

**CONSULTATION – DEPARTMENTS AND AGENCIES**

	<b>Comment</b>	<b>Staff Response</b>
Canada Post Corporation; and, Commercial Districts and Small Business Section, Economic Development Division, Development, Planning and Economic Development Department	No Comment.	Noted.
Development Engineering 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 revised Functional Servicing Report and Watermain Hydraulic Analysis, in addition to an External Works Agreement with the City for any municipal infrastructure improvements to accommodate the proposed development.	<p>The Applicant is required to submit a Functional Servicing Report and Watermain Hydraulic Analysis to the satisfaction of the City to facilitate lifting of the Holding Provision prior to final approval of any Site Plan Control application on the subject lands.</p> <p>The Owner is also required to dedicate the right-of-way width, as shown on the DiCenzo Sobie Draft Plan of Subdivision 25T-87032. The applicant is required to pay their proportional share of the cost to complete the street upon the City’s request.</p> <p>An External Works Agreement for any municipal infrastructure improvements to DiCenzo Drive shall be addressed during the future Site Plan Control stage.</p>

	<b>Comment</b>	<b>Staff Response</b>
Legislative Approvals Section, Growth Management Division, Planning and Economic Development Department	<p>It should be confirmed if the proposed tenure is condominium and if so, whether the entire development will be under one Condominium.</p> <p>It should be determined if rear yard and / or side yard easements are required for multiple dwellings (townhouses) for access and maintenance purposes.</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 GSP Group Inc. dated October 2022, indicates the lands are proposed to be developed as one comprehensive condominium tenure accessed from Rymal Road East.</p> <p>A Holding Provision is recommended to require 81 and 87 Rymal Road East to be consolidated into one lot to facilitate a comprehensively planned condominium development.</p>
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	All trees on the Tree Preservation Plan dated September 19, 2022 shall clearly note the ownership as municipal, private (subject site) and boundary trees.	A Tree Preservation Plan and Landscape Plan will be addressed at the future Site Plan Control stage.
Landscape Architectural Services Section, Environmental Services Division, Public Works Department	Request cash in lieu of parkland dedication. Landscaped amenity areas shall not be credited as parkland dedication.	Cash in lieu of parkland dedication will be addressed at the Building Permit stage.
Infrastructure Renewal Section, Engineering Services Division, Public Works Department	<p>Rymal Road East is scheduled to be reconstructed and urbanized in 2026 along the frontage of the subject lands.</p> <p>Any surface or subsurface works proposed to connect to Rymal Road East should be completed in consideration of the projected Capital Project timelines. The Developers timing of any proposed roadworks should be</p>	Noted.

	<b>Comment</b>	<b>Staff Response</b>
<p>Infrastructure Renewal Section, Engineering Services Division, Public Works Department <b>(Continued)</b></p>	<p>coordinated with the Public Works Department if the roadworks are expected to occur within the 2026 horizon.</p>	
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning staff are supportive of the proposed development and approve the Traffic Impact Study prepared by Paradigm Transportation Solutions Limited, dated July 2023.</p> <p>Staff note that a \$10,000 Traffic Calming Fund is required to implement future traffic calming measures to be selected and installed by the City on DiCenzo Drive in the future once the roadway has been completed.</p> <p>The Urban Hamilton Official Plan – Schedule C-2 - Future Right-of-Way Dedications identifies that Rymal Road (Major Arterial Road) is to be 36.576 metres wide. Right-of-Way dedication of 10.059 metres shall be required along the northerly portion of the subject lands to facilitate the extension of DiCenzo Drive.</p> <p>The proposed site access from Rymal Road East may be restricted to right-in/right-out vehicle traffic movements.</p>	<p>Right-of-Way dedications, road infrastructure improvements and traffic calming measures will be addressed at the future Site Plan Control stage.</p>

	<b>Comment</b>	<b>Staff Response</b>
Waste Policy and Planning Section, Waste Management Division, Public Works Department	<p>Staff require further information on the waste storage containers/staging locations for the multiple dwellings (townhouses) to clarify if the multiple dwellings (townhouses) units will place waste within the internal waste storage room of the eight storey multiple dwelling as common collection pads not permitted in new developments.</p> <p>The proposed eight storey multiple dwelling is ineligible for municipal waste collection as sufficiently sized indoor waste containers and waste collection staging areas are required to service all dwelling units. The proposal shall follow the requirements as per the City of Hamilton Solid Waste Management By-law No. 20-221.</p>	Details on the size and locations of waste storage containers/staging areas will be addressed at the Site Plan Control stage.
Alectra	The Developer shall contact the Alectra Layouts Department for residential/commercial electrical service requirements.	Noted.
Enbridge Gas	<p>A 2 metre by 6 metre gas meter size or larger will be required to accommodate gas loads of the proposed eight storey multiple dwelling. Gas mains shall require a minimum 10 feet clearance from any windows, door, vent intakes.</p> <p>A gas main extension into the subject property will be required to service the proposed multiple dwellings (townhouses).</p>	Noted.

	<b>Comment</b>	<b>Staff Response</b>
Hamilton International Airport	No objection to the proposed change in zoning to facilitate the proposal. The subject property is situated within the John C. Munro Hamilton International Airport Zoning Regulations (AZR), particularly the Approach Surface for Runway 24 and subject to building/structure height restrictions, vegetation growth and wildlife hazard control and compliance with prohibition of interference with aircraft communications and navigational facilities.	Compliance with the Airport Zoning Regulations will be reviewed at the future Site Plan Control stage.