

Phase 2 Evaluation - 329 - 345 Parkside Drive		
Topic Area	Evaluation Criteria	Staff Response
Servicing	Can the expansion area be efficiently serviced based on existing water / wastewater and stormwater infrastructure?	<p>Water / wastewater: The development area currently has water and sewer servicing along Parkside Dr. Comprehensive modelling of spare capacity along Parkside watermain and sewer has not been completed, however, it is anticipated that the expanded area can be efficiently serviced through existing infrastructure.</p> <p>Stormwater: There are no storm sewers on Parkside Drive however site could potentially drain directly to watercourse receivers - is at split of watersheds between Borer's (HCA) and Grindstone (CH). There will be a need to add legal storm outlet under servicing. The lands appear to have adequate space to provide an on-site facility if required.</p>
	Does the expansion area align well with existing and planned road and active transportation networks?	Map B.4.4-2 – Transportation and Connections of the Waterdown Community Node Secondary Plan shows that Parkside Drive is a minor arterial road and that bike lanes are proposed in the future along the portion of Parkside Drive providing access to this property. As such the proposed expansion area appears to align well with the existing and planned road and active transportation networks. In addition, the area is serviced by on-demand transit.
	What is the impact of the expansion area on the capacity of the road network?	There is adequate capacity in the existing and planned multimodal network to support this area expansion. However, localized impacts (i.e., additional turn lanes, intersection upgrades, et al.) can be determined as part of a site-specific traffic impact assessment through a future development application.
Complete Communities	Does the expansion area contribute to the surrounding area's completeness?	The property is adjacent to the proposed Waterdown Community Node Secondary Plan area. There are no anticipated conflicts between the land use designations within the Secondary Plan and this property. The existing long term care facility provides for an institutional use serving seniors in the Waterdown and surrounding area. Detailed plans of proposed expansion have not been provided, but owner has indicated intention for future expansion for retirement or seniors housing which would provide increased housing options for seniors in the community and a continuum of care arrangement on the site.
	Does the expansion area have access to community facilities or address gaps in currently available facilities?	Location of subject lands is in proximity to trails (adjacent to property); parks / open space (approx. 350 m); and commercial / personal service uses (approx. 500 m). The expansion of seniors-oriented housing on the site would facilitate aging in place options in the Waterdown community.

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	Would the expansion area impact the scenic resources of the Niagara Escarpment?	The subject lands are not located within the Niagara Escarpment Plan (NEP) area, however, lands on the opposite side of Parkside Drive are within the NEP area and designated as NEP Urban Area. At a future development stage, a Visual Impact Assessment will be required to the satisfaction of the Niagara Escarpment Commission and the City to demonstrate no negative visual impact to the scenic resources of the Escarpment.
Climate Change	Does the expansion area present any significant opportunities or risks associated with climate change?	There are no identified significant opportunities or risks associated with climate change. In terms of opportunities, if development proceeds, there are opportunities to include green roofs and/or other green infrastructure and low impact development techniques to handle a possible increase in rainwater and allow for carbon sequestration. In terms of risks, it is noted that Conservation Halton's 2020 Flood Hazard Mapping Report for the Grindstone Creek Watershed evaluated climate change as part of the future conditions analysis. The study predicted on average 20% higher peak flows for the 100-year storm by the 2050s based on future climate forecasts. The 100-year storm peak flow rates however remain substantially lower than the Regional storm peak flow rates in the subject area and it is unlikely that riverine flooding during this size storm will impact the subject lands. As the applicable regulatory storm (i.e., the regional storm) is based on a specific historical event, it is currently anticipated the regulatory floodplain will not change within the subject lands due to climate change.
Natural Heritage and Water Resources	Does the expansion area demonstrate avoidance and / or mitigation of potential negative impacts on watershed conditions?	An Environmental Impact Statement would be required at the future development stage. There is a Headwater Drainage Feature (HDF) on the site. Based on air photo interpretation, there may be a seepage area/spring associated with this HDF. Provided the development is setback from the wetland, the potential seepage area/spring and Natural Heritage System appropriately, impacts may be avoided and/or mitigation measures may be required. Further study to be required prior to any further development of the subject lands. From a stormwater management perspective, it appears that the expansion area should be able to mitigate any potential negative impacts. A Functional Servicing Study is recommended to demonstrate that the site can provide adequate stormwater management, including possible infiltration, and have no negative impacts on watershed conditions.
	Does the expansion area avoid key hydrologic areas?	The proposed expanded urban area intersects both Highly Vulnerable Aquifers and Significant Groundwater Recharge areas. A Water Resources Impact Assessment will be required to identify any impacts to water resources, any mitigative measures required and any impacts on surrounding uses and private wells.

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	Does the expansion area maintain, restore or improve the functions and features of the area including diversity and connectivity of natural features and the long term ecological function of natural heritage systems?	The Natural Heritage System associated with the Greenbelt Plan is adjacent to the subject property. As the NHS is not located on the subject property, the NHS would be maintained. Opportunities for restoration and improvement could be determined as part of an EIS.
Natural Hazards	Does the Candidate Expansion Area contain any natural hazards?	The expansion area contains a small portion of the regional storm flood plain and the associated 15 metre regulatory allowance. Note that all development must be located outside of the flood plain and 15 metre allowance. However, given the location and size of the flood plain, it is unlikely to present a significant constraint to development. The site is in an area with potential karst/unstable bedrock (hazardous site). Further study would be required to confirm the presence of hazardous karst and any resulting restrictions to development and/or mitigation measures.
	Does the Candidate Expansion Area contain a significant amount of hazardous lands that would make the area unfeasible for future development?	The site is in an area with potential karst/unstable bedrock (hazardous site). Further study would be required to confirm the presence of hazardous karst and any resulting restrictions to development and/or mitigation measures.
Agriculture	Does the expansion area minimize / mitigate impacts on the agricultural system, including the agri-food network, to support local food security?	The majority of the lands are disturbed with an existing building and parking area. No portion of the lands are currently in agricultural production. The soils are classified as Class 2 in the Canada Land Inventory. No agricultural or agri-food network facilities are located on or adjacent to the subject lands.
	Does the proposed expansion minimize land fragmentation?	The lands proposed to be added are already a separate parcel and will not increase land fragmentation if added to the urban area.
	Is the proposed expansion in compliance with MDS guidelines?	No livestock facilities triggering a minimum distance separation in accordance with MDS guidelines have been identified in proximity to the subject lands.
Finance	Does the proposed expansion have an unreasonable or unexpected financial impact on the City?	There are no known unreasonable financial impacts to the City.
Cultural Heritage	Does the Candidate Expansion Area contain significant cultural heritage resources including designated heritage properties and can they be conserved?	329 - 345 Parkside Drive does not contain significant cultural heritage resources including designated heritage properties. The residential dwellings on the north side of Parkside Drive were constructed circa the mid- to late-1940s.

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	Does the Candidate Expansion Area contain significant archaeological resources and can they be conserved?	<p>The subject property meets six (6) of the ten criteria used by the City of Hamilton and Ministry of Heritage, Sport, Tourism and Culture Industries for determining archaeological potential: 1) Within 250 metres of known archaeological sites; 8) In areas of pioneer EuroCanadian settlement; 2) 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; 9) Along historic transportation routes; 6) In the vicinity of distinctive or unusual landforms; and, 5) In an area of sandy soil in areas of clay or stone. These criteria define the property as having archaeological potential. Municipal heritage planning Staff require that City Staff inform the owners of the subject property in writing of the following: "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. 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>