

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>Hamilton Street Railway</p>	<p>Hamilton Street Railway currently operates Route 43 (Stone Church) approximately every 20 minutes, with nearest stops at Stone Church Road East and Rambo Street / Norma Jean Avenue. Stops are not expected to be affected by this project. Route 35 (Stone Church) will run approximately every 15 to 20 minutes, stops unchanged. No further impacts expected.</p> <p>The applicant has not provided any parking provision in the proposal. The site is in the top 17% of sites in Hamilton for transit access. The applicant should consider flexibility with parking provision.</p>	<p>Noted. The City of Hamilton recently adopted new parking regulations as per By-law No. 24-052. The subject site is identified under Parking Rate Area 2, per By-law No. 24-052. Parking required for single detached dwellings under Parking Rate Area 2 is one parking space per unit.</p>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<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, stormwater servicing, road construction and sidewalks, fencing, maintenance, warning clauses, street lighting and signage, Geotechnical report, and Hydrogeological report of the</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 28 of Appendix “F” attached to Report PED24177.</p>

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<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department. (continued)</p>	<p>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>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"> • A ±20.0 metre right-of-way dedication on the Eaglewood Drive extension. • A 4.57 metres x 4.57 metres Daylighting Triangle dedication at the north-east corner at Eaglewood Drive extension and Eleanor Avenue. • A reduced Daylighting Triangle of 5 metres x 5 metres at the intersection of Stone Church Road East and Eleanor Avenue (Block 18). As per Policy C.4.5.7 of Urban Hamilton Official Plan, the applicant is to dedicate a 12.19 metre x 12.19 metre Daylighting Triangle to the right-of-way. However, Policy C.4.5.6.5 allows the City to waive or accept less lands to be dedicated than the maximum right-of-way dedication and/or daylighting triangle requirements where, in the opinion of the City: <ul style="list-style-type: none"> ○ It is determined through a development planning approval process that due to significant adverse impacts on existing built form it is not feasible or desirable to provide the full daylighting triangle. • The applicant is to provide a pavement marking and signage plan for the overall subdivision. 	<p>The requirements are further discussed in Appendix “D” attached to Report PED24177 and are being addressed through the recommended conditions of Draft Plan approval. Please refer to Special Condition Nos. 29 to 33 of Appendix “F” attached to Report PED24177.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (continued)</p>	<ul style="list-style-type: none"> • The applicant is to design and construct Eaglewood Drive extension to municipal standards at the applicant’s expense. <p>Transportation Planning supports the Zoning By-law Amendment application and Draft Plan of Subdivision application, subject to conditions.</p>	
<p>Legislative Approvals, Growth Planning Section, Growth Management Division, Planning and Economic Development Department</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>Pursuant to Section 51(32) of the <i>Planning Act</i>, draft approval shall lapse if the plan is not given final approval within three years. However, extensions will be considered if a written request is received two months before the draft approval lapses.</p>	<p>Comments have been addressed by incorporating Special Condition No. 36 and Note No. 1 in Appendix “F” attached to Report PED24177.</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>The Forestry & Horticulture Section has reviewed and approves the revised Tree Protection Plan and Landscape Plan, prepared by Adesso Design Inc. (Mario Patitucci; landscape architect) and dated May 15, 2024.</p>	<p>Section 2.09 of the Standard Subdivision Agreement requires the Owner to pay to the City the cost to plant street trees for each lot within a Plan of Subdivision.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The residential dwellings are eligible for municipal waste collection and will be required to follow the requirements under the City of Hamilton Solid Waste Management By-law No. 20-221. All dwellings shall include:</p> <ul style="list-style-type: none"> • A storage area separate from the living space, identified for waste material with adequate space for recycling boxes, a green cart, garbage container and leaf and yard bags/containers. The minimum required size for the waste storage area is 2.5 square metres. • A curbside set out area within the property line that is a minimum of 2.5 square metres to accommodate two blue boxes, a green cart, a garbage container and leaf and yard waste. Waste containers must not be set out 	<p>Changes requested to the drawings will be addressed at the future Plan of Condominium stage. Staff have reviewed the proposed private condominium road network, and it appears to comply.</p> <p>The developer is responsible for all waste removal up until the time that municipal collection services are initiated. Special Condition No. 37 and Note 3. have been included in Appendix “F” attached to Report PED24177.</p>

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<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department (continued)</p>	<p>on sidewalks.</p> <ul style="list-style-type: none"> • The residential dwellings located on the public road can set out their waste along the curbside in front of their dwelling units. <p>For the future development of Block 17:</p> <p>The applicant must show the following on the site plan to confirm the proposal meets municipal design requirements for waste collection:</p> <ul style="list-style-type: none"> • Road layout must be designed to allow continuous forward movement of the collection vehicles exclusive of parking spaces and/or stored snow; • A minimum width of 6 metres and a 13 metre turning radii from the centre line for all internal roads; • No parking signage must be posted along the access route; and, • The use of common collection pads in developments will not be supported. 	
<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 addressed through the standard form Subdivision Agreement and will be required to be paid prior to the issuance of any building permits.</p>
<p>Alectra</p>	<p>For Subdivision or Townhouse development, the Developer needs to contact Alectra’s Engineering Design Department. The owner shall bear the expenses for relocation, modification, or removal of Alectra’s existing hydro facilities. 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.</p>	<p>Special Condition No. 42 of Draft Plan approval has been incorporated in Appendix “F” attached to Report PED24177 to address Alectra comments.</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.</p> <p>Special Condition Nos. 43 and 44 of Draft Plan approval have been incorporated in Appendix “F” attached to Report PED24177 to address Enbridge comments.</p>

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Enbridge	Based on the concept plan, a gas main extension will be required in order to service the proposed development.	Special Condition No. 45 of Draft Plan approval has been incorporated in Appendix “F” attached to Report PED24177 to address Enbridge comments.
Canada Post	This Draft Plan of Subdivision application will receive mail service to centralized mail facilities provided through our Community Mailbox program, subject to conditions.	Special Conditions Nos. 40 and 41 of Draft Plan approval have been incorporated in Appendix “F” attached to Report PED24177 to address Canada Post comments.