



Professional Urban Planning, Land Development & CPTED Consultants

Urban in Mind

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Date: June 16, 2018

To: Legislative Co-Ordinator, Planning Committee
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

RE: Comments in Regards to Planning Applications UHOPA-18-012, ZAC-15-039, & 25T-201507

Dear City Staff, Planning Committee, and Council,

This letter has been developed on behalf of the owner of **32 Parkside Drive** (Mr. Vince Ferraiuolo), to support the future development of the lands known as 32 Parkside Drive, as described to the City in the Formal Consultation Application made June 1, 2018, and previously held Formal Consultation on June 15, 2011.

This letter addresses concerns by the owner of 32 Parkside Drive, as they relate to the subject applications (**25T-201507**, **UHOPA-18-012**, and **ZAC-15-039** for the lands municipally known as 56, 74, 78, 90, 96, 100 and 56 Parkside Drive – Flamborough).

The intent of this letter is to ensure:

- 1) That water, stormwater and waste water services within Parkside Drive are extended to the applicant's property line (i.e. full extent of frontage), so that 32 Parkside may connect to these services without having to construct new infrastructure in front of the applicant's lands. The City's policy of oversizing should provide the framework for this infrastructure.

- 2) That existing drainage rights to the abutting ditch located to the immediate west of 32 Parkside Drive, will continue to remain both functional and available for stormwater discharge of 32 Parkside drive.

This request for the continuation of water, stormwater, and waste water servicing across adjacent subject properties frontage (on Parkside Drive) is in the public interest, allow for orderly development of abutting land and mitigates any adverse impacts on adjacent properties and roadways (of future redevelopment). The infrastructure works are also a necessary component of the current re-construction of Parkside Drive.

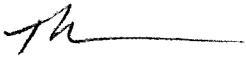
In addition, the property at 32 Parkside Drive currently enjoys 'Riparian Rights' to the existing ditch to the immediate west of the property. Unless suitable drainage can be designed (given the property's elevations and southerly slope) the owner of 32 Parkside Drive would be reluctant to release his current rights for site drainage.

On this basis, we respectfully request that:

- A condition be added to any subdivision agreement requiring the applicant to extend full municipal services westerly, to the full extent of the Parkside Drive frontage; and,
- That the applicant not be permitted to impact or redesign the existing drainage ditch to the immediate west of 32 Parkside Drive, unless suitable and agreeable drainage design can be achieved.

These above requests/concerns are supported by the attached City policies (Items A-E):

Sincerely,



Terrance Wm. Glover, RPP, CPT,

Principal,

Urban in Mind, Professional Urban Planning, Land Development & CPTED Consultants

~ City of Hamilton Policy & Communication Attachments ~

A. City of Hamilton Urban Official Plan

Chapter C – City Wide Systems and Designations

C.5.0 Infrastructure

- 5.3.12 Water and wastewater systems shall be designed and constructed in accordance with the specifications and standards of the City, provincial guidelines, and other applicable standards, regulations and guidelines.
- 5.4.9 a) *Development* and/or *redevelopment* shall be connected to, or serviced by, a storm water drainage system or other appropriate system such as ditches, or any other techniques acceptable to the City, Conservation Authorities, or the Province and/or detailed in a Storm Water Master Plan or other relevant study;

Chapter E – Urban Systems and Designations

E.5.0 - Employment Area Designations

- 5.1.2 Maintain an adequate supply of zoned and serviced employment lands of varying parcel sizes in various locations to meet the City's projected employment growth forecast and to promote economic development and competitiveness.

5.2.7 General Provisions

- 5.2.7.1 The following provisions apply to all lands designated Employment Area – Industrial Land, Employment Area – Business Park, Employment Area – Airport Employment Growth District, and Employment Area – Shipping and Navigation on Schedule E-1 – Urban Land Use Designations (OPA 35): 5.2.7.1g)

New *development*, including expansion to existing *development*, shall be planned with regard to existing and planned transportation and servicing infrastructure.

Chapter F - Implementation

1.7 Site Plan Control

- 1.7.1 Site plan control shall be used to achieve the following planning objectives:
- a) minimize the impact of development on adjacent properties;

3.1.5 Storm Water Management Plans

- 3.1.5.1 In cases where a storm water management plan is being prepared for lands within the urban boundary, the following matters shall be addressed to avoid, minimize and/or mitigate storm water volumes, contaminant loads and impacts to receiving water courses:
- c) minimizing the disruption of pre-existing natural drainage patterns, wherever possible; and, Engineering Guidelines for Servicing Land Under Development Applications

B. City of Hamilton Engineering Guidelines for Servicing Land Under Development Applications (December 2012)

2.4.1.7 Storm Drainage Area Plan

5. If the external drainage area is large, it may necessitate the preparation of an external drainage area plan. External drainage area plans may be prepared at a smaller scale, but shall show the existing ground contours to beyond the limit of the drainage area. Planned street patterns (if available) shall be shown to determine the route of the future sewers.

2.4.2 Sanitary Sewer Design Criteria

2.4.2.1 General Requirements

The following criteria are recommended minimum requirements for the design of sanitary sewers within the City. Sound engineering judgment of the Engineer shall always prevail in the actual design.

Sanitary sewers shall be designed to service the lands within the subdivision and any external drainage areas as may be required.

2.4.2.2 Location

Municipal sanitary sewers shall be located within the City's public rights-of-way.

2.4.3 Storm Sewer Design Criteria

2.4.3.1 General Requirements

Storm sewer systems in the City of Hamilton shall be designed and constructed in accordance with the City's "Criteria and Guidelines for Stormwater Infrastructure Design, 2007".

Storm sewers shall be designed to service all the lands within a proposed development as well as any external drainage areas that are dependent on the sewers within the proposed development.

C. City of Hamilton Site Plan Guidelines (Sept 2003):

"Comprehensive stormwater management solutions which address multiple properties are encouraged to provide for the efficient use of land resources and to minimize long-term public and private maintenance costs."

D. City of Hamilton Comprehensive Development Guidelines and Financial Policies Manual (2017):

"Site grading must consider relationships with adjacent properties. Changes to site grades must not adversely impact adjacent properties, especially with respect to drainage."

- *Site grading should match the grades of adjacent properties. If grading on adjacent properties is required, consent of that owner is required.*
- *Site grading and drainage should produce zero negative impacts on adjacent properties, roads and ditches.”*

E. City of Hamilton Site Plan Guidelines (Sept. 2003):

“3.6 Proposed site grading must consider relationships with adjacent properties. Changes to site grades must not adversely impact adjacent properties, especially with respect to drainage.”

“4. Existing drainage courses and storm sewers on site should be intercepted and incorporated into the new design.”