



The City of Hamilton
APPLICATION FOR SITE PLAN APPROVAL
Pursuant to Section 41 of the Planning Act

For Office Use Only	File No.:	RECEIVED	SPA-17-026
	Date Application Received:	MAY 28 2017	May 31/17
	Reviewed By:		
	Date Application Deemed Complete:		

SITE PLAN CONTROL

Preliminary Site Plan Review Site Plan Control Amendment to Approved Site Plan

PART ONE

FORMAL CONSULTATION

(Formal Consultation is required prior to submitting an application, unless exempted)

Has a formal consultation been completed prior to submitting this application? (if yes, attach Formal Consultation Document to application) Yes No

Has this proposal been exempted from formal consultation? (if yes, attach Exemption Letter) Yes No

Have the required studies, plans or reports as outlined in the Formal Consultation Document or Exemption Letter been submitted? Yes No

PART TWO

APPLICANT

(Full and correct name of applicant(s), whether a Corporation or an individual, must be provided)

Name 121 King (Hamilton) GP Inc.

Address #1001 - 20 Eglinton Avenue West

Address Toronto, ON

Postal Code M4B 1K9 Telephone 416-271-4300

Fax _____ Email tyler@scholarproperties.com

PART THREE **LAWYER**

(Full and complete name of applicant's lawyer,

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 for the purpose of forwarding all legal documentation for registration, transfer, etc.)

Name Robert Miller
Firm Chalters LLP
Address 5000 Yonge Street, 10th Floor
Address North York, ON
Postal Code M2N 7E9 Telephone 416-218-1134
Fax 416-222-0402 Email robert@chalters.com

PART FOUR	AGENT
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 (All correspondence will be submitted through the Agent and the information provided should be of the authorized Agent or other person acting on behalf of the Applicant)

Name Bill Cuman, CAA
Address 118 James St. N., Suite 301
Address Hamilton, ON
Postal Code L8R 2K7 Telephone 905-297-0663 x222
Fax 905-297-0664 Email cuman@tcarch.ca

PART FIVE	APPLICANT'S INTEREST
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 (Consent or authorization MUST accompany this application)

State whether the applicant is owner prospective owner/lessee

Or, owner is under Offer to Purchase dated _____

If the applicant is not the owner:

(a) Has the owner consented to the application? Yes No

(b) State the owner's name and address:

Name _____

Address _____

Address _____

Postal Code _____ Telephone _____

Fax _____ Email _____

PART SIX	DEVELOPMENT PROPOSAL	Provide a complete written description of the nature of the application with details of the proposed development including, but not limited to: proposed use(s), development details (i.e. height/storeroys, floor area(s), number of parking/loading spaces, lot coverage, landscape area, etc.) If additional space is needed, attach a separate page.
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These two long existing buildings fully occupy their sites, so there are few SPA issues to consider.

The bulk of the project is a renovation. Vertical additions will be two storeroys to King Street and three storeroys in the rear and will follow the existing building footprint.

There is no change of use.

All existing setbacks are maintained and the height is within the allowable maximum in the Zoning Bylaw.

There is no existing or proposed parking but the ownership group includes Effort Trust, and parking will be provided to prospective residents as required in the Terminal Towers across the street from the site.

Please refer to the enclosed Site Plan Drawing for all required site statistics.

PART SEVEN	LAND AFFECTED	<ol style="list-style-type: none"> Survey plan MUST accompany this application. State municipal number, address, former municipality and give description of the land for which the plans and drawings are proposed.
Lot 12	Concession	Former Township/Municipality Hamilton
Registered Plan No. BA-784	Lot(s) 12	
Reference Plan No.	Part(s)	
Municipal Address 121 & 125 King Street East, Hamilton, ON L8N 1A9		Parcel No.

PART EIGHT	PRESENT ZONING AND LAND USE
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State the present zoning of the land, including By-law number and former municipality:

Downtown Prime Retail Streets D2 Zone subject to By-law 06-324, city of Hamilton

Is the subject property located within or adjacent to an Environmentally Sensitive Area or Major Open Space Area:

No

For what purpose(s) is the land (including buildings) now used:

Ground floor retail. The upper floors are residential.

For what purpose(s) will the land (including buildings) be used:

Ground floor retail & residential units on the upper floors

PART NINE	ADDITIONAL INFORMATION PERTAINING TO THE DEVELOPMENT PROJECT
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Name of Owner	<u>121 King (Hamilton) GP Inc.</u>		
Company Name	<u>121 King (Hamilton) GP Inc.</u>		
Principal Stakeholders in the Numbered Company	<u>Tyler Ross</u>		
Type of Business (Existing)	<u>NA</u>		
Type of Business (Proposed)	<u>NA</u>		
Number of Shifts	<u>NA</u>		
Number of Employees	Full Time	Part Time	
Number of Employees Per Shift	Full Time	Part Time	
Floor Area of Current Building	<u>2,855</u> Square Metres	<u>30,730</u> Square Feet	
Floor Area of Proposed Expansion	<u>1,188.4</u> Square Metres	<u>12,791.8</u> Square Feet	

TOTAL PROPOSED GROSS FLOOR AREA: 4,043.4 sqm (43,522.8 sqft)

PART TEN	HISTORY
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Has the site been the subject of any of the following (state file number if known):

- Zoning Application _____
- Plan of Subdivision _____
- Site Plan Control Application _____
- Committee of Adjustment _____
- Land Division Committee Application _____
- Official Plan Amendment _____

PART ELEVEN	This information is required in accordance with the Condominium Conversion Policy
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Is this residential development intended to become a condominium?
 Yes No

PART TWELVE	PREVIOUS USE OF PROPERTY
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Residential Industrial Commercial
 Agricultural Vacant Other _____

(a) If Industrial or Commercial, specify use retail

(b) Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?

Yes No Unknown

(c) Has a gas station been located on the subject land or adjacent lands at any time?

Yes No Unknown

(d) Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes No Unknown

(a) Are there or have there ever been underground storage tanks or buried waste on the subject lands or adjacent lands?

Yes No Unknown

(f) Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?

Yes No Unknown

(g) Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?

Yes No Unknown

(h) If there are existing or previously existing buildings, are there any building materials remaining on site that are potentially hazardous to public health (e.g., asbestos, PCB's)?

Yes No Unknown

(i) Is there reason to believe that the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes No Unknown

(j) What information did you use to determine the answers to 10(a) to 10(i) above?

(k) If previous use of property is industrial or commercial, or if YES to any of 10(b) to 10(j), a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes No

PART THIRTEEN	ACKNOWLEDGEMENT CLAUSE
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I acknowledge that the City of Hamilton is not responsible for identification and remediation of contamination on the property which is the subject of this Application - by reason of its approval to this Application.

April 26, 2017
Date


Signature of Owner

PART FOURTEEN	AFFIDAVIT OR SWORN DECLARATIONS (Please use a separate page for each owner if more than one.)
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This declaration to be sworn by a Commissioner of Oaths. A Commissioner is available at the following Departments:

- + Planning and Economic Development Department, 5th Floor
- + Building Services Division, 3rd Floor
- + City Clerk's Division, 1st Floor

I, Tylar Floss of the City of Toronto
in the Province of Ontario make oath and say (or solemnly declare) that to the best of my knowledge and belief that the particulars given in this application are correct and in accordance with the requirements of Section 41 of the Planning Act, R.S.O., 1990 for site plan control.

Sworn (or declared) before me
at the City of Toronto
in the Province of Ontario
this 26th day of April, 2017


Commissioner of Oaths
Jessica Caplan
LSUC # 522026


Applicant

PART FIFTEEN	AUTHORIZATIONS (Please use a separate page for each owner if more than one.)
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- a) If the applicant is not the owner of the land that is the subject of this application, the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, Tyler Ross, am the owner(s) of the land that is the subject of this application and I do authorize TCA / Thier + Curran Architects Inc. to submit this application as my agent.

April 26, 2017
Date


Signature of Owner

Date

Signature of Owner

- b) If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, Tyler Ross, am the owner of the land that is the subject of this application for the purposes of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.58 I authorize TCA / Thier + Curran Architects Inc. as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

April 26, 2017
Date


Signature of Owner

PART SIXTEEN	CONSENT OF THE OWNER
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Complete the consent of the owner concerning personal information set out below:

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13. In accordance with that 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.

I, Taylor Ross, the Owner, hereby agree and acknowledge
(Print name of Owner)

that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, I hereby consent to the City of Hamilton making this 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.

April 26, 2017
Date


Signature of Owner

NOTE: Where owner or applicant is a corporation, full name of Corporation and name and title of signing officer to be set out.

PART SEVENTEEN	COLLECTION OF INFORMATION
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The personal information contained on this form is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, and will be used for the purpose of processing the application. This information will become part of the public record and will be made available to the general public. Questions about the collection of this information should be directed to the Coordinator of Business Facilitation, Planning and Economic Development Department, City of Hamilton, 71 Main Street West, 1st Floor, City Hall, Hamilton, Ontario, Telephone: 905-548-2424, ext. 1294.