

Attachment A - Consultation: Department/Agency Technical Comments

Social Services & Housing

The addition of 18 purpose built rental units within the downtown area of Delhi is certainly helpful in addressing the community's need for increased rental housing. Rental housing in a downtown area is ideal for those in the community with modest incomes without vehicles as it allows them to live within walking distance to essential amenities such as grocery stores, pharmacies, doctor's offices and other medical and support services. We also support the inclusion of barrier free units within the proposal. The Social Services & Housing department would be pleased to meet with the proponent to discuss possibilities for including affordable units within the development, including rent supplements and/or housing allowances.

Fire

Norfolk Fire has the following comments:

- Hydrants are to be provided as required by Ontario Building Code 3.2.5. (an existing hydrant is located southeast of this property)
- Ensure fire detection and protection systems are provided as required by the OBC
- Fire access route to comply with OBC requirements

Paramedic Services

No comments received.

Accessibility

Accessibility will conduct a detailed review during the Site Plan process, however, note the following:

- Recommend a paved path of travel through amenity area for barrier-free circulation.
- Accommodating the appropriate turning radius in the laundry room on the main floor is recommended to ensure occupants of the accessible units can access the facility.
- The mailbox location should be carefully considered to ensure all occupants can access their mail.

Brant Haldimand Norfolk Catholic District School Board

No comments received.

Bell Canada

No comments received.

Amtelecom Communications

No comments received.

Development Engineering

Development Engineering has reviewed application OPNPL2022023 / ZNPL2022024 and have the following comments.

General Comments:

1. All plans, reports and studies identified are to be submitted at the time of site plan application.
2. Water / wastewater allocation will not be issued as part of the Zoning By-law Amendment. At the time of site plan approval or registration of Site Plan Agreement then approval allocation will be provided for the development, if available.
3. Full Development Engineering comments will be provided at time of Site Plan submission.
4. Water and Wastewater Modelling has been completed for this project. The available fire flows for this site are very close to the preliminary design requirements (109l/s available vs 100l/s design). Further review may be necessary during detailed design if there are any changes to the proposed building.
5. In review of the Storm Water Management proposal in the Functional Servicing Report, there is a proposed Infiltration system designed in the proposed parking lot. Parking Lot infiltration systems are not consistent with Norfolk County Standards or the MOEE Stormwater Management Planning and Design Manual. At future Site Plan submission Norfolk County will require a revised Stormwater Management report and drawings to meet Norfolk County Design Criteria. The detailed review at site plan must confirm additional concerns that the design and SWM report will control storm water flows up to a 100yr post event.
6. The concept has not clearly shown external storm water flows to this site. Norfolk County has become aware recently that some neighboring properties may be discharging storm water to this site. All external flows must be accommodated within the future design. A storm sewer agreement between the Developer and neighbors may be required if storm water is to be discharged to the SWM on this site from the neighboring properties.

Canada Post

Please be advised that the developer / owner will be required to install a mail panel in the lobby for mail delivery.

I have attached a commenting letter and documentation for reference.

Economic Development

No comments received.

GIS

Please contact Norfolk GIS for new civic addresses when building

Forestry

No comments received.

Conseil scolaire de district catholique Centre-Sud

No comments received.

Grand Erie School Board

No comments received.

Zoning Administrator

- Setbacks of building meets CBD zone
- The applicant is not showing any projecting balconies or decks on the site plan, if this is show on drawings, then a site plan waiver or a site plan review may be required.

Enbridge

No comments received.

Parks and Facilities

No comments received.

Building (Other)

No comments received.

Hydro One

No comments received.

Eastlink

Eastlink does not have issue with this new building.