

ATTACHMENT C

Technical Comments

GIS – Reviewed

Please contact NorfolkGIS for new civic addresses when building.

You can apply for a new civic address [here](#). If a green sign is required in order to issue you an address (generally anywhere outside of an urban area) you will have to call Norfolk County Customer Service after applying to make payment before the address is issued (519-426-5870 or 226-NORFOLK). If you would like to apply for a new Civic Address because you are planning to build on a vacant parcel of land, this is dealt with as part of the building permit process. The building inspector can provide you with a copy of a Civic Address Request Form or it can be downloaded [here](#). On the form there are several areas that need to be filled out with information, and a sketch showing the lot layout of the property for which the Civic Address is being requested. A sample sketch will be included with the form.

Development Engineering – Reviewed

Development Engineering has reviewed application **ZNPL2025146** and have the following comments.

1. Norfolk County will require the dedication of the Victoria Street ROW widening as a condition of Site Plan approval.
2. The site plan should be updated to show the construction of a sidewalk across its frontage on Victoria Street.
3. With respect to Stormwater Management, Development Engineering has reviewed the submission as it relates to the functionality of the proposal within the existing Simcoe Storm Sewer system. The proposed design appears appropriate. A more detailed review of the SWM will be completed at the Site Plan stage. The applicant is reminded that all new Stormwater connections must meet Norfolk County's Consolidated Linear Infrastructure Environmental Compliance Approval documents.
4. County staff have concerns with the proposed three (3) entrance/egress points:
 - a. Staff does not support the proposed ingress/egress onto Austin Crescent. There is no need to accommodate this connection and the provided Traffic Impact Study assigns no trips to this driveway.
 - b. Victoria Street currently has a 0.3m reserve in place to control any proposed access points along this road. If the Zoning is amended for this

property to allow for a multi-story midrise apartment building, staff are recommending that the site be supported by a single access/egress from Victoria Street to entice trip travel via Victoria/Ireland and to deny the access connection onto Donly Drive. The change to the access point can be readily accommodated within the plan and can be addressed at the Site Plan stage. At the time of the required widening conveyance, the existing road reserve can be lifted and a new reserve installed considerate of the final driveway location on Victoria Street. A 0.3m reserve should be placed along the property boundary with Austin Crescent to inform the landowner that a vehicular access connection is not permitted here with this plan.

5. The requested Zoning Bylaw Amendment seeks a reduction in parking spaces.

Development Engineering does not support the reduction in parking onsite. The Zoning Bylaw requires 83 parking spaces for the proposed site (68 for residents and 15 for visitors based on 1.5 parking spaces per unit and 1 visitor parking space per 3 units). The submitted Traffic Impact Study suggests that site needs only 0.68 spaces per 1 bedroom unit and 1.23 spaces per 2-bedroom unit. There is no way to control the number of vehicles that each unit occupant would have. Furthermore the 2016 Integrated Sustainable Master Plan notes that our residents remain highly dependent on travel by auto therefore it seems unreasonable to suggest a lower level of vehicle accommodation at this site. The proposal would be deficient in parking supply by 15 (nearly 19% below the Bylaw requirement). Engineering does not support the reduction of on-site parking as this will likely result in a significant increase in on-street parking demand in the immediate area, including along Austin Crescent.

6. Under the County Waste Management Bylaw, 2013-164, the proposed building is not captured within its definition of a dwelling unit and therefore viewed as a commercial property. As per the bylaw, a commercial property is limited to not more than eight (8) approved garbage receptacles (excluding recycling) on the day of collection.

It is recognized that this property would not be able to meet the waste demands of its residents with an 8 bags limitation. Therefore, the site would be required to have its own private garbage collection service. The site design will need to address how a waste service vehicle could navigate the site (internally) for servicing.

In relation to blue box, the applicant is advised to inform themselves of the recent amendments to the legislation. It may be necessary for the condominium to also secure private servicing for recycling collection.

Zoning – Reviewed

Seek breakdown of the floor area ratio calculation of 0.82. The agent has been asked to provide this information. If not available prior to submission of this report and update will be provided at the Public Hearing meeting or at Council.

Building – Reviewed

The building department has reviewed the application and has no comments at the zoning stage.

Canada Post – Reviewed

Please be advised that this development will require a mail panel to be installed in the lobby of the building by the owner for mail delivery.

Union Gas – Reviewed

Enbridge Gas does not object to the proposed application(s), however, we reserve the right to amend or remove development conditions.

Finance – Reviewed

Finance has no comments at this time.

Fire – Reviewed

Norfolk Fire does not have any additional comments for this application.

Agreements Coordinator – Circulated

Realty - Circulated

Mississaugas of the Credit - Circulated

Six Nations of the Grand River - Circulated

Hydro One - Circulated