

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Budgets and Fiscal Policy Section, Financial Planning Administration and Policy Division, Corporate Services Department; and, • Landscape Architectural Services, Strategic Planning Division, Public Works Department. 	No Comment.	Noted.
<ul style="list-style-type: none"> • Alectra Utilities 	Reviewed the application and provided information for the developer’s electrical service requirements.	Noted.
<ul style="list-style-type: none"> • Enbridge Gas 	Reviewed the application and provided information for the developer’s gas service requirements.	Noted.
<ul style="list-style-type: none"> • Corporate Real Estate, Economic Development Division, Planning and Economic Development Department; and, • Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department. 	<p>Economic Development staff has identified the subject lands as being located within the City’s King Street West Commercial Corridor Community Improvement Project Area. Staff support the Official Plan Amendment as proposed.</p> <p>Economic Development staff advise that if the owner intends to undertake any remediation of the site to address soil/ groundwater contamination, including the filing of a Record of Site Condition, the City’s Environmental Remediation and Site Enhancement (ERASE) programs may be able to provide financial assistance towards required studies and remediation.</p> <p>Staff advise of additional financial assistance that.</p>	Noted.

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Corporate Real Estate, Economic Development Division, Planning and Economic Development Department; and, • Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department. 	<p>may apply, including programs providing 0% interest construction loans for new residential unit creation that may potentially be available in the area of the subject lands and housing-focused incentive programs through the Housing Accelerator Fund. The applicant should reach out to applicable Economic Development staff for more information</p>	
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>Development Engineering staff have reviewed the Site Plan and Elevations, prepared by Lintack Architects Inc. dated November 22, 2024, Preliminary Grading Plan prepared by LandSmith Engineering and Consulting Ltd. dated November 15, 2024, Water and Wastewater Generation Report prepared by LandSmith Engineering and Consulting Ltd. dated October 2, 2024, and Site Servicing Plan prepared by LandSmith Engineering and Consulting Ltd. dated September 21, 2024. Staff concur with the recommendations of the above mentioned reports and support the Official Plan Amendment as proposed.</p>	<p>Noted.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>Transportation Planning staff have reviewed the Site Plan and Floor Plans, prepared by Lintack Architects Inc. dated November 22, 2024, and have previously reviewed and approved the Transportation Impact Study (TIS) submitted for applications UHOPA-19-004 and ZAC-19-009 as of April 2, 2020, without additional revisions being required.</p>	<p>Transportation Planning staff have previously approved the submitted Transportation Impact Study.</p> <p>The required site plan changes will continue to be addressed under Site Plan application DA-21-117.</p>

Department/Agency	Comment	Staff Response
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (continued)</p>	<p>Transportation Planning staff support the Official Plan 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.</p> <p>A survey conducted by an Ontario Land Surveyor and at applicant's expense will determine the ultimate dimensions for the required right-of-way widening for King Street West.</p> <p>Future Site Plan requirements include:</p> <ul style="list-style-type: none"> • A turning plan needs to be illustrated on the site plan demonstrating how large trucks will maneuver in and out of the site without any limitations due to the proposed layby parking located on-site. • Driveway radii are not permitted to encroach past the extension of the adjacent property line. • The entirety of the radius to the curb is to be contained within the limits of the extension of the subject property as proposed in a previous site plan application. • Applicant to remove proposed parking stall #13 as shown below in Figure 1, due to the proximity of the driveway entrance the proposed stall will create safety and operational issues. Additionally, based on comment #5 from Transportation Planning, the new curb radii will impact this proposed spot. 	

Department/Agency	Comment	Staff Response
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>Waste Policy and Planning attempt to have all residential developments receive municipal waste collection unless there are extenuating circumstances and/or specific site constraints. As currently designed, the development is not serviceable for municipal waste collection services. The proposed commercial units will require a private waste hauler to be arranged for the removal of all waste materials. The proposed residential units 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 such as 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>Noted.</p> <p>Additional requirements related to specific design details will continue to be addressed under Site Plan application DA-21-117.</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>The applicant did not submit a Tree Management Plan or Landscape Plan for review. The Tree Management Plan and Landscape Plan approved June 1, 2022, as a part of conditionally approved Site Plan Control application DA-21-117 are required to be resubmitted to update the required fees and confirm that no additional changes are being proposed.</p>	<p>Tree Management Plan and Landscape Plan approvals, along with associated fees, will continue to be addressed under Site Plan application DA-21-117.</p>

Department/Agency	Comment	Staff Response
<p>Growth Planning Section, Growth Management Division, Planning and Economic Development Department</p>	<p>Legislative Approvals staff is advising that the previously assigned preliminary addressing be revoked and advise the following new addressing: “The municipal address of 810 King Street West will be assigned for the residential component, and the addresses of 806 and 814 King Street West will be assigned to the proposed retail units. The existing addresses of 804 and 816 King Street West will eventually be retired and no longer in use.”</p> <p>It should be confirmed if tenure for the subject proposal will be a Condominium. Please note a PIN Abstract would be required with the submission of a future Draft Plan of Condominium application.</p> <p>The previously identified conditions of site plan approval will remain applicable to the revised proposal.</p>	<p>These comments will continue to be addressed under Site Plan application DA-21-117.and/or Draft Plan of Condominium application(s).</p>