



Hamilton
Conservation
Authority

A Healthy Watershed for Everyone

BY E-MAIL

January 26, 2024

ZAC-22-044

Jennifer Catarino
Area Planning Manager, West Team,
Planning & Economic Development
Planning Division
City of Hamilton
City Hall, 71 Main Street West
Hamilton, ON L8P 4Y5

Dear Ms. Catarino:

Re: Zoning By-law Amendment Application by 64 Hatt St Investments Inc. (c/o Forge & Foster) for Lands Located at 64 Hatt Street, Dundas (Ward 13)

In response to the Notice of Public Meeting regarding the subject zoning amendment application (ZBA) that was received by the Hamilton Conservation Authority (HCA) on November 2, 2023, HCA submitted correspondence to the Legislative Coordinator of the Planning Committee noting our outstanding concerns related to flooding hazards impacting the subject property and recommending that consideration of the ZBA be deferred until such time as these issues had been resolved. HCA understands that, with the applicant's support, the application was deferred at the November 14, 2023 meeting of the Planning Committee.

Since that time, HCA has worked with the applicant and the property owner to address HCA's concerns related to flooding and requirements for floodproofing of the existing building before new uses are introduced. To address this, an additional Holding provision has been added to the by-law to require that the Owner submits and receives approval of a Comprehensive Floodproofing Plan, including the phasing of proposed upgrades, to the satisfaction of the Hamilton Conservation Authority.

HCA is satisfied this approach adequately addresses its interests in ensuring the building is floodproofed prior to the introduction of new uses, and would have no further objections to the application proceeding to Planning Committee for consideration of approval.

HCA staff are available to discuss these comments further as may be required.

Yours truly,

A handwritten signature in black ink, appearing to read "M. Stone", with a long horizontal stroke extending to the right.

Mike Stone MA, MCIP, RPP
Acting Director, Watershed Management Services

Cc: Lisa Kelsey, Legislative Coordinator, Planning Committee
Shaival Gajjar, Development Planner II, Planning & Economic Development
Mitch Gold, Senior Planning Analyst, Forge & Foster