

CONSULTATION – DEPARTMENTS AND AGENCIES

Department or Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department; and, • Real Estate Section, Economic Development Division, Planning and Economic Development Department. 	<p>No comment.</p>	<p>None.</p>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department</p>	<p>A Functional Servicing Report and a Stormwater Management Report were submitted in support of the application.</p> <p>Development Engineering staff are in support of the development proposal subject to further detailed design at the future Site Plan Control application stage.</p> <p>Staff have advised that should there be significant reconstruction of the municipal right-of-way an External Works Agreement will be required. If it is demonstrated that there will not need to be significant reconstruction of the municipal right-of-way, a security deposit will be required to cover the cost of any potential damage to municipal infrastructure.</p>	<p>The proposed development will require further detailed design to occur through the future Site Plan Control application stage. Development Engineering staff are supportive of the Zoning By-law Amendment and the capacity needs. The Owner will be required to enter into and register on title of the lands, an External Works Agreement with the City for the design and construction of the sewers and watermain improvements to the existing municipal infrastructure at the Owner’s cost.</p>

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<p>Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department (Continued)</p>	<p>The proposed calculation for domestic water usage has been deemed acceptable and further detailed design will be addressed at the future Site Plan Control application through Required Fire Flow calculations. A Watermain Hydraulic Analysis was completed by WSP Canada Inc., dated October 2018, in conjunction with the previous application ZAC-18-017. This analysis demonstrated adequate supply for the development. An updated Watermain Hydraulic Analysis will be required as part of detailed design to support the Form 1 application for the new municipal watermain.</p> <p>Due to the capacity in the existing sewer system, the applicant shall demonstrate that no long-term dewatering (due to groundwater) will be conveyed to municipal sewer infrastructure. Foundations / subsurface structures shall be designed / waterproofed accordingly or a minimum separation of 1.0 metre between the seasonal high groundwater table and the building foundation must be demonstrated. These details will also be further addressed at the Site Plan Control stage through a Hydrogeological Report with dewatering requirements and the finalization of grading and structural plans.</p>	
<p>Transit Strategy and Planning, Transit Division, Public Works</p>	<p>Transit staff are proposing to bring fixed-route transit service to the north side of the QEW between Grays Road and Green Road.</p>	<p>The recommendations by Transit staff are well supported and align with the parking ratio provided for the development.</p>

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<p>Transit Strategy and Planning, Transit Division, Public Works (Continued)</p>	<p>Future routing proposes an eastbound transit stop on Frances Avenue just west of Parkedge Drive and staff are supportive of the Concept Plan which includes a sidewalk connection to Frances Avenue on the eastern side of the property as the intersection with the proposed 2.0 metre municipal sidewalk would be an ideal location for a future transit stop.</p> <p>Transit staff are seeking to ensure design elements of the right-of-way are included in the external works agreement to expand the sidewalk width from 2.0 metres to 2.5 metres in vicinity of that eastern sidewalk connection and to accommodate a 1.75 metre by 6.0 metre concrete amenity pad to be placed behind the sidewalk.</p>	<p>The applicant has demonstrated the required right-of-way dedication widths and design of the HSR works can be addressed through future Site Plan Control conditions.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning staff have reviewed the revised Transportation Impact Study, prepared by C.F. Crozier & Associates Inc. and dated January 2024, and determined that the revised proposal will result in a minimal impact and can be supported without concern as network improvements are scheduled to the intersection of North Service Road and Parkedge Drive.</p> <p>There are future infrastructure improvements and potential future transit opportunities within the surrounding area. The applicant will be required to provide securities for future sidewalks to be constructed along the frontage of the subject property along Parkedge Drive and Frances Avenue.</p>	<p>The proposal for additional land use permission is supported and further detail design including sidewalk connections and pavement markings will be evaluated at the future Site Plan Control application stage.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (Continued)</p>	<p>Securities will be a condition of Site Plan approval and will be addressed at a future Site Plan Control application.</p> <p>Additional recommendations including increasing the minimum driveway access width to 7.5 metres at the property line will be required to be demonstrated at the Site Plan Control stage. Staff are satisfied the proposed revisions can be accommodated and the above noted requirements and detailed design will occur through the future Site Plan Control application.</p>	
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Forestry reviewed the Landscape Plan and Tree Protection Plan. Staff will require revisions to the Landscape Plan and Tree Protection Plan and the revisions can be addressed at the future Site Plan Control stage.</p> <p>The Landscape Plan submitted by Adesso Design Inc. will require to relocate eight street trees along North Service Road further north within the right-of-way dedication and out of the culvert.</p> <p>The Tree Protection Plan will require revisions as the plan noted to retain and protect the municipal trees identified as #1-11.5 cm Black Walnut (<i>Juglans nigra</i>) and #19-11 cm Black Walnut (<i>Juglans nigra</i>) due to the location and grading. The removal of these two trees will not require the loss of canopy fees.</p>	<p>A detailed Landscape Plan and Tree Protection Plan will be required at the future Site Plan Control application stage.</p>

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Hamilton Conservation Authority	<p>Hamilton Conservation Authority staff have reviewed the information regarding the grading and servicing of the subject lands. The revised material provided demonstrates the roadside ditches surrounding the property and the 14 metre Ministry of Transportation setback are sloped towards Teal Pond. The plans supporting the development illustrate that the site now discharges storm water from a smaller catchment and flooding increase in Teal Pond should not be an issue as a result of the revised proposal.</p> <p>Furthermore, a Hamilton Conservation Authority Permit will be required to construct the outfall into the Stoney Creek subwatershed on Confederation Park lands. The recently provided design of the outfall is consistent with the design approved in 2022.</p>	Detailed design and Permit will be required as conditions of future Site Plan Control approval.
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	<p>It should be confirmed if tenure for the subject proposal will be a Condominium. It should be confirmed if the intent is a phased Condominium.</p> <p>The municipal addresses for the proposed development will be determined after conditional Site Plan Control approval is granted.</p>	<p>The tenure of the buildings will be determined at a later stage in the process (Draft Plan of Condominium if applicable).</p> <p>Should the applications be approved, municipal addressing would be requested at the future Site Plan Control application stage.</p>

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Alectra	<p>For Residential/Commercial electrical service requirements, the Developer needs to contact our ICI and Layouts Department.</p> <p>Relocation, modification, or removal of any existing hydro facilities shall be at the owner’s expense. Please contact Alectra Utilities to facilitate this.</p> <p>Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.</p> <p>Developers to acquire an easement, if required.</p> <p>In order for Alectra Utilities to prepare the design and procure the materials required to service this site in a timely manner, a minimum of six months notification is required.</p>	<p>Alectra will be included in circulations for review and comment at the future Site Plan Control application stage.</p>
Enbridge	<p>Enbridge does not have any objection to the proposed zoning by-law amendment. Enbridge does have service lines on the north side of Frances Avenue. The applicant will be required to discuss their natural gas requirements and a desired meter location in order to facilitate smooth installation when required.</p>	<p>Noted.</p>

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<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The proposed development proposes multiple dwellings. The multiple dwellings will require front-end garbage bin service and cart collection for recycling and organic material.</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>The applicant will be required to demonstrate compliance with municipal waste collection requirements or provide a 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 clauses will be addressed through a future Draft Plan of Condominium application (if applicable) and Site Plan Control application.</p>