

Samir Thapa

From: Jerry Tulloch
Sent: Tuesday, February 11, 2025 3:11 PM
To: Samir Thapa; Jonathan Kircal
Cc: Maggie McAuley; Dan Perri; Carl Rumiel
Subject: Re: Request for Comment : 22 MacDonald Avenue

Good afternoon,

The Engineering Division provides the following comment in regard to the project at the above noted address:

- It is our understanding that this project will be developed under site plan control. Any servicing or grading issues will be addressed through the Site Plan Agreement process.
- The property is subject to a municipal easement related to stormwater drainage. The proposed development appears to encroach on this easement. Development within this easement can be further discussed during the site plan approval process.
- There is no objection to the use of a municipal storm water detention facility located north-east of the development. Further maintenance and construction requirements will be discussed during the site plan approval process.
- Installation of stormwater infrastructure within the municipal right of way may require a development agreement.
- The Traffic Impact Statement was noted to have an error within the introduction of the proposed development. CIMA references the construction of one 8 storey, 230 unit apartment building while the proposed application proposes two 9 storey buildings, with 230 units total. In terms of the traffic analysis and results, the information is deemed to be satisfactory.

If you have any questions, please do not hesitate to contact the undersigned.

Thanks,

Jerry Tulloch

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