

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<p>Real Estate Section, Economic Development Division, Planning and Economic Development Department; and, Landscape Architectural Services, Strategic Planning Division, Public Works Department.</p>	<p>No Comment.</p>	<p>Noted.</p>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>Development Engineering does not have any objections to the approval of the application subject to the addition of a Holding Provision.</p> <p>The applicant needs to demonstrate the municipal system can support the proposed intensification through a Watermain Hydraulic Analysis which includes the modelled system pressures at pressure district levels for various boundary conditions and demand scenarios. In addition, the owner needs to enter into an External Works Agreement in order to complete upgrades to the municipal services at 100% the applicants cost.</p>	<p>The recommended Zoning By-law includes a Holding ‘H’ Provision for the purpose of submitting a Watermain Hydraulic Analysis (WHA) to demonstrate that the municipal system can support the proposed intensification. The second Holding Provision requires the owners to enter into an External Works Agreement with the City to complete upgrades to the municipal infrastructure at 100% the Owner’s cost (see Appendix “C” attached to Report PED24001).</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department.</p>	<p>Transportation Planning support the proposed Zoning By-law Amendment as it has been shown that the existing surrounding road network and infrastructure can support the use. A Parking Justification Study by Trans-Plan dated May 2023 was reviewed and approved for the proposal in support of the eight parking spaces.</p>	<p>The detailed design concerns identified at the Zoning stage will be addressed through a Formal Consultation for Site Plan and Site Plan Control application.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department.</p> <p>Continued</p>	<p>The existing right-of-way for Emerald Street South is approximately 15.9 metres. Some Local roads within the older downtown or older urban core areas are subject to policy 4.5.2.f) Local Roads iii). The City recognizes that in older urban built up areas there are existing road right-of-way widths significantly less than 20.117 metres. Notwithstanding the other road right-of-way widening policies of this Plan, it is the intent of the City to increase these existing road rights-of-ways to a minimum of 15.24 metres with daylighting triangles at intersections instead of the minimum required 20.117 metre road right-of-way width, provided all the required road facilities, municipal sidewalks and utilities can be accommodated in this reduced road right-of-way width. No right-of-way dedications are required as the right-of-way already exceeds 15.24 metres and is consistent with adjacent parcels.</p> <p>Transportation Planning did provide additional site plan comments related to the location of garbage bins, movement of the waste vehicle on-site (including turning movements), proposed concrete walkway, driveway signage and driveway radii.</p>	
<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. The proposed multiple dwelling will require front end bin service for collection of garbage, recyclable containers, recyclable papers, and organic waste.</p>	<p>Specific design details will be addressed at the Formal Consultation for Site Plan and Site Plan Control stage.</p>

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<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department Continued</p>	<p>Additional details have been provided in the comments to ensure the municipal requirements are met, which include the specifics regarding 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>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>Forestry has requested a Landscape Plan prepared by a registered Landscape Architect, showing the placement of trees on internal and external city property be provided. As per Tree By-law No. 15-125 new developments are to provide a one time payment for each new tree proposed within the City Right-of-Way.</p>	<p>A Landscape Plan will be required to be submitted, reviewed, and approved by Forestry staff as part of a future Formal Consultation for Site Plan and Site Plan Control application.</p>
<p>Growth Planning Section, Growth Management Division, Planning and Economic Development Department</p>	<p>It should be determined if a Draft Plan of Condominium application will be required.</p> <p>Municipal addressing will be determined at a future Site Plan Control stage.</p>	<p>At the time of the Zoning By-law Amendment application, Staff were advised that the proposal is intended to provide rental units, therefore a Draft Plan of Condominium application is not required.</p> <p>Municipal addressing will be determined at a future Formal Consultation for Site Plan and Site Plan Control stage.</p>