

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Commercial Districts Small Business Section, Economic Development Division, Planning and Economic Development Department; • Corporate Real Estate, Economic Development Division, Planning and Economic Development Department; • Hamilton Conservation Authority; and, • Canada Post. 	<p>No Comment.</p>	<p>Noted.</p>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>Stormwater Management: No Comments.</p> <p>Water Servicing:</p> <ol style="list-style-type: none"> 1. Water Demands: The maximum day domestic water usage calculation for the development based on the approximate fixture unit approach, has been calculated as 21.63 L/s. This calculation is acceptable. 2. Required Fire Flow: The required fire flow has been calculated using the Ontario Building Code Fire Protection Water Supply Guideline. 	<p>To ensure there is appropriate sanitary servicing capacity for the subject lands and downstream, a Holding Provision is recommended (see Appendix “C” attached to Report PED24041).</p>

Department/Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department. (Continued)</p>	<p>2. The building floor area, building height, building materials, occupancy and exposure distances should be checked to be compliant with the Required Fire Flow calculations at the Site Plan Control and building permit stages.</p> <p>The City’s target available fire flow for multi-residential and commercial land uses is 150 L/s. Hydrant testing completed by L&D Waterworks Inc. on September 21, 2022, resulted in a theoretical available flow of 322 L/s.</p> <p>Sanitary Servicing:</p> <p>The applicant has acknowledged that the proposed development will exceed allocated capacity in the municipal system, as well as acknowledged that there are existing capacity constraints downstream.</p> <p>Development Engineering recommends that this application is subject to the following Holding Provisions:</p> <p>1. That the Owner shall upgrade the sanitary sewer from MH SA15A107 to SO20A007 along Cornerstone Drive, MH SO20A007 to HO18A031 along Cedarville Drive, and MH HO18A031 to HO18A005 along Old Mud Street/Kingsview Drive, in accordance with the Functional Servicing Report prepared by Walter Fedy dated January 19th, 2024, at the Owner's expense, prior to the issuance of the building permit, to the satisfaction of the Director of Development Engineering.</p>	

Department/Agency	Comment	Staff Response
Development Engineering Section, Growth Management Division, Planning and Economic Development Department. (Continued)	2. That the Owner makes satisfactory arrangements with the City’s Growth Management Division to enter into and register on title of the lands, an External Works Agreement with the City for the design and construction of the sanitary sewer improvements to the existing municipal infrastructure at the Owner’s cost, to the satisfaction of the Director of Development Engineering.	
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	<p>Transportation Planning supports the proposed development as long as the following can be provided:</p> <ul style="list-style-type: none"> • ±3.048 metre right-of-way dedication on Upper Mount Albion Road; • Turning plans demonstrating how large vehicles can maneuver in and out of the site including the loading area without limitations; and, • The underground parking ramp being certified by a licensed Architect or licensed Engineer. 	At the Site Plan Control stage, a right-of-way dedication, turning plans and certified underground parking ramp will be required.
Waste Policy and Planning Section, Waste Management Division, Public Works Department	<p>The Waste Management Division has no objections to the Zoning By-law Amendment and the Official Plan Amendment applications.</p> <p>This application has been reviewed for municipal waste collection service. As currently presented, the development is not serviceable.</p> <p>The commercial portion of this development is ineligible for municipal waste collection. A private waste hauler will be required to collect the waste materials from the commercial portion and revised drawings must show a separate waste storage area for the commercial portion of the development.</p>	Waste collection will be reviewed at the future Site Plan Control stage. If the site is not able to meet the City’s requirements, private waste collection will be required.

Department/Agency	Comment	Staff Response
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Forestry approves of the tree protection plans, TPP-1 & TPD-1, revision No. 2, dated 2023-04-26, requiring fees.</p> <p>Forestry approves of the landscape plans-L-1, revision No. 3, dated 2024-01-12.</p>	<p>Noted.</p> <p>Tree Management Plans and a Landscape Plan will be addressed at the Site Plan Control stage.</p>
<p>Growth Planning Section, Growth Management Division, Planning and Economic Development Department</p>	<p>It should be determined if there are any implications arising from the adjacent Registered Plan of Subdivision, 62M-1107 (25T-200509), e.g. cost recoveries relating to the registered plan or any reserves to be lifted.</p> <p>The subject lands are within a defined area of cost recoveries.</p> <p>A PIN abstract will be required for any Draft Plan of Condominium application. If a phased Condominium is proposed, Schedules “G” and “K” per the <i>Condominium Act</i> will be required for future phases.</p> <p>Municipal addressing for the subject proposal will be determined when a future Site Plan Control application is submitted.</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>