

CONSULTATION – DEPARTMENTS AND AGENCIES

Department or Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department</p>	<p>A Functional Servicing and Stormwater Management Report, conceptual Servicing Plan and Grading Plan were submitted with the applications.</p> <p>A hydraulic analysis is required to demonstrate that there is sufficient residual capacity in the municipal system to support the proposed increase in wastewater capacity demand. The owner / applicant shall provide the results of independent hydrant flow testing where available. A Watermain Hydraulic Analysis may be required to demonstrate that the required domestic and fire flow are available within appropriate pressure ranges and that the impact of the proposed development on the surrounding area is not adverse. A revised Functional Servicing Report and Stormwater Management Report, and report revisions and subsequent servicing plan documents shall demonstrate these changes.</p> <p>A Holding Provision is required for a revised Functional Servicing Report which demonstrates that there is sufficient capacity available to support the proposed development, that the owner will enter into and register on title an External Works Agreement for any sanitary sewer improvements, and that a Watermain Hydraulic Analysis be submitted.</p>	<p>A Holding Provision is proposed as part of the Zoning By-law Amendment to address these concerns.</p> <p>The detailed engineering review will be undertaken at the Site Plan Control stage.</p>

Department or Agency	Comment	Staff Response
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>A Transportation Impact Study prepared by LEA Consulting Ltd. dated March 31, 2021, was submitted with the applications and subsequently updated April 11, 2023. The Transportation Impact Study has been reviewed and the findings were found to be accepted by Transportation Planning staff as the proposed development can be accommodated by the surrounding road network without concerns.</p> <p>Transportation Demand Management and Transit Oriented Design Measures are required and will need to be incorporated into the proposed development.</p> <p>A Parking Assessment section of the Transportation Impact Study adequately addresses the parking requirements of the City of Hamilton Zoning By-law No. 05-200. The Site Plan has acceptable parking layout and circulation.</p> <p>A right-of-way dedication of approximately 2.0 metres is required on the Mount Albion Road right of way. A daylight triangle of 9.14 metres by 9.14 metres is required at the intersection of Mount Albion Road and Greenhill Avenue. A reduced 4.57 metre by 4.57 metre daylight triangle will be accepted at the intersection of Greenhill Avenue and Harrisford Street.</p> <p>Revisions will be required to the Site Plan drawings, including but not limited to clearly identifying the daylight triangles, identifying required visibility triangles, location of short term and long term bicycle parking, and ramp grades, amongst others. These details can be provided at the Site Plan Control stage.</p>	<p>Transportation Demand Management and Transit Oriented Design Measures will be implemented through the Site Plan Control application process.</p> <p>A right-of-way dedication and dedication of required daylight triangles will be collected at the Site Plan Control stage.</p> <p>Revisions to the Site Plan drawings will be undertaken and addressed through the Site Plan Control application.</p> <p>The section of Greenhill Avenue which is west of Mount Albion Road which is not labelled as a collector road on Schedule “C” in the Urban Hamilton Official Plan will be updated as part of a future housekeeping amendment.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (Continued)</p>	<p>The section of Greenhill Avenue west of Mount Albion Road should be labelled as a collector road on Schedule “C” – Functional Road Classification in the Urban Hamilton Official Plan. Under Schedule C-2 – Future Right of Way Dedications, Greenhill Avenue’s width is 26.213 metres which is the width for a collector road.</p>	
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The proposed mixed-use building is eligible for municipal waste collection, by way of front-end bin service, subject to the design meeting the standards and criteria of the City for municipal waste collection services. As currently designed the development is not serviceable.</p> <p>If the development is not designed according to specifications for municipal waste collection services, the proposed development will be required to arrange a private waste hauler and will need to include a warning clause to advise prospective owners that the development is not serviceable for municipal waste collection.</p>	<p>The final determination of whether the property will be serviceable for municipal waste collection or whether a private waste hauler will be required to be arranged, will be addressed through the Site Plan Control application.</p>
<p>Forestry and Horticulture Section, Environment Services Division, Public Works Department</p>	<p>The Forestry and Horticulture Section has reviewed the tree protection plan and landscape concept plan. Forestry approves the tree protection plans revision No. 2 dated March 23, 2023.</p> <p>Forestry and Horticulture Section supports the landscape concept plans in principle but will require a detailed landscape plan to be submitted for review at the Site Plan stage.</p>	<p>Detailed landscape plans will be addressed through the Site Plan Control application.</p>

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Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	<p>The subject lands are within Registered Plan 62M-157. Based on the information provided with the application, the intent for tenure is rental.</p> <p>The address for the proposed development will be determined after Conditional Site Plan Approval is granted.</p>	The municipal addressing will be undertaken through the Site Plan Control application.
Strategic Planning, Public Works Department	Cash in lieu of parkland dedication is requested, as required. Strategic Planning notes that all proposed outdoor amenity spaces, including lawn, playground and dog parks will be privately owned and maintained, and these spaces will not count towards parkland dedication.	Cash in lieu of parkland dedication will be collected as part of the future building permit submission.
Enbridge Gas Inc.	<p>There are existing gas mains on Mount Albion Road and Greenhill Avenue that could potentially service the proposed development.</p> <p>There are existing gas mains and services going to the current structures on this property. Prior to demolition of the buildings the gas main and services would be required to be abandoned.</p>	The details with respect to servicing, including gas services, will be undertaken as part of the Site Plan Control application.
<p>Agencies that had no comments or concerns:</p> <ul style="list-style-type: none"> • Alectra Utilities; • Bell Canada; and, • Corporate Real Estate Office, Economic Development Division, Planning and Economic Development Department. 	No Comments	Noted.