

CONSULTATION – DEPARTMENTS AND AGENCIES

Department or Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department</p>	<p>The applicant has adequate overcontrolled storm flows to account for sanitary flow generated by the development and has demonstrated that the City’s design criteria limiting 100-year post-development flows to the 2-year pre-development discharge rate have been met. The proponent has satisfactorily demonstrated that there is adequate fire flow available within the municipal system to meet the required fire flow demand for the proposed development.</p>	<p>The detailed engineering review will be undertaken at the Site Plan Control stage.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>A Transportation Impact Study prepared by Salvini Consulting, Transportation Engineering and Planning dated March 2021 and updated in April 2022 was submitted. The proposed development can be supported within the surrounding road network without significant concerns due to the relatively low vehicular trip generation projected.</p> <p>Transportation Demand Management and Transit Oriented Design Measures are required and will need to be incorporated into the proposed development.</p> <p>The existing right-of-way at the subject property on Hunter Street East is approximately 19.0 metres. Approximately 1.1 metres is to be dedicated to the right-of-way on Hunter Street East.</p>	<p>Transportation Demand Management and Transit Oriented Design Measures will be fully identified and implemented through the Site Plan Control application process.</p> <p>Road widening dedication and dedication of required daylight triangles will be collected through the Site Plan Control application. The proposed design is reflective of the identified widenings and daylight triangle.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (Continued)</p>	<p>For any sidewalk partially located within the subject property limits along Catharine Street South and Hunter Street East, a right-of-way dedication on both Catharine Street South and Hunter Street East may be required so that the proposed sidewalk will be located completely within the municipal right of way.</p> <p>A 4.57 metre by 4.57 metre daylight triangle dedication is required.</p> <p>A maximum grade percentage of 10% for underground parking ramps is permitted and if the grade exceeds 10% a letter certifying the design of the ramp will be required and signed by a Licenced Architect or Engineer.</p> <p>A minimum 6.0 metre long clearance from the ultimate property line to the overhead garage door leading to the underground parking is required to ensure that vehicles will not queue on Hunter Street East while waiting to enter.</p> <p>Additional revisions including provision of convex mirrors, sidewalk widths, buffering of the sidewalks, amongst others will be required.</p>	<p>The proposed concept plan identifies that a 6.0 metre setback to the overhead doors will be achieved. Confirmation on ramp grade or certification of the ramp grade, as well as revisions to the Site Plan drawings will be undertaken and addressed through the Site Plan Control application.</p>
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The proposed mixed use building is eligible for municipal waste collection, by way of front-end bin service, subject to the design meeting the standards and criteria of the City for municipal waste collection services. As currently designed the development is not serviceable.</p>	<p>The final determination of municipal waste collection will be addressed through the Site Plan Control application.</p>

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Waste Policy and Planning Section, Waste Management Division, Public Works Department (Continued)	If the development is not designed according to specifications for municipal waste collection services, the proposed development will be required to arrange a private waste hauler and will need to include a warning clause to advise prospective owners that the development is not serviceable for municipal waste collection.	
Forestry and Horticulture Section, Environment Services Division, Public Works Department	<p>There are no municipal tree assets on site, therefore a Tree Management Plan is not required.</p> <p>The Forestry and Horticulture Section does not support the landscape concept plans as proposed and will require revisions.</p>	Detailed landscape plans will be addressed through the Site Plan Control application.
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	<p>It should be confirmed if the intent for tenure is for a Condominium in the future.</p> <p>Confirmation is required on whether the alleyway is assumed or unassumed.</p> <p>It should be determined if the subject proposal is encroaching on the alleyway or municipal right-of-way.</p> <p>The address for the proposed development will be determined after Conditional Site Plan Approval is granted.</p>	<p>The proposal is intended to be condominium tenure, which will be established by way of a future Draft Plan of Condominium application.</p> <p>No encroachment or access is proposed from the alleyway to the north.</p> <p>The municipal addressing will undertaken through the Site Plan Control Application.</p>

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<p>Canadian Pacific Railway Company</p>	<p>The development proposal is in the vicinity of Canadian Pacific Railway Company.</p> <p>Canadian Pacific Railway Company’s approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines.</p> <p>The safety and welfare of residents can be adversely affected by rail operations and Canadian Pacific Railway is not in favour of residential uses that are not compatible with rail operations. Freight trains operate 24/7 and schedules/volumes are subject to change. Should the development proposal receive approval, Canadian Pacific Railway request that the recommended guidelines be followed.</p>	<p>A noise study was undertaken as part of the application, which included mitigation measures to reduce noise impacts from Canadian Pacific Railway Company’s activities and includes warning clauses with respect to noise from the Canadian Pacific Railway Company. The implementation of all noise mitigation measures and warning clauses will be undertaken through a Site Plan Agreement as part of the Site Plan Control application. To ensure mitigation measures and warning clauses are implemented a condition of Holding Provision for these matters to be dealt with through a Site Plan Agreement will be required.</p>
<p>Metrolinx</p>	<p>Metrolinx in principle is not supportive of any Class 4 designations along its rail network, however as per MECP NPC-300 guidelines, Metrolinx is not the authority responsible for Class 4 designations and related review and defers to the City.</p>	<p>The peer review from RWDI noted that Provincial guidelines do not contemplate the influence of low frequency sound or provide direction on how to design for it.</p>

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<p>Metrolinx (Continued)</p>	<p>The following represents the opinion of Metrolinx and not a formal comment. Note that RWDI has specifically raised concerns with the ability of window glass to protect against air-borne and ground-borne low-frequency noise from diesel engines, the potential of resonance with some of the proposed building elements, and the potential of conversion of Enclosed Buffer Balconies to liveable spaces. Metrolinx noted that these concerns are valid and should be addressed by a more detailed analysis and mitigation plan.</p> <p>Assurance should be sought that at a minimum, the indoor sound exposure limits in NPC-300 are met with the recommended proven on-building mitigation measures. A more detailed and thorough study along with a firm mitigation plan is recommended for a Class 4 designation.</p>	<p>The peer review noted that based on mitigation measures including the Enclosed Noise Buffer Balconies the proposal demonstrates compliance with provincial guidelines.</p>
<p>Agencies that had no comments or concerns:</p> <ul style="list-style-type: none"> • Alectra Utilities; and, • Conseil Scolaire Viamonde. 	<ul style="list-style-type: none"> • No Comments 	<p>Noted.</p>