

**CONSULTATION – DEPARTMENTS AND AGENCIES**

<b>Department and/or Agency</b>	<b>Comment</b>	<b>Staff Response</b>
<ul style="list-style-type: none"> <li>• Parks and Cemeteries Section, Environmental Services Division, Public Works Department;</li> <li>• Transit Planning and Infrastructure, Transit Operations Division, Public Works Department;</li> <li>• Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development;</li> <li>• Corporate Real Estate Office Section, Economic Development Division, Planning and Economic Development Department; and,</li> <li>• Canada Post Corporation.</li> </ul>	<p>No Comment.</p>	<p>Noted.</p>

<b>Department and/or Agency</b>	<b>Comment</b>	<b>Staff Response</b>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>Development Engineering does not object to the approval of the application. A revised Functional Servicing Report, which demonstrates that stormwater management, sanitary flows, and supply demand resulting from this development can be accommodated in the existing municipal infrastructure system, is required. If any upgrades are required to support this development, according to the revised Functional Servicing Report, an external works agreement with the City for the design and construction, at the owner's cost, is required.</p>	<p>The recommended Zoning By-law Amendment includes a Holding “H” Provision for the submission of a revised Functional Servicing Report and External Works Agreement (see Appendix "B" attached to Report PED24092).</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning supports the Zoning By-law Amendment as the site generated traffic by the proposed development can be accommodated. A Transportation Impact Study was not requested as the Zoning By-law Amendment was not considered a major application due to the limited number of vehicle trips generated by the proposed developments.</p> <p>Without setting precedent, Transportation Planning supports the 16.5 metre setback for the residential buildings, which shall all be oriented so that only the sides of the buildings face the Lincoln M. Alexander Parkway. Furthermore, it shall be understood that prior to final approval of the Site Plan Control</p>	<p>The recommended Zoning By-law Amendment includes a 16.5 metre setback from the Lincoln M. Alexander Parkway (see Appendix "B" attached to Report PED24092).</p> <p>The easement will be addressed at the Site Plan Control stage.</p>

	application, an easement will be established across the subject land from the south property line to 15.24 metres north thereof in favour of the City to install and / or maintain the existing and / or future noise wall adjacent to the Linc right-of-way line.	
Waste Policy and Planning Section, Waste Management Division, Public Works Department	Waste Policy attempts to have all residential developments receive municipal waste collection unless there are extenuating circumstances and/or specific site constraints. The proposal will require front-end bin service for collection of garbage; recyclable containers, recyclable papers, and organic waste.	Specific design details regarding collection areas, turning radii, and signage will be addressed at the Site Plan Control stage.
<b>Department and/or Agency</b>	<b>Comment</b>	<b>Staff Response</b>
Waste Policy and Planning Section, Waste Management Division, Public Works Department <b>(Continued)</b>	Additional details have been provided in the comments to ensure the municipal requirements are met, which include the specifics regarding collection areas, turning radii, and signage.	
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Forestry has not approved the Tree Preservation Plan prepared by Whitehouse Urban Design dated May 11, 2023, and requires revisions as it relates to the location of silt fencing.  A Landscape Plan is required depicting the street tree planting scheme for the proposed development.	The Tree Protection Plan will need revisions to address silt fencing locations. This detail and the submission of a Landscape Plan will be addressed at the Site Plan Control stage.

<p>Growth Planning Section, Growth Management Division, Planning and Economic Development Department</p>	<p>It should be determined if rear yard and / or side yard easements are required for access and maintenance purposes.</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>The need for easements has not been identified as a requirement for the proposed development.</p> <p>The PIN Abstract and municipal addressing will be required at the Draft Plan of Condominium and/or Site Plan Control stages.</p>
<p>Landscape Architectural Services, Strategic Planning Division, Public Works Department</p>	<p>This application is adjacent to a City owned walkway block. Access to the block is to be maintained at all times and no impacts to the block will be permitted.</p>	<p>Noted.</p> <p>Cash-in-lieu of parkland will be collected at the Building Permit stage.</p>
<p><b>Department and/or Agency</b></p>	<p><b>Comment</b></p>	<p><b>Staff Response</b></p>
<p>Landscape Architectural Services, Strategic Planning Division, Public Works Department <b>(Continued)</b></p>	<p>Additional comments regarding the City owned block as well as Cash-in-lieu of parkland will be provided at the time of a future application.</p>	
<p>Corporate Asset Management Division, Public Works Department</p>	<p>Limeridge Road West is scheduled to be resurfaced in 2024 along the frontage of the subject lands. If possible, any works within the right-of-way should be completed prior to resurfacing or coordinated with Public Works to avoid road cuts or construction conflicts.</p>	<p>Right-of-way access connections will be addressed during the Site Plan Control stage.</p>
<p>Alectra Utilities</p>	<p>For Subdivision or Townhouse development the developer must contact our Engineering Design Department at 416-819-4975.</p>	<p>Noted.</p>

