

CONSULTATION – DEPARTMENTS AND AGENCIES

Agency/Department	Comment	Staff Response
<ul style="list-style-type: none"> • Corporate Real Estate, Economic Development Division, Planning and Economic Development Department; and, • Hamilton Fire Department. 	No Comment.	Noted.
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department.	A Functional Servicing & Stormwater Management Report, prepared by S. Llewellyn & Associates Limited dated November 2023, was submitted. Staff have no concerns with the proposed development.	Development Engineering staff have approved the submitted Functional Servicing & Stormwater Management Report.

Agency/Department	Comment	Staff Response
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	<p>A Traffic Impact Brief, prepared by Paradigm Transportation Solutions Limited dated May 14, 2024 and updated January 23, 2026, was submitted. Staff support the results of the sightline assessment and that there are no safety concerns.</p> <p>A right-of-way dedication of approximately 2.0 metres along Upper Paradise Road is required.</p>	<p>Transportation Planning staff have approved the submitted Traffic Impact Brief.</p> <p>The right-of-way dedication will be addressed at the Site Plan Control stage as a condition of approval.</p>
Transit Planning and Infrastructure, Transit Operations Division, Public Works Department	<p>Hamilton Street Railway currently serves the site with Route 34 Upper Paradise, with the nearest stop approximately 20 metres north at Upper Paradise Road opposite Skyview Drive.</p> <p>With Hamilton Street Railway Next, the site will be served by 4 routes: 21 Upper Paradise, 43</p>	<p>Specific design details will be addressed at the Site Plan Control stage.</p>

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Transit Planning and Infrastructure, Transit Operations Division, Public Works Department	<p>Stone Church, 36 Rymal, and 30 S Line. At full build out of Hamilton Street Railway Next, the site will be in the top 7% of sites by transit access in Hamilton.</p> <p>The proponent appears to be providing a parking supply over the amount required in the Zoning By-law. Given the site's future access to a high level of transit service including a rapid route, reductions to the provided parking supply could be considered.</p> <p>New investments in transit infrastructure (such as rapid transit) are costly, and (as stated in the Transit Oriented Development Guidelines For Hamilton which were adopted by Council in 2010) the City should not allow development that does not support transit whether in scale, design, or function.</p>	

Agency/Department	Comment	Staff Response
Transit Planning and Infrastructure, Transit Operations Division, Public Works Department (continued)	The Transit Oriented Development Guidelines recognize the important relationship between land use and transit planning and can be used to ensure development proposed near transit facilities encourages, rather than discourages, transit use. As such, please consider using the Transit Oriented Development Guidelines.	
Waste Policy and Planning Section, Waste Management Division, Public Works Department	<p>The Development is defined as Residential and is eligible for municipal curb side 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 (O. Reg. 391/21).</p> <p>As currently designed, this Development is serviceable for municipal curb side collection service.</p>	Specific design details will be addressed at the Site Plan Control stage.

Agency/Department	Comment	Staff Response
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	<p>Forestry approves the Tree Management Plan issue No. 2 dated 2024-06-06. A Public Tree Permit will be issued upon receipt of required fees for the removal of municipal tree Nos. 35 and 36.</p> <p>Forestry approves Landscape Plan issue No. 2 dated 2024-06-06.</p>	Noted.
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<p>The subject lands are adjacent to defined areas of cost recoveries.</p> <p>The proposed development is adjacent to Registered Plans of Subdivision: 62M-469 (25T-78002), 62M-1085 (25T-200503), 62M-896 (25T-9001), 62M-410 (25T-79010), and 62M-894 (25T-89037). The implications of the proposed development regarding the subdivision should be determined.</p>	These comments will be addressed at the Site Plan Control and/or Draft Plan of Condominium stage.

Agency/Department	Comment	Staff Response
Growth Planning Section, Growth Management Division, Planning and Economic Development Department (continued)	<p>If a phased Condominium is proposed, Schedules “G” and “K” per the Condominium Act will be required for future phases.</p> <p>A PIN abstract will be required for any Draft Plan of Condominium application.</p> <p>It should also be confirmed if the proposed parking will be unitized, as well as if the private road is to be named. Please note that if the road is to be named, then a by-law will need to be passed by Council.</p> <p>Municipal addressing for the subject proposal will be determined after conditional Site Plan approval is granted.</p>	

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Development Charges, Programs and Policies Section, Financial Planning, Administration and Policy Division, Corporate Services Department	Development Charges will need to be assessed at building permit issuance.	Noted.
Alectra Utilities	For Subdivision or Townhouse development, the Developer needs to contact our Engineering Design Department @ 905-512-1387.	Noted.
Enbridge	This site is currently serviced with gas. The existing gas service(s) will need to be abandoned prior to this site's redevelopment. A gas main extension may be required depending on the gas meter locations.	Noted. Additional details will be determined during future Condominium and/or Site Plan Control stage.

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Enbridge (continued)	Enbridge Gas may have pipelines running within the area which may or may not be affected by the proposed Site Plan. Should the proposed site plan impact these pipelines, it may be necessary to terminate the gas service/main and relocate the line according to the new property boundaries. Any Service/Main relocation required would be at the cost of the property owner.	
First Nation	Comment	Staff Response
Six Nations of the Grand River Elected Council	During this phase of the application, Six Nations of the Grand River Elected Council requires that native plant species are prioritized in landscaping efforts, and that invasive or potentially invasive species are completely avoided.	Detailed landscape and design details, including plant species and lighting, will be determined at the Site Plan Control stage.

First Nation	Comment	Staff Response
<p>Six Nations of the Grand River Elected Council (continued)</p>	<p>Six Nations of the Grand River Elected Council requires an opportunity to review any landscape plant lists before procurement begins and request that the proponent uses Kayanase Plant Nursery for procurement of plants.</p> <p>Six Nations of the Grand River Elected Council strongly encourages the creation of pollinator gardens using native plant species in landscaped areas not intended for human movement. Community gardens could also be implemented alongside pollinator gardens.</p> <p>During this phase of the application, Six Nations of the Grand River Elected Council requests commitment to explore and implement bird and light friendly buildings and streetscapes.</p>	<p>A Tree Protection Plan, prepared by Adesso Design Inc. dated June 6, 2024, and a Conceptual Site Plan, prepared by Landwise dated December 2, 2025, and revised February 17, 2026, were submitted. A total of 48 individual trees were inventoried and 12 trees are proposed to be removed. The decision to retain trees is to be based on condition, aesthetics, age, and species. All the 12 trees proposed to be removed have been evaluated to be in “Good” or “Fair” condition. These trees will be removed to accommodate the proposed buildings and associated driveways, sidewalks, and grading.</p>

First Nation	Comment	Staff Response
Six Nations of the Grand River Elected Council (continued)	<p>Six Nations of the Grand River Elected Council requires a 10:1 tree replacement ratio for all trees removed regardless of diameter at breast height and 1:1 for any dead trees/snags removed. This ratio helps to restore lost ecological function, considers time for regrowth and reduced survivability, and created habitat and strengthens ecological resilience.</p> <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. 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.</p>	<p>The Conceptual Site Plan was revised to increase the setback from the southern property line to the drive aisle from 3.0 metres to 4.51 metres to preserve trees Nos. 45 to 47.</p> <p>To ensure the protection and restoration of tree cover, a one for one compensation is required for any tree (10 centimetre diameter at breast height or greater) removed from private property. An updated Landscape Plan and updated Tree Protection Plan will be provided through the future Site Plan Control stage, prioritizing native species where possible to enhance urban forest quality and biodiversity.</p>

First Nation	Comment	Staff Response
Six Nations of the Grand River Elected Council (continued)	<p>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. Lastly, the Six Nations of the Grand River Environmental Levy may be considered should closer sites be unavailable, allowing Six Nations of the Grand River Elected Council to purchase land and plant trees on behalf of the proponent.</p> <p>Six Nations of the Grand River Elected Council expects that the tree replacement is 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.</p>	<p>These measures support the City's policies promoting sustainable landscape practices on redevelopment sites.</p> <p>The City has provided the comments of Six Nations of the Grand River to the proponent regarding the enhanced tree replacement ratio of 10:1 and will encourage the applicant to exceed the 1:1 replacement ratio required at the Site Plan Control phase.</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.</p>

First Nation	Comment	Staff Response
Six Nations of the Grand River Elected Council (continued)		Staff acknowledge that the tree compensation strategy requires an update and are currently working with internal and external agencies, including the Six Nations of the Grand River Elected Council, to update the policies.