

CONSULTATION – DEPARTMENTS AND AGENCIES

	Comment	Staff Response
<ul style="list-style-type: none"> • Canada Post Corporation; • Commercial Districts and Small Business Section, Economic Development Division, Development, Planning and Economic Development; and, • Landscape Architectural Services Section, Environmental Services Division, Public Works Department 	No Comment.	Noted.
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department	Development Engineering staff have no objections to approval of this Zoning By-law Amendment application subject to Holding Provisions requiring a Watermain Hydraulic Analysis and Hydrogeological Brief. An External Works Agreement with the City may be required for any municipal infrastructure improvements to accommodate the proposal as determined by the findings of the Watermain Hydraulic Analysis.	The Applicant is required to submit a Watermain Hydraulic Analysis and enter into an External Works agreement to facilitate lifting of the Holding Provision prior to final approval of any Site Plan Control application on the subject lands.
Legislative Approvals Section, Growth Management Division, Planning and Economic Development Department	<p>It should be confirmed if tenure for the subject proposal will be a Condominium. If condominium, it should also be confirmed if the proposed parking and any proposed storage lockers will be unitized.</p> <p>Municipal addressing for the proposed development will be determined after conditional Site Plan approval is granted.</p>	<p>The Planning Justification Report, prepared by Bousfields Inc. dated October 2022, indicates the lands are proposed to be developed as a comprehensive development with rental tenure.</p> <p>The municipal addressing will be finalized at the Site Plan Control stage.</p>

	Comment	Staff Response
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Staff approve the revised Tree Protection Plan prepared by Adesso Design Inc. dated April 5, 2023 as it relates to municipal trees. Forestry staff do not approve the Landscape Concept Plan prepared by Adesso Design Inc. dated April 5, 2023 as five trees intended as municipal assets are proposed on private property.</p>	<p>A revised Landscape Plan will be addressed at the future Site Plan Control stage.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning staff are supportive of the proposal and approve the Traffic Impact Assessment prepared by NexTrans Consulting dated April 3, 2023.</p> <p>Staff require additional information on the existing surface parking on the subject lands to understand any impacts on the parking supply at 380 Cochrane Road. A revised Parking Assessment is required. The Applicant shall demonstrate waste collection and service vehicles can manoeuvre on-site without encroaching into the municipal Right-of-Way.</p> <p>Staff have reviewed the Right-of-Way Impact Assessment prepared by Bousfields Inc. dated April 11, 2023. Staff have reduced the right-of-way widening from approximately 8.0 metres to approximately 3.9 metres to achieve an ultimate width of 26.213 metres on King Street East, which will include, but not limited to, enhanced on-street parking, bike lanes, and to accommodate future expansion of underground and above ground utility infrastructure.</p>	<p>A revised Parking Assessment has been included in the Holding Provision. A requirement has also been included that the Owner register a parking agreement against the title of both the lot upon which parking is to be provided (851 Lawrence Road) and the lot containing the use requiring the parking (380 Cochrane Road).</p> <p>The right-of-way dedication on King Street East and parking ramp grade requirements and an agreement for shared parking facilities between the properties shall be addressed at the Site Plan Control stage.</p>

	Comment	Staff Response
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department Continued	The Urban Hamilton Official Plan – Schedule C-2 - Future Right-of-Way Dedications identifies that King Street East (Minor Arterial Road) is to be 26.213 metres wide. A 3.0 metre right-of-way dedication is required to achieve the ultimate right-of-way width for King Street East. The existing right-of-way on Lawrence Road meets the requirement of 26.213 metres as per the Urban Hamilton Official Plan.	
Waste Policy and Planning Section, Waste Management Division, Public Works Department	The proposal is ineligible for municipal waste collection as the submitted drawings do not show sufficient waste storage containers, adequately sized indoor waste storage areas, and a multi-sort waste system. The proposal shall follow the requirements as per the City of Hamilton Solid Waste Management By-law No. 20-221.	Details on the size, type and locations of waste storage containers/areas, and on-site maneuvering of waste collection vehicles will be addressed at the Site Plan Control stage.
Alectra	<p>The Developer shall contact the Alectra Layouts Department for residential/commercial electrical service requirements.</p> <p>A minimum 4 metre horizontal clearance from existing overhead lines must be maintained at all times in accordance with Alectra Utilities Standard 3-105.</p>	Noted.
Trans-Northern Pipelines Ltd.	Any buildings shall be setback 30 metres from pipeline facilities and surface parking areas shall be setback 10 metres from the right-of-way. Development within the right-of-way will require a Crossing Agreement with Trans-Northern Pipelines.	The Concept Plan prepared by RAW Design Inc. dated July 19, 2023 maintains a 10 metre easterly building setback from existing right-of-way. All surface parking areas are proposed on the west side of the subject lands which is more than 30 metres from the existing right-of-way.