

CONSULTATION – DEPARTMENTS AND AGENCIES

Department or Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department</p>	<p>Development Engineering is supportive of the application for Zoning By-law Amendment subject to Holding Provision conditions including:</p> <ol style="list-style-type: none"> 1) That the owner complete a revised Functional Servicing Report to the satisfaction of the Director of Development Engineering to demonstrate: <ol style="list-style-type: none"> i) That there is a suitable sanitary sewer outlet with sufficient capacity available, including but not limited to, improvements to the existing sanitary sewers along Barton Street from the subject site to the Battlefield Trunk Sewer, to service the proposed development; and, ii) That, as part of the future Site Plan application, the Owner will enter into and register an External Works Agreement with the City on the title of the lands for the design and construction of any required sanitary sewer improvements to the municipal infrastructure in accordance with the City’s Financial Policy to support this development. 2) That no development within the subject site can proceed until the City completes the design and construction of the Battlefield trunk sewer twinning, all to the satisfaction of the Director of Development Engineering. <p>Under a future Site Plan Application, the Applicant will be required to provide Site Servicing, Site Grading, and Erosion Control plans certified by a licensed professional engineer for Engineering staff’s review and approval.</p>	<p>Holding Provision conditions are included as part of the Zoning By-law Amendment.</p> <p>Detailed engineering review will be undertaken as part of the Site Plan Control application.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>A Transportation Impact Study prepared by Paradigm Transportation Solutions Limited dated December 2022 was submitted with the application and subsequently updated August 31, 2023. The Transportation Impact Study has been reviewed by Transportation Planning staff and approves the Transportation Impact Study and concurs with the study findings. Transportation Planning staff require measures be established to limit site access to right-in and right-out only, infrastructure improvements to establish a concrete median to limit access will be required.</p> <p>Transportation Demand Management and Transit Oriented Design Measures are required and will need to be incorporated into the proposed development.</p>	<p>An External Works Agreement is required with the City of Hamilton for the design and construction of the required concrete median extension along Barton Street East. To ensure that this is undertaken a Holding ‘H’ Provision will be required.</p> <p>Transportation Demand Management and Transit Oriented Design Measures will be identified and implemented through the Site Plan Control application.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The multi-residential building will require front-end bin service for collection of garbage, recyclable containers, recyclable papers, and organic waste.</p> <p>The development as currently designed is not serviceable.</p> <p>If the development is not designed according to specifications for municipal waste collection services, the proposed development will be required to arrange a private waste hauler and will need to include a warning clause to advise prospective owners that the development is not serviceable for municipal waste collection.</p>	<p>The final determination of whether the property will be serviceable for municipal waste collection or whether a private waste hauler will be required to be arranged will be determined through the Site Plan Control application.</p>
<p>Forestry and Horticulture Section, Environment Services Division, Public Works Department</p>	<p>Forestry and Horticulture Section has reviewed the tree management plan and landscape concept plan. Forestry approves the tree protection plan revision No. 2 dated August 29, 2023.</p>	<p>Detailed landscape plans will be undertaken through the Site Plan Control application.</p>

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Forestry and Horticulture Section, Environment Services Division, Public Works Department (Continued)	The landscape concept plans are approved in principle but will require a detailed landscape plan for review and approval at the Site Plan Control application stage.	
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	<p>A Draft Plan of Condominium will be required to establish Condominium tenure.</p> <p>The address for the proposed development will be determined after Conditional Site Plan Approval is granted.</p>	<p>A separate application for Draft Plan of Condominium will be required.</p> <p>The municipal addressing will be undertaken through the Site Plan Control application.</p>
Transit Planning and Infrastructure, Public Works, Transit Division	<p>The length of the sidewalk between the existing Westbound bus stop and the proposed driveway appears capable of accommodating articulated buses, allowing all bus doors to align with sidewalk and without the tail of a stopped bus blocking the proposed access driveway.</p> <p>Transit staff note existing transit services existing in the area.</p>	Details with respect to location of the driveway access and any impacts on transit stops will be reviewed in detail through the Site Plan Control application.
Enbridge Gas Inc.	<p>Enbridge Gas has gas mains that front Barton Street in this location.</p> <p>There are existing gas mains on Barton Street East that could potentially service the proposed development.</p> <p>The proposal includes underground parking, Enbridge Gas would prefer to have gas meter's to be located outside the underground parking structure.</p>	The details with respect to servicing including gas services will be undertaken as part of the Site Plan Control application.

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Design Review Panel	<p>The proposed development was reviewed by the Design Review Panel on May 11, 2023, and the panel provided the following comments:</p> <ul style="list-style-type: none"> • Panel members appreciated the generous commercial space, and potential for multiple units of various sizes; • Panel members saw the required industrial setback as an opportunity to support the pedestrian realm and landscaped space; • Panel members appreciated the progression of design communicated in the materials and clear design scheme presented; • The Panel members noted the podium was successful on the west side, but not carried through on the east side, refinement of the east façade – possibly carrying the podium around, or otherwise giving distinction to the tower portion above the podium or building base; • Panel members felt there was too much surface parking and the corresponding loss of landscape amenity spaces and opportunity for tree planting; and, • Panel members thought there was opportunity to develop the layout of the ground floor and site plan to give the commercial units more connection to the street with additional sidewalk connections and possible landscape plantings, and street trees. Commercial unit entrances could be given some increased prominence with architectural features that could also help address concerns with respect to wind. 	<p>Subsequent to the Design Review Panel Meeting the applicant made revisions to the proposed design.</p> <p>The podium has been revised to include a 6.5 metres stepback along the east side of the building to better articulate and distinguish the podium from the tower. Additionally, building materials and colours will be used to better distinguish between the podium and tower. The details with respect to materials and colours will be determined and implemented through the Site Plan Control application.</p> <p>Parking has been nominally reduced, tree planting opportunities remain predominantly along the north and west property boundaries.</p>

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<p>Design Review Panel (Continued)</p>	<ul style="list-style-type: none"> • Panel members noted the area is in the early stages of transition towards a pedestrian friendly zone, noting future transit nodes nearby and pedestrian focused zoning, and further noted that setting a high level of regard for pedestrian focused design elements should be a priority with the ground floor layout, commercial units, and landscaping; • Panel members encouraged any refinement to the massing to also foster comfortable wind patterns at grade for year-round enjoyment in what is desired to be a pedestrian focus street; and, • A panel member felt the access to the bicycle parking could be improved, but also appreciated the ground level location, noting the importance of supporting active transportation for this pedestrian focus area. 	<p>Individual walkways for the separate commercial units and the main lobby entrance are proposed to assist with providing pedestrian connection between the municipal sidewalk and the proposed ground related activities and will assist in providing connection to existing and future transit services. In addition, boulevard patios and other amenities will facilitate an animated streetscape.</p> <p>The revision in design which includes a more clearly defined podium will assist in reducing wind impacts on the public realm and on ground-based amenities. Any additional mitigation measures will be determined and implemented through the Site Plan Control application.</p> <p>A total of 108 secure long-term bicycle parking spaces are provided inside the building at grade and 16 exterior short-term bicycle parking space are provided at-grade.</p>

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<p>Agencies that had no comments or concerns:</p> <ul style="list-style-type: none"> • Alectra Utilities; • Bell Canada; • Canada Post; • Real Estate Section, Economic Development Division, Planning and Economic Development Department; and, • Commercial Districts and Small Business, Planning and Economic Development. 	<p>No Comments</p>	<p>Noted.</p>