

**CONSULTATION – DEPARTMENTS AND AGENCIES**

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> <li>• Hamilton Fire Department, Healthy and Safety Communities.</li> <li>• Corporate Real Estate, Economic Development, Planning and Economic Development Department.</li> <li>• Hamilton Conservation Authority.</li> <li>• Alectra Utilities.</li> </ul>	<p>No objections or concerns.</p>	<p>Noted.</p>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department</p>	<p>The Applicant has demonstrated through the updated submission that there is adequate capacity within the existing downstream sanitary sewer system to accommodate the proposed development.</p>	<p>Development Engineering staff has no concerns with the Zoning By-law Amendment application.</p>

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<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department <b>(continued)</b></p>	<p>A watermain hydraulic analysis (WHA), identifying the modelled system pressures at pressure district (PD6) level under various boundary conditions and demand scenarios, will be required to support the site plan control application.</p> <p>To determine the approximate static pressure of the existing watermain and to collect calibration data for hydraulic modelling purposes, the proponent shall retain a licensed private contractor to conduct two-hydrant flow tests at the nearest municipal hydrants.</p> <p>The Applicant has generally demonstrated at a functional level that the site can be serviced from a stormwater perspective.</p>	<p>At the Site Plan stage, the applicant will be required to submit a Watermain Hydraulic Analysis to confirm that the required domestic water and fire flow demands are available within the appropriate pressure ranges.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The proposed development, as currently designed, is defined as single detached residential, specifically street townhouses.</p>	

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<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p> <p><b>(continued)</b></p>	<p>The dwelling units are eligible for Curb side Collection Service of Organics Material, Yard Waste, and Garbage and Bulk Item collection of large household items.</p> <p>The future Draft Plan Approval should include notations related to:</p> <ol style="list-style-type: none"> <li>1. Waste collection can be initiated after the development is substantially complete and free of construction debris and construction related activities.</li> <li>2. The developer is responsible for all waste removal up until an “Agreement for On-site Collection of Solid Waste” is finalized.</li> <li>3. “Agreement for On-site Collection of Solid Waste” is completed and executed.</li> <li>4. Signed engineering letter related to the access route being constructed according to the City guidelines is provided.</li> </ol>	<p>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.</p>

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Waste Policy and Planning Section, Waste Management Division, Public Works Department <b>(continued)</b>	<p>Private Waste Collection</p> <p>The developer is responsible for informing the City in their desire to retain private waste collection services.</p> <p>The City may allow for an eligible development to be designed in a manner that does not conform to the design requirements and retain private waste collection services if staff determine that the site constraints make it impossible for all the applicable Design Requirements to be met.</p> <p>The developer shall provide a waste management plan identifying the waste design considerations for the development and the proposed method of providing waste collection services. Information which should be included in the waste management plan includes the size and locations of internal and external storage areas, waste collection services to be provided, waste collection method, and collection frequency.</p>	

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Forestry and Horticulture Section, Environmental Services Division, Public Works Department	<p>Forestry will approve the Tree Management Plan issue #1 dated June 27, 2025. A Public Tree Permit will be issued upon receipt of required fees.</p> <ul style="list-style-type: none"><li>• Site fencing is to be installed at the property line, to exclude the boulevard from construction impacts and preserve soil structure for future street trees.</li></ul> <p>Forestry will approve Landscape Plan issue #1 dated June 27, 2025.</p> <ul style="list-style-type: none"><li>• Street trees are required every 8 metres of frontage. Based on scale provided, 61 metres requires compensation for seven street trees, unless otherwise designed</li></ul> <p>Forestry conditions will be considered met, and a Public Tree Permit will be issued, upon receipt of the fees.</p>	Noted.

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Forestry and Horticulture Section, Environmental Services Division, Public Works Department  <b>(continued)</b>	Please note, Forestry conditions and approval are separate to Natural Heritage conditions which relate to trees on private property.	
Hamilton Street Railway, Transit Planning Division, Department of Public Works	As part of this Zoning By-law Amendment application, the applicant is proposing to reduce the required parking from 31 to 18 spaces for 18 dwelling units (one per townhouse dwelling and no visitor parking). As part of HSRNext changes, this site will fall within the top 5% of sites by transit access across Hamilton. Therefore, the HSR supports the proposed reduction in parking. Further reductions could be considered to encourage the use of higher capacity and sustainable forms of transportation.	Noted.
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	<ol style="list-style-type: none"> <li>1. The subject lands are adjacent to a defined area of cost recoveries.</li> <li>2. According to the application, the tenure for the subject proposal will be a Condominium. Please note a PIN Abstract would be required with the</li> </ol>	Noted. The comments provided by Legislative Approvals staff will be addressed at the future Site Plan Control stage and the

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Legislative Approvals, Growth Management Plan, Planning and Economic Development Department  <b>(continued)</b>	submission of a future Draft Plan of Condominium application. If condominium, it should be confirmed if the proposed parking and any proposed storage lockers will be unitized.  3. The Owner and Agent should be made aware that the municipal address for the proposed development will be determined after conditional Site Plan approval is granted.	Draft Plan of Condominium stage if condominium tenure is considered.
Six Nations of the Grand River Elected Council	<p><b>Tree Compensation</b></p> <p>Six Nations of the Grand River Elected Council requires a 10:1 tree replacement ratio for all trees removed regardless of DBH and 1:1 for any dead trees/snags removed as these are an important habitat feature. A high tree replacement ratio helps to restore lost ecological function and considers time for regrowth and reduced survivability due to deer browsing and tree die-off. The goal of an increased tree replacement ratio is also to create habitat and strengthen ecological resilience.</p>	<p>It should be noted that the City of Hamilton's tree compensation ratio is based on a 1:1 tree replacement ratio based on the diameter at breast height. Staff acknowledge that the tree compensation strategy requires an update and are currently working with internal and external agencies, including the Six</p>

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<p>Six Nations of the Grand River Elected Council <b>(continued)</b></p>	<p>Six Nations of the Grand River Elected Council acknowledges that the City of Hamilton has a 1:1 tree replacement requirement but deems this requirement insufficient as it is a bare minimum settler perspective and does not take into account the indigenous perspective and obligation to protect and enhance the natural environment.</p> <p>Further, the higher tree replacement ratio better compensates for the long lasting, permanent impact of the development on the land which will no longer be able to be used by Indigenous people. The removal of or damage to the natural environment has an immense negative impact to Six Nations of the Grand River Aboriginal and Treaty Rights in this area. Planting additional trees and improving the environment helps make up for the negative impacts from development on these rights.</p>	<p>Nations of the Grand River Elected Council, to update the policies.</p> <p>Staff will continue to engage with Six Nations of the Grand River Elected Council regarding the Natural Heritage policies contained within the Official Plans.</p>

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Six Nations of the Grand River Elected Council <b>(continued)</b>	<p>Planted trees must be site-specific native species and should be planted as close to the site as possible without impacting existing natural features and ecosystems.</p> <p>The 10:1 ratio can be achieved by planting plugs or other earlier-growth trees, and they do not all need to be full street-tree size. Planting earlier-growth trees will require protection (i.e. herbivore browsing guards) and minor maintenance. SNGREC requires planting best practices are used and suggests collaboration with Kayanase Plant Nursery for recommendations and guidance.</p> <p>Please be advised, if tree offset is not feasible onsite, Six Nations of the Grand River Elected Council expects offset plantings to take place as close as reasonably possible to the impacted site. Six Nations of the Grand River Elected Council encourages collaboration with the Hamilton Conservation Authority or the City of Hamilton to achieve these offset plantings.</p>	

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Six Nations of the Grand River Elected Council <b>(continued)</b>	Lastly, the Six Nations of the Grand River Environmental Levy may be considered should closer sites be unavailable, which is a cash-in-lieu option that is more financially feasible than other cash-in-lieu options as Six Nations of the Grand River Elected Council will plant trees that are not full calibre. Six Nations of the Grand River Elected Council expects that the tree replacement will be paired with a robust and complete monitoring and maintenance plan complete with contingency actions to ensure successful establishment of the trees for long term success.	
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development	<p>Transportation Planning have no objection to the Zoning By-law Amendment that will permit the proposed development; however, to protect the existing and future public road, the following will be required as a condition of any future land or condominium division or Site Plan approval:</p> <ul style="list-style-type: none"> <li>- A ±5.2 metre right-of-way dedication on West 5<sup>th</sup> Street;</li> </ul>	Right-of-Way dedications will occur during the Site Plan Approval Process.

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Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development <b>(continued)</b>	- Permanent and / or temporary municipal sidewalk along the entire frontage of the site and, if required, a connecting segment to the nearest existing sidewalk network to the north.  Transportation Planning reviewed the submitted Transportation Assessment document which is approved.	
Alectra Utilities	The applicant was provided information for the developer's consideration regarding electrical service requirements.	Noted.