

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
• Corporate Real Estate, Economic Development Division, Planning and Economic Development Department; and, • Canada Post.	No comment.	Noted.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department.	A Functional Servicing and Stormwater Management Report, prepared by Odan Detech Group Inc., dated August 2021 with revisions May 11, 2022, February 7, 2023, and January 18, 2024, were submitted. Development Engineering is satisfied with the proposed discharge rate of 16 L/s from the proposed Stormwater Management tank, however, will require the stormwater to outlet via gravity drainage and not mechanically pumped which may require additional quantity control measure because of the Stormwater Management tank redesign. Staff advise that through the future Site Plan Control application conditions will be required for the registration for dewatering activities with an Environmental Sector and Registry Posting (EASR) Application; and a dewatering plan showing the locations of settlement tanks (if applicable) and discharge location (sewer hole ID) in order to comply with the Discharge Permit requirements. In addition,	A Holding 'H' Provision is proposed to be added to the subject lands for the purpose of demonstrating that suitable storm and sanitary outlets are provided for the subject site, including extension of any municipal sewers. The detailed design work associated with the report will be completed through a future Site Plan Control application condition of approval.

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Development Engineering Section, Growth Management Division, Planning and Economic Development Department. (continued)	the civil drawings as well as the Foundation permit and the Construction Management Plan, will need to clearly state that the proposed below-grade parking structure is to be constructed as water-tight.	
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	Transportation Planning staff have approved the Transportation Assessment submitted by R.J. Burnside and Associates Limited, dated March 8, 2024. The proposal can be accommodated within the surrounding road network provided key improvements, including the future pedestrian realm, and cycling infrastructure, are implemented to accommodate an increase in vehicle volume to the surrounding transportation network. The existing right-of-way on Southcote Road at the subject property is approximately 22 metres. Southcote Road is a road with an Offset Right-of-Way Dedication in Volume 1 of the Urban Hamilton Official Plan. Southcote Road from Alexander Graham Bell Parkway/Chedoke Expressway (Highway 403) to Garner Road East is to be widened by 3.048 metres from the original road allowance limit on the west side and 8.84 metres from the original road allowance on the east side. The proposal has demonstrated the correct dedications being approximately 8.84 metres.	Staff are of the opinion that the proposed development has incorporated the land required for the dedications which will be addressed through the future Site Plan Control application. Access to the subject lands is limited to Southcote Road. Staff are of the opinion that the Concept Plan has demonstrated that the requirement for visibility triangles can be addressed through the future Site Plan Control application.

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Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (continued)	Garner Road East is planned to have an ultimate width of 36.57 metres and the existing right-of-way at the subject property varies from 28 to 36 metres. A road dedication to the right-of-way on Garner Road East with an irregular width up to 8.22 metres is required. As both Garner Road East and Southcote Road are arterial roads, a daylighting triangle dedication of 12.19 metre by 12.19 metre is required. The requirement has been demonstrated on the Concept Plan. The proposal will be required to include 5.0 metre by 5.0 metre visibility triangles for the driveway access to Southcote Road. They must be illustrated, dimensioned, and identified on the site plan. Visibility triangles are between the driveway limits and the ultimate property line (right-of-way limit). No object or mature vegetation can exceed a height of 0.6 metres above the corresponding perpendicular centreline elevation of the adjacent street.	
Waste Policy and Planning Section, Waste Management Division, Public Works Department	The proposed development will require front end collection for the collection of garbage and cart collection for recyclable containers, recyclable papers, and organic waste. The storage area will require an overhead clearance of at least 3.1 metres and submitted drawings must annotate the vertical clearance of the storage area. In addition, the loading area cannot be shared with the short term parking or	Waste storage and collection matters will be addressed at the future Site Plan Control stage and the Draft Plan of Condominium stage if condominium tenure is considered.

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Waste Policy and Planning Section, Waste Management Division, Public Works Department (continued)	storage area and must not interfere with pedestrian traffic or vehicular traffic. The waste staging area must demonstrate a staging pad area adjacent to or shared with the waste loading area.	
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	The Tree Inventory and Preservation Plan (revision #3), prepared by Davey Resource Group, dated September 19, 2024, and Landscape Plan (revision #15), prepared by Marton Smith Landscape Architects, dated September 17, 2024, were satisfactory. All trees to be acquired within the road widening are shown to be removed. No public tree permit or associated fees are required with the removal of these trees. The applicant will be required to pay for the planting of street trees along the entirety of frontage.	The planting of street trees will be addressed through a future Site Plan Control application.
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	It is noted that should a Draft Plan of Subdivision or Draft Plan of Condominium application be submitted, PIN Abstracts will be required to be provided. The owner has been made aware that municipal addressing for the subject proposal will be determined after conditional Site Plan approval is granted. Staff will require the owner to submit a list of unit numbers and floor plans of all existing and proposed residential units in the development.	Noted. These matters will be addressed at the future Site Plan Control stage.

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Landscape Architectural Services, Strategic Planning Division, Public Works Department.	Garner Road East is scheduled for reconstruction and road widening along the frontage of the subject lands in 2026. Efforts should be made to complete any servicing, underground, and surface works prior to this construction and while taking into consideration the future design of Garner Road East. As well, Southcote Road was scheduled for reconstruction, urbanization, and widening in 2022 and design work was to take into consideration the final configuration of the reconstructed Southcote Road. Staff note that right-of-way resurfacing of Southcote Road has since occurred and sidewalks have been installed on the west side of Southcote Road. The completion of the trail along the east side of Southcote Road will occur with the completion of construction. As per the Recreational Trails Master Plan, a multi-use recreational path is proposed along Southcote Road. Cash-in-lieu of parkland dedication is requested, as required at the Building Permit stage.	The proposed development has demonstrated all required road widening dedications to accommodate the future multi-use recreational trail within the municipal right-of-way. Cash-in-lieu of parkland will be addressed during the Building Permit stage.