

SITE DEVELOPMENT COMMENTS

<p>Community Planning Planning & Economic Development</p>	<ul style="list-style-type: none"> • The subject lands are identified as “Neighbourhoods” in the Urban Hamilton Official Plan’s Schedule E – Urban Structure. The subject lands are designated “Institutional” in the Urban Land Use Designations – Schedule E-1. These areas are intended to provide for a wide range of institutional uses that serve Hamilton’s communities. These individual institutions and institutional campuses are recognized as important community resources and as forming a significant part of the City’s urban fabric. • Zoning By-law No. 05-200 indicates that the lands are zoned “I2” Community Institutional. This zone permits Educational Establishments and Residential Care Facilities but also ground-oriented residential uses such as Single and Semi-Detached Dwellings as well as Street Townhouse Dwellings.
<p>Cultural Heritage Planning & Economic Development</p>	<ul style="list-style-type: none"> • General Built Heritage Comments for all four properties: The Hamilton Municipal Heritage Committee is in the process of inventorying all Places of Education across the City of Hamilton and screening them to determine which properties may have cultural heritage value or interest worth recognizing and protecting under the <i>Ontario Heritage Act</i>. These four schools – Elizabeth Bagshaw Elementary, Glen Echo Elementary, Green Acres Elementary and R.L. Hyslop – are included in the Places of Education Inventory but have not yet been surveyed or reviewed by the HMHC. • Staff may require a Cultural Heritage Impact Assessment be prepared in support of a <i>Planning Act</i> application to develop the property. If demolition of the existing building is proposed, Staff may request that a Documentation and Salvage Report be prepared prior to demolition.

Archaeology:

- The subject property meets two (2) of the ten criteria used by the City of Hamilton and Ministry of Heritage, Sport, Tourism and Culture Industries for determining archaeological potential:
 - Within 250 metres of known archaeological sites; and,
 - In an area of sandy soil in areas of clay or stone.
- These criteria define the property as having archaeological potential. **Note:** The subject property has been determined to be an area of archaeological potential. It is reasonable to expect that archaeological resources may be encountered during any demolition, grading, construction activities, landscaping, staging, stockpiling or other soil disturbance, in addition to any areas impacted by the installation of services, such as water, electricity and ground-source heat pumps, and the proponent is advised to conduct an archaeological assessment prior to such impacts in order to address these concerns and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. Mitigation, by an Ontario-licensed archaeologist, may include the monitoring of any mechanical excavation arising from this project. If archaeological resources are identified on-site, further Stage 3 Site-specific Assessment and Stage 4 Mitigation of Development Impacts may be required as determined by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI). All archaeological reports shall be submitted to the City of Hamilton concurrent with their submission to the MHSTCI.

	<p>Should deeply buried archaeological materials be found on the property during any of the above development activities the MHSTCI should be notified immediately (416-212-8886). In the event that human remains are encountered during construction, the proponent should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-212-7499).</p>
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