

CONSULTATION – DEPARTMENTS AND AGENCIES

Department or Agency	Comment	Staff Response
<p>Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>The proposed development will increase the density of the subject lands substantially beyond the allocated capacity for the municipal sanitary sewers. The proposed development is anticipated to lead to the downstream municipal sewers surpassing their designated capacity, with certain segments reaching as high as 92% full. Consequently, future development within this drainage catchment area will be constrained. The provided sanitary capacity analysis within the Functional Servicing Report, prepared by Arcadis Professional Services (Canada) Inc. and dated September 1, 2023, fails to address if there is sufficient available capacity within the existing municipal system to accept the increased flows from the subject lands. Therefore, Development Engineering will require a revised Functional Servicing Report to demonstrate that the entire municipal sanitary sewer along Paramount Drive from Mud Street West to the south (EXMH#SB15A061) downstream to Amberwood Street to the northwest (EXMH#SB13A005) has sufficient available capacity to accommodate this development.</p> <p>The maximum day domestic water usage for the development, based on the population-based approach, has been calculated as 4.6 L/s. These calculations are acceptable. The results identify that sufficient flow and pressure is available to meet the demands of the development and that the development will not adversely impact the flows and pressures available within the pressure district. Hamilton Water has no concerns from a water servicing perspective. Updated water usage and Required Fire Flow (RFF) calculations based on the final design of the building will be required at site plan approval.</p>	<p>At the time the appeal to the Ontario Land Tribunal had been filed the applicant had not yet demonstrated to the City’s satisfaction that there was adequate infrastructure capacity to service the proposed development.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Approved the Transportation Impact Study and Parking Study, prepared by Paradigm Transportation Solutions Limited, dated September 2023.</p> <p>Transportation Demand Management and Transit Oriented Design measures are required to promote alternative transportation options such as long term bicycle parking (197 spaces), short term bicycle parking (38 spaces), and parking should be unbundled for the multiple dwelling units.</p> <p>The owner is required to move the centre median island to allow northbound left-turns into the site. The design for the northbound left turn lane and the relocation of the centre median will need to consider the turning movements into the plaza driveway approximately 120 m to the south on the east side of road. The median may need to be removed entirely as opposed to relocated pending available area along the centre of Paramount Drive.</p> <p>The transportation consultant has recommended that the existing bike lane be upgraded to buffered cycling lanes with physical separation (for example, bollards, planters, or concrete separators) to improve safety for cyclists. The owner is required to provide funds for protected bike lanes. Bicycle lane infrastructure would result in approximately \$30,000 worth of bollards, concrete pavers, etc. that is necessary in order to adequately protect bicycle lanes adjacent to the subject lands.</p> <p>The parking study sufficiently addresses the reduction of required parking spaces under the City of Stoney Creek Zoning By-Law No. 3692-92.</p>	<p>Should the applications be approved, Transportation Demand Management and Transit Oriented Design measures, the works for a centre medium island to allow left turns and for a physically separated bike lane, and the costs for implementing protected cycling lanes will be addressed through the future Site Plan Control application.</p> <p>Should the applications be approved, through the Site Plan Control application, the Hamilton-Wentworth Catholic District School Board would have to coordinate an easement with the Owner for the continuation of the 1.5 metre pedestrian pathway to be used by students and residents.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (Continued)</p>	<p>The Transportation Impact Study recommends that the City of Hamilton take over ownership of the 1.5 metre pedestrian pathway located at the southern limits of the property to St. Paul Elementary School. Transportation Planning notes that the pathway is needed in order to provide a pedestrian path to the two, four storey stacked back to back townhouse units at the western limits of the site. The City of Hamilton will not assume ownership over the pathway and the Owner is required to coordinate the use of the pathway with the adjacent Elementary school.</p>	
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The development is not serviceable as currently designed. Additional information is required to determine the proposed waste collection method for the development.</p> <p>If the development is not designed in accordance with City requirements for municipal waste collection, the applicant will need to arrange a private waste hauler for the removal of all waste materials and a warning clause will need to be included as part of the purchase and sale agreement disclosing to prospective buyers that the property is not serviceable for municipal waste collection.</p>	<p>Should the applications be approved, the applicant will be required to demonstrate compliance with municipal waste collection requirements or note that waste collection will be by way of a private waste hauler through a future Site Plan Control application.</p> <p>The recommended warning clause will be addressed through a future draft plan of condominium application and Site Plan Control application.</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Approved the tree protection plans, prepared by Adesso Design and dated November 18, 2022, and the landscape concept plans dated September 5, 2023.</p>	<p>Should the applications be approved, a detailed Landscape Plan will be required through the future Site Plan Control application.</p>

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Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	<p>According to information provided with the application, the intent for tenure is a Condominium. It should be confirmed if there will be one corporation or multiple corporations.</p> <p>The municipal addresses for the proposed development will be determined after conditional Site Plan Control approval is granted.</p>	<p>Through a future Draft Plan of Condominium application, the applicant will be required to confirm if there will be multiple condominium corporations.</p> <p>Should the applications be approved, municipal addressing would be requested through the future Site Plan Control application.</p>
Hamilton-Wentworth Catholic District School Board	<p>Understands that a 1.5m concrete sidewalk has been incorporated into the design to maintain continued access. Also understands that a fence will be installed to separate the subject property and the school property, except for an opening at the sidewalk location. The Board requested that the walkway be implemented and preserved in perpetuity by way of either a fee simple conveyance or by the transfer of an easement to the City of Hamilton.</p>	<p>Should the applications be approved, an easement in perpetuity may be negotiated as part of a future Site Plan Control application.</p>
Enbridge Gas Inc.	<p>Enbridge has a gas main on the east side of Paramount Drive however it is likely that a gas main extension for this development will be required. For a site this detailed Enbridge recommends the developer submit their application for gas a minimum of one year in advance in order to properly determine a gas main running line with developer approvals, meter and station locations.</p>	<p>Should the applications be approved, the matters pertaining to Enbridge Gas Inc. will be addressed as part of any Site Plan Control application.</p>

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Agencies that had no comments or concerns:	<ul style="list-style-type: none">• Alectra Utilities;• Hamilton Conservation Authority• Canada Post;• Niagara Escarpment Commission;• Trans-Northern Pipelines Inc;• Bell Canada; and,• Planning and Economic Development Department, Economic Development Division, Urban Renewal, Commercial District and Small Business Section.	Noted.