

CONSULTATION – DEPARTMENTS AND AGENCIES

| Department/Agency | Comment | Staff Response |
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| <ul style="list-style-type: none"> • Commercial District and Small Business, Economic Development; • Canada Post; • Alectra Utilities Corporation; • Bell Canada; • Parks and Cemeteries Section, Environmental Services Division, Public Works Department; • Landscape Architectural Services, Public Works Department; and, • Real Estate Section, Economic Development Division, Planning and Economic Development Department. | <p>No Comment and / or Concern.</p> | <p>Noted.</p> |
| <p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department</p> | <p>Development Engineering Staff advises that more information will be required at the Site Plan Control stage, including Site Servicing, Site Grading, Erosion and Sediment Control Plan and a detailed Construction Management Plan. An updated hydrogeological report is required that discusses soil/groundwater conditions to properly characterize potential dewatering needs.</p> | <p>A Holding ‘H’ Provision has been added to the amending By-law to allow for further study and confirmation that there is a suitable sanitary outlet with sufficient capacity available including but not limited to improvements to the existing municipal system.</p> |

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| <p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department (Continued)</p> | <p>Hamilton Water has no concerns from a water servicing perspective. Updated domestic water usage and RF calculations, based on the final design of the proposed building, will be required at the time of detailed design and site plan approval application.</p> <p>Infrastructure Planning staff is satisfied with the Stormwater Management proposal and has no objection from the Zoning By-law and Official Plan Amendment approval perspective. Additional information will be required at the Site Plan Control stage.</p> <p>The proposed wastewater generation is significantly higher than allocated in the municipal system for the subject property. Therefore, due to capacity restraints, Development Engineering recommends a Holding Provision.</p> | <p>A Holding ‘H’ Provision is required to ensure that the owner submits a Hydrogeological Study to the satisfaction of the Director of Hamilton Water.</p> <p>These matters are addressed in Appendix “B” attached to Report PED24069.</p> |
| <p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p> | <p>Transportation Planning supports the proposed development subject to the following comments:</p> <p>Transportation Planning requires the extension of the existing centre median island along Centennial Parkway South past the limit of the existing driveway on the adjacent lands to the east (which includes an easement for access and maneuvering for the subject lands) in order to restrict the driveway access to right-in/right-out vehicular movements only. All costs associated with these works, including but not limited to the detailed design drawings and construction, will be at the expense of the Owner. An external works agreement may be required to facilitate the works accordingly.</p> | <p>The proposal includes using the existing access on adjacent lands to the east for access and maneuvering. As part of the application, the site was reviewed as a one property for access and maneuvering purposes. As a result of the increased vehicle trips through the existing driveway to the east, generated from the proposed development, the Transportation Study noted that the median along Centennial Parkway South would need to be extended. Transportation Planning staff accepted the findings in the study.</p> |

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| <p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (Continued)</p> | <p>Driveway access points and internal circulation is shared between multiple properties adjacent to the subject lands. Confirmation of a legal agreement/easement between property owners is required.</p> <p>A turning plan is required to be provided to clearly indicate the complete movements of a waste collection/loading vehicle entering, maneuvering and exiting the site in a forward manner without conflicts or limitations. An additional turning plan is required to be provided to indicate the movements of a refueling vehicle to illustrate that refueling operations can occur without conflicts or limitations as a result of narrowing the existing driveway access to King Street West.</p> <p>As part of the application a Transportation Impact Study was submitted and approved subject to the Centennial Parkway South driveway on the adjacent lands being restricted to right-in/right-out movements only through the extension of the existing concrete centre median island extending from the signalized intersection of King Street West and Centennial Parkway South.</p> <p>There are no right-of-way dedications required to be submitted as part of a future application along King Street West.</p> <p>Additional information is required as part of a future Site Plan Control application including updated turning movement plans, pedestrian connectivity internal to the subject lands, visibility triangle requirements, underground parking ramp and the location of long-term bicycle parking.</p> | <p>A Holding ‘H’ Provision has been included to require the extension of the median along Centennial Parkway South to limit traffic movements to right/in and right/out only for the existing access on the adjacent lands. A Holding ‘H’ Provision has been included to ensure that the appropriate agreements and easements are registered on title with the adjacent property owners to secure legal access to the shared driveways and parking areas in perpetuity.</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 information provided for the proposed development concerning the City’s requirements for waste management services is based on the “City of Hamilton Waste Requirement for Design of New Developments and Collection” dated November 10, 2021. As currently designed the development is not serviceable. Additional information is required as part of a future Site Plan Control application.</p> | <p>Additional information is required to confirm the proposed development meets the current guidelines at the future Site Plan Control Stage.</p> |
| <p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p> | <p>An assessment of the Tree Management Plan provided shows that there are no municipal trees shown on the plan or noted as part Forestry’s site visit.</p> <p>A Landscape Plan was provided and approved as part of the application. Payment for street trees will be required as part of a future Site Plan Control application and the rate will be determined at that time.</p> | <p>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 subject lands are adjacent to a defined area of cost recoveries.</p> <p>It should be confirmed if tenure for the subject proposal will be a Condominium. If the proposal is for a condominium development, then an additional application will be required.</p> <p>The owner and agent should be made aware that the addresses for this proposal will be determined after Conditional Site Plan Approval is granted.</p> | <p>Noted.</p> |

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| Capital Budget Projects Section, Engineering Services Division, Public Works Department; | King Street West is expected to be rehabilitated in 2026 along the frontage of the subject lands. Any works required within the right-of-way should be completed before these road works. If this is not possible, efforts should be made to coordinate with the City to include any required servicing works in the design of the reconstructed King Street West to avoid road cuts after reconstruction. | Noted. |