

Comments from Credit Valley Conservation Authority	
Comment	Staff Response
<ul style="list-style-type: none"> <li>- The submitted plan for a trail connection needs more discussion as the connection is within regulated hazard areas. It is recommended that the trails system for this area of development within the Town be informed by higher level studies, such as a municipal trails Strategic Plan, as the intent appears to be to link multiple communities together in a planned way. Further detail and discussion is required to ensure that the concept routing can be agreed to in principle. Consultation with appropriate Town and CVC staff should occur, including an agency site visit to help ensure routing is feasible and acceptable.</li> </ul>	<ul style="list-style-type: none"> <li>- After review by Town staff concerns were highlighted with the connection and it was also a concern from local residents related to pedestrians cutting through the area. As a result, Town staff have suggested it be removed from the conceptual site plan, and the applicant has revised accordingly.</li> </ul>
<ul style="list-style-type: none"> <li>- The natural hazard portions of the lands and their associated setbacks should be placed under an appropriate zoning and designation. Please update the proposed Zoning/ Official Plan Schedules accordingly.</li> </ul>	<ul style="list-style-type: none"> <li>- The proposed Zoning By-law amendment has been revised to show the natural hazard lands re-zoned as Open Space Conservation (OS2) Zone, and the Official Plan Amendment has been revised to show these lands designated as Open Space Conservation. All related application materials have been revised to reflect these changes</li> </ul>
<ul style="list-style-type: none"> <li>- CVC recommends that the portion of the subject property containing the natural hazards and their associated setbacks be dedicated to the municipality.</li> </ul>	<ul style="list-style-type: none"> <li>- The Town has considered this suggestion internally and given the irregular shape of the hazard lands and established vegetation/fencing between the subject site and Kaycee Gardens, have determined that conveyance to the Town would not be preferable. The conservation portion of the site will also serve as passive amenity space for the proposed development.</li> </ul>
Comments from the Public	
Comment	Staff Response
<ul style="list-style-type: none"> <li>- Residents expressed concerns with the proposed development being incompatible with the surrounding neighbourhood character and established streetscape.</li> </ul>	<ul style="list-style-type: none"> <li>- The applicant has demonstrated the grade change on the site results in the streetview of the proposed townhomes being obscured, and setback from the frontage. The development layout of the site improves visibility from the street through to Kaycee Gardens immediately to the south of the property. In addition, the design of the proposed townhomes seeks to match heritage features found within the existing neighbourhood.</li> </ul>
<ul style="list-style-type: none"> <li>- Residents have stated a concern that approval of this proposed development</li> </ul>	<ul style="list-style-type: none"> <li>- The applicant has noted that the proposed concept is specific to this site, and that there are very few</li> </ul>

<p>would set a precedent for change that could lead to further negative impacts to heritage resources in the area through further development.</p>	<p>parcels that could accommodate a similar concept in the area. Furthermore, staff note that this proposed land-use change would apply only to the subject property, and any future intensification proposals that may be brought forward within this neighbourhood would be reviewed independently on its own merits.</p>
<ul style="list-style-type: none"> <li>- The majority of residents in the area have expressed the desire to have York Street be designated a Heritage Conservation District.</li> </ul>	<ul style="list-style-type: none"> <li>- In response to these public comments, the Town has retained a consultant to pursue a Study process for designating the York Street neighbourhood as an HCD. The same consultant has also peer-reviewed the Heritage Impact Study (HIA) submitted with this application and did not raise any concerns with the development negatively impacting the heritage characteristic of this neighbourhood. Staff note that this HCD process is a separate planning matter, and any future HCD designation of the street does not obstruct the proposed development from proceeding.</li> </ul> <p>Both items are intended to proceed independently and follow their prescribed separate processes. Land use approvals of this development should not influence or jeopardize the fate of the HCD process.</p>
<ul style="list-style-type: none"> <li>- All dwellings on York St. are detached, residents have invested heavily in their properties, and will not be motivated to continue investing if the neighbourhood will change dramatically</li> </ul>	<ul style="list-style-type: none"> <li>- Town staff are of the opinion that the unique shape of the lot allows the townhouse blocks to be tucked from view of the street thus limiting any impacts to York Street's established streetscape of large, detached homes with heritage characteristics.</li> </ul>
<ul style="list-style-type: none"> <li>- The majority of residents have expressed a general concern that the density is too high and not appropriate, with more specific concerns such as overlook into adjacent properties being cited.</li> </ul>	<ul style="list-style-type: none"> <li>- The proposed Official Plan and Zoning By-law amendment seeks to amend the land use designation from "Low Density Residential" to "Low Density Multiple" which would allow a density of 49 units per hectare as opposed to the current 25 units. The proposal has density of 41 units per hectare. In addition, the applicant has increased the rear-yard setback of the proposed townhomes from 5m to 5.5m to address the overlook concerns.</li> </ul>
<ul style="list-style-type: none"> <li>- It was noted that 12 new homes will be created by the proposal, however 30 homes on the street will be directly impacted</li> </ul>	<ul style="list-style-type: none"> <li>- The applicant has cited the need for additional housing due an ongoing housing crisis, and the submitted Planning Justification Report outlines the Provincial Planning Policy that support intensification through infill to create more housing options. The applicant also noted that adjacent properties have made major additions and created in-law suites and carriage houses along the street, and that despite the proposed increase in density, the development will</li> </ul>

	open a viewpoint towards Kaycee Gardens along York Street.
<ul style="list-style-type: none"> <li>- The proposed density will result in a significant increase in traffic on York Street which is already a concern, and parking will spill out onto York Street.</li> </ul>	<ul style="list-style-type: none"> <li>- The applicant has submitted a Traffic Impact Study which has been peer-reviewed by a third-party consultant with expertise in this discipline, to confirm traffic impacts to York Street and adjacent road networks would be acceptable. The projected trips generated would still allow the local network to operate at an acceptable level of service. In addition, as swept path analysis for emergency vehicles was provided to confirm there would be no impact to the on-street parking along the north side of York Street. Finally, the 2 parking spaces per dwelling unit and 0.25 visitor spaces per unit meets the Zoning By-law requirements for townhouses.</li> </ul>
<ul style="list-style-type: none"> <li>- Residents have concerns over light pollution from the proposed development and that traffic coming and going will negatively impact adjacent properties.</li> </ul>	<ul style="list-style-type: none"> <li>- The conceptual design of the proposed townhouses incorporates low downlights to limit light pollution spilling from the site. While the site design cannot fully control for light pollution from vehicles entering the development, the Traffic Impact Study has confirmed that York Street can handle the additional trips generated by the development.</li> </ul>
<ul style="list-style-type: none"> <li>- There are concerns that the snow removal will be noisier/more disruptive than the current snow removal on York Street.</li> </ul>	<ul style="list-style-type: none"> <li>- The applicant has confirmed that off-site snow removal may need to occur with excessive snowfall, otherwise a snow storage area has been shown on the Site Plan at the south of the site. Snow removal and winter maintenance provisions would be implemented through Site Plan and Condominium approvals.</li> </ul>
<ul style="list-style-type: none"> <li>- The private road access creates safety concerns for access of emergency/delivery vehicles etc.</li> </ul>	<ul style="list-style-type: none"> <li>- The applicant has worked with Town staff to revise the proposed entrance and turning radius into the site to ensure adequate access for emergency vehicles, which was demonstrated through “vehicle swept path assessment” showing turning radii of emergency vehicles into the site. This was confirmed as adequate by Town staff and the Town’s traffic engineering peer-reviewer.</li> </ul>
<ul style="list-style-type: none"> <li>- Garbage disposal creates concerns as proposed; smell, visually unappealing, etc.</li> </ul>	<ul style="list-style-type: none"> <li>- The applicant has addressed concerns related to garbage disposal by revising the site plan to remove the proposed garbage pick-up along York Street and to confirm that private pick-up would service the future residents, with specific details to be required during SPA stage.</li> </ul>

<ul style="list-style-type: none"> <li>- Residents expressed multiple concerns regarding potential environmental impacts from the proposed development, including salt run-off to the creek, removal of trees, increase in impervious areas and increased run-off, light pollution.</li> </ul>	<ul style="list-style-type: none"> <li>- The applicant has worked to address these concerns. In addition, Council required an Environmental Impact Study (EIS) be undertaken, which the applicant has submitted to the satisfaction of the Town. The Landscape Plan has been revised to show a 3:1 tree replacement ratio for the trees being removed from site. The applicant will be required to prepare a “Salt Management Plan” at the Site Plan Approval stage, as per recommendations in the EIS. The applicant has prepared a Low Impact Development (LID) brief which outlines the design and implementation of LID features such as bio-swales which will run along each side of the site to mitigate run-off and improve infiltration on the site. As mentioned, the proposed lights are low downlights to mitigate light pollution, and a Lighting Plan would be required as part of a Site Plan Approval submission. The submission materials have also been reviewed by CVC given proximity to the Mill Creek, and all relevant comments related to impacts to the creek have been addressed.</li> </ul>
<ul style="list-style-type: none"> <li>- There are concerns that this change to the lot configuration will eliminate an appropriate buffer between houses and the creek that the deep lots along the south side of York Street have provided.</li> </ul>	<ul style="list-style-type: none"> <li>- Town staff are satisfied that the proposed landscape plan, and the re-zoning of the natural hazard lands at the south the site to Open Space Conservation will result in the appropriate vegetative buffer between the proposed development and the park. There will be 30m maintained between any development and the Mill Creek.</li> </ul>
<ul style="list-style-type: none"> <li>- There are concerns over the sanitary pumping station shown in the proposed Servicing Plan and impacts to the creek in the event of failure.</li> </ul>	<ul style="list-style-type: none"> <li>- The proposed pumping station is a common piece of sanitary infrastructure to service areas where a gravity fed sewer is not feasible. The system would have back-up pumps should the pump fail. This proposed servicing has been reviewed to the satisfaction of the Town. Further details will be confirmed at the Site Plan Approval stage, in addition to provisions related to the maintenance of these pumps can be included in the Site Plan Agreement.</li> </ul>

#### Comments from Council

Comment	Staff Response
<ul style="list-style-type: none"> <li>- Council has concerns about the impact to views from Kaycee Gardens, and mentioned potential overlook issues, should a Shadow Study be conducted?</li> </ul>	<ul style="list-style-type: none"> <li>- The applicant has increased the ratio of tree replacement on the site which will be planted to create a buffer between the proposed development and Kaycee Gardens.</li> <li>- The Town’s approved 2022 Urban Design Guidelines provide direction for shadow study requirements, stating they should be submitted where a</li> </ul>

	development proposal exceeds six (6) storeys and may affect “shadow sensitive areas” (i.e. primary living spaces, public amenity space, etc.). The proposed development does not meet these criteria warranting a shadow analysis. Notwithstanding this, the applicant has provided plans simulating shadow effects under existing and post-development conditions, demonstrating no significant change in shadow impacts compared to existing treed conditions of the area.
- There were concerns expressed around water supply, and summer peak flows being an issue.	- Staff responded during the Public Meeting to confirm that small scale infill projects such as the proposed development do not pose a risk to the Town’s water supply. In addition, the proposed development would still have to receive formal “allocation” of water supply and services based on available capacity before any construction occurs.
- Council highlighted a discrepancy between the landscape drawing and what is shown in other drawings/renderings, for a walkway proposed between two adjacent properties.	- All plans have been updated to be consistent in the details shown in proposed Site Plan. The proposed walkway along strip of land between two adjacent lots has been removed and replaced with landscaped area and replacement trees.
- Given the surrounding context within the historic York Street neighbourhood, Council passed a motion to require a Heritage Impact Assessment to demonstrate how impacts to surrounding heritage features would be mitigated.	- The applicant had a Heritage Impact Assessment (HIA) prepared which was peer-reviewed by the Town’s heritage consultant. The HIA did not identify major impacts to the surrounding heritage features, given the subject site’s location setback from York Street and the existing building on the site not being of Heritage value. There were minor potential indirect impacts identified such as obstruction of some views from the adjacent properties during the winter months. Recommendations were made to mitigate potential impacts, such as traditional design elements being included in the proposed building façade, additional tree replacement and landscaping to create a vegetative buffer, and appropriate construction staging and monitoring when construction occurs. The applicant has incorporated these changes, and a satisfactory Construction Management Plan would be required as part of a future Site Plan Approval application.
- Council has major concerns with the potential impact to the adjacent Mill Creek and passed a motion to require an Environmental Impact Study (EIS).	- The applicant has prepared an Environmental Impact Study which demonstrates the proposed development complies with all applicable planning and conservation policies. In addition, the report outlines

	eight (8) recommendations for mitigating environmental impacts which will be required at the Site Plan Approval stage.
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