

August 19, 2024

WUD File: 0072-22

City of Hamilton  
Development Planning - Urban Team  
City Hall – 71 Main Street West – 5th Floor

**Attention:** Alaina Baldassarra, Planner I, Urban Team  
**C/O:** Scott Beedie, Planner, Urban Solutions Planning and Land Development  
**By email to:** [SBeedie@urbansolutions.info](mailto:SBeedie@urbansolutions.info)

**Project:** 117 Forest Avenue and 175 Catherine Street South, Hamilton (Ward 2)  
**File No:** ZAC-23-019

**Comment Response#:** 2  
**Document(s):** Conceptual Landscape Plan, Tree Protection Plan, Urban Design Brief

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Dear Ms. Baldassarra,

Below please find our response to comments from the City, on the above application.

**Forestry comments from Sam Brush, June 3, 2024**

Comments:

*Forestry does not approve the tree management plan nor the landscape plan revision 2, dated 2024-01-18. Additional information and amendments are required. Ownership is inaccurate and needs clarification regarding all trees close to the property line. As per bylaw, ownership is defined at >50% on public lands at grade the tree is a public tree asset. Survey is required.*

**Response:**

Locations and ownership of existing trees on site is established based on survey data provided by A.T. McLaren Limited, August 30<sup>th</sup>, 2021.

Comments:

*Tree protection fencing is required to be shown on plan for all public trees shown to be retained.*

**Response:**

Tree protection fencing had been excluded along the Catharine Street frontage given that construction activities are not impacting the existing buildings frontage there. However, as a precaution and as requested protection fencing has been added.

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Comments:

*Landscape plan approval is subject to accurate data on the tree management plan. Additional street trees may be required, dependent on changes and additional information required for the tree management plan.*

Response:

Please refer to updated landscape plan.

**Urban Design comments from Ed Winter, May 22, 2024**

Comments:

Confirm 5<sup>th</sup> floor roof terrace amenity.

Response:

Please refer to updated landscape plan for design intent. Additional information will be provided through the site plan stage.

Comments:

*Noting the space proposed for ground level amenity. –Landscape and planting details to optimize this space should be included at Site Plan submission.*

Response:

Please refer to updated plans.

**Natural Heritage comments from Melissa Kiddie, May 23, 2024**

Comments:

Tree #11 (Sycamore Maple) is proposed to be protected, however, there may be grading impacts to this tree. It has been noted that the surface condition will remain unchanged in this location. Additional measures should be implemented through the Site Plan process to protect this tree. These measures include:

- Any work within the dripline of the tree is to be completed under the supervision of a qualified professional (i.e., certified arborist)
- Any required root pruning will be completed by a qualified professional (i.e., certified arborist)
- The neighbouring landowner is to be notified if there is any possible impact to this tree.

Response:

Above notes above been added to the updated TPP. Also, please note that adjustment to architecture have been made at the limit of underground to help mitigate impacts to this tree.

Comment:

*A Conceptual Landscape Plan (drawing L-1) has been prepared by Whitehouse Urban Design (Le'Ann Seely; landscape architect) January 18, 2024. Specific details can be addressed during a future Site Plan process.*

- *Adequate soil volume (i.e., 30 m<sup>2</sup>) is to be provided for any tree planting that is proposed.*
- *Native species are to be incorporated into the Landscape Plan. The use of native species increases the diversity of species within the City.*
- *Larger canopied trees should be considered to be planted to aid in addressing the City's urban forest cover target of 40 percent by 2050.*

Response:

As noted, these details will be addressed through the site plan process.

Comments:

*Zoning: In order to ensure that existing tree cover will be maintained, 1 for 1 compensation is required for any tree (10 cm DBH or greater) that is proposed to be removed from private property. Based on the Tree Protection Plan, compensation is required for 16 trees. To ensure that tree planting can be accommodated on site, setbacks of 3.0 metres should be set out in the zoning by-law.*

*If trees cannot be accommodated on site, cash-in-lieu would be required to be submitted to the City during the a future Site Plan process.*

Response:

Please refer to updated plans for plantings and cash-in-lieu will be provided as needed under separate cover.

Sincerely,

WHITEHOUSE URBAN DESIGN INC.



Le' Ann Whitehouse Seely, OALA, CSLA  
Principal Landscape Architect