

**CONSULTATION – DEPARTMENTS AND AGENCIES**

<b>Department or Agency</b>	<b>Comment</b>	<b>Staff Response</b>
Alectra Utilities	No Comment/No Objection.	Noted.
Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department	<p>Staff are in support of the rezoning application, subject to Holding Provisions to address the location of the stormwater management tank and sewer outlet design, and registration of an External Works agreement with the City for the design and construction of the storm sewer and sanitary sewer within the existing City alleyway. A revised FSR is required at the site plan approval stage.</p> <p>Upon submission of a site plan application, the Owner must submit a construction management plan.</p>	Noted. Holding Provisions have been added to the proposed Zoning By-law that address servicing matters.
Water and Wastewater Systems Planning, Hamilton Water, Public Works Department	<p>Staff are satisfied with the information provided and confirm that the municipal water system has the capacity to meet the required domestic demand for the development. Staff are supportive of the development, subject to the proposed Holding Provisions.</p> <p>If the proposal will have any underground parking/basement levels, then a Hydrogeological Brief conducted by a qualified professional would be required that discusses soil/groundwater conditions to properly characterize potential dewatering needs.</p>	<p>Noted.</p> <p>Revised calculations will be required as part of the site plan application.</p> <p>Underground parking is not anticipated as part of the proposal.</p> <p>Potential basement levels will be confirmed during Site Plan approval once an affordable housing provider has been determined.</p>

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	<p>Due to limited capacity in the sewer system among other factors, the applicant shall demonstrate that no long-term dewatering (due to groundwater) will be conveyed to the municipal sewer infrastructure. Foundation / subsurface structures shall be designed / waterproofed accordingly. If dewatering is not anticipated, as a condition of approval the applicant shall provide a technical memorandum from a qualified professional regarding a Groundwater Monitoring and Contingency plan that outlines their protocol for action in case impacts arise from private well owners nearby.</p>	
<p>Growth Management Section, Growth Management Division, Planning and Economic Development Department</p>	<p>A PIN Abstract would be required with the submission of a future Draft Plan of Condominium application. If the intent is to phase the Condominium, Schedules “G” and “K” as per the <i>Condominium Act</i>, would be required for future phases. If condominium, it should also be confirmed if the proposed parking will be unitized.</p> <p>Municipal addresses will be determined after conditional Site Plan approval is granted.</p>	<p>Noted. The affordable housing units are not anticipated to be condominium. However, this will be confirmed once an affordable housing provider has been determined.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning approve the Trip Generation Letter. The existing road network will be able to accommodate the vehicle trips generated by the development.</p> <p>Bike parking is required on site. Parking should not be oversupplied and should be unbundled</p>	<p>Noted.</p> <p>Noted.</p>

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	<p>from the cost of purchasing/renting a residential unit.</p> <p>The applicant will be responsible for any road improvements that are identified in association with their development (sidewalks, curb restoration etc.) all at their cost.</p> <p>Right-of-Way dedications are not required for Hope Avenue or Britannia Avenue.</p> <p>At the site plan stage, the applicant is to provide turning plans to ensure a vehicle may successfully maneuver in and out of 263 Britannia Ave without any limitations.</p> <p>The applicant will be required to restore the abandoned curb cut along the frontage of Hope Avenue since the driveway access will not be required.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. The easement in favour of 263 Britannia Avenue will be maintained.</p> <p>Noted.</p>
<p>Hamilton Street Railway Transit Strategic Planning, Transit Division, Public Works Department</p>	<p>The proponent is proposing 13 parking spaces which is surplus to the requirement. As part of HSRNext, the site will be in the top 1% of sites by transit access in the City of Hamilton. As such, HSR recommends reducing parking provisions to encourage transit use. In addition, the HSR recommends providing sufficient bicycle parking and good pedestrian connectivity from the site to transit stops to facilitate the use of sustainable methods of transportation.</p>	<p>In an effort to maintain flexibility for future affordable housing providers, the proposed parking supply exceeds the minimum requirement to account for the currently undetermined building typology and unit mix.</p> <p>Future consideration will be given to reducing parking supply in accordance with zoning by-law requirements.</p>

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		<p>Short and long-term bicycle parking will be provided in compliance with zoning by-law standards.</p> <p>With respect to pedestrian connectivity, the proposal benefits from direct access via Hope Avenue as well as a pedestrian pathway adjacent to the surface parking area that connects to Britannia Avenue, both providing convenience access to the HSR bus on Kenilworth Avenue North.</p>
Transportation Operations and Maintenance, Public Works Department	Road resurfacing and minor concrete curb and sidewalk repairs tentatively scheduled for 2026.	Noted.
Waste Policy and Planning Section, Waste Management Division, Public Works Department	<p>This proposed development is defined as Residential and is eligible for the municipal collection of Garbage, Organic Material, Bulky Items, as well as Leaf and Yard Waste. This development's eligibility for Recycling collection through the provincial producer responsibility program is contingent on meeting the criteria set out in the Blue Box Regulation.</p> <p>The method of collection for the proposed residential use needs to be designed to meet the requirements, including waste separation, waste container and storage, waste loading area, waste staging area, waste set-out area and access route.</p>	Noted. Waste management design will be refined during the site plan stage.

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Forestry and Horticulture Section, Environmental Services Division, Public Works Department	<p>There are no municipal trees noted or directly impacted by this development, Forestry will not require a public tree permit at this time.</p> <p>Forestry will require reviewing a landscape plan at the site plan stage to determine if the road allowance can support new trees.</p>	Noted.
Healthy and Safe Communities, Public Health Services	<p>No comments for the apartment design.</p> <p>For the townhouse concept, ensure that long-term bicycle parking access is provided through a main entrance without stairs.</p>	<p>Noted.</p> <p>Future consideration will be given to the location of long-term bicycle parking in accordance with zoning by-law requirements during the site plan stage.</p>
Hamilton Fire Department, Healthy and Safe Communities	Ensure that an assured fire route of 6.5m is maintained within the 9.20m setback from the rear of existing buildings on Kenilworth Avenue.	Noted. The 7 metre wide public alleyway will be maintained.
LRT Project Office	The proposed development is outside of the LRT area of influence (buffer).	Noted.
Development Charges, Program and Policies, Corporate Services, Financial Planning, Administration and Policy	DCs will need to be assessed at building permit issuance.	Noted.
Enbridge Gas Inc., Land Development	<p>The available capacity in the system will be evaluated when the loads of this new building are known. A gas main extension may be required if gas is required.</p> <p>Gas requirements should be finalized prior to the site beginning construction. The Owner shall make satisfactory arrangements with Enbridge</p>	Noted.

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	<p>Gas to provide the necessary easements and/or agreements for provision of local gas service.</p> <p>Enbridge Gas may have service lines within the area which may or may not be affected by the proposal. Should the proposal impact these services, it may be necessary to terminate gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the owner.</p>	
<b>Government/First Nations</b>	<b>Comment</b>	<b>Staff Response</b>
<p>Six Nations of the Grand River Elected Council (SNGREC)</p>	<p>SNGREC requests that the building is designed using bird and light friendly practices and requests commitment to explore and implement bird and light friendly practices at this phase of the application.</p> <p>SNGREC requires that native plant species are prioritized in landscaping, and that invasive or potentially invasive species are completely avoided. The list proposed by Davey Resource Group (DRG) includes trees that should be avoided: Horse-chestnut, Field Maple, and Amur Maple. Additionally, many non-native species are listed, and the near-native Eastern Redbud that should not be planted near natural areas as it is highly aggressive.</p> <p>Please provide SNGREC with a landscape plant list before procurement begins.</p>	<p>The City-Initiated Zoning By-law Amendment is seeking to secure land use permissions and a flexible built form envelope only. The ultimate building typology, design and landscape details will be determined once an affordable housing provider has been secured.</p> <p>Bird and light friendly practices as well as landscape plant species will be reviewed in detail during the site plan stage.</p> <p>The period of affordable units will be secured once the affordable housing provider has been determined.</p>

<b>Government/First Nations</b>	<b>Comment</b>	<b>Staff Response</b>
	<p>SNGREC requests that the proponent uses Kayanase Plant Nursery for procurement of plants if Kayanase’s capacity allows and requires that the proponent commits to these actions during this phase of the application.</p> <p>SNGREC recommends that the city ensure that these are affordable units after transferring ownership if that is to happen in the future.</p>	
<p>Mississaugas of the Credit First Nation (MCFN)</p>	<p>The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.</p> <p>The DOCA consultation team has filed the project-related correspondence identified above. We have no questions or comments for you at this time. This does not indicate a position of support for the project, that the Duty to Consult and Accommodate the MCFN has been met, or that there are no adverse impacts to the MCFN’s Indigenous and Treaty Rights. DOCA expects to be notified of any and all future project updates and/or changes. Additionally, DOCA must be notified of, invited to participate in, and provided the opportunity to review any environmental and/or archaeological assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.</p>	<p>Noted.</p>