

APPENDIX B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 923 DORCHESTER AVE

The Administrative Coordinating Group (ACG) has reviewed the servicing requirements for DAZ 209/2026. The applicant is advised to take into consideration the following servicing and design requirements in preparing the development plans for the site:

Section I – General Comments

1. The Water and Waste Department (WWD) advises that there is adequate water servicing for the proposed development based on the provided development plans. In the event that the development plans change, WWD will need to review the revised proposal.
2. The land in question is in a combined sewer area. According to Clause 8 of Environment Act Licence 3042, any development on the property cannot increase the flow into the combined sewer. Typically, increases in wastewater discharge can be offset by a reduction in land drainage discharge from the property. The developer proposes a building addition and site works, which may increase the flow to the combined sewer (wastewater and land drainage). The requirement for an engineering study addresses this matter. The private land drainage sewer service and wastewater sewer service will need to connect to the fronting combined sewer main on Cockburn Street North.
3. The Urban Planning & Design Branch, Planning, Property and Development Department advises that the Developer is required to preserve and protect City-owned trees, including those immediately adjacent to the subject site on Dorchester Ave. Where work is to occur adjacent to City-owned trees, the Developer shall adhere to the City's Tree Protection Specifications and consult with the Urban Forestry Branch to arrange for the necessary permissions and compensation prior to any pruning, excavation, or other activities that may result in the damage or removal thereof.

Section II – Engineering Studies

1. The Developer shall provide a technical memorandum prior to the issuance of development permits, prepared by a qualified municipal engineer, demonstrating that the flow from the Planned Area to the combined sewer will not increase due to the development, as determined by and to the satisfaction of the Director of Water and Waste.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group

File No. DAZ 208/2026

August 7, 2026

"Original Signed by K. Kowalyk"

K. Kowalyk, P. Eng.

Land Development Branch. Planning, Property and Development Department

"Original Signed by M. Gajda"

M. Gajda, P. Eng.

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