

3rd Submission Comments	Responsible	Notes
Town of Halton Hills Planning and Development		
Building - General:		
1. Correct OBC Data Matrix.	SRM Architects	Matrix on sheet A 0. 1 has been updated to reflect the current building design
2. Provide access routes, principal entrance, fire hydrant and fire department connection	SRM Architects	Site Plan drawing on sheet A 1. 1 has been updated to include access route and building entrance annotations, as well as fire hydrant and fire department connections
CN Railway		
1. Noise Report	SLR Consulting	Done.
2. Insert clause in all development agreements: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."	SLR Consulting	Agreed.
3. Covenant registered on title and all agreements RE noise isolation measures	Planning (Urban in Mind)	At SPA
4. Agreement with CN regarding CN's concerns	Planning (Urban in Mind)	At SPA
5. Environmental easement for CN RE noise and vibration	Planning (Urban in Mind)	At SPA
Planning - PJR to address affordability of units. Same comment as previous submission	Planning (Urban in Mind)	At SPA
Environmental Site Assessment	Watters Environmental Group	Done
Urban design - rationale for not including balconies and patios facing Mill St	SRM Architects	Balconies are now being included along the Mill Street face. Refer to floor plans on sheets A 2. 3 A 2. 6, and east elevation sheet A 3. 1
Provide colour building elevations including a material palette for review as part of the 4th submission	SRM Architects	Design renderings have been provided to show proposed material palette. Refer to Design Renderings
Zoning - By-Law Amendment should include the stipulation for a minimum of 12 rental housing units	Planning (Urban in Mind)	Done.
Canada Post		
The development must have a centralized mail receiving facility meeting Canada Post standards	SRM Architects	Canada Post mailbox location is noted on sheet A 1. 1 and will have detailed sizes and box counts provided
CVC		
1. Include a response matrix outlining how the following have been addressed	Planning (Urban in Mind)	Done.
2. Floodline on Grading/Drainage plans and topo survey do not appear to match. Update the drawings to be accurate.	Premier Engineering Solutions	Done.
3. Natural hazards to be zoned in appropriate restrictive zoning	Egmond and Associates Ltd.	EAL Memo, CVC clarified in email (attached).
4. Refer to CVC Plant Selection Guideline for species selection	Egmond and Associates Ltd.	EAL Memo, CVC clarified in email (attached).
Town of Halton Hills - Development Engineering		
OPA and ZBA		
1) Does not support the dewatering plan. Will need water balance in the area and investigate solutions	Egmond and Associates Ltd.	EAL Memo, Done.
2) Submit Phase 2 ESA	Watters Environmental Group	Done.
1) Photometrics must be updated to comply with 0.0 cut-off at property line	Millenium Engineering	Done.
2) Noise Implementation report accounting for mechanical systems and verifying that the recommendations proved in Environmental Noise Assessment have been accounted for.	SLR Consulting	Done.
3) Stormwater Management Implementation Report - Separate from FSR	Egmond and Associates Ltd.	Done.
4) Composite Utility Plan	Surveyor	Done.
5) Construction Management Plan	Egmond and Associates Ltd.	Agreed to complete at SPA
6) Update plans to account for 2m sidewalk	Premier Engineering Solutions	2 m sidewalk added as per Site Plan
7) Site Servicing Plan - note that at end of construction top layer of asphalt to be milled down and resurfaced with min 40mm HL3	Premier Engineering Solutions	Done.
8) Submit all other necessary document and drawings as identified within Town's DRC notes from pre-consultation meeting February 20, 2020.	Planning (Urban in Mind)	Done.
1) Red-lined drawings and reports to be returned with the next submission.	Egmond and Associates Ltd.	Done.
Architectural Drawings - Red-Lined		
Add note RE 2m sidewalk	SRM Architects	Done.
Photometric Plan - Red-Lined		
Boundary at 0.0 must be on property	Millenium Engineering	Done.
Site Servicing Plan - Red-Lined		
Proposed 150mm STM to West - Provide reason for this or remove	Premier Engineering Solutions	Done. 150mm storm to west removed.
South drain pipe - dashed line indicates perforated. If it should be perforated, state reason. Otherwise make line solid.	Premier Engineering Solutions	Done. 150mm storm removed.
Add note RE 2m sidewalk	Premier Engineering Solutions	Done.
Add note RE resurfacing at end of construction	Premier Engineering Solutions	Done.
Transportation and Public Works		
It's unclear where bicycle parking spaces are being proposed	SRM Architects	Bicycle parking spaces are being proposed in both the Parking Levels, and on the site itself. Refer to sheets A 1. 1, A 2. 1, A 2. 2, and A 2. 3.
Study should assume 2% growth rate on Quailsh St	BA Group	Done.
Include trip generation from 12, 22, 24 Daylode Drive. Use in analysis	BA Group	Background development traffic volumes have been updated to reflect site traffic volumes presented in the TIS prepared by Nextrans Consulting Engineers in April of 2023
No information on modal split in area. Use "Not Close to Rail Transit" for conservative analysis	BA Group	Done.
Metrolinx		
Metrolinx Rail-Data Forecast updated December 2022. Revise Noise Study with new data	SLR Consulting	Done.
Provide Final Detailed Noise Assessment at the Site Plan Phase	SLR Consulting	At SPA
Warning clause to be put into all Development Agreements	Planning (Urban in Mind)	At SPA
Easement for rail operational emissions	Planning (Urban in Mind)	At SPA
Recreation and Parks		
Landscape standards to be met to Site Plan Application Guide	BTI Landscape Architects	Agreed.
Tree Preservation Plan to be prepared. Must include compensation for trees to be removed	Kuntz Forestry	Done.
Cash-in-Lieu of Parkland to be paid. Cap of \$13,200 per high, or medium density unit.	Planning (Urban in Mind)	EAL Memo
Regional Comments		
PJR does not address affordability of existing rental units and how the proposal contributes to the range and mix of housing types and targets given the loss of the existing rental units. Provide information on accommodation of current tenants during construction	Planning (Urban in Mind)	At SPA
Submit Phase II ESA	Watters Environmental Group	Done.
Provide Letter of Reliance for all environmental reports	Egmond and Associates Ltd.	Done.
Provide updated design and dewatering assessment.	Egmond and Associates Ltd.	Done.
Source water protection. Update Risk Management plan to include application of road salt, handling and storage of road salt, storage of snow to reflect risks to drinking water.	Egmond and Associates Ltd.	Done.
Issue new Section 59 Notice RE drinking water	Egmond and Associates Ltd.	At SPA
Salt Management Plan policy SAL-3 submitted	Egmond and Associates Ltd.	Done.
Water Balance Assessment policy REC-1 submitted	Egmond and Associates Ltd.	Done.
Tier 3 Water Budget WHPA-Q1 submitted	Egmond and Associates Ltd.	Done.
Regional Infrastructure. Analysis of downstream constraints of sanitary wastewater sewer system	Egmond and Associates Ltd.	Done.
Obtain sufficient servicing allocation from Town of Halton Hills for the proposed development	Egmond and Associates Ltd.	At SPA
Waste management. Current design not suitable for municipal waste collection vehicles. Adjust design to meet municipal standards or specify if private collection is being considered.	Egmond and Associates Ltd.	Done. Loading Area has been adjusted to meet minimum sizes and turning radii for garbage pickup. Refer to A2.3.
Zoning		
ZBA should include a massing schedule. See by-law 2020-0028 as an example.	Planning (Urban in Mind)	Done.
Halton Hills Fire Department		
Show fire route signage on site plan.	Premier Engineering Solutions	Done.
Building Services		
Fire department connections shall be provided for both buildings as standpipe is required for 4-storey buildings.	Premier Engineering Solutions	Done. Noted on both buildings.
Both fire main and domestic water main shall be provided.	Premier Engineering Solutions	Done. Shown on both buildings.
Hydrant location to each Siamese shall not exceed 45m.	Premier Engineering Solutions	Done. Hydrant location to each Siamese is not exceeding 45 m.
Provide service connections to south building (each building shall have its only service from region mains).	Premier Engineering Solutions	Done. Each building is provided service connection from Region mains.
Provide STM lateral to each building.	Premier Engineering Solutions	Done. Storm laterals for each building are separately connected to the storm system. Laterals can't be separately connected to the City's storm sewer as the proposed SWM is combined for both buildings. We can't design SWM separately.

Planning (Urban in Mind)
SRM Architects
ALL
Egmond and Associates Ltd.
BA Group
Kuntz Forestry
Premier Engineering Solutions
SLR Consulting
BTI Landscape Architects
Millenium Engineering
Surveyor
Watters Environmental Group