

**CONSULTATION – DEPARTMENTS AND AGENCIES**

<b>Department/Agency</b>	<b>Comment</b>	<b>Staff Response</b>
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>Development Engineering has reviewed the proposed development and the Zoning By-Law Amendment Application ZAC-25-010.</p> <p>Development Engineering recommends that the proposed Zoning By-law amendment include a Holding 'H' Provision to identify all required site servicing requirements and upgrades to municipal infrastructure, if any.</p> <p>The Holding 'H' Provision requires the submission and approval of the items below, to the satisfaction of the Director of Development Engineering, prior to lifting the Holding 'H' Provision:</p> <ol style="list-style-type: none"> <li>1. A revised Watermain Hydraulic Analysis Report to demonstrate that there is sufficient water supply available to meet the fire flow requirements for the proposed development.</li> <li>2. The owner makes satisfactory arrangements with the City's Growth Management Division and enter into and register on title of the lands, an External Works Agreement with the City for the design and construction of any required improvements to the municipal infrastructure at the Owner's cost, should it be determined that upgrades are required to the</li> </ol>	<p>The recommended Zoning By-law includes a Holding 'H' Provision. See Appendix B attached to Report PED25106.</p>

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<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department. <b>(continued)</b></p>	<p>infrastructure to support this development, according to the Functional Servicing Report and Watermain Hydraulic Analysis Report accepted by the Director of Development Engineering.</p>	
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department.</p>	<p>The place of worship is eligible for Curbside Collection Service. The multiple dwelling is eligible for Front-End Collection Service for Garbage and Curbside Collection Service for Recyclable Material (containers and fibres), Organics Material and Bulk Item collection of large household items. The multiple dwelling will need to provide additional details as they relate to waste separation, waste storage area, waste loading area, waste staging area, waste set-out area, and the access route. The developer is responsible for all waste removal up until the time that municipal collection services are initiated.</p>	<p>Noted. Additional details and changes will be addressed at a future Site Plan Control application.</p>
<p>Legislative Approvals, Growth Management Plan, Planning and Economic Development Department.</p>	<p>The owner should be made aware that the municipal addressing for the proposed development will be determined after conditional Site Plan approval is granted.</p>	<p>Noted.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department.</p>	<p>Transportation Planning approves the Transportation Assessment as the proposed development will result in a low number of overall trips generated and should not be a significant impact to the surrounding road network.</p>	<p>Noted. Additional details and dedication of daylight triangles will be addressed at a future Site Plan Control application.</p>

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department.  <b>(continued)</b></p>	<p>Transportation Planning notes that the AutoTurn templates are demonstrating that two way vehicle circulation is difficult to achieve leading to the proposed parking area. Vehicles collide on the ramps and larger vehicles cannot turn around on private property. Additional turning plans may be required.</p> <p>The proposed development must provide short term and long term parking in accordance with Zoning By-law No. 05-200.</p> <p>Transportation Planning is willing to accept 4.57 metres by 4.57 metres daylighting triangles at the intersection of Wentworth Street North and Cannon Street East as well as Cannon Street East and Huntley Street.</p> <p>Transportation Planning provides the following comments to inform the future Site Plan Control application:</p> <ul style="list-style-type: none"> <li>- Transportation Planning does not support the proposed lay-by/waste loading area on Huntley Street. The proposed lay-by removes the municipal sidewalk from the municipal right-of-way and may result in several conflicts between existing residential traffic volume, parked vehicles and vehicles utilizing</li> </ul>	

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department. <b>(continued)</b></p>	<ul style="list-style-type: none"> <li>- the layby as a turnaround or waste collection area.</li> <li>- The first 7.5 metres of the ramp to the underground parking shall be maximum 5% grade and thereafter, shall be within maximum 10% grade. The ramp grades shall be entirely on private property.</li> </ul> <p>The AutoTurn assessment is illustrating that the ramp to the underground parking will not function as a two-way vehicle movement as shown in Figure 1. The narrow entrance way of 3.0 metres due to the proposed separation barrier wall between the entrance/exit results in a difficult maneuvering area for vehicles entering from Huntley Street.</p> <ul style="list-style-type: none"> <li>- Transportation Planning requires the Applicant to explore ways to provide additional maneuvering area as well as other mitigation measures to mitigate conflicts between entering and exiting vehicles such as mirrors, pavement markings and signage/signals.</li> <li>- Reversing of vehicles onto the municipal right-of-way is not permitted, and the turning plan is demonstrating that vehicles cannot enter the site in a forward manner, turn around on private property, and exit in a forward manner.</li> </ul>	

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<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department. <b>(continued)</b></p>	<p>As a future Special Condition of Site Plan Approval, prior to the application for any building permits, a letter certifying the design of the parking garage ramps shall be required to be provided and signed by a Licensed Architect or Engineer to the satisfaction of the Manager, Transportation Planning.</p>	
<p>Urban Forestry, Environmental Services, Public Works Department.</p>	<p>Forestry has noted that there are municipal tree assets on site and is requesting a Tree Management Plan and Landscape Plan.</p>	<p>Noted. Details and changes will be addressed at a future Site Plan Control application</p>
<p>Mississaugas of the Credit First Nation</p>	<p>A Stage 1 Archeological Assessment is requested.</p>	<p>Noted. This requirement will be addressed through the Site Plan Control Stage.</p>
<p>Alectra Utilities</p>	<p>The applicant was provided information for the developer's consideration regarding electrical service requirements.</p>	<p>Noted.</p>