

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Corporate Real Estate, Economic Development Division, Planning and Economic Development Department; • Parks and Cemeteries Section, Environmental Services Division, Public Works Department; • Infrastructure Renewal, Engineering Services Division, Public Works Department; • Bell Canada; and, • Canada Post. 	<p>No Comment.</p>	<p>Noted.</p>
<p>Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>Development Engineering staff have reviewed the Functional Servicing Report, prepared by S. Llewellyn & Associates Limited dated December 2022 and revised October 2023, and Watermain Hydraulic Analysis, prepared by C3 Water Inc. dated October 27, 2023, and concur with the report recommendation and support the proposed Zoning By-law Amendment. The applicant shall submit a detailed Functional Servicing Report including Grading and Servicing Plans, among other studies, during the Site Plan Control Stage.</p>	<p>Noted.</p> <p>A detailed Functional Servicing Report, Grading Plan, and Servicing Plan will be required during a future 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>Transportation Planning supports the Official Plan Amendment and Zoning By-law Amendment applications as the site-generated traffic by the proposed development can be accommodated as demonstrated in the submitted and the approved Transportation Impact Study prepared by C.F. Crozier & Associates Inc., revised July 2023, was submitted.</p> <p>The results of the revised Transportation Impact Study, the Applicant will be required to provide functional design and all costs associated for the restriping of pavement markings along Rymal Road East adjacent to the eastern driveway in order to provide a formalized centre left-turn lane area to allow vehicles to complete westbound left-turns from the centre left-turn lane.</p> <p>Recommended Transportation Demand Management measures include:</p> <ul style="list-style-type: none"> • Providing 16 short term bicycle parking spaces and 227 long term bicycle parking spaces; • Providing a pre-loaded \$50 PRESTO card with the purchase of an individual residential unit; and, • Unbundling the cost of a parking stall from the purchase of an individual residential unit. 	<p>Transportation Planning staff have approved the submitted Transportation Impact Study, including the Transportation Demand Management measures.</p> <p>The Transportation Demand Management measures and infrastructure improvements to Rymal Road East will be addressed through a future Site Plan Control application as a condition of approval.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>Waste Policy attempts to have all residential developments receive municipal waste collection unless there are extenuating circumstances and/or specific site constraints. The proposed multi-residential building will require front-end bin service for collection of garbage, recyclable material, and organic waste.</p>	<p>Specific design details will be addressed through a future Site Plan Control application.</p>

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Waste Policy and Planning Section, Waste Management Division, Public Works Department (Continued)	Additional details have been provided in the comments to ensure the municipal requirements are met, which include the specifics such as the size of the waste room, the number of bins, chute design for the building layout and the road base design along the access route.	
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	The landscape concept plan LC.01, revision No. 1, prepared by Adesso Design Inc. dated August 16, 2023, is approved in theory, although a detailed landscape plan will be required at the site plan approval stage.	Noted. Landscape Plan will be addressed through a future Site Plan Control application.
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<p>The subject proposal abuts Registered Plans of Subdivision 62M-1217 (25T-200303) and 62M-1181 (25T-200208). The implications of the proposed development regarding the subdivision should be determined.</p> <p>If a phased Condominium is proposed, Schedules “G” and “K” per the <i>Condominium Act</i> will be required for future phases.</p> <p>The municipally recognized addresses at the subject lands are 2064 Rymal Road East (oil / lube garage) and 2070 Rymal Road East, Units 1 to 6, as per the Legislative Approvals section’s Official Address Notification letter regarding Site Plan Amendment application SPA-19-085, dated October 21, 2019. The address 2080 Rymal Road East was also assigned per the above noted letter; however, it had been assigned to a proposed building that was never constructed and therefore is not a municipally recognized address for the subject property.</p>	These comments will be addressed through a Site Plan Control and/or Draft Plan of Condominium application(s).

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<p>Growth Planning Section, Growth Management Division, Planning and Economic Development Department (Continued)</p>	<p>The addresses 2066 Rymal Road East and 2068 Rymal Road East have been retired and should no longer be used or referenced, as per the Legislative Approvals section’s Official Address Notification letter dated October 21, 2019.</p> <p>Municipal addressing for the subject proposal will be determined after conditional Site Plan approval is granted.</p>	
<p>Landscape Architectural Services, Strategic Planning Division, Public Works Department.</p>	<p>Cash-in-lieu of parkland dedication will be requested at a future application.</p>	<p>The Cash-in-lieu payment will be addressed during the Building Permit stage.</p>
<p>Hamilton Conservation Authority</p>	<p>The Provincial Policy Statement generally directs development to areas outside of hazardous lands. The subject property is affected by karst hazards associated with the Eramosa Karst Area of Natural and Scientific 3 Interest. A karst assessment prepared by Terra-Dynamics Consulting (“Revised Karst Hydrology Evaluation, Stormwater Runoff, 2064 to 2070 Rymal Road East, Hannon”), dated April 27, 2016, did not identify any karst features at the surface or indicators of potential karst hazards. Based on this, Hamilton Conservation Authority does not have any hazard policy related concerns with the proposed development.</p> <p>Hamilton Conservation Authority recommends a detailed erosion and sediment control plan. Additionally, a permit will be required for any proposed development/site.</p>	<p>Noted.</p> <p>A detailed erosion and sediment control plan and permit will be addressed through a future Site Plan Control application.</p>

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Enbridge	<p>Enbridge has a gas main within this property as well as fronting Rymal Rd East.</p> <p>For the new residential tower some gas requirements need to be taken into account:</p> <ul style="list-style-type: none"> • As there shows underground parking for this building Enbridge requires some type of concrete trench that allows the gas service to the building or the determined meter location if within the underground parking limits. Ideally, Enbridge prefers to have the station outside underground parking limits if possible. • Depending on the gas loads a meter size could be up to 3 metre x 8 metre in length. • The station would also likely require 3 metre clearance from any window, door, vent intakes, etc. • How to service the commercial units. 	Noted.