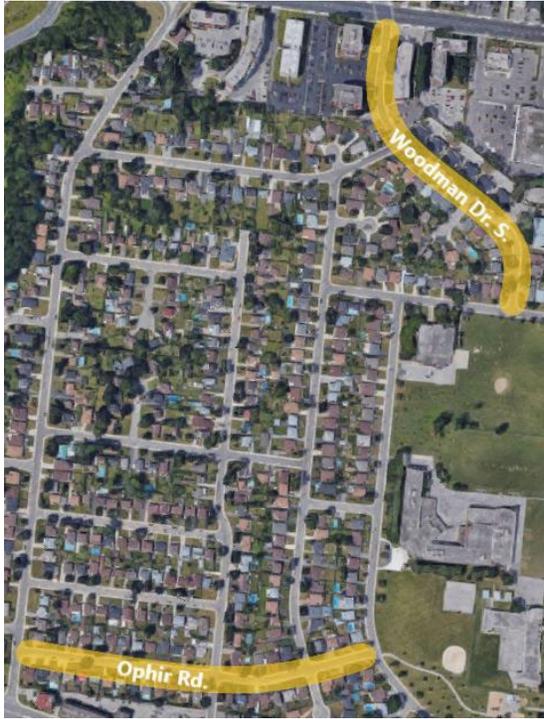


**CONSULTATION – DEPARTMENTS AND AGENCIES**

Department or Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>The proposed development will have a negative impact on the downstream municipal sewers, necessitating upgrades to the municipal sewer system to accommodate the proposed development. The municipal sewer capacity analysis in The Functional Servicing and Stormwater Management Report reveals that the municipal sewer system is at capacity under the existing conditions. The proposed development is expected to exacerbate this surcharge condition. As a result, Hamilton Water cannot support the subject development until downstream sewers are upgraded to provide the proper service level for the servicing area.</p> <p>The proposed surface level ponding on the parking garage deck is a potential hazard for vehicular and pedestrian traffic. The stormwater storage volume shall be entirely controlled within the stormwater management tank (no surface level ponding on the parking garage deck).</p> <p>Due to limited capacity in the municipal sewer system among other factors, the applicant shall demonstrate that no long-term dewatering (due to groundwater) will be carried out and conveyed to municipal sewer infrastructure. Foundations/subsurface structures shall be designed/waterproofed accordingly.</p> <p>The maximum day domestic water usage for the development, based on the population-based approach, has been calculated as 8.75 L/s which is acceptable.</p>	<p>The proposed development is premature as the applicant has not demonstrated that there is sufficient sanitary servicing capacity downstream to support the proposed development.</p>

Department or Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department <b>Continued</b></p>	<p>The results identify that sufficient flow and pressure is available to meet the demands of the development and that the development will not adversely impact the flows and pressures available within the pressure district. Hamilton Water has no concerns from a water servicing perspective. Updated water usage and Required Fire Flow (RFF) calculations based on the final design of the building will be required at site plan approval.</p>	
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Approved the Transportation Impact Study, by SLBC Inc, dated October 27, 2023.</p> <p>In principle, Transportation Planning has no objection to the proposed amendment to change the zoning to “Mixed Use Medium Density (C5-###)” in City of Hamilton Zoning By-law No. 05-200 to permit a mix of low- and mid-rise residential buildings totalling 264 units on the subject site; however, more information is needed to determine the need, type and locations to install traffic calming devices and what proportion of the costs, if not all, will be the applicant’s responsibility</p> <p>A detailed Neighborhood Traffic Calming Options Report / Technical Assessment, is to be undertaken by the applicant’s Transportation Consultant, of the i) needs / warranting criteria for traffic calming, ii) device selection and iii) costing on segments of; Woodman Drive South; and Ophir Road as per the following figure:</p>	<p>Should the applications be approved, a detailed Neighbourhood Traffic Calming Options Report will be addressed through the future Site Plan Control application or as a Holding Provision to be included in the amending zoning by-law.</p>

Department or Agency	Comment	Staff Response
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department <b>Continued</b></p>	 <p>The parking assessment indicates that the minimum required on-site parking spaces per the City of Hamilton’s Zoning By-Law No. 05-200 is 264 spaces, or 1 space per unit.</p> <p>The site is planned to include 264 residential units and 318 on-site parking spaces of which 41 spaces will be surface level and 277 spaces will be underground. This results in a parking provision rate of 1.2 spaces per unit. The surplus parking will assist in reducing the likelihood of parking demand exceeding the on-site supply and spilling into the surrounding road network.</p>	

<b>Department or Agency</b>	<b>Comment</b>	<b>Staff Response</b>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The proposed development proposes stacked townhouses as well as a large multi-residential building. The stacked towns will require front-end garbage bin service and cart collection for recycling and organic material. The large multi-residential building will require front-end bin service for garbage, recyclable containers, recyclable papers, and organic waste.</p> <p>If the development is not designed in accordance with City requirements for municipal waste collection, the applicant will need to arrange a private waste hauler for the removal of all waste materials and a warning clause will need to be included as part of the purchase and sale agreement disclosing to prospective buyers that the property is not serviceable for municipal waste collection.</p>	<p>Should the applications be approved, the applicant will be required to demonstrate compliance with municipal waste collection requirements or provide a note that waste collection will be by way of a private waste hauler through a future Site Plan Control application.</p> <p>The recommended warning clause will be addressed through a future Draft Plan of Condominium application and Site Plan Control application.</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Approved the tree inventory and preservation plan report, prepared by Jackson Arboriculture Inc. and dated October 10, 2023. The landscape concept plan is approved in theory, although measurements need to be confirmed.</p>	<p>Should the applications be approved, a detailed Landscape Plan will be required through the future Site Plan Control application.</p>

<b>Department or Agency</b>	<b>Comment</b>	<b>Staff Response</b>
<p>Legislative Approvals, Growth Management Plan, Planning and Economic Development Department</p>	<p>It should be confirmed if tenure for the subject proposal will be a Condominium. It should be confirmed if the intent is a phased Condominium.</p> <p>The municipal addresses for the proposed development will be determined after conditional Site Plan Control approval is granted.</p>	<p>The tenure of the buildings will be determined at a later stage in the process (Draft Plan of Condominium if applicable).</p> <p>Should the applications be approved, municipal addressing would be requested through the future Site Plan Control application.</p>
<p>Alectra</p>	<p>For Residential/Commercial electrical service requirements, the Developer needs to contact our ICI and Layouts Department. Relocation, modification, or removal of any existing hydro facilities shall be at the owner’s expense. Please contact Alectra Utilities to facilitate this.</p> <p>Developers shall be responsible for the cost of civil work associated with duct structures, transformer foundations, and all related distribution equipment. Developers to acquire an easement, if required. Developers to provide a grade level switching vault room as per Alectra Utilities standards. The Switching Vault Room at grade level shall be accessible by Alectra.</p> <p>In order for Alectra Utilities to prepare design and procure the materials required to service this site in a timely manner, a minimum of 6 months notification is required.</p>	<p>Should the applications be approved, Alectra will be included in circulations for review and comment through the future Site Plan Control application.</p>

<b>Department or Agency</b>	<b>Comment</b>	<b>Staff Response</b>
Parks and Cemeteries Section, Environmental Services Division, Public Works Department	Parks staff does not support the proposed pathway connection to the park, due to trespass, security and liability issues. Parks staff are supportive of a fence located along the private property to delineate private space from public space, thereby reducing opportunities for encroachments onto public property.	Should the applications be approved, Parks staff will be included in circulations for review and comment through the future Site Plan Control application.
Agencies that had no comments and/or no concerns:	<ul style="list-style-type: none"> <li>• Hamilton Wentworth District School Board;</li> <li>• Hamilton Conservation Authority;</li> <li>• Canada Post;</li> <li>• Bell Canada;</li> <li>• Enbridge;</li> <li>• Public Works Department, Transit Division, Transit Planning and Infrastructure Section;</li> <li>• Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department; and,</li> <li>• Real Estate Section, Economic Development Division, Planning and Economic Development Department.</li> </ul>	Noted.