

CONSULTATION – DEPARTMENTS AND AGENCIES

Department or Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department</p>	<p>Development Engineering has no concerns with the rezoning application moving forward subject to the inclusion of Holding ‘H’ Provisions. The required Holding ‘H’ Provision is to include:</p> <ol style="list-style-type: none"> 1) A Watermain Hydraulic Analysis Report; and, 2) Enter into and register on title of the lands, an External Work Agreement for the design and construction of any required improvements to the municipal infrastructure. 	<p>The requested provisions have been included as conditions to remove the Holding Provision.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning reviewed the Trip Generation Letter and agreed that the existing road network can accommodate the vehicle trips generated by the development.</p> <p>Transportation Planning identified a number of transportation demand management and transit oriented development measures that are required, including short term and long term bicycle parking, provision of SoBi Bicycle station within the property limit, amongst others.</p> <p>Transportation Planning noted the existing right-of-way along Stirton Street is approximately 16.5 metres</p>	<p>The implementation of all transportation demand management and transportation oriented development measures, all future requirements identified by Transportation Planning will be further discussed and implemented through the Site Plan Control application.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (continued)</p>	<p>in width whereas a local road is to be 20.0 metres in width however the right-of-way dedication will be waived as the building envelope is not changing. Transportation Planning reserves the right to require a 1.75 metres right-of-way dedication in the future.</p> <p>Transportation Planning identified future requirements for the Site Plan, including visibility triangle, municipal sidewalks, and minimum access driveway widths.</p>	
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The proposed two storey multiple dwelling building containing 39 units will require front end collection for the collection of garbage and carts for the collection of recyclable containers, recyclable papers, and organic waste.</p> <p>The applicant note that private waste collection is proposed for the development, however it is not permitted for an applicant to designate a new development for private waste collection. For private waste collection to be permitted, the applicant must provide to Waste Management division sufficient rationale for why municipal waste collection requirements cannot be met and have this approved by staff for this option to be permitted.</p> <p>As currently designed the development is not serviceable for municipal waste collection.</p>	<p>The details with respect to municipal waste collection or private waste collection will be undertaken as part of the Site Plan Control application.</p>

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Forestry and Horticulture Section, Environment Services Division, Public Works Department	Forestry and Horticulture does not approve the landscape plan, L-1, revision No. 1 dated May 29, 2024.	The detailed Landscape Plan will be undertaken and approved through the Site Plan Control application.
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	<p>Legislative Approvals requested confirmation as to whether the tenure of the proposed development would be a Condominium.</p> <p>They also identified the adjacent laneway and noted that the status of the laneway and whether it is assumed by the city should be confirmed.</p> <p>Municipal addressing for the proposed development will be determined after conditional Site Plan approval is granted.</p>	<p>The laneway to the north of the subject lands is privately owned by Hydro One and is included in Hydro One’s larger property. In addition, the lands to the rear are also owned by Hydro One.</p> <p>Municipal addressing will be addressed through the Site Plan Control application.</p>
Public Health Services,	<p>Public Health Services identified improvements for the proposed development to promote physical activity and improve public health including but not limited to:</p> <ul style="list-style-type: none"> • Long-term and short term bicycle parking; • Limiting vehicle parking; • Specifications for location of bicycle parking; and, • Provision of outdoor amenities. 	The proposed development is to include both short term and long term bicycle parking and outdoor amenity space.
Hydro One Networks Inc.	The proposal has not been technically approved by Hydro One. The applicant has been advised their proposal is not approved and Hydro One is waiting for modified drawings.	To ensure that approval of Hydro One is granted prior to the principal of the land use being established, a

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Hydro One Networks Inc. (continued)		condition of Holding Provision is recommended.
Agencies that had no comments or concerns: <ul style="list-style-type: none"> • Alectra Utilities; • Enbridge; • Ministry of Transportation; and • Trans-Northern. 	No Comments.	Noted.