

# Consultation – Departments and Agencies

## Departments or Agency Comments or Concerns

| Department or Agency                                                                                      | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Staff Response                                                                                                                                                                                                                                            |
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| Development Engineering Section, Growth Management Division, Planning and Economic Development Department | <ul style="list-style-type: none"> <li>• <b>Stormwater Management:</b> The proposed development will have an on-site control to ensure no negative impacts on the receiving municipal storm sewer system. The proposed stormwater management plan is satisfactory.</li> <li>• <b>Water Servicing:</b> Adequate capacity confirmed (15.85 L/s demand; 150 L/s required fire flow; 259 L/s available); minor coordination required with servicing plans and watermain hydraulic analysis.</li> <li>• <b>Sanitary Servicing:</b> Municipal sewer upgrades are required to accommodate both the Long Term Care development proposed at 490 Highway No. 8 (Zoning</li> </ul> | A Holding Provision is included to ensure necessary upgrades to the sanitary system are made. Additional information such as updating technical data and confirming no long term dewatering will be matters reviewed at a future Site Plan Control stage. |

| Department or Agency | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Staff Response |
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|                      | <p>By-law Amendment application ZAC-18-059 for four, eight and nine storey buildings and Site Plan Control application DA-23-042 for the first phase of development for a four storey, 224 bed long term care facility) and the subject development. Therefore, sanitary servicing conditions apply. Hamilton Water recommends that the development not be approved until the status and capacity of the required sewer upgrades are confirmed.</p> <ul style="list-style-type: none"><li>• <b>Source Water Protection:</b> 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 municipal sewer infrastructure. The property falls within the Intake Protection Zone for Hamilton's municipal water intake. At this time there</li></ul> |                |

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| Department or Agency                                                                                                               | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                | Staff Response                                                                                                                                                                                                                                              |
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|                                                                                                                                    | <p>are no conditions concerning the proposed use, conditions may be attached to future proposals if policies and programs are developed for the area.</p> <p>Development Engineering does not have any objections with regards to the subject applications from an engineering perspective.</p>                                                                                                                                                        |                                                                                                                                                                                                                                                             |
| <p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p> | <ul style="list-style-type: none"> <li>• <b>Transportation Assessment:</b><br/>Transportation Planning staff have reviewed the Transportation Impact Study, prepared by LEA Consulting Limited dated December 10, 2025, and agree with the findings that the existing public road network capacity can support the multimodal transportation demand generated by the proposed site with no additional infrastructure improvements required.</li> </ul> | <p>The proposal now provides 106 spaces for 161 units, which now meets the requirement of number of spaces provided by Zoning By-law No. 05-200 being 0.65 spaces per unit. Further refinements will be reviewed at the future Site Plan Control stage.</p> |

| Department or Agency | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Staff Response |
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|                      | <ul style="list-style-type: none"><li>• <b>Parking:</b> Transportation Planning agrees with the proposed parking supply to manage parking demand. The proposal considered 103 spaces provided for 161 units; the proposed parking rate is 0.60 spaces per unit. Transportation Planning recommend including a visitor parking rate of 0.05 spaces per unit.</li><li>• <b>Bicycle Parking:</b> 15 short term and 109 long term spaces proposed; must meet Zoning By-law 05-200 requirements.</li><li>• <b>Right-of-Way &amp; Daylighting:</b> 1.9 metres are to be dedicated to the right-of-way on Highway No. 8. No land for right-of-way widening is required on Dewitt Road</li><li>• <b>Site Plan Future Requirements:</b> the driveway access width(s) must be between 6.0 and 7.5 metres at the ultimate property line and must be identified and dimensioned on the plan. Visibility triangled measuring 5 metres by</li></ul> |                |

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| Department or Agency                                                                               | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Staff Response                                                                                |
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|                                                                                                    | <p>5 metres shall be provided for the proposed driveway access.</p> <p>Transportation Planning supports the proposed development.</p>                                                                                                                                                                                                                                                                                                                          |                                                                                               |
| <p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p> | <ul style="list-style-type: none"> <li>• <b>Arborist Report &amp; Tree Preservation:</b> Forestry approves of the Arborist Report and tree inventory and preservation plans, prepared by Kuntz Forestry Consulting Inc. dated December 20, 2024. Forestry will issue an invoice for loss of canopy and permit fees upon approval of the landscape plans.</li> <li>• <b>Landscape Plan:</b> Forestry does not approve of the landscape concept plan.</li> </ul> | <p>Noted. Revised Landscape Plan will be addressed at the future Site Plan Control stage.</p> |
| <p>Legislative Approvals, Growth Management Plan, Planning and Economic Development Department</p> | <ul style="list-style-type: none"> <li>• The Owner and Agent should be made aware that municipal addressing for the proposed development will be determined after conditional Site Plan Approval is granted.</li> </ul>                                                                                                                                                                                                                                        | <p>Noted. Municipal addressing will be reviewed at the future Site Plan Control stage.</p>    |

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| Department or Agency                                  | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Staff Response                                                                                                                                                                   |
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| Waste Policy and Planning,<br>Public Works Department | <ul style="list-style-type: none"> <li>• <b>Serviceability:</b> Development qualifies as a mixed use of both residential and commercial uses and is eligible for front-end garbage collection and curbside collection (organics and bulk items); recycling subject to provincial Blue Box Regulation.</li> <li>• <b>Waste Areas:</b> Storage, loading, staging, and set-out areas shall be appropriately designed; loading areas must be screened and not interfere with circulation or services.</li> <li>• <b>Access &amp; Safety:</b> Acceptable access route confirmed; requires traffic safety signage (e.g., no parking) along collection routes.</li> <li>• <b>Agreements &amp; Conditions:</b> On-site waste collection agreement required; developer responsible for waste until municipal service begins; site must be</li> </ul> | Noted. The serviceability for both commercial and residential uses, the waste storage area and access and safety will be further reviewed at the future Site Plan Control stage. |

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| Department or Agency                                                                       | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Staff Response                                                                                                     |
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|                                                                                            | <p>complete and free of debris prior to service initiation.</p> <ul style="list-style-type: none"> <li>• <b>Additional Requirements:</b> Application required for municipal waste collection; compliance with updated provincial recycling framework (O. Reg. 391/21).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                    |
| <p>Transit Strategy and Planning,<br/>Hamilton Street Railway, Public Works Department</p> | <ul style="list-style-type: none"> <li>• <b>Transit Service (Existing):</b> There is an existing Hamilton Street Railway (HSR) stop located at Highway No. 8 and Dewitt Road. Please show the stop and all amenities on future site plan drawings. The Transportation Impact Study, prepared by LEA Consulting Limited, dated December 10, 2025, incorrectly indicated that Route 55 ends at the Stoney Creek Municipal Centre whereas HSR staff note that Route 55 extends to Vince Mazza Way and Winona Road.</li> <li>• <b>Future Transit (HSR Next):</b> The Transportation Impact Study speaks to the current state of transit, but not an</li> </ul> | <p>Noted. Details regarding the transit stop serving the site will be reviewed at the Site Plan Control stage.</p> |

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| Department or Agency                                                     | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Staff Response                                                                  |
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|                                                                          | <p>accurate future state. HSR's growth includes the discontinuation of Routes 55/55A Stoney Creek Central, which will be replaced with new Route 74 B Line East (to later be renamed 10 B Line East), planned for 2030 to be a Collector Route providing hub to hub connectivity from Eastgate Square to Winona Crossing. Additionally, new Route 5 Queenston (a Local Route) is planned for 2031 to serve the site. Across these two routes, buses will arrive at the stop on-site approximately every 10 minutes on average.</p> |                                                                                 |
| <p>Development Charges, Programs and Policies<br/>Corporate Services</p> | <p>Development Charges will need to be assessed at building permit issuance. The applicant is encouraged to contact <a href="mailto:DCRequest@hamilton.ca">DCRequest@hamilton.ca</a> for preparation of an informational estimate.</p>                                                                                                                                                                                                                                                                                             | <p>Noted. This matter will be reviewed at the future Building Permit stage.</p> |

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| Department or Agency                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Staff Response                                                                                                                                                                                                                                                                                                                |
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| Chronic Disease Prevention<br>Healthy & Safe Communities,<br>Public Health Services | <p>It is recommended that the Applicant work with the City of Hamilton consider roadway safety improvements to increase active, sustainable, and safe school travel from the site. Secure bike parking and temporary parking should include a variety of spaces that can accommodate child and youth bikes as well as adult bikes that have child attachments. Recommend that the proponents develop a wayfinding system that addresses appropriate active navigation (e.g., walking, wheeling, cycling) throughout the site. Proponents should structure built and natural elements on and around the site for variety and visibility that will be pedestrian-friendly and pedestrian-safe. Proponents should consider potential cultural, gender, and neighbourhood differences in perceptions of safety and aesthetics in potential active commuting routes.</p> | <p>Noted. The proponents propose bicycle parking in exceedance of the (124 spaces) Zoning By-law. Secure bicycle parking areas and temporary bicycle parking areas as well as wayfinding systems, and pedestrian friendly/safe environment. These matters will be further reviewed at the future Site Plan Control stage.</p> |

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| Department or Agency | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Staff Response |
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|                      | <p>The subject property is located in an area with limited walkable access to nutritious food, which may create barriers for some residents, particularly those without access to a private vehicle. From a public health and equity perspective, the site is well-positioned for food retail that would serve both current and future residents.</p>                                                                                                                             |                |
| Alectra              | <p>Alectra Utilities has reviewed the application and advises that any relocation, modification, or removal of existing hydro infrastructure will be at the owner's expense, including associated civil works such as ducting and transformer installations, and may require easements. Advance coordination is required, with a minimum six-month notice for servicing, and longer timelines (36–52 weeks) for transformer procurement. Standard safety requirements must be</p> | <p>Noted.</p>  |

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| Department or Agency          | Comment                                                                                                                                                                                                                                                                                                                                                                                                                               | Staff Response                                                                                                                                                                              |
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|                               | followed, including maintaining clearances from hydro infrastructure, obtaining locates through Ontario One Call, and avoiding excavation near hydro facilities without approval. All works must comply with applicable codes and standards.                                                                                                                                                                                          |                                                                                                                                                                                             |
| Cogeco                        | Cogeco enclosed the new project information sheet for review and requested that the applicant provide the final construction drawings and the corresponding project timelines.                                                                                                                                                                                                                                                        | Noted.                                                                                                                                                                                      |
| Niagara Escarpment Commission | The subject property is located outside of the Niagara Escarpment Development Control Area. As such, a Development Permit is not required from our office for the proposal. However, the subject property is located within the Niagara Escarpment Plan Area, designated as Urban Area by the Niagara Escarpment Plan (2017). As such, all development, including construction, change in use, site alteration, or lot creation, must | An updated Visual Impact Assessment is required. A Holding Provision has been included and will require the Niagara Escarpment Commission's approval prior to any development on the lands. |

| Department or Agency | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Staff Response |
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|                      | <p>conform with the policies in Parts 1.7 and 2 of the Niagara Escarpment Plan.</p> <p>Of particular note are the Scenic Resource policies contained in Part 2.13. The applicant is required to clearly demonstrate how the proposal complies with Policies 2.13.1 through 2.13.4 of the Niagara Escarpment Plan.</p> <p>Niagara Escarpment Commission staff request the Visual Impact Assessment, prepared by Gladki Planning Associates, dated December 30, 2025, be updated as part of the next submission, and that Niagara Escarpment Commission staff be circulated for updated review.</p> |                |

Departments or Agencies without Comments or Concerns

| Department or Agency                                                                                                                                                                                                                                                                | Comment | Staff Response |
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| Agencies that had no comments or concerns: <ul style="list-style-type: none"><li>• Enbridge;</li><li>• Hamilton Conservation Authority;</li><li>• Hamilton Fire, Healthy &amp; Safe Communities; and,</li><li>• Corporate Real Estate, Planning and Economic Development.</li></ul> |         | Noted.         |

## First Nation Comments or Concerns

| First Nation                                      | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Staff Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| Six Nations of the Grand River<br>Elected Council | <p>SNGREC believes that this is a good method of infill development and supports mixed-use development. SNGREC encourages the proponent to increase the amount of commercial space/number of commercial units in the building to better support the residents and local community.</p> <p>Requires that native plant species are prioritized in landscaping efforts, and that invasive or potentially invasive species are completely avoided.</p> <p>Requests implementation of bird and light friendly design measures.</p> <p>SNGREC also seeks enhanced tree compensation at a 10:1 replacement ratio, with provisions for offsite planting, if necessary, along with long-term monitoring</p> | <p>Staff note that the size for commercial use can be further reviewed through the Site Plan Control stage. The commercial units/tenants have not been determined at this stage.</p> <p>A Tree Preservation Plan, prepared by Aboud &amp; Associates Inc., dated October 2025, has been submitted, with tree protection, removal, and compensation to be addressed in accordance with City requirements at the Site Plan Control stage. Detailed policy analysis can be found in Appendix "F" to Report PED26140.</p> <p>Bird friendly design and measures will be further reviewed at the Site Plan Control stage.</p> |

| First Nation | Comment                                        | Staff Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|              | and maintenance to ensure ecological benefits. | <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. 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.</p> |