



MARCH 26, 2024

File: 2019-003 [File: 05051]

Subject: Mamta Condo County Road 42, Draft Plan of Condominium and Zoning By-law Amendment Application
Response to site planning related comments:

Hi Dave and Aleah,

Please find following our response (in blue) to site planning related comments. We will take care of detailed design and Draft ZBA related comments in future resubmission.

12. Buffering should be considered between the proposed apartment building and the adjacent commercial designated lands. - **Acknowledged. Provided landscape buffer (trees and tall shrubs) between apartment building and the adjacent commercial lands.**

13. The proposed development identifies that the temporary access to Margaret Street would only be required if the subject property is developed before the subdivision to the east. If the proposed Mamta West development proceeds in advance of Mamta East, a second emergency access would be required to service the subject lands, pending the road connections to the Mamta East development becoming available. Engineering staff have also requested that consideration be given to the temporary access being maintained as an emergency access over the long term. - **Acknowledged. Provided 'Emergency Vehicle Access' to the County Rd-42.**

14. Confirmation will be required from the Hydro Authority to confirm that the proposed infrastructure in the Hydro Easement is permitted. This infrastructure includes Street G and internal driveways accessing the Apartment building. - **Acknowledged.**

15. The proposed trail along County Road 42 appears to be located in the required 10m widening. Confirmation will be required from the road authority to confirm if the proposed trail is supported in the widening and if it will be maintained. - **Trail along County Road 42 is removed.**

16. The proposed trail at the south-east corner of the development area does not appear to have a destination. The trail does not appear to continue across the lands to be east. Please confirm if the trail will be extended along the Mamta East lands. If not, the proposed Trail will not be required as it does not have any clear utility. If the trail

is eliminated, please provide a sidewalks on at least one side of all internal streets (including Street C). - **Trail is not continuing to neighboring property so it's removed from revised site plan.**

18. The use of a 0.6 m to 2 m retaining wall along the County Road 42 frontage is not permitted. The lot grading plan will be required to transition from the fill area to the existing grade and the transition area will be required to be landscaped with the submission from a landscape architect. - **Acknowledged. Revised site plan has 5m landscape buffer along County Road 42. If required, it will provide grade transition. Detailed Landscape Plan will be provide in future submission.**

19. The window road along County Road 42 is required, however, to allow for the grade transition will have to be setback. All townhouses should have the same orientation to the window road or an enhanced facade. - **Acknowledged and in compliance.**

21. The following comments relate to the Draft Zoning By-law:

m. The RS5 zone appears to require an amended front yard setback because the units have a driveway which abuts the dwelling. Where a driveway abuts the dwelling an 8m setback is required.

- **In compliance.**

p. The apartment building has a minimum parking requirement of 2 spaces per unit. All of these spaces need to be accommodated within the apartment building block, since lots are being defined in accordance with the condominium plan which has identified the apartment block separately. -

Acknowledged. Current parking ratio is 1.61 space per unit.

Comments to be addressed through Detailed Design:

23f. Common outdoor amenity area is required for apartment units. Please clarify how this area is being provided

- **Revised site plan includes amenity area around north and west side of apartment building and additional amenity area in south-east corner of the site (which is connected by 1.5M sidewalk)**