

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Landscape Architectural Services, Strategic Planning Division, Public Works Department; • Corporate Real Estate, Economic Development Division, Planning and Economic Development Department; • Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department; and, • Conseil Scolaire Viamonde. 	No Comment.	Noted.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department.	Development Engineering staff have no objection to the Official Plan Amendment and Zoning By-law Amendment applications.	Noted.

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Additional information from the applicants is required to support the Official Plan Amendment and Zoning By-law Amendment applications including:</p> <ul style="list-style-type: none"> • An updated Transportation Impact Study; • An updated Site Plan showing a 12.19 metre x 12.19 metre Daylighting Triangle at the intersection of Rymal Road East and Dakota Boulevard; • A Neighbourhood Traffic Calming Options Report; and, • A Roadway Development Safety Audit. <p>The requested revisions to the Transportation Impact Study include:</p> <ul style="list-style-type: none"> • The Base AM Report shows the link speed as 50 km/h when the posted speed is 60 km/h. • The Base AM Report has the exclusive northbound left turn lane; whereas it is a shared through and left-turn lane with an exclusive right turn lane. • AM and PM Total future Northbound left turn Bay Length (m) states 55 metres; this should be revised for the Northbound right-turn lane. 	<p>The recommended Zoning By-law includes a Holding Provision requiring the submission and approval of the outstanding items. See Appendix “C” attached to Report PED24099.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (Continued)</p>	<ul style="list-style-type: none"> Site Generated Traffic Volumes and Future Total Traffic Volumes shall not make a left turn off Dakota Boulevard, as the Transportation Impact Study stated that the median island shall be extended to restrict left turns in and out of the site on Dakota Boulevard. All left turns must use the roundabout at Pine Hill Drive. 	
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The retirement home of this development is ineligible for municipal waste collection and must retain Private Waste Collection Services as outlined in the City of Hamilton’s Solid Waste Management By-law No. 20-221. A private waste hauler must be arranged for the removal of all waste materials.</p>	<p>Noted.</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Forestry does not approve of the Tree Management Plans, L-1, revision No.3 dated October 17, 2023, requiring revisions as noted below:</p> <ul style="list-style-type: none"> Plans note to remove municipal tree # 1A. Forestry does not support this removal. Forestry will require that the exact location of this tree be determined by a legal survey and that further justification for the removal of this tree is required; and, The 8cm municipal English Oak tree that is noted to be north of tree # 3 has been removed by Forestry. The plans should be updated to delete this tree from the plans. 	<p>Noted.</p> <p>Tree Management Plans and a Landscape Plan will be addressed at the Site Plan Control Stage.</p>

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<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department (Continued)</p>	<p>Forestry does not approve of the Landscape Plans, L-2 and L-3, revision No. 3 dated October 17, 2023, requiring revisions as noted below:</p> <ul style="list-style-type: none"> • As the municipal tree north of tree # 3 has been removed, one additional tree can be planted at this location; and, • Forestry requires that the trees along the boulevard on Rymal Road East be spaced at 4-8 metres apart. A lower growing species will be planted due to the overhead hydro lines. The current spacing is at 20 metres. 	
<p>Growth Planning Section, Growth Management Division, Planning and Economic Development Department</p>	<p>It should be determined whether the subject lands are within / adjacent to a defined area of cost recoveries.</p> <p>The subject lands are within Registered Plan of Subdivision 62M-1050 (25T-200207) and adjacent to Registered Plans of Subdivision 62M-1154 (25T-200716), 62M-1033 (25T-200207), and 62M-1250 (25T-201401). Therefore, it should be determined if there are any implications arising as a result e.g., cost recoveries relating to the registered plans or any reserves to be lifted.</p> <p>A PIN abstract will be required for any Draft Plan of Condominium application.</p>	<p>Cost recoveries relating to the registered plans or any reserves to be lift and addressing will be addressed at the Site Plan Control Stage.</p> <p>The PIN abstract and Schedules “G” and “K”, if a phased Condominium is proposed, will be required at the Draft Plan of Condominium stage.</p>

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<p>Growth Planning Section, Growth Management Division, Planning and Economic Development Department (Continued)</p>	<p>If a phased Condominium is proposed, Schedules “G” and “K” per the Condominium Act will be required for future phases.</p> <p>Municipal addressing for the subject proposal will be determined when a future Site Plan application is submitted.</p>	
<p>Transit Planning and Infrastructure, Transit Operations Division, Public Works Department</p>	<p>While this site is located on a future rapid transit corridor, the current plan is to maintain the east bound stop in its current location in front of Bishop Ryan Catholic Secondary School. Though Hamilton Street Railway staff have no specific comments on this application, they are supportive of projects such as this which will increase density along rapid transit corridors.</p>	<p>Noted.</p>
<p>Hamilton Conservation Authority</p>	<p>The Conservation Authority’s responsibilities, because of Bill 23, are now focused on natural hazards. Hamilton Conservation Authority staff have reviewed the submission and, since the property will drain storm water to the municipal storm sewer, the Hamilton Conservation Authority will rely on the City of Hamilton to provide comments related to stormwater quality and quantity. Therefore, the Hamilton Conservation Authority has no objection to the proposed Official Plan and Zoning By-law Amendments.</p>	<p>Noted.</p>

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Enbridge	Gas lines are located on the south side of Rymal Road East as well as the west side of Dakota Boulevard. The developer is to reach out to Enbridge Gas to discuss potential natural gas requirements and desired meter(s) location when required.	Noted.