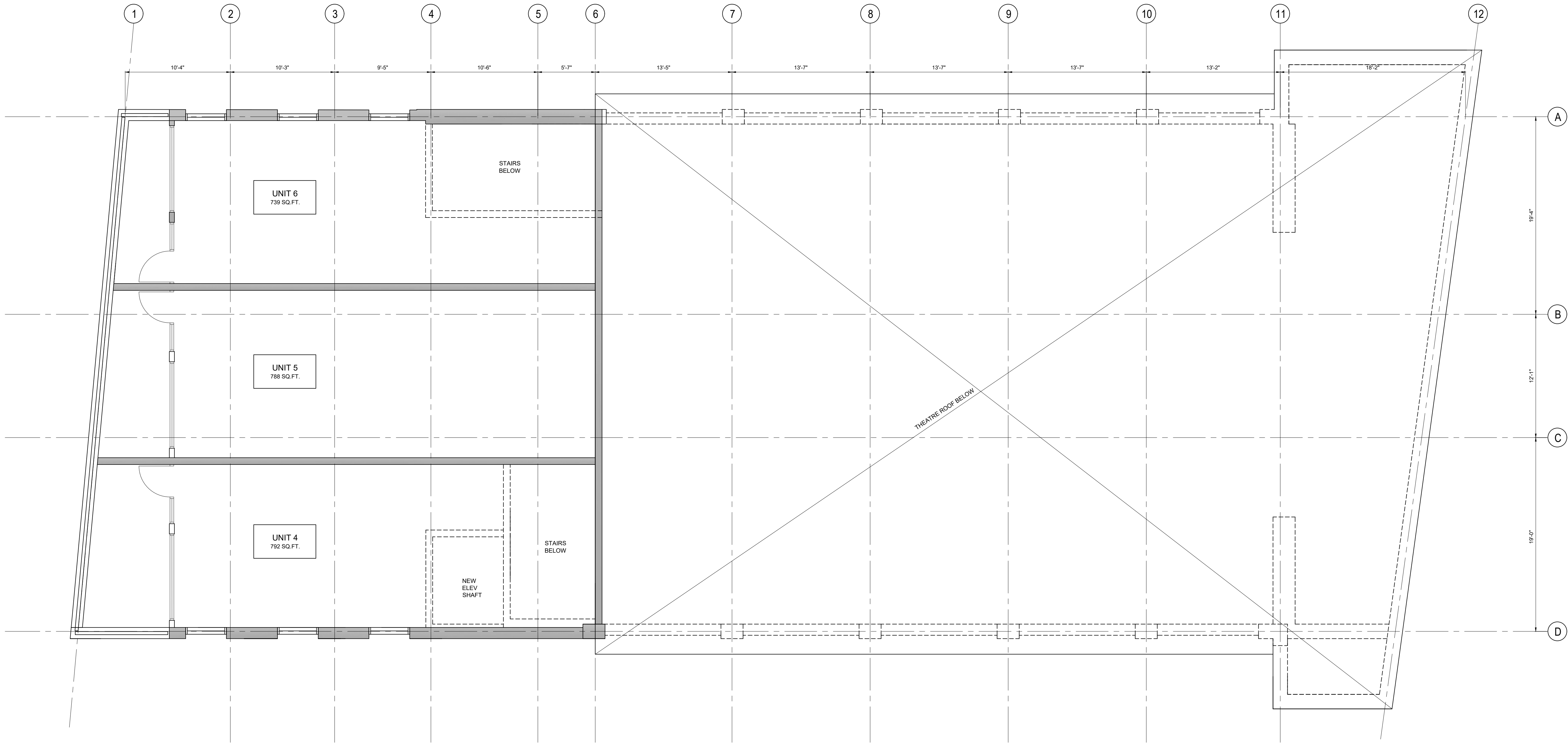
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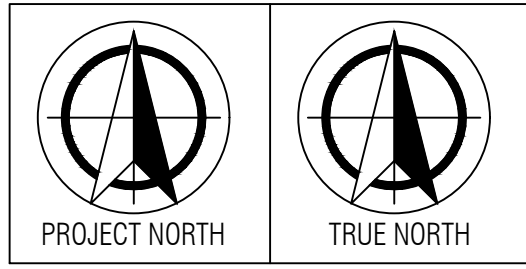
A-204



FIFTH FLOOR PLAN

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434 KING ST. W. THEATRE
REVITALIZATION
434 KING ST. W, HAMILTON, ON L8P 1B7

DRAWING TITLE:

FIFTH FLOOR PLAN

ARCHWAY
AND ASSOCIATE ARCHITECTS
7 VERGORDA CIRCLE, ST. CATHARINES
L2T 2P1, ONTARIO, CANADA
TEL. 905 685 9010
FAX. 905 685 7950
www.archwayarchitects.com
mail@archwayarchitects.com

SCALE: AS NOTED

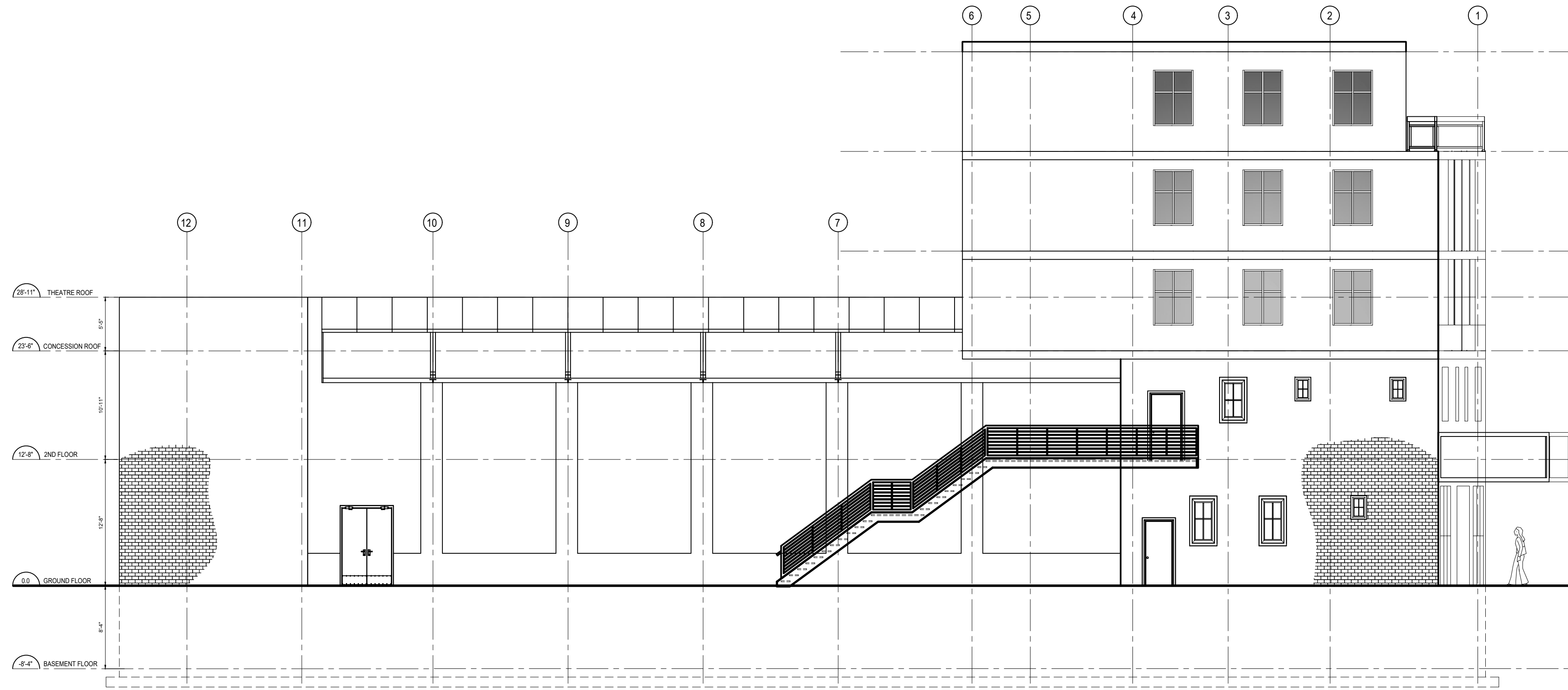
DATE: JAN 2019
DESIGN:
DRAFTING: TC
ISSUED:
ACAD:

DRAWING STATUS: PRELIM

DRAWING NO.

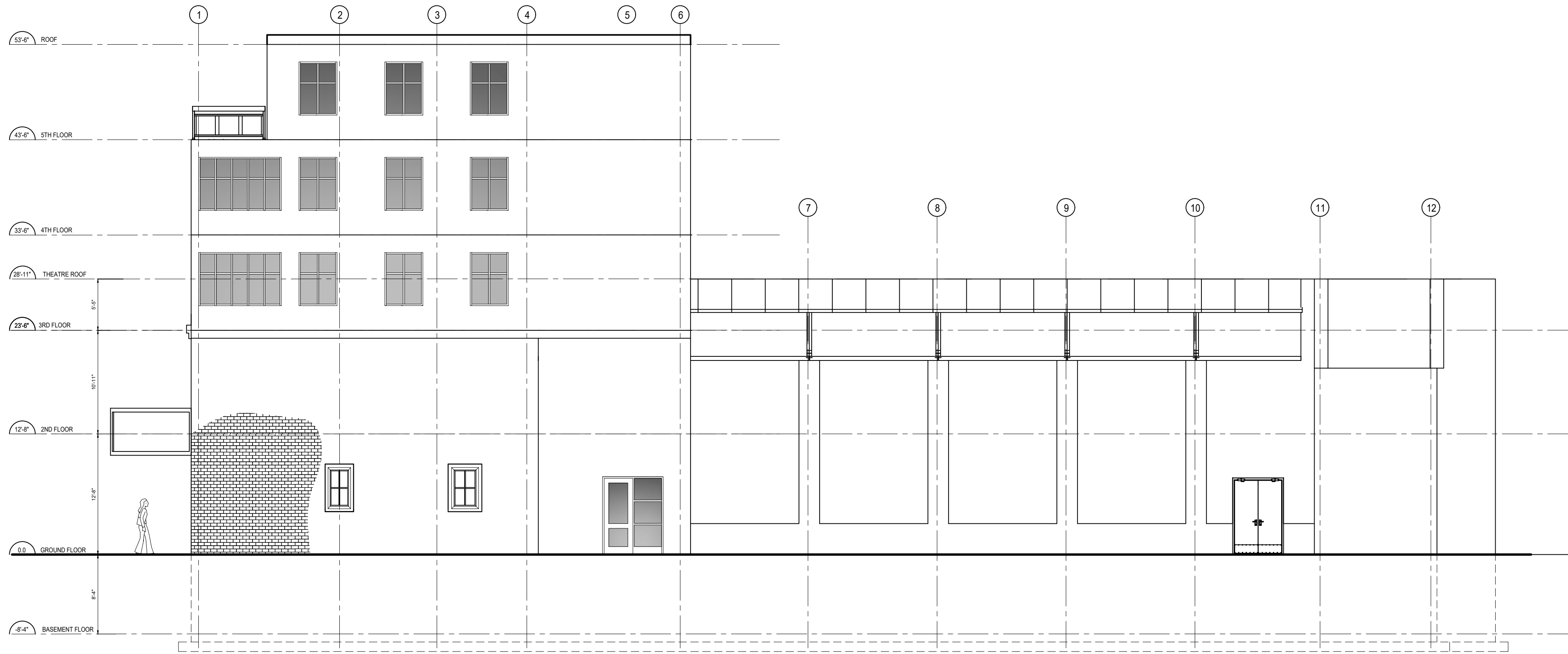
A-205

A-206



WEST ELEVATION

SCALE: 3/16"=12"
NOTE:
1.



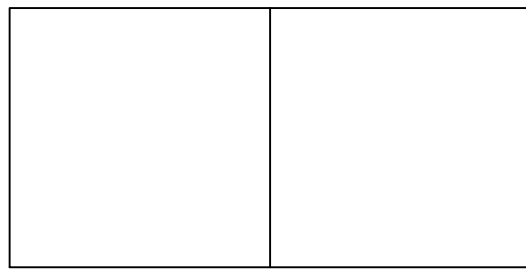
EAST ELEVATION

SCALE: 3/16"=12"
NOTE:
1.



NORTH (MAIN ENTRANCE) ELEVATION

SCALE: 3/16"=12"
NOTE:
1.



CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE COMMENCING THE WORK.

DO NOT SCALE THE DRAWINGS
ALL DRAWINGS ARE PROPERTY OF ARCHITECT AND MUST BE RETURNED UPON REQUEST

DRAWINGS BY ARCHWAY AND ASSOCIATE ARCHITECTS, ST. CATHARINES, ONTARIO, CANADA. REPRODUCTION IN WHOLE OR IN PART IS FORBIDDEN WITHOUT PERMISSION OF ARCHITECT

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTERSIGNED

BY: STAN SZAFIARSKI, OAA, MRAIC, ARCHITECT

DATE:

1	EXISTING	SZ
01/16/19	AS-BUILTS	

DATE	DESCRIPTION	CHECKED
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OWNER:

LYRICAL INVESTMENTS INC.
214 ROBINSON ST.
HAMILTON, ON
L8P 1Z9

PROJECT:
434 KING ST. W. THEATRE
REVITALIZATION
434 KING ST. W, HAMILTON, ON L8P 1B7

DRAWING TITLE:
BUILDING
ELEVATIONS



SCALE: AS NOTED

DATE: JAN 2019
DESIGN:
DRAFTING: TC
ISSUED:
ACAD:

DRAWING STATUS: PRELIMS

DRAWING NO.

A-300



Hamilton

Mailing Address:
71 Main Street West, 5th Floor
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

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

June 18, 2019

File: FC-19-041

Archway & Associates Architects
c/o Stan Szaflarski
7 Vergorda Circle
St. Catharines, ON
L2T 2P1

Dear Mr. Szaflarski:

**RE: Formal Consultation Meeting – Application by Lyrical Investments Inc.
for Lands Located at 434 King Street West, Hamilton, (Ward 1)**

Please find the attached Formal Consultation Document from the Development Review Team Meeting held on **May 15, 2019**, which identifies the required items that must accompany a future **Site Plan Control** application and **Minor Variance** 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 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 Site Plan Control and Minor Variance 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 Daniel Barnett at 905.546.2424 ext. 4445 or by e-mail at Daniel.Barnett@hamilton.ca, or myself at ext. 1258.

Yours truly,

Anita Fabac, MCIP, RPP
Manager of Development Planning, Heritage and Design
Planning Division

DB:
Attachment

cc: Lyrical Investments Inc., 214 Robinson Street Hamilton, ON, L8P 1Z9



Hamilton

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

Formal Consultation Document

Meeting Date: May 15, 2019 File No: FC-19-041
Owner: Lyrical Investments Inc.
Applicant: _____
Agent: Archway & Associates Architects c/o Stan Szaflarski

PROPERTY INFORMATION

Address and/or Legal Description: 434 King Street West

Lot Frontage (metres): 20.17 Lot depth (metres): 40.53 Lot Area(m²): 815.2

Regional Official Plan Designation: _____

Rural Hamilton Official Plan Designation: _____

Urban Hamilton Official Plan Designation: Mixed Use – Medium Density

Local Official Plan Designation: _____

Other Plan Designation: _____

Zoning: Mixed Use (TOC, 290) Zone

Description of current uses, buildings, structures and natural features on the subject lands: Existing Theatre

Brief description of proposal: Renovation of theatre and commercial entertainment venue, to create commercial opportunities in the former lobby and second floor and to add three additional storeys to create a five storey building to establish six dwelling units.

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 or Complex)	Yes <input type="checkbox"/>	No <input checked="" 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: Site Plan Amendment)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Consent	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Variance(s)	Yes <input checked="" type="checkbox"/>	No <input 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:	Site Plan Amendment - \$10,188 Minor Variance - \$2,738
Conservation Authority Review Fees:	
Other:	Record of Site Condition Review Fee - \$398 Tree Protection Plan Review Fee - \$605 Less Formal Consultation - \$1,150
TOTAL:	\$12,779

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
Background Information		
Survey Plan	<input checked="" type="checkbox"/>	At Every Stage Development Planning (Daniel Barnett, ext. 4445)
Concept Plan	<input checked="" type="checkbox"/>	Minor Variance Stage Development Planning (Daniel Barnett, ext. 4445)
Planning		
Affordable Housing Report/Rental Conversion Assessment	<input type="checkbox"/>	
Draft OPA, and By-laws	<input type="checkbox"/>	
Land Use/Market Needs Assessment	<input type="checkbox"/>	
Planning Justification Report	<input type="checkbox"/>	
Site Plan and Building Elevations	<input checked="" type="checkbox"/>	Site Plan Control Stage

		Development Planning (Daniel Barnett, ext. 4445)
Urban Design Report (Scoped)	<input checked="" type="checkbox"/>	Site Plan Control Stage Development Planning (Max Kerrigan, ext. 1291)
Cultural		
Archaeological Assessment	<input type="checkbox"/>	
Cultural Heritage Impact Assessment	<input checked="" type="checkbox"/>	Site Plan Control Stage Development Planning (David Addington, ext. 1214)
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"/>	As a condition of Site Plan Control 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 type="checkbox"/>	
Tree Protection Plan (TPP)	<input checked="" type="checkbox"/>	As a Condition of Site Plan Control Stage Development Planning

		(Cathy Plosz, ext. 1231)
Environmental/Servicing and Infrastructure		
Contaminant Management Plan	<input type="checkbox"/>	
Record of Site Condition (RSC)	<input checked="" type="checkbox"/>	At Site Plan Stage Development Planning (Daniel Barnett, ext. 4445)
Erosion and Sediment Control Plan	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
Hydrogeological Study	<input type="checkbox"/>	
Grading Plan	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
Storm Area Drainage Plan	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
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"/>	
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 checked="" type="checkbox"/>	At Site Plan Stage Development Engineering (Aaron Inrig, ext. 4196)
Site Servicing Plan	<input checked="" type="checkbox"/>	As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
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 checked="" type="checkbox"/>	At Site Plan Stage Development Planning (Daniel Barnett, ext. 4445)
Odour Impact Assessment	<input type="checkbox"/>	
Sun/Shadow Study	<input type="checkbox"/>	
Vibration Study	<input checked="" type="checkbox"/>	At Site Plan Stage Development Planning (Daniel Barnett, ext. 4445)
Wind Study	<input type="checkbox"/>	
Transportation		
Cycling Route Analysis	<input type="checkbox"/>	
Transportation Impact Study	<input type="checkbox"/>	
Parking Analysis/Study	<input checked="" type="checkbox"/>	At Every Stage Development Planning (Tyler 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 type="checkbox"/>	
Cost Recoveries		
Cost Acknowledgement Agreement	<input checked="" type="checkbox"/>	At Minor Variance Stage Development Planning (Daniel Barnett, ext. 4445)
DRP Submission Requirements		
<ul style="list-style-type: none"> - Site Plan - Building Elevations including materials and colouring - Model / Illustrations - Landscape Plan - Floor Plans - Photographs of Streetscape - Design Brief - Detailed Perspective or Computer Model - Completed Project Summary Sheet - Massing Illustrations 	<input checked="" type="checkbox"/>	Required for DRP Submission Development Planning (Victoria Cox, ext. 1393)
Public Consultation Strategy	<input type="checkbox"/>	
Other:		As a condition of Site Plan Control
Pest Control Plan	<input checked="" type="checkbox"/>	Public Health Services, (Ioann Lupascu, etx.

Construction Management Plan	<input checked="" type="checkbox"/>	5817) As a condition of Site Plan Control Development Engineering (Aaron Inrig, ext. 4196)
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ADDITIONAL INFORMATION

Additional Agencies to be contacted: _____

Comments:

- Road widening to bring the front lot line to the face of the existing building required.
- Theatre appears to have legal non-conforming status, will need to conform legal non-conforming status through the Building Department prior to submitting an application for Site Plan Control.
- Existing Marquee Sign directly impedes the planned future location of a portion of the westbound travel lane, and therefore the marquee sign will need to be removed.

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 Barna H
Planning Staff

Daniel Barna H
Planning Staff Signature

June 18, 2019
Date

Shannon McKee
Planning Staff

Shannon McKee
Planning Staff Signature

June 18, 2019
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

Other Staff or Agency

Signature

Date

Other Staff or Agency

Signature

Date

