

CONSULTATION – DEPARTMENTS AND AGENCIES

	Comment	Staff Response
<ul style="list-style-type: none"> • Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development; • Landscape Architectural Services, Strategic Planning Division, Public Works Department • Real Estate Section, Economic Development Division, Planning and Economic Development Department; • Transit Planning and Infrastructure, Transit Operations Division, Public Works Department (HSR) • Bell Canada; • Canada Post Corporation; and, • Hydro One Networks Inc. 	<p>No Comment.</p>	<p>Noted.</p>
<p>Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>The applicant is required to provide the following revised reports to address concerns relating to servicing:</p> <ul style="list-style-type: none"> • An updated Functional Servicing Report including storm, sanitary and watermain servicing in accordance with the City’s standards; 	<ul style="list-style-type: none"> • Holding Provisions have been placed in the amending By-law (see Appendix “C” to Report PED23173) to address the submission of the revised reports.

	<ul style="list-style-type: none">• A sanitary sewer capacity analysis up to Manhole SE07A030 to demonstrate that the existing municipal infrastructure has adequate capacity to support the proposed development including any potential development in the catchment areas;• A Watermain Hydraulic Analysis that demonstrates the required domestic and fire flows are available within the appropriate pressure ranges and that the impact of this development on the surrounding pressure district is not adverse;• A revised Hydrogeology Report specifying the levels of underground parking and impacts and mitigation measures for the groundwater systems;• Acknowledgement that an External Works Agreement will be required for any upgrades required to the existing municipal infrastructure to accommodate the subject development at the owner's cost; and,• Easement document details for the privately owned rear yard catch basins be considered as a storm outlet for the subject site. The proponent is to acknowledge that the condominium corporation on the subject lands will be responsible to operate, maintain and mitigate any negative impacts for the proposed storm outlets at the condominium corporation's cost.	
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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning support the proposed Official Plan and Zoning By-law Amendments as the site-generated traffic by the proposed development can be accommodated as demonstrated in the submitted and the approved Transportation Impact Study prepared by Paradigm, dated March 2023.</p> <p>The TIS also recommended Transportation Demand Management measures, including:</p> <ul style="list-style-type: none"> • Modification to the sidewalk to be 3.0 metres/inline with the Complete Street Design Guidelines; • 189 long-term and 10 short-term bicycle parking spaces; • Vehicular parking to be unbundled from the cost of the units and that the vehicular parking space purchases be limited to one per unit; • Visitor parking to be shared between resident and non-residential land uses; and, • Transit passes be subsidized for first time purchases who do not purchase a parking space. <p>The infrastructure modification identified in the Transportation Impact Study are the responsibility of the Developer and will be enforced through the conditions of Site Plan approval:</p> <ul style="list-style-type: none"> • Left-turn lane modifications on Highway 8 between Donn Avenue and Fiesta Mall easterly access; and, • Municipal sidewalk reconstruction. <p>A right-of-way dedication of approximately 4.2 metres along Highway 8 is also required.</p>	<p>Transportation Planning staff have approved the submitted Transportation Impact Study, including the Transportation Demand Management measures. Conditions of Site Plan approval will implement the approved recommendation measures in the Transportation Impact Study.</p> <p>The right-of-way dedication will be taken at the Site Plan Control stage as a condition of approval.</p>
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<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>Waste Policy attempts to have all residential developments receive municipal waste collection unless there are extenuating circumstances and/or specific site constraints. With the exception of the commercial spaces in this proposal, which are likely not eligible for waste collection, Waste Management staff have identified this site as, generally, suitable for municipal waste collection and require the following information on a revised site plan:</p> <ul style="list-style-type: none"> • The proposed travel route for the waste collection vehicles must allow the vehicles to move in a continuous forward motion; • Access routes with a minimum overhead clearance of 4.4 metres; • The travel route with the following information: <ul style="list-style-type: none"> ○ The size of the waste vehicles; ○ Turning radii for all turns; ○ Access route widths; ○ Allow for waste collection vehicle(s) to exit the development without being required to reverse onto a municipal road; • The proposed travel route for the waste collection vehicles must allow the vehicles to move in a continuous forward motion; and, • Loading and staging areas shown with specified dimensions. <p>Additional details have been provided in the comments to ensure the municipal requirements are met, which include the specifics like the size of the waste room, the number of bins, chute design for the building layout and the road base design along the access route.</p>	<p>Specific design details will be addressed at the Site Plan Control stage through appropriate conditions of approval.</p>
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<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Forestry has not approved the Tree Preservation Plan prepared by Kuntz Forestry Consulting Inc., dated June 22, 2023 (revision 2) and requires revisions as it relates to the removal of four Norway Maple trees within the municipal right-of-way. It is Forestry staff’s opinion that the removals are for aesthetic purposes and therefore there is no impact to the proposal by protecting these trees.</p>	<p>Revisions will be required to the Tree Protection Plan to address the preservation and protection of the four trees found within the municipal right-of-way. Given that the protection of these trees has been determined by Forestry staff as possible (i.e. the dripline or root zone is not anticipated to be impacted during construction), a Holding Provision has been included in the amending By-law for the resubmission of a Tree Protection Plan that adequately demonstrates the protection of the four Norway Maple trees found within the City’s right-of-way.</p>
<p>Legislative Approvals, Growth Management Plan, Planning and Economic Development Department</p>	<p>A PIN Abstract is required with the submission of a future Draft Plan of Condominium application.</p> <p>Municipal addressing will be determined at a future Site Plan Control stage.</p>	<p>These comments can be addressed at the Draft Plan of Condominium and/or Site Plan Control stages.</p>