

**CONSULTATION – DEPARTMENTS AND AGENCIES**

<b>Department/ Agency</b>	<b>Comment</b>	<b>Staff Response</b>
<ul style="list-style-type: none"> <li>• Transit Planning and Infrastructure, Transit Operations Division, Public Works Department;</li> <li>• Landscape Architectural Services, Strategic Planning Division, Public Works Department;</li> <li>• Parks and Cemeteries Section, Environmental Services Division, Public Works Department; and,</li> <li>• Infrastructure Renewal, Engineering Services Division, Public Works Department.</li> </ul>	<p>No Comment.</p>	<p>Noted.</p>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>Development Engineering supports the Zoning By-law Amendment with a Holding Provision subject to the following:</p> <ul style="list-style-type: none"> <li>• That sewers within DeWitt Road have been completed and are in operation; and,</li> <li>• That the Owner provides their proportionate share of costs to upgrade the sanitary sewers.</li> </ul>	<p>The recommended Zoning By-law includes a Holding Provision with the recommended conditions. See Appendix “C” attached to Report PED24180.</p>

<b>Department/ Agency</b>	<b>Comment</b>	<b>Staff Response</b>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>A Trip Generation Analysis, prepared by WEBB Planning Consultants dated September 10, 2024, has been submitted in support of this application. Transportation Planning supports the Official Plan Amendment and Zoning By-law Amendment applications as the site-generated traffic by the proposed development can be accommodated.</p> <p>Recommended Transportation Demand Management measures include:</p> <ul style="list-style-type: none"> <li>• Long-term and short-term bicycle parking spaces on the future Site Plan Control application; and,</li> <li>• Providing Transportation Demand Management welcome packages to the purchasers of new units.</li> </ul> <p>A right-of-way dedication of approximately 3 metres along Highway No. 8 is also required.</p>	<p>Transportation Planning staff have approved the submitted Transportation Impact Study, including the Transportation Demand Management measures.</p> <p>The Transportation Demand Management measure and right-of-way dedication will be addressed at the Site Plan Control stage as conditions of approval.</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 multi-residential building will require front-end bin service for collection of garbage, recyclable material, and organic waste.</p>	<p>Specific design details will be addressed at the Site Plan Control stage.</p>

<b>Department/ 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 like 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.	
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Forestry approves of the Tree Management Plans, L-1-revision No. 3, dated 2023-02-17. Loss of canopy and permit fees for the removals of municipal tree # 5 and # 7 will be applied upon approval of the Landscape Plans.	Noted.  Landscape Plan will be addressed at the Site Plan Control Stage.
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	If a phased Condominium is proposed, Schedules “G” and “K” per the Condominium Act will be required for future phases.  A PIN abstract will be required for any Draft Plan of Condominium application.  Municipal addressing for the subject proposal will be determined when a future Site Plan application is submitted.	These comments will be addressed at the Site Plan Control and/or Draft Plan of Condominium stage.
Niagara Escarpment Commission	The subject property is located within the Niagara Escarpment Plan area and is designated as Urban Area. The subject	The front yard setback includes a 3.1 metre landscaped strip requirement to provide space for tree plantings.

Department/ Agency	Comment	Staff Response
<p>Niagara Escarpment Commission</p> <p><b>(continued)</b></p>	<p>property is not located within the Niagara Escarpment Commission’s area of development control, as such, a Niagara Escarpment Commission development permit is not required to facilitate the proposal. Although a permit is not required, the Urban Area policies (Part 1.7 of the Niagara Escarpment Plan) still apply to the subject property. Part 1.7.5.1 of the Niagara Escarpment Plan requires that all development be of an urban design compatible with the scenic resources of the Escarpment. Where appropriate, provisions for maximum heights, adequate setbacks and screening are required to minimize the visual impact of urban development.</p> <p>The escarpment is in the background of views from Highway No. 8 when looking between buildings and trees and when looking down local streets. The Highway No. 8 corridor in this</p> <p>area is characterized by low-rise residential development surrounded by lawns and trees. A four-storey building is not particularly in keeping with the character of the area. Existing views to the Escarpment slopes and brow are intermittent and are currently obstructed by two-storey buildings and large trees that skyline above the Escarpment brow. Niagara Escarpment Commission staff strongly recommend that landscaping/tree planting in</p>	<p>An Urban Design Brief, prepared by Lintack Architects Inc. dated February 2021, was submitted in support of the proposed development. In staff’s opinion, the design encourages development of a pedestrian friendly environment and respect local context. The design includes ground level units designed with individual porches and walkway connections to the sidewalk to characterize townhouse units. Setbacks and stepbacks are an appropriate transition in height. Use of building materials will be used to emphasize the stepback.</p> <p>The Landscape Plan will be addressed at the Site Plan Control stage.</p>

<b>Department/ Agency</b>	<b>Comment</b>	<b>Staff Response</b>
Niagara Escarpment Commission  <b>(continued)</b>	front of the building to break up the mass of the building. Niagara Escarpment staff would have an interest in reviewing a future landscape plan.	
Alectra Utilities	For Residential/Commercial electrical service requirements, the Developer needs to contact our ICI and Layouts Department at 1-877-963-6900 ext.: 25713 or visit our web site @ <a href="http://www.alectrautilities.com">www.alectrautilities.com</a> .	Noted.