

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>A Transportation Impact Study dated June 2018 and a Sight Distance Review dated July 22, 2019 prepared by Paradigm Transportation Solutions Limited was submitted. The Transportation Impact Study and Site Distance Review was approved on September 9, 2019.</p> <p>As part of an initial review, a reduced right-of-way dedication of 2.6 metres was accepted by Transportation Planning and has been shown on the submitted concept plan. As part of a future Site Plan Control application, the proposed right-of-way dedication will need to be dedicated to the City of Hamilton.</p> <p>Transportation Planning notes that 5.0 metre x 5.0 metre visibility triangles must be provided for each driveway access. They must be illustrated, dimensioned, and identified on the site plan. Visibility triangles are between the driveway limits and the ultimate property line (right-of-way limit).</p> <p>The first 7.5 metres of the driveway from the property line shall be a maximum 5% grade and thereafter, shall be within a maximum 10% grade.</p> <p>It is noted that reversing of vehicles onto the right-of-way is not permitted, and a turning plan is necessary to demonstrate a vehicle can enter the site in a forward manner, turn around on private property, and exit in a forward manner.</p>	<p>A detailed turning plan will be required as part of a future Site Plan Control application. In addition, the required right-of-way dedication will be completed through a future Site Plan Control application.</p>

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<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>This application has been reviewed for municipal waste collection service.</p> <p>This property includes street townhouses which will require waste collection in front of each dwelling unit. Information concerning the City’s requirements for waste management services for this development is based on “City of Hamilton Waste Collection Design Standards for New Developments and Redevelopments” (dated 2015).</p>	<p>Additional information is required to confirm the proposed development meets the current guidelines at the Site Plan Control Stage.</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>A Tree Management Plan by MHBC Planning, Urban Design and Landscape Architecture dated August 31, 2022 was approved by the Forestry and Horticulture Section.</p> <p>Forestry notes that due to the primary hydro conflicts, smaller trees are likely required. The Tree Preservation and Design Standards shall be followed. A Landscape Plan has not been approved.</p>	<p>A detailed Landscape Plan and Street Tree payment will be addressed as part of a future Site Plan Control application.</p>
<p>Legislative Approvals, Growth Planning Section, Growth Management Division, Planning and Economic Development Department</p>	<p>The Owner and agent should be made aware that a single address will be determined for the new development through the Site Plan Control stage.</p>	<p>Noted.</p>
<p>Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department</p>	<p>Development Engineering is able to support this application. The proponent has demonstrated through the Functional Servicing Report and Stormwater Management Report that the proposed development can be serviced without adverse impacts to the existing City infrastructure.</p>	<p>Noted.</p>

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Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department (Continued)	A detailed review of the Site Servicing, Grading Plans, site access and Stormwater Management strategy will be conducted at the Site Plan Control/Building Permit application stage to confirm compliance with City Standards.	