

CONSULTATION – DEPARTMENTS AND AGENCIES

	Comment	Staff Response
<ul style="list-style-type: none"> • Financial Planning, Administration and Policy, Corporate Services; • Parks and Cemeteries Section, Environmental Services Division, Public Works Department; • Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development; • Real Estate Section, Economic Development Division, Planning and Economic Development Department; • Canada Post Corporation; and, • Metrolinx. 	<p>No Comment.</p>	<p>Noted.</p>
<p>Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>Development Engineering does not have any objections to the approval of the application.</p> <p>Construction of a municipal storm sewer along West 5th Street is required to provide a stormwater outlet for the subject site and the sanitary sewer along West 5th Street requires upgrades. In addition, an updated Functional Servicing Report is required to demonstrate that the existing municipal water system can adequately supply the required fire flow for the proposed development.</p>	<p>The recommended Zoning By-law includes a Holding Provision for the construction of a municipal storm sewer along West 5th Street, the upgrading of the municipal sanitary sewer along West 5th Street, and completion of an updated Functional Servicing Report (see Appendix “B” to Report PED23179).</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning support the proposed Zoning By-law Amendment as the site-generated traffic by the proposed development can be accommodated as demonstrated in the submitted and approved Transportation Impact Study prepared by NexEng Consulting Group Inc., dated March 2023 submitted in support of this development.</p> <p>The Transportation Impact Study recommended Transportation Demand Management measures, including 108 long-term and five short-term bicycle parking spaces.</p> <p>The infrastructure modifications identified in the Transportation Impact Study are the responsibility of the Developer and will be enforced through the conditions of Site Plan approval including:</p> <ul style="list-style-type: none"> • Introduction of a left-turn lane along West 5th Street; and, • Extension of municipal sidewalks along West 5th Street. <p>A right-of-way dedication of approximately 3.2 metres along West 5th Street is also required.</p>	<p>Transportation Planning staff have approved the submitted Transportation Impact Study, including the Transportation Demand Management measures. Conditions of Site Plan approval will implement the approved recommended measures in the Transportation Impact Study.</p> <p>The right-of-way dedication will be taken at the Site Plan Control stage as a condition of approval.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>Waste Policy attempts to have all residential developments receive municipal waste collection unless there are extenuating circumstances and/or specific site constraints. The proposed multi-residential building will require front-end bin service for collection of garbage, recyclable containers, recyclable papers, and organic waste.</p>	<p>Specific design details will be addressed at the Site Plan Control stage.</p>

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	Additional details have been provided in the comments to ensure the municipal requirements are met, which include the specifics regarding the size of the waste room, the number of bins, chute design for the building layout and the road base design along the access route.	
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Forestry has not approved the Tree Preservation Plan prepared by Adesso Design Inc. dated January 27, 2023 and requires revisions as it relates to the removal of five trees within the municipal right-of-way. It is Forestry Staff’s opinion that the removals for sidewalk connections and underground servicing can be avoided.	Revisions will be required to the Tree Protection Plan to address the preservation and protection of the five trees found within the municipal right-of-way. Given that the protection of these trees has been determined by Forestry staff as possible, the details will be addressed at the Site Plan Control stage.
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<p>It should be determined if there are any implications arising from the adjacent Registered Plan of Subdivision, 62M-1220 (25T-201202).</p> <p>A PIN Abstract is required with the submission of a future Draft Plan of Condominium application.</p> <p>Municipal addressing will be determined at a future Site Plan Control stage.</p>	<p>No impacts on the adjacent Plan of Subdivision was identified.</p> <p>A PIN Abstract will be required with a Draft Plan of Condominium application.</p> <p>Municipal addressing will be determined at a future Site Plan Control stage.</p>
Transit Planning and Infrastructure, Transit Operations Division, Public Works Department (Hamilton Street Railway)	The existing asphalt walkway located on the east side of West 5th Street is not in good condition, so it is requested that the concrete sidewalk located north of the site be extended along the site’s frontage.	Provision of sidewalks will be addressed during the Site Plan Control stage.

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	<p>Also, the asphalt walkway, and associated storm drainage infrastructure, that extends from the south end of the site to Rymal Road West should be refurbished, such that it will be in good condition upon resident move-in.</p> <p>These upgrades will assist in optimising walking conditions for pedestrians wishing to access transit using the bus stops on Rymal Road West at West 5th Street.</p>	
Landscape Architectural Services, Strategic Planning Division, Public Works Department	Request cash in lieu of parkland dedication. Amenity space shall not count toward parkland dedication.	Will be addressed at the Building Permit stage.
Engineering Services Division, Public Works Department	West 5 th Street is scheduled to be urbanized and potentially widened along the frontage of the subject lands in 2025. Any servicing works within the West 5 th Street right-of-way required for this development should be completed before that time. If that is not possible, efforts should be made to coordinate servicing connections with Public Works as part of their design. Any access connections (sidewalks, driveways, etc.) should be designed with consideration for this future urbanization and widening of West 5th Street.	Right-of-way widening and access connections will be addressed during the Site Plan Control stage.
Hamilton Conservation Authority	As a result of recent changes to the <i>Conservation Authorities Act</i> , effective January 1, 2023, the planning application review services that Conservation Authorities may provide to their municipal partners has been limited to matters that relate to natural hazards.	Noted.

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Alectra Utilities	For Residential/Commercial electrical service requirements, the Developer needs to contact our ICI and Layouts Department at 1-877-963-6900 ext: 25713 or visit our web site @ www.alectrautilities.com .	Noted.
Rogers Communications Cnd Inc.	Rogers would like to provide services to this building.	Noted.
Enbridge Gas Inc.	<p>Enbridge does have a gas main fronting West 5th Street. The following requirements need to be taken into account:</p> <ul style="list-style-type: none"> • Prefer that the gas service and riser are located outside underground parking, if possible. If not possible, a concrete trench with soil for the gas service is required. • Meter size could be between 2m x 6m in length depending on gas load. This meter would require a 10 foot clearance from any window, door, vent intake, etc. 	Noted.