

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Transit Planning and Infrastructure, Transit Division, Public Works Department; • Commercial District and Small Business, Economic Development Division, Planning and Economic Development Department; and, • Canada Post. 	<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 through a Functional Servicing Report that the increased wastewater generated from the proposed development will not adversely impact the hydraulic performance of the City’s Sanitary Sewer System. 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 proposed development has not demonstrated that the increased wastewater generated from the proposed development will not adversely impact the hydraulic performance. An updated Functional Servicing Report is required. In addition, the owner must 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 PED24020).</p>

Department/Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department (Continued)</p>		<p>Should the application be approved, a Holding ‘H’ Provision should be added to require an updated Functional Servicing Report and that the owner would agree to enter into an external works agreement at the Site Plan Control stage.</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 Holding Provision would be needed to require a scoped Transportation Assessment (Trip Generation Letter) to be submitted by a qualified Transportation Consultant. The applicant is required to verify the current right-of-way on Rymal Road East, which appears to be 30 metres. Approximately 6 metres are to be dedicated along Rymal Road East, as per the Council Approved Urban Official Plan: Schedule C-2 - Future Right-of-Way Dedications. Rymal Road East is to be 36.576 metres from Glanaster Road to Upper Centennial Parkway.</p>	<p>The proposed development has not demonstrated that the proposed location of the access for the underground parking is acceptable or that the existing infrastructure (including the driveway access onto Rymal Road West) can handle the additional volume from the proposed development. As well, the existing access on Rymal Road West is on lands not currently subject to this application.</p> <p>Should the application be approved, a Holding Provision should be added requiring that a scoped Transportation Assessment (Trip Generation Letter) be submitted and approved.</p>

Department/Agency	Comment	Staff Response
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (Continued)</p>	<p>Transportation Planning did provide additional site plan comments related to the location of loading spaces, parking garage markers and minimum number of bicycle parking spaces that would be required.</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>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>Should the application be approved, specific design details will be addressed at the Site Plan Control stage.</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.</p>	<p>Should the application be approved, a Landscape Plan would be required to be submitted, reviewed and approved by Forestry staff at the Site Plan Control stage.</p>

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Forestry and Horticulture Section, Environmental Services Division, Public Works Department (Continued)	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.	
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<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. Should the subject application be approved, a Draft Plan of Condominium application is not required.</p> <p>Should the application be approved, municipal addressing will be determined at the Site Plan Control stage.</p>