

SITE DEVELOPMENT COMMENTS

<p>Building, Engineering & Zoning Building Division</p>	<ul style="list-style-type: none"> • Building Division records indicate that the recognized use is currently an Educational Establishment (Green Acres Elementary School), which is permitted. Permitted uses and applicable zone provisions shall be in accordance with Section 8.1 of Hamilton Zoning By-law 05-200. • Please be advised that a portion of this property is within an area regulated by Hamilton Conservation Authority. Please contact 905-525-2181 prior to any development. • These lands are subject to Site Plan Control. • All proposed development is subject to the issuance of a building permit in the normal manner.
<p>Community Planning Planning & Economic Development</p>	<ul style="list-style-type: none"> • The property is located within the Urban Hamilton Official Plan’s “Community Nodes” Urban Structure Element (Schedule E – Urban Structure). The subject lands are designated “Neighbourhoods” in the Urban Land Use Designations – Schedule E-1. • The property is located within the Old Town Secondary Plan. It is designated “Institutional” on Map B.7.2-1 – Land Use Plan. The policies of the Urban Hamilton Official Plan’s Volume 1, Section B.3.5 – Community Facilities/Services Policies, E.3.10 – Community Facilities/Services and E.6.0 – Institutional Designation shall apply to the lands designated “Institutional” on the Old Town Secondary Plan. • Zoning By-law No. 05-200 indicates that the lands are zoned “I1” Neighbourhood Institutional.

<p style="text-align: center;">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. <p><u>Archaeology:</u></p> <ul style="list-style-type: none"> • The subject property meets three (3) 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; Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody; 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
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	<p>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. 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).</p> <p>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>
<p>Natural Heritage Planning Planning & Economic Development</p>	<ul style="list-style-type: none"> • The subject property is located within the boundaries of the Urban Hamilton Official Plan (UHOP) and has been identified within the Old Town Secondary Plan. Based on mapping within the UHOP (Volume 1 Schedule B Natural Heritage System and Volume 2 Old Town Secondary Plan Land Use Plan Map B.7.2-1), Core Areas have been identified within and adjacent to the subject property.

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| | <ul style="list-style-type: none">• Core Areas are the most important components of the Natural Heritage System in terms of biodiversity, productivity, and ecological and hydrological functions. In this case, the Core Areas have been identified as Significant Woodland and watercourse (regulated by Hamilton Conservation Authority (HCA)). Based on policies within the UHOP, Core Areas are to be preserved and enhanced.
• Any development or site alteration within or adjacent to them shall not negatively impact their features or their ecological functions (policy C.2.3). If this property is disposed of for development, an Environmental Impact Statement (EIS) would need to be prepared in support of any development application. The EIS is to demonstrate that:<ul style="list-style-type: none">○ There shall be no negative impacts on the Core Area’s natural features or their ecological functions;○ Connectivity between Core Areas shall be maintained, or where possible, enhanced for the movement of surface and groundwater, plants and wildlife across the landscape;○ The removal of other natural features shall be avoided or minimized by the planning and design of the proposed use or site alteration wherever possible (policy C.2.5.8).
• The EIS would be prepared in accordance with the City’s Council adopted Guidelines (revised March 2015) and would involve the development of a Terms of Reference (the framework for the necessary fieldwork). The Terms of Reference would be required to be approved by the City (Natural Heritage Planning staff) in consultation |
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	<p>with the HCA prior to the completion of any field inventories.</p>
<p>Growth Management Planning and Economic Development</p>	<ul style="list-style-type: none"> • Please note that this school is located on a dead end street. Any proposed residential development on this site will be limited to a certain number of units. A total of 100 units are permitted on Randall Avenue. This includes existing dwellings. Any future residential development on this site may be restricted in size due to this limitation. • There is an easement running through the property for a municipal sanitary sewer. For information purposes, there is a 200mm sanitary sewer, 200mm watermain, and 200mm storm sewer. This storm sewer does not extend along the entire frontage of the property. Randall Avenue fronts the subject property, however it does not extend along the entire frontage of the subject site.