

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Corporate Real Estate, Economic Development Division, Planning and Economic Development Department; and, • Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department. 	No Comment.	Noted.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department.	<p>Development Engineering staff have reviewed the Preliminary Grading Plan, Servicing Plan, Functional Servicing and Stormwater Management Report, prepared by S. Llewellyn & Associates Limited updated December 19, 2024, and Watermain Hydraulic Analysis, prepared by CIMA+ dated December 11, 2024. Further comments with regards to the civil design drawings will be provided at the Site Plan Control stage.</p> <p>Development Engineering recommends approval for this rezoning application.</p>	<p>Noted.</p> <p>A detailed Functional Servicing Report, Grading Plan, and Servicing Plan will be required during a future Site Plan Control application.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning supports the Official Plan Amendment and Zoning By-law Amendment applications and have no objection to the proposed reduced vehicular parking supply provided the recommended Transportation Demand Management measures are included:</p> <ul style="list-style-type: none"> • Increased parking supply of short and long term bicycle parking spaces based on a rate of 0.05 and 0.60 spaces per multiple dwelling unit, respectively, and 0.20 and 0.10 spaces per 100 m² retail gross floor area. • The establishment of a minimum 3.0 metre access easement across the severed lands from the subject site to Columbus Gate. • Unbundling the cost of a parking stall from the purchase of an individual residential unit. 	<p>Transportation Planning staff have approved the submitted Transportation Impact Study, including the Transportation Demand Management measures.</p> <p>The Transportation Demand Management measures and infrastructure improvements to Rymal Road East will be addressed through a future Site Plan Control application as a condition of approval. The Zoning By-law Amendment introduced a modification for long term bicycle parking at a rate of 0.5 spaces per unit, this has been amended to 0.6 spaces per multiple dwelling unit.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>Waste Policy attempts to have all residential developments receive municipal waste collection unless there are extenuating circumstances and/or specific site constraints. The proposed mixed use, multi-residential buildings will require front-end bin service for collection of garbage, recyclable material, and organic waste.</p>	<p>Specific design details will be addressed through a future Site Plan Control application.</p>

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Waste Policy and Planning Section, Waste Management Division, Public Works Department (continued)	Additional details have been provided in the comments to ensure the municipal requirements are met, which include the specifics such as the size of the waste room, the number of bins, chute design for the building layout and the road base design along the access route.	Noted.
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Forestry approves of the tree preservation and management plans, prepared by Jackson Arboriculture Inc. dated July 10, 2024, and revised October 23, 2024. The landscape concept plan is approved in theory, although a detailed landscape plan will be required at the Site Plan approval stage.	Noted. The detailed Landscape Plan will be addressed through a future Site Plan Control application.
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<p>It should be determined if there are any implications arising from the adjacent Registered Plans of Subdivision, 25T-201609 (62M-1277), 25T-200716 (62M-1154) and 25T-201401 (62M-1250), e.g. cost recoveries relating to the registered plan or any reserves to be lifted.</p> <p>It should be confirmed if tenure for the subject proposal will be a Condominium. If Condominium it should be determined if there will be one Condominium Corporation or multiple. Please note a PIN Abstract would be required with the submission of a future Draft Plan of Condominium application</p>	<p>Cost recoveries have been identified and are further discussed in response to Budgets and Fiscal Policy Section, Financial Planning Administration and Policy Division, Corporate Services Department comments on page four of this summary.</p> <p>These comments will be addressed through a Site Plan Control and/or Draft Plan of Condominium application(s).</p>

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Growth Planning Section, Growth Management Division, Planning and Economic Development Department (continued)	Municipal addressing for the subject proposal will be determined after conditional Site Plan approval is granted.	
Budgets and Fiscal Policy Section, Financial Planning Administration and Policy Division, Corporate Services Department.	There are outstanding <i>Municipal Act</i> charges under By-law No. 07-299 for 1825, 1829 and 1835 Rymal Road East totaling \$56,109.15. This amount is applicable until October 23, 2025. Please note that the property located at 1835 Rymal Road East has been consolidated with 1843 Rymal Road East; 1835-1843 Rymal Road East and 1825 Rymal East has been consolidated with 1829 Rymal Road East; 1825-1829 Rymal Road East.	Cost recoveries will be paid at the future Site Plan Control stage.
Landscape Architectural Services, Strategic Planning Division, Public Works Department.	Cash-in-lieu of parkland dedication will be requested at a future application. Please note that private outdoor amenity space will not count towards parkland dedication.	The Cash-in-lieu payment will be addressed during the Building Permit stage.
Alectra Utilities	Reviewed the applications and provided information for the developer's electrical service requirements.	Noted.
Hamilton Conservation Authority	The Provincial Planning Statement (2024) generally directs development to areas outside of hazardous lands. While the subject property is not affected by flooding and erosion hazards, karst related hazards will need to be addressed as part of the future Site Plan Control Application: 1. The karst conduit should be clearly labeled on the grading and servicing drawings with a clear explanation of, and a reference to the karst hazard assessment;	Noted. Further measures such as karst remediation measures, clearance in foundation design, monitoring of excavation works, and erosion and sediment control will need to be addressed at the Site Plan Control stage.

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<p>Hamilton Conservation Authority</p> <p>(continued)</p>	<ol style="list-style-type: none"> 2. Any karst conduit remediation measures that may be required for the foundation construction should be identified. The rationale and detailed remediation procedure should be prepared by a licensed karst specialist and provided for Hamilton Conservation Authority review and approval; 3. In case the foundation does not interfere with the karst conduit, a clearance from the foundation design engineer, together with section and plan drawings of the underground parking should be provided as per the geotechnical consultant's recommendations listed in the latest Geotechnical Investigation and the conduit damage or collapse is not an issue as a result of the proposed development. All final drawings must be stamped and signed by a qualified P.Eng; 4. All excavation works should be monitored and inspected by licensed geotechnical and hydrogeology professionals; 5. If loose bedrock or cavities are found during the foundation excavation of utility lines trenching, a detailed contingency plan clarifying details of the safe remediation should be provided for our review and approval; and, 6. A detailed erosion and sediment control plan should be provided. 	