

**CONSULTATION – DEPARTMENTS AND AGENCIES**

<b>Department/Agency</b>	<b>Comment</b>	<b>Staff Response</b>
<ul style="list-style-type: none"> <li>• Engineering Services Division, Public Works Department;</li> <li>• Parks and Cemeteries Section, Environmental Services Division, Public Works Department;</li> <li>• Landscape Architectural Services, Strategic Planning Division, Public Works Department;</li> <li>• Hamilton Conservation Authority;</li> <li>• Enbridge Gas Inc., and,</li> <li>• Canada Post Corporation.</li> </ul>	<p>No Comment.</p>	<p>Noted.</p>
<p>Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>Development Engineering has no objection to the rezoning application moving forward subject to a Holding “H” Provision being applied to ensure that the Owner submit and receive approval of a revised Functional Servicing Report (FSR) demonstrating that the increased wastewater generated from the proposed development will not adversely impact the sanitary sewer system and that the required storm water management can be accommodated within the site.</p>	<p>Planning staff have recommended that a Holding ‘H’ Provision be applied to the subject site for the Owner to submit and receive approval of a revised Functional Servicing Report (FSR) addressing Development Engineering’s comments.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning supports the proposed development. To protect the existing and future pedestrian realm, cycling infrastructure and road network, Transportation Planning shall require an updated Trip Generation Letter.</p> <p>Transportation Planning have reviewed the Trip Generation Letter prepared by J.H. Cohoon Engineering Limited dated June 14, 2023. Upon review, Transportation Planning accept the findings in the letter, the existing road network will be able to handle the trips generated by the proposed development.</p> <p>The City of Hamilton strongly encourages and recommends the inclusion of Transportation Demand Management and Transit Oriented Design initiatives into developments to foster vibrant and complete communities that facilitate multiple transportation modes.</p> <p>Provide short-term bicycle parking within the property limits as per the City of Hamilton Zoning By-Law No. 05-200.</p>	<p>Staff note that the proposed development is subject to a future Site Plan Control application and the updated Trip Generation Letter relating to the pedestrian realm, cycling infrastructure and the road network can be addressed as part of a complete Site Plan Control Application.</p> <p>Planning staff support the proposed zoning modification to require 25 short term bicycle parking spaces, however, do not support the requested modification to have zero long term bicycle parking spaces as indicated through the Zoning By-law attached as Appendix “B” to Report PED24021.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>This application has been reviewed for municipal waste collection service.</p> <p>Units facing the public roadway will be serviced at the municipal curb. Units facing the private road will be serviced internally.</p>	<p>Specific design details will be addressed at the Site Plan Control stage.</p>

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<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department <b>(Continued)</b></p>	<p>Continuous forward motion for waste collection vehicles is evidenced on the Site Plan. Requirements concerning road geometry have been met.</p> <p>Storage area requirements and set out areas are shown on the Site Plan. Please indicate dimensions of all the set-out areas and the dimensions of the internal storage areas for the two storey multiple dwellings. A 2.5 square metre area must be provided for each dwelling unit to store waste between collection days. Each unit must have a curb side set out area within the property line that is a minimum of 2.5 square metres to accommodate two recycling boxes, a green cart, a garbage container and leaf and yard waste. Waste containers must not be set out on sidewalks.</p>	
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Forestry does not approve Tree Protection Plan revision #6, dated 2023.10.26, requiring amendments addressed below. Development of Units 1 and 2 is shown within the Tree Protection Fencing of M1, which is not permitted. For clarity on current and future tree ownership, proposed and existing property lines must be clearly labeled on plan.</p> <p>Forestry does not approve Landscape Plan revision #6, dated 2023.10.26, requiring amendments addressed below. Proposed street trees are required within the right of way at small species spacing allocation (4-7m), as per the Landscape Plan requirements.</p>	<p>Revisions to the Tree Protection Plan and Landscape Plan are required to address the preservation and protection of street trees through the future Site Plan Control application.</p>

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<p>Legislative Approvals, Growth Planning Section, Growth Management Division, Planning and Economic Development Department</p>	<p>It should be determined if there are any implications arising from the adjacent Registered Plans of Subdivision, 62M-794 and 62M-830 (25T-91014), e.g., cost recoveries relating to the registered plan or any reserves to be lifted. The subject lands are within a defined area of cost recoveries.</p> <p>The submitted Summary Response sheet states, “No Draft Plan of Condominium is being submitted at this time” (Page 2) and yet the submitted Zoning By-law Amendment application states the subject proposal will be a Vacant Land Condominium (page 4), but also states a Draft Plan of Condominium (Common Element) will be submitted concurrently (page 16). This should be clarified. Please note a PIN Abstract would be required with the submission of any future Draft Plan of Condominium application.</p> <p>The Owner and Agent should be made aware that the municipal addressing for the proposed development will be determined after conditional Site Plan Approval is granted.</p>	<p>Noted. Development Engineering reviewed the application and did not indicate any implications regarding the adjacent Registered Plan of Subdivision.</p> <p>Staff anticipate a future Draft Plan of Condominium application to be submitted to establish the tenure of the units, however an application has not yet been received.</p>
<p>Transit Planning and Infrastructure, Transit Operations Division, Public Works Department (Hamilton Street Railway)</p>	<p>Though these properties are located on a current bus route and a future rapid transit route, the proposal does not directly impact our current stop location at Upper Wellington, nor do we foresee the need for an additional stop in front of this development.</p>	<p>Noted.</p>

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Transit Planning and Infrastructure, Transit Operations Division, Public Works Department (Hamilton Street Railway) <b>(Continued)</b>	As a result, the HSR has no comment on this proposed development, other than we are supportive of such intensification projects along transit routes, particularly future rapid transit routes.	
Alectra Utilities	Alectra Utilities has reviewed the application and provided technical comments to be considered through the detailed design process including, but not limited to, providing a minimum 4 metre clearance from all existing hydro lines, access to hydro poles is maintained along Rymal Road West, any relocation, modification or removal of any existing hydro facilities shall be at the owner’s expense and the developer shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment. Alectra Utilities has no concerns with the proposed Zoning By-law Amendment to permit the multiple dwellings.	Noted.