



WHITEHOUSE URBAN DESIGN
LANDSCAPE ARCHITECTS & URBAN DESIGNERS

January 18, 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
By email to: alaina.baldassarra@hamilton.ca

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

Comment Response#: 1
Document(s): Conceptual Landscape Plan, Tree Protection Plan, Urban Design Brief

Dear Ms. Baldassarra,

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

Forestry comments from Shannon Clarke, Feb 27/23

CONFIRMATION REQUIRED – INCORRECT PROJECT.

Comments:

There appears to be a proposed right of way widening on Jackson Street East. Existing and proposed property lines must be clearly noted on plan. Soil volumes of proposed hard surface street trees must be clearly labeled on plan. For trees in shared beds, 16m³ per tree is required. For trees in a single bed, 21m³ is required. Forestry prefers open beds for hard surface trees wherever feasible. Open beds must include a 6-inch curb, along with irrigation and perennials that are approved by the City of Hamilton Horticulture Section. Irrigation specifications are attached. There is no overhead hydro on Jackson Street East. Therefore, large species spacing of 8-10 meters is required.

Forestry Comments from Shannon Clarke, Feb 28/23

Comment:

Forestry approves Tree Protection Plan Revision No. 1, dated 2022-10-03, upon receipt of applicable fees outlined (in Feb 28/23 correspondence).

- It shall be noted that Tree #7 is located behind survey stakes on site and is therefore deemed as private. Therefore, Loss of Canopy fees will not be charged for this tree.
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- Tree #23 and #24 are deemed insignificant. Therefore, Loss of Canopy fees will not be charged for these trees.
- Tree #26 warrants removal due to its condition. Therefore, Loss of Canopy fees will not be charged for this tree.

Forestry approves Landscape Plan Revision No. 1, dated 2022-10-03 upon receipt of applicable fees outlined (in Feb 28/23 correspondence).

Response:

Noted. Thank you. Payment will follow under separate cover.

Urban Design Comments from Michael Votruba, Feb 23/23

Comment:

LANDSCAPE AND AMENITY AREAS

(a) Provide an outdoor amenity space for the proposed development. A location on the ground floor that provides additional landscape area for the site and an amenity for both buildings is preferred. The amenity area must be illustrated on the landscape drawings and site plan.

Response:

Noted, please see landscape plan - L1.

(b) Please consider providing sustainable landscaping for the proposed surface parking area. Incorporate parking islands with planting as well as permeable pavers to provide for sustainable site design.

Response:

Noted, please see landscape plan - L1.

(c) It is recommended that landscape buffers be created between the proposed development and the adjacent properties. It is recommended that the landscape buffers be 3 meters unencumbered by underground parking and have adequate soil volume to support the growth of mature trees.

Response:

Noted, please see landscape plan - L1. A privacy fence is proposed along the property line of the adjacent properties.

d) Please consider providing a landscape buffer along Catharine Street South and Forest Avenue to support tree planting on the private side of the property line. A 3 meter or greater landscape buffer that is unencumbered by underground parking to support the growth of mature trees is recommended.

Response:

Noted, please see landscape plan – L1.

Forestry Comments from Shannon Clarke, Feb 28/23

Comment:

It is not clear on the plan where the Tree Protection Fencing will be located as it doesn't appear to be labelled on the plan itself, please provide clarification.

Response:

Noted, please see Tree Protection plan-L2.

Comment:

It is unclear whether the root zone of tree 11 will be impacted by the grading or other construction works on the site as it is unclear where the tree protection fencing will be placed. If any injury is proposed to the root zone of tree 11, permissions will be required from the adjacent landowner.

Response:

Noted, tree protection fencing has been added, please refer to Tree Protection plan-L2. The surface condition at this location remains unchanged at a paved surface. Please refer to screen shot of an aerial image at this location.



Comment:

Is it possible to move the retaining wall in order to conserve tree 12, as it is a large canopy tree in good condition?

Response:

It is not possible to retain tree 12 due to its proximity to the servicing work and the underground parking.

Comment:

Please provide further clarification as to where the 16 trees proposed for removal will be located.

Response:

Noted, please see landscape plan-L1, trees not accounted for will be provided in cash under separate cover.

Comment:

Please provide information on the species, size, location or if cash-in-lieu will be provided for the 16 proposed compensation trees.

Response:

Species/sizing will be included in the Site plan submission. Cash-in-lieu will be provided for the trees not accounted for under separate cover.

Sincerely,

WHITEHOUSE URBAN DESIGN INC.



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