

CONSULTATION – DEPARTMENTS AND AGENCIES

	Comment	Staff Response
<ul style="list-style-type: none"> • Canada Post Corporation; • Hamilton Conservation Authority; and, • Trans-Northern Pipelines Inc. 	No Comments.	Noted.
Cultural Heritage Section, Heritage and Urban Design Division, Planning and Economic Development Department	A Stage 1-2 archaeological report (P017-1005-2022) has been submitted to the City of Hamilton and the Ministry of Citizenship and Multiculturalism. While the Provincial interest has yet to be signed off by the Ministry, Staff concur with the recommendations made in the report, and the archaeology condition for the subject application has been met to the satisfaction of staff. Staff request a copy of the letter from the Ministry when available.	Noted. The Applicant is aware of Staff’s request for a copy of the Ministry letter when available. This can be provided at the Site Plan Control stage.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department	Development Engineering has reviewed the Sanitary Sewer Capacity Assessment by C3 Water Inc. dated March 27, 2023, which demonstrated that there is adequate capacity in the local sanitary sewer to service the proposal, however the capacity of the Red Hill Trunk sanitary sewer immediately downstream of the subject lands has been identified as constrained.	In effort to address potential downstream impacts to the Red Hill Valley sanitary trunk system, staff have recommended a site specific zoning provision to restrict development of the subject lands to no more than 10 additional dwelling units, as shown on Appendix “B” to Report PED23242.

	Comment	Staff Response
Development Engineering Section, Growth Management Division, Planning and Economic Development Department (Continued)	<p>There are additional concerns with local flooding in this area based on the history of the site and proposed sanitary flows.</p> <p>Staff support this Zoning By-law Amendment application subject to a site-specific zoning provision to limit a maximum of 10 additional dwelling units.</p>	
Legislative Approvals Section, Growth Management Division, Planning and Economic Development Department	<p>Please note a PIN Abstract would be required with the submission of a future Draft Plan of Condominium application. If the intent is to phase the Condominium, Schedules “G” and “K” as per the <i>Condominium Act</i>, would be required for future phases.</p> <p>Municipal addressing for the proposed development will be determined after approval is granted.</p>	<p>The applicant has indicated rental tenure is proposed for the 10 maisonette dwellings. Staff note that municipal addressing will be finalized at the Building Permit stage.</p>
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	<p>There are municipal tree assets on site although it is determined that no impacts are anticipated therefore no Tree Management Plan is required.</p>	<p>Noted.</p>
Parks and Cemeteries Section, Environmental Services Division, Public Works Department	<p>The subject lands appear to be encroaching onto City property (i.e., fenced community garden on City Rail Trail). Staff request that the applicant contact the City of Hamilton Parks Section (Sarah.Cellini@hamilton.ca) to address the encroachment.</p>	<p>The area of development subject to this application is along the western portion of the lands, and not adjacent to the City Rail Trail. Matters pertaining to any encroachment may be addressed at the Building Permit stage through an encroachment agreement.</p>

	Comment	Staff Response
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning supports the proposal as the existing road network can accommodate site-generated traffic as demonstrated in the Traffic Impact Brief prepared by SLBC Inc. dated June 21, 2023.</p> <p>Staff are satisfied with the Parking Management Letter prepared by Valley Properties dated January 24, 2023. Staff note that the Applicant shall achieve a 1.0 residential parking rate by reallocating visitor spaces due to available nearby street parking or by modifying the site plan to add parking spaces to accommodate both the proposed visitor parking and a 1.0 residential parking rate.</p>	<p>Staff have recommended site-specific zone provisions to require a minimum of 1 occupant spaces per unit and 0.17 visitor spaces per unit. The existing 54 parking spaces are intended to be utilized by the 46 dwelling units on the subject lands.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>This is an existing site and it is permitted to remain on private waste collection service, i.e. waste collection operations are to remain status quo.</p>	<p>Noted.</p>