

CONSULTATION – DEPARTMENTS AND AGENCIES

Department or Agency	Comment	Staff Response
<p>Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>The Development Engineering Approvals Section is unable to support the application until such time that the proponent revises the calculated total allowable storm drainage rate and proposed sanitary discharge calculations to meet City standards.</p> <p>Furthermore, the proponent shall submit a Watermain Hydraulic Analysis to demonstrate that there is sufficient water pressure/flow to support the domestic demand and required fire flow for the proposed development or to identify any necessary upgrades to the municipal system required to support the proposed development.</p>	<p>The proposed development is premature in that the applicant has not demonstrated that there is sufficient servicing capacity to support the proposed development.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning supports the proposed Official Plan Amendment and Zoning By-law Amendment and has approved the Transportation Impact Study prepared by Paradigm Transportation Solutions Limited dated December 2022.</p> <p>Transportation Demand Management and Transit Oriented Design measures are recommended to be included into the development to foster vibrant and complete communities that facilitate multiple transportation modes.</p> <p>Catharine Street South is approximately 12.0 metres in width and the ultimate width is intended to be 15.24 metres. A road widening dedication of approximately 1.62 metres is required.</p>	<p>Transportation Demand Management and Transit Oriented Design measures will be addressed through the Site Plan Control application.</p> <p>The road widening along Jackson Street East and the daylight triangle at the corner of Jackson Street East and Catharine Street South appear to be identified on the concept plan provided, however, the road widening along Catharine Street South does not appear to be identified on the concept plan.</p>

Department or Agency	Comment	Staff Response
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department Continued</p>	<p>Jackson Street East is approximately 12.2 metres in width and the ultimate width is intended to be 15.24 metres. A road widening dedication of approximately 1.52 metres is required.</p> <p>Jackson Street East and Catharine Street South are both local roads. A daylight triangle dedication of 4.57 metres by 4.57 metres is required at the intersection Jackson Street East and Catharine Street South.</p> <p>Transportation Planning noted additional design standards including the requirements for driveway location and driveway design, driveway access width, driveway ramp slope requirements, visibility triangle requirement, sidewalk width, amongst others.</p>	<p>Additional detailed design comments will be addressed through a future Site Plan Control application.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The proposed mixed-use building with multi-residential dwellings and commercial units is eligible for municipal waste collection services, however, as currently designed the development is not serviceable.</p> <p>Waste Policy and Planning staff outlined what revisions or additional information that would be required in order for the development to be serviceable for municipal waste collection.</p> <p>If the development is not designed according with City requirements for municipal waste collection, the applicant will need to arrange a private waste hauler for the removal of all waste materials and a warning clause will need to be included as part of the purchase and sale agreement disclosing to prospective buyers that a unit within the development that the property is not serviceable for municipal waste collection.</p>	<p>The applicant will be required to demonstrate compliance with municipal waste collection requirements or note that waste collection will be by way of a private waste hauler through a future Site Plan Control application.</p> <p>The recommended warning clause will be addressed through a future draft plan of condominium application.</p>

Department or Agency	Comment	Staff Response
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Forestry does not approve the Landscape Concept Plan Revisions No. 3 dated December 20, 2022 and requires additional revisions illustrating the property lines, identifying the soil volumes for the surface street tress, provision of open beds, and note the spacing distance of street trees.</p>	<p>Through the Site Plan Control application revisions will be required to the Landscape Plan.</p>
<p>Legislative Approvals, Growth Management Plan, Planning and Economic Development Department</p>	<p>Confirmation of the tenure of the subject proposal, specifically whether the development will be a Condominium.</p> <p>Confirmation that the subject proposal is not encroaching onto the municipal right-of-way is required.</p> <p>That the municipal addresses for the proposed development will be determined after conditional Site Plan Control approval is granted.</p>	<p>Noted.</p>
<p>Landscape Architectural Services, Public Works Department</p>	<p>Cash-in-lieu of parkland is required.</p>	
<p>Metrolinx</p>	<p>The subject property is within 300m of the Canadian Pacific Railway’s Hamilton Subdivision which carries Metrolinx’s Lakeshore West GO Train services.</p> <p>Canadian Pacific Rail is the owner of the railway corridor and they are the authority to provide commentary on matter related to rail safety.</p> <p>Metrolinx reviewed the noise study and note rail forecast data used in the study dated December 2020 has been updated as of December 2022. The study should be updated to reflect the most current data.</p> <p>A noise warning clause will be required and that language in the warning clause has been updated as of November 2022.</p>	<p>The proposed development has not at this time demonstrate that the noise levels impact the proposed development are appropriate. An updated noise study is required.</p>

Department or Agency	Comment	Staff Response
Metrolinx Continued	The applicant shall grant Metrolinx an environmental easement for operational emissions.	
Canadian Pacific Railway	<p>Canadian Pacific Railway is not in favour of residential uses that are not compatible with rail operations and note that the safety and welfare of residents can be adversely affected by rail operations.</p> <p>The 2013 Proximity Guidelines respecting Canadian Pacific Railways approach to development in the vicinity of rail operations was developed between the Rail Association of Canada and the Federation of Canadian Municipalities and recommends that the guidelines be considered through the development process. In addition, Canadian Pacific Railway also noted that a warning clause be included in all property and tenancy agreement and offers of purchase and sale.</p>	<p>The proposed development is required to demonstrate that it is consistent with the 2013 Proximity Guidelines in the noise impact study.</p> <p>Any warning clauses as well as any other noise mitigation measures will be included as part of any Site Plan Control application.</p>
Enbridge Gas Inc.	<p>Enbridge Gas Inc. does have service lines running within the area which may or may not be affected by the proposed development.</p> <p>Should the development impact these services, it may be necessary to terminate gas service and relocate the lines. Any service relocation would be at the cost of the owner.</p> <p>The alleyway to the north of the site does contain a gas main in close proximity to the property, the location of this gas main should be obtained to ensure that it will not conflict with the proposed construction and shoring.</p>	<p>The matters pertaining to Enbridge Gas Inc. will be addressed as part of any Site Plan Control application.</p>

Department or Agency	Comment	Staff Response
Hamilton International Airport	<p>The subject lands fall outside of the NEF contours boundaries.</p> <p>Hamilton International Airport has no objection to the applications for Official Plan Amendment and Zoning By-law Amendment.</p> <p>The proposed development should submit to NAV Canada and Transport Canada for navigation system assessment and aeronautical evaluation, respectively, particularly for any proposed crane activities.</p>	Noted.
Agencies that had no comments or concerns:	<ul style="list-style-type: none"> • Alectra Utilities; • Canada Post; • Ministry of Transportation; • Sun Canadian Pipelines; and, • Planning and Economic Development Department, Economic Development Division, Urban Renewal, Commercial District and Small Business Section. 	Noted.