

**CONSULTATION – DEPARTMENTS AND AGENCIES**

<b>Department/Agency</b>	<b>Comment</b>	<b>Staff Response</b>
<ul style="list-style-type: none"> <li>• Landscape Architectural Services, Strategic Planning Division, Public Works Department;</li> <li>• Corporate Real Estate, Economic Development Division, Planning and Economic Development Department;</li> <li>• Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department;</li> <li>• Hamilton Conservation Authority;</li> <li>• Enbridge;</li> <li>• Bell Canada;</li> <li>• TransCanada PipeLines Limited; and,</li> <li>• Hamilton-Wentworth District School Board.</li> </ul>	<p>No Comment.</p>	<p>Noted.</p>

<b>Department/Agency</b>	<b>Comment</b>	<b>Staff Response</b>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>Development Engineering supports the Zoning By-law Amendment with a Holding Provision subject to the following:</p> <ul style="list-style-type: none"> <li>• That a revised Functional Servicing Report is submitted to demonstrate that there is adequate capacity in the existing municipal infrastructure system in accordance with City standards to accommodate the proposed stormwater and wastewater flows to support this development.</li> <li>• That a Watermain Hydraulic Analysis Report is submitted to demonstrate that the required domestic and fire flows are available within the appropriate pressure range and that the surrounding areas are not adversely impacted.</li> <li>• That the Owner enter into an External Works Agreement with the City for the design and construction of any required improvements to the municipal infrastructure at the Owner’s cost, should it be determined that upgrades are required to the infrastructure to support this development.</li> </ul>	<p>To ensure the comments from Development Engineering are addressed, a Holding ‘H’ Provision is recommended (see Appendix “C” attached to Report PED24159).</p>

Department/Agency	Comment	Staff Response
<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 by the surrounding road network, provided that the proposed driveway access to Rymal Road West is limited to right-in/right-out movement only, as demonstrated in the approved Transportation Impact and Transportation Demand Management Study, prepared by Paradigm Transportation Solutions Limited dated April 2024, submitted in support of this application.</p> <p>Recommended Transportation Demand Management measures include provision of 254 long-term bicycle parking spaces.</p> <p>Recommended infrastructure improvements may potentially include extension of the existing concrete centre median island along Rymal Road East and other deficiencies at the intersection of Upper James Street and Rymal Road East.</p> <p>A right-of-way dedication of approximately 8.5 metres along Rymal Road West is also required.</p>	<p>The Transportation Demand Management measures and right-of-way dedication will be addressed at the Site Plan Control stage as a condition of approval.</p>

<b>Department/Agency</b>	<b>Comment</b>	<b>Staff Response</b>
<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>Additional details have been provided in the comments to ensure the municipal requirements are met, which include the specifics like 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.</p>	<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.</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Forestry has determined that as there are no municipal trees noted or impacted. Forestry will not require a public tree permit at this time.</p> <p>Forestry does not approve of the landscape concept plans, L-3 &amp; L-4, revision No. 4, dated 2024-04-03, required revisions include:</p> <ul style="list-style-type: none"> <li>• The plans are required to note all existing and future property lines and to show the 8.53m road allowance set back on the north side of Rymal Road West.</li> </ul>	<p>A Landscape Plan will be addressed at the Site Plan Control stage.</p> <p>Staff have recommended a Holding ‘H’ Provision (see Appendix “C” attached to Report PED24159) for the Owner to enter into and register an External Works Agreement for enhanced public realm improvements, which will include additional landscaping in the municipal right-of-way.</p>

Department/Agency	Comment	Staff Response
Forestry and Horticulture Section, Environmental Services Division, Public Works Department <b>(Continued)</b>	<ul style="list-style-type: none"> <li>The plans should also note that the three proposed trees along the municipal road allowance on Rymal Road West are to be selected and planted by the City of Hamilton’s Forestry section.</li> </ul>	
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<p>A PIN abstract will be required for any Draft Plan of Condominium application.</p> <p>The Owner and Agent will be notified of the proposed addressing for this development once Conditional Site Plan Approval has been granted.</p>	These comments will be addressed at the Site Plan Control stage.
Transit Planning and Infrastructure, Transit Operations Division, Public Works Department	Upper James Street at Rymal Road is a major transit corridor for Hamilton Street Railway with the 20 A Line running on Upper James approximately every 10 to 12 mins in peak periods. This corridor is set for transit signal priority by 2031 as a Bus Rapid Transit designated route and will serve to benefit additional residents at this location. Enhanced stop and shelter exist currently at this location and would need to be reinstalled after construction is completed.	Noted.
Alectra Utilities	For Residential/Commercial electrical service requirements, the Developer needs to contact our ICI and Layouts Department at 905-798-2634 or 905-798-3370 or visit our web site @ <a href="http://www.alectrautilities.com">www.alectrautilities.com</a> .	Noted.