

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; • Hamilton Conservation Authority; • Landscape Architectural Services, Strategic Planning Division, Public Works Department; • Corporate Real Estate, Planning and Economic Development Department; • Hamilton Street Railway; and, • Alectra Utilities. 	<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 Water and Wastewater Assessment, prepared by MTE Consultants, dated December 20, 2024. Development Engineering has no objection to the approval of the Zoning By-law Amendment application as the proponent has demonstrated that the existing building use will not have an additional impact on the municipal sanitary sewer and water distribution systems.</p>	<p>Noted.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning reviewed the application and have no objections to the proposed Zoning By-Law amendment to permit the use of a Private Lodge or Club on the subject lands and to adaptively reuse the existing building, which previously operated as a school, provided that no maximum parking be prescribed so that the owner is permitted to expand their on-site supply in a subsequent application for Site Plan Approval if they so choose.</p>	<p>No parking maximums are applicable in the Zoning By-law and the owner could expand the on-site parking supply in the future should they choose.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (continued)</p>	<p>Transportation Planning has no objection to the proposed on-site parking supply of 40 parking spaces, given that informal agreements exist with a nearby College and a Place of Worship to provide additional off-street parking and both are within reasonable walking distance and / or connected with sidewalk links to the subject site. The site cannot rely on on-street parking to meet their demand and any on street regulations can be changed anytime at the City's discretion.</p>	
<p>Legislative Approvals / Staging of Development Section, Growth Management Division, Planning and Economic Development Department</p>	<p>The existing municipal address of 420 Crerar Drive will be retained for the subject proposal.</p>	<p>Noted.</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>A Tree Management Plan and Landscape Plan were not requirements of the application. Tree protection will be required for the street trees along the Crerar Drive frontage should future development occur.</p>	<p>There is no development proposed to the exterior of the building through the application. Should development on the lands occur, the lands would be subject to Site Plan Control and a Tree Management Plan could be required through the process to ensure public tree assets are protected. Any work in the vicinity of municipal trees will require tree protection for municipal trees in accordance with Public Tree Protection By-law No. 15-125.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>Waste Management has no objections to the Zoning By-law Amendment. The development will be ineligible for municipal waste collection as outlined in the City of Hamilton's Solid Waste Management By-law No. 20-221. A private waste hauler must be arranged for the removal of all waste materials.</p>	<p>Noted. The applicant has been made aware through these comments that the development will be ineligible for municipal waste collection.</p>