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Date: January 14, 2021

To: Chair and Members of Committee

From: Brynne O'Neill
Development Planner

Re: B18/2020 – 118 & 126 Albion Street, 119 William Street –
Memorandum regarding conditions of Consent

At the December 2, 2020 Committee of Adjustment Hearing, Application B18/2020 regarding 118 & 126 Albion Street and 119 William Street was deferred for the following reason:

“To allow time for the applicant to consult with staff regarding Conditions 5 and 6 of the conditions attached as Appendix A to Report 2020-558.”

Conditions 5 and 6 are conditions requested by Development Engineering. Since the meeting, the applicant and Development Engineering Staff have had the opportunity to discuss the conditions. As a result of these discussions it has been determined that Condition 5 shall remain unchanged, and it is recommended that Condition 6 be replaced with the following:

6. Receipt of a Grading and Drainage Plan or a Grading Memo. The Grading and Drainage Plan shall be prepared by a qualified Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, for the overall development, and shall delineate existing and proposed grades for both the severed and retained properties. The Grading Memo shall indicate whether or not the existing grading has been significantly modified since the merging of the properties on title and if any of the existing grading is intended to be modified as a direct result of the proposed severance, for the overall development. This condition is to the satisfaction of the Manager of Development Engineering or his/her designate.

Planning Staff, Development Engineering Staff, and the applicant are all satisfied with this proposed amendment to Condition 6. Planning Staff recommend that Condition 6, as amended for application B18/2020 be approved.

A handwritten signature in blue ink, appearing to read "B. O'Neill", is positioned above the printed name.

Brynne O'Neill, MCIP, RPP
Development Planner

Attachments (if applicable):

Staff Report – B18/2020 – 118 Albion Street