

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Commercial District and Small Business Section, Economic Development Division, Planning and Economic Development Department; • Hydro One; and, • Hamilton Conservation Authority. 	<p>No Comment.</p>	<p>Noted.</p>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>Development Engineering reviewed the following items with regards to the subject applications:</p> <ul style="list-style-type: none"> • Functional Servicing Report (FSR) and Stormwater Management (SWM) Report (prepared by A.J. Clarke & Associates Ltd., dated March 2024); • Watermain Hydraulic Analysis Report submitted by A.J. Clarke & Associates Ltd., dated May 2023; and, • Draft Plan of Subdivision prepared by A.J. Clarke & Associates Ltd., dated March 2024. <p>Development Engineering identified minor concerns related to the stormwater management and lot grading of the proposed development; however, confirmed that these can be addressed through Conditions of Approval.</p> <p>Development Engineering is in support of the approval of the submitted Zoning By-law Amendment and Draft Plan of Subdivision applications, subject to the proposed Special Conditions, which will address any remaining technical comments related to the water, wastewater, and stormwater servicing of the proposed development. The proponent has demonstrated a functionally adequate stormwater management proposal and has also demonstrated that the existing municipal sanitary and water systems can support the proposed development.</p>	<p>Noted.</p> <p>A revised Functional Servicing Report, Stormwater Management report, and Watermain Hydraulic Analysis report is required. The required materials and revisions are being addressed through the recommended conditions of Draft Plan approval. Please refer to Special Condition Nos. 1 through 17 of Appendix “F” attached to Report PED24172.</p> <p>In discussions with the applicant and Transportation Planning staff, it was determined that a pedestrian connection be provided connecting Mentino Crescent to Eleanor Avenue. The provision of a 3.0m wide paved and lit pedestrian connection in the servicing block (Block 16) to be conveyed to the City that connects Mentino Crescent to Eleanor Avenue, has been included as Special Condition No. 6 in Appendix “F” attached to Report PED24172.</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 proposed development. To protect the existing and future pedestrian realm, cycling infrastructure and road network, Transportation Planning shall require the following:</p> <ul style="list-style-type: none"> • 1.5 metre clear width sidewalk shall be provided on both sides of all proposed municipal roads within the subject lands; • Recommended driveway widths of 3.0 metres but driveway widths must not be more than 5.0; and, • Mentino Crescent is to be designed and built to municipal standards and dedicated to the City of Hamilton. • Transportation Planning has requested a paved pedestrian connection be provided in the servicing block (Block 16) to be conveyed to the City that connects Mentino Crescent to Eleanor Avenue. <p>Transportation Planning supports the Zoning By-law Amendment application and Draft Plan of Subdivision application, subject to conditions.</p>	<p>The requirements are being addressed through the recommended conditions of Draft Plan approval. Please refer to Special Condition Nos. 6, 18, 19, 20, and 21 of Appendix “F” attached to Report PED24172.</p>
<p>Legislative Approvals, 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 Plans of Subdivision, 62M-219, 62M-249, 62M-1095, and 62M-1230 as well as Draft Plan of Subdivision 25T-202301 e.g. cost recoveries related to the registered plan. It is noted that the subject lands are also within a defined area of cost recovery.</p> <p>The owner and agent should be made aware that the addresses for this proposal will be determined through the Draft Plan of Subdivision process.</p>	<p>The subject lands are within a defined area of cost recovery. The Owner/developer may/will be required to pay any outstanding cost recoveries/best efforts assessed for the property. This is being addressed through a condition of Draft Plan Approval. Please refer to Special Condition No. 16 of Appendix “F” attached to Report PED24172.</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Forestry approves the tree protection plans L-1 & L-2, revision No. 4, dated- 2022-09-27, requiring fees.</p>	<p>Noted.</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>The residential dwellings can be serviceable for municipal waste collection if the requirements under the City of Hamilton Solid Waste Management By-law No. 20-221 are adhered to.</p>	<p>Changes requested in the drawings will be addressed at the Building Permit stage.</p> <p>The developer is responsible for all waste removal up until the time that municipal collection services are initiated. Note 2. has been included in Appendix “F” attached to Report PED24172.</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 required and addressed at the future Building Permit stage and a Draft Plan Condition confirming same has been included.</p>
<p>Alectra</p>	<p>Alectra’s response to the City of Hamilton’s circulation dated April 26, 2024, is as follows:</p> <p>For Subdivision or Townhouse development, the Developer needs to contact Alectra’s Engineering Design Department @ 905-798-3234. The owner shall bear the expenses for relocation, modification, or removal of Alectra’s existing hydro facilities. The owner/developer should contact Alectra to facilitate this. And the owner/developers are responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment.</p> <p>The owner/developer to acquire an easement, if required and for Alectra Utilities to prepare a design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required. It would be advantageous for the developer if Alectra Utilities were contacted at the stage where the new site plan becomes available. Please note that it takes approximately 36-52 weeks to purchase a transformer.</p>	<p>Noted.</p>

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Bell Canada	<p>Bell Canada has reviewed the circulation regarding the subject application. The following paragraphs are to be included as a condition of approval:</p> <p>Bell Canada Condition(s) of Approval:</p> <ul style="list-style-type: none"> • The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada; and, • The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost. <p>Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.</p> <p>It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the <i>Bell Canada Act</i>, the Owner may be required to pay for the extension of such network infrastructure.</p> <p>If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.</p>	<p>Noted, and shared this with the applicant. Special Condition Nos. 29 and 30 of Draft Plan approval have been incorporated in Appendix “F” attached to Report PED24172.</p>

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<p>Enbridge</p>	<p>Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.</p> <p>This response does not constitute a pipe locate, clearance for construction or availability of gas. The applicant shall use the 'Enbridge Gas Get Connected tool' to determine gas availability, service, and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.</p> <p>If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.</p> <p>In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.</p> <p>The applicant will contact Enbridge Gas Customer Service prior to any site construction activities to determine if existing pipe facilities need to be relocated or abandoned.</p>	<p>Noted. Special Condition No. 31 of Draft Plan approval has been incorporated in Appendix “F” attached to Report PED24172 to address Enbridge comments.</p>