

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
Parks and Cemeteries Section, Environmental Services Division, Public Works Department.	No Comment.	Noted.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department.	Development Engineering supports the Zoning By-law Amendment. A detailed review will occur during the Site Plan application with respect to grading, servicing, shoring, stormwater management, water / wastewater servicing, construction management, etc.	Noted. Detailed review will be addressed at the Site Plan Control stage.
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department.	<p>Transportation Planning supports the Zoning By-law Amendment application as the site generated traffic by the proposed development can be accommodated as demonstrated in the submitted and the approved Transportation Impact Study prepared by NexEng Consulting Group Inc., dated July 2022 submitted in support of this development.</p> <p>Recommended Transportation Demand Management measures include:</p> <ul style="list-style-type: none"> • Including long-term and short-term bicycle parking spaces on the future Site Plan Control application. 	<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 dedications will be addressed at the Site Plan Control stage as a condition of approval.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (Continued).</p>	<p>A right-of-way dedication of approximately 5 metres along Upper Wellington Street and a daylight triangle dedication of 12.19 metres by 12.19 metres at the intersection of Mohawk Road East and Upper Wellington Street are 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 material, and organic waste.</p> <p>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.</p>	<p>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 approves Tree Protection Plan revision NO. 2, dated 2023-06-01 and has received the applicable fees.</p> <p>Forestry approves Landscape Concept revision NO. 2, dated 2023-06-01 upon receipt of applicable fees.</p>	<p>Noted.</p> <p>The Landscape Plan will be addressed at the Site Plan Control Stage.</p>

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Landscape Architectural Services, Strategic Planning Division, Public Works Department.	Cash-in-lieu of parkland dedication will be requested at a future application.	Noted.
Infrastructure Renewal, Engineering Services Division, Public Works Department.	Upper Wellington Street is scheduled to be reconstructed with an urbanized cross-section in 2029 along the frontage of the subject lands. Any works within the right-of-way should be completed before that time if possible. The future cross-section should be taken into consideration when designing any access to the subject lands from Upper Wellington Street.	Noted. The existing access to Upper Wellington Street is not proposed to be modified.
Growth Planning Section, Growth Management Division, Planning and Economic Development Department.	<p>If a phased Condominium is proposed, Schedules “G” and “K” per the <i>Condominium Act</i> will be required for future phases.</p> <p>A PIN abstract will be required for any Draft Plan of Condominium application.</p> <p>Municipal addressing for the subject proposal will be determined when a future Site Plan application is submitted.</p>	These comments will be addressed at the Site Plan Control and/or Draft Plan of Condominium stage.
Enbridge Gas Inc.	Enbridge Gas Inc. has service lines running within the area and it may be necessary to terminate the gas service and relocate the line according. Any service relocation required would be at the cost of the property owner.	Noted.

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Enbridge Gas Inc. (Continued)	Confirmation of the location of the natural gas pipeline should be made through Ontario One. Call 1-800-400-2255 for locates prior to any activity.	
Alectra Utilities	For Residential/Commercial electrical service requirements, the Developer needs to contact the ICI and Layouts Department at 1-877-963-6900 ext: 25713 or visit the web site at www.alectrautilities.com .	Noted.