

First Round of Comments

COMMENTING DEPARTMENT	COMMENTS
Town Building Staff	<ul style="list-style-type: none"> • No objection to the Official Plan Amendment or Zoning By-law Amendment applications. • The following is requested for the submission of the Site Plan Approval application: <ul style="list-style-type: none"> • The Ontario Building Code matrix to be provided for all buildings to confirm building classifications and construction requirements. • A site servicing plan to be submitted.
Town Finance Department	<ul style="list-style-type: none"> • No objections.
Town Fire and Emergency Services Staff	<ul style="list-style-type: none"> • Fire and Emergency Services has no objection to the Official Plan Amendment and Zoning By-law Amendment applications. • Comments applicable at the Site Plan Approval stage are as follows: <ul style="list-style-type: none"> • Requesting a building matrix for each of the proposed buildings. • The proposed hydrant location for the hotel needs to be 45m from the fire department connection and must be unobstructed. This current proposal looks like there will be an obstruction for the covered vehicle drop-off area. • Hydrant locations including distances for the 2 restaurants are requested to be shown on the site plan drawings.
Town Heritage Staff	<ul style="list-style-type: none"> • The Town is in receipt of a Stage 1 and 2 assessment dated September 13, 2024. Applicant is required to send in the Ministry clearance letter for the assessment once it is received in advance of any ground disturbance taking

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	<p>place on the subject lands.</p> <ul style="list-style-type: none"> The property is not a heritage resource in the Municipal Heritage Register, neither is it located adjacent to one. There are no further heritage concerns.
Town Public Works Staff	<ul style="list-style-type: none"> Water - The FSR makes reference to the Niagara Region 2016 Water and Wastewater Master Servicing Plan Update – "...that the Townline Road area shows 60-80 psi peak hour system pressures for the 2016 period and 2041 forecast." Town Staff will require that these figures be verified via a hydrant test on Townline Road (if one hasn't been completed already), and that the applicant provide those testing results as part of the revised Functional Servicing Report. Further detailed review of the proposed service connections, necessary metering, and other water appurtenances will be carried out once a detailed comprehensive site application has been circulated. The submitted FSR concludes that the receiving Townline Road sanitary sewer has adequate capacity for the proposed development. Town Staff are satisfied with these findings. Further detailed review of the proposed sanitary sewer system will be carried out once a detailed comprehensive site application has been circulated. As part of this proposed development, the Town will require that the owner install new sidewalk 1.5m in width across the site's full frontage along each of its three bordering roads – Glendale Avenue, York Road, and Counsell Street. The owner will be responsible for 100% of the costs associated with this work. Additionally, the Town will require that the owner improve Counsell Street to an urban curb and gutter cross section. Town Staff note that the October 2015 SWM Report refers to a previously utilized SWM rationale from the development of a nearby property in 1999, which states, in summary, that "...post-development controls are not required

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	<p>if impervious coverage is limited to 75%.” Staff recognize that this rationale is being proposed for the continued development of the Phase 2 lands, however the Town will require that stormwater quantity controls instead be implemented to capture all pre/post development flows up to and including the 100-year storm event, and that those flows be attenuated to the pre-development 5-year levels. There are several items which need to be addressed, details to which have been provided to the applicant.</p> <ul style="list-style-type: none"> • To support the proposed applications and finalize review comments, staff require the additional information and submission revisions noted above to verify the overall serviceability of the proposed development.
Town Urban Forestry Staff	<ul style="list-style-type: none"> • Tree removals may not be permitted in areas that are considered part of the Natural Environment System if a portion of the property is classified as a Significant Woodland. Until an Environmental Impact Study Addendum is received, Town Forestry Staff cannot provide comment.

Second Round of Comments

COMMENTING DEPARTMENT	COMMENT
Town Heritage Staff	<ul style="list-style-type: none"> • No objections. The Town is in receipt of a Stage 1 and 2 Archaeological Assessment in addition to the corresponding Ministry acknowledgement letter. The report clears the subject lands from having archaeological potential. There are no further heritage related concerns.
Town Public Works Staff	<ul style="list-style-type: none"> • As noted in the submitted Functional Servicing Report, the subject property is serviced by a 250mm diameter, 240m long water service, connected to the existing 300mm PVC municipal watermain located along Townline Road, along with a 250mm diameter sanitary lateral (installed parallel to the site’s water service) connected to the existing 525mm diameter PVC municipal sewer, also located along Townline Road. Town Staff understand that the current Phase 2

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	<p>proposal will include utilization of these existing services, which were stubbed out to the Phase 2 lands as part of the Phase 1 build-out.</p> <ul style="list-style-type: none"> • Water - The submitted Functional Servicing Report (FSR) has been revised based on the new site configuration. The Phase 2 build-out proposes to utilize the existing stubbed 200mm water service extending from the Phase 1 limits to provide domestic water supply and fire protection to the proposed development. The FSR discusses the fire flow requirements for the existing Phase 1 lands as well as the proposed Phase 2 hotel and restaurant. The FSR proposes a 200mm water service providing flows to the proposed Hotel, a 100mm service for the proposed restaurant, as well as one on-site hydrant. The revised FSR concludes that the existing municipal water supply can support the proposed development. Town Staff are satisfied with these findings for the purposes of the current ZBA/OPA applications. Further detailed review of the proposed service connections, necessary metering, and other water appurtenances will be carried out once a detailed comprehensive site application has been circulated. • Sanitary - The submitted Functional Servicing Report (FSR) proposes to utilize the existing stubbed 250mm sanitary service extending from the Phase 1 limits to receive sanitary flows from the property development. The revised FSR proposes to utilize a 150mm sanitary connection to the restaurant, and a 250mm sanitary connection to the proposed hotel. The submitted FSR concludes that the receiving Townline Road sanitary sewer has adequate capacity for the proposed development. Town Staff are satisfied with these findings. Further detailed review of the proposed sanitary sewer system will be carried out once a detailed comprehensive site plan application has been circulated. • Sidewalks and Roads - As part of this proposed development, the Town will require that the owner install new sidewalk at a minimum width of 1.5m across the site's full frontage along each of it's three bordering roads – Glendale

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	<p>Avenue, York Road, and Counsell Street (to be installed along the West side of Counsell Street). The owner will be responsible for 100% of the costs associated with this work. The submitted plans reflect the applicant's commitment to complete this sidewalk. The Town will require that the owner reconstruct the full width of Counsell Street to an urban curb and gutter cross section. This reconstruction shall extend from York Road to a point immediately south of the existing turnaround facility limit (existing turnaround facility to remain as-is). The Town agrees to cost-share this reconstruction work, subject to the total cost being included in the future site plan application circulation materials and detailed cost estimate, all of which shall be subject to the review and approval of the Town.</p> <ul style="list-style-type: none"> • Lot Grading and Stormwater Management - The submitted FSR has been revised to reflect Town Staff comments and requirements provided through the previous application circulation. The proposed Phase 2 development now includes SWM criteria meeting current Town requirements identified by Town Staff. This criteria is proposed to be satisfied via stormwater quantity controls restricting post-development flows up to and including the 100-year storm down to the 5-year pre-development rate, which is proposed to be provided via a combination of below grade storage, rooftop storage, as well as surface level ponding. The FSR also states that the proposed SWM design will continue utilizing the existing drainage outlet installed as part of the development of the Phase 1 lands. Water quality control requirements will be met via an existing STC-750 oil-grit separator (OGS) installed during the servicing work as part of the Phase 1 development. This OGS was installed on the 450mm storm sewer stubbed for the future Phase 2 lands, effectively isolating it from Phase 1 flows. Given a slight reduction in the impervious area proposed within the Phase 2 lands this OGS is sufficient to treat the proposed Phase 2 flows. These stormwater management design changes satisfy Town requirements and are acceptable for the purposes of the current ZBA/OPA applications. Further detailed review of the proposed SWM system will be carried out once a detailed comprehensive site plan application has been circulated.

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	<ul style="list-style-type: none"> • Conclusion - Town Staff are satisfied with the submitted materials for the purposes of the current ZBA/OPA applications, pending the applicant's agreement to reconstruct Counsell Street as noted. The above noted analysis does not preclude further detailed comments or requirements being brought forward by this department upon future review of submitted plans, reports and supporting documents for the current applications or a future Site Plan application submission.
Town Parks Staff	<ul style="list-style-type: none"> • The document submitted is a Concept Landscape Plan and does not include information such as species selection. Parks Staff may have comments when a Landscape Plan is submitted.
Town Urban Forestry Staff	<ul style="list-style-type: none"> • No objections.
Accessibility	<ul style="list-style-type: none"> • Accessible parking spaces should be equipped with access aisles of 1500 mm wide to allow for van accessibility. • The pool washroom is inaccessible, if the pool is open for use by everyone in the building it should be a universally accessible washroom. • Entrances should be equipped with automatic door openers. • Laundry should be equipped with automatic door opener, front loading washer and dryer and accessible laundry sink.