

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; and, • Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department. 	<p>No Comment.</p>	<p>Noted.</p>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>No concerns from a water servicing perspective. Updated domestic water usage and required fire flow calculations, based on the final design of the proposed building, will be required at the time of detailed design and through the Site Plan Control application.</p> <p>The proposed development requires wastewater capacity that exceeds the capacity allocated to the subject property and exceeds the residual capacity within the municipal sanitary sewer system. Infrastructure upgrades will be required to support the proposed development, and it is anticipated that an external works agreement will be required.</p>	<p>The recommended Zoning By-law includes a Holding Provision requiring the submission and approval of a revised Functional Servicing Report (see Appendix “C” attached to Report PED24108).</p> <p>Updated water servicing calculations, External Works Agreement, stormwater management design, and compliance with bathtub design considerations will be addressed at the future Site Plan Control stage.</p>

Department/Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department (Continued)</p>	<p>A Holding Provision is recommended requiring the submission of a revised Functional Servicing Report. The Functional Servicing Report should demonstrate the availability of a suitable sanitary sewer outlet with sufficient capacity, including necessary improvements to the existing sanitary sewer infrastructure, to support the proposed increase in wastewater capacity.</p> <p>The Owner will also be required to enter into and register an External Works Agreement with the City for the design and construction of any required sanitary sewer improvements, aligning with recommendations from the sanitary sewer capacity analysis and City policies.</p> <p>Compliance with bathtub design considerations outlined in the Hydrogeology Report, prepared by Landtek Limited and dated January 26, 2024, including the submission of a construction management plan for City approval, is required as part of the future Site Plan Control application.</p>	<p>Updated water servicing calculations, External Works Agreement, stormwater management design, and compliance with bathtub design considerations will be addressed at the future Site Plan Control stage.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning has requested revisions to the Transportation Assessment, prepared by C.F. Crozier & Associates Inc. and dated February 2024. The report's submission date conflicts with the timing of turning movement counts, requiring adjustments to reflect current conditions.</p> <p>Additionally, the absence of City of Hamilton signal timing plans necessitates their inclusion, with a recommendation for a site visit to verify details.</p>	<p>A Holding Provision is recommended to ensure that an updated Transportation Impact Study is submitted. The recommended Zoning By-law Amendment includes a Holding Provision to address these items (see Appendix “C” to Report PED24108).</p> <p>Transportation Demand Management measures and right-of-way dedications will be addressed at the future Site Plan Control stage.</p>

Department/Agency	Comment	Staff Response
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Trip generation assumptions for the proposed commercial area appear overestimated and should be reassessed using a more appropriate land-use code. Finally, the report must be signed, stamped, and dated by a Professional Engineer registered in Ontario before being considered a complete submission.</p> <p>Transportation Demand Management Measures require short-term and long-term bicycle parking within the property limits, as per Hamilton Zoning By-law No. 05-200, along with additional recommended measures such as unbundling parking costs from residential unit purchases/rentals, ensuring sidewalks and pedestrian pathways are between 1.8 and 2.5 meters wide, and promoting ridesharing, carpooling, and transit use.</p> <p>The Owner must dedicate to the City approximately ±4.9 metres of right-of-way along Highway No. 8, shown as “Road Allowance” on the Concept Plan attached to Appendix “E” to Report PED24108.</p>	
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The commercial portion of this development is ineligible for municipal waste collection service being kept separate from the residential waste and must retain Private Waste Collection Services as outlined in the Solid Waste Management By-law No. 20-221.</p> <p>The application has been reviewed for municipal waste collection service.</p>	<p>Noted.</p> <p>Details on the size and locations of waste storage containers/staging areas will be addressed at the Site Plan Control stage.</p>

Department/Agency	Comment	Staff Response
Waste Policy and Planning Section, Waste Management Division, Public Works Department (Continued)	<p>As currently designed the development is ineligible for municipal waste collection as certain design criteria have not been demonstrated in accordance with the Solid Waste Management By-law No. 20-221.</p> <p>A private waste hauler must be arranged for the removal of all waste materials.</p>	
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	<p>Reviewed the Tree Management Plan, prepared by Adesso Design Inc. dated April 2, 2024, and determined that no municipal trees will be affected by the development and will not require a public tree permit at this time.</p> <p>Detailed Landscape Plans to be submitted with the future Site Plan Control application.</p>	<p>Noted.</p> <p>Tree Management and Landscape Plans will be addressed at the Site Plan Control stage.</p>
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<p>It should be determined at a later date whether the subject lands are within / adjacent to a defined area of cost recoveries.</p> <p>Municipal addressing for the subject proposal will be determined when a future Site Plan application is submitted.</p>	<p>Cost recoveries relating to the registered plans or any reserves to be lifted and municipal addressing will be addressed at the Site Plan Control stage.</p>
Enbridge	<p>Enbridge does not have any objection to the proposed zoning by-law amendment. Gas lines are located in front of the subject lands. An existing line will also need to be abandoned prior to demolition of the existing building.</p> <p>The developer is to reach out to Enbridge Gas to discuss potential natural gas requirements and desired meter(s) location when required.</p>	<p>Noted.</p>

Department/Agency	Comment	Staff Response
Alectra	<p>For Residential/Commercial electrical service requirements, the Developer needs to contact Alectra.</p> <p>Relocation, modification, or removal of any existing hydro facilities shall be at the owner’s expense. Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment. Developers to acquire an easement, if required.</p>	Alectra will be included in circulations for review and comment at the future Site Plan Control stage.
Bell Canada	Bell Canada has requested the appropriate easements be included to service to the subject lands.	The requirement will be addressed at the future Site Plan Control stage.