

NEIGHBOURHOOD MEETING (FEB. 6, 2018) COMMENTS/CONCERNS WITH RESPONSES (BY THEME):

	Comment/Concerns	Resources	Responses Prepared Prior to Feb. 26 Public Meeting
1.	PRIVACY: Proposed development will be higher than existing houses. Concern for loss of privacy & windows that overlook existing homes.	Concept Plan; Landscape Plan; Photos from Cityview.	2m high Privacy fencing atop existing retaining wall within subject lands; landscaping proposed to retain existing mature pine trees approx. 9-10 m (30-36 feet) high and plant new trees along west and south border (applicant will work with City to determine appropriate locations, max. height of white spruce available is 4.5 m (15 feet); subject lands to be lowered/regraded (approximately 1.25m); Detail design on buildings has not yet commenced, however cross section and photos taken from Cityview Circle to rear building will demonstrate views of proposed future widows to rear buildings.
2.	TRANSITION & INTEGRATION: Concern that proposed density does not integrate with existing properties on City View Circle.	OP; Zoning Bylaw; Cross-Section	Proposal is in Compliance with OP & ZBL for density and height; Proposed 3 storey townhouses closer to Cityview Circle (reduction from 4 storey) and 4 storey townhouses fronting Essa Road; Distance is approximately 29 metres between property line Cityview Circle; Setback to property line is 16.7 m (55 feet) and distance to property on City View Circle is approximately 29 m; angular plane of rear façade is less than 28 degrees; A cross-section diagram demonstrates transition of heights and lines-of-sight.
3.	BASEMENTS: Will they be included?	Builder; Site Plan	No plans for basements (application submitted, unit design and grading); Site Plan will be subject to approval by City.
4.	HEIGHT: Will developer consider changes to building height & provide comparison.	Zoning Bylaw; Reduced Height & Comparison.	Reduced height of Building in rear from 4 to 3 storey (previous City request); Permitted height under MU2 zone is 16.5m (proposed height on Building 1 abutting Essa Road is 14.5 m, and height of building 2 is less than 10m, which is 6.5 m less and also meets R1 standards of existing low. Res. area); Cross-section will demonstrate comparison.
5.	TREES & MAINTENANCE: Concern over health of trees (border/edge trees).	Landscape Plan; Condo. Corp.; City Assurance.	Applicant will rely on the expertise of an arborist (2 year landscape guarantee); Condo Corp ensure maintenance (Builder to add 10K to Reserve Fund); City can within 5 years require Condo Corp. replace dead trees; trees requested on Cityview Circle by Parks Planning Department will be maintained by City.
6.	ACCESS: Concern with road access to Cityview Circle.	City property; Site Plan;	Applicant cannot access Cityview Circle without City's permission as the retaining wall is City property; Application and approvals have excluded any access to/from Cityview Circle (as per Phase 2 consultations).
7.	PRIVACY: Concern overlooking existing development.		<i>Refer to #1 for Similar Theme & Response</i>
8.	GRADING: Concerns with elevated grade & building heights.	Grading Plan; Site Plan	Site has an existing higher elevation to Cityview Circle subdivision, which was originally part of the subject lands; the proposed reduction in grade (0.6-1.2 m required for drainage) will lower the 3-storey building; the Landscaping plan shows retained mature trees atop elevated portion to offer additional privacy with increased setbacks to building.

NEIGHBOURHOOD MEETING (FEB. 06, 2018) FOR ZONING BYLAW AMENDMENT

	Comment/Concerns	Resources	Responses Prepared Prior to Feb. 26 Public Meeting
9.	3-D MODEL & ELEVATION DRAWINGS: Residents would like to see drawings.	Shadow Study; Rendering; 3-D model; Cross-Section	Shadow Study utilized a 3D model to shows no shadow impact to Cityview Circle residences; Elevation Drawing are not required at Zoning submission only a Site Plan (the Neighbourhood & Public Meetings are the opportunity to consider comments for design elements and elevation drawings, examples of elevations from similar 3-4 storey buildings will be provided); a Cross-Section of the Site will be provided.
10.	TRAFFIC SAFETY & ACCESS: Concern with increased traffic (onto Essa Road) and pedestrian safety.	Traffic Study; Road widening; City Review	Traffic study was submitted to the City and is under review (incorporate all 3 phases for Ingress/Egress to Essa Road); Built to a wider standard with proposed centre median to accommodate all phases; Provision of 2.6 m for Right-of-Way for Pedestrian and Active Transportation.
11.	NOISE-VIBRATION: Concern for noise, vibration, dust during construction, and construction on Sundays during previous phases.	Bylaw; Vibration impact Process; Builder's Health & Safety Protocol	By-law 2006-140 (Noise & Vibration) applies to all residents; Vibration Complaint received (applicant was contacted & on-site during complaint) was associated with road construction & compaction on phase 2; a City Process for a 'vibration monitoring program' is available for potential future impacts; Builder's Health & Safety protocol requires consideration for neighbours & no work on Sundays.
12.	CHARACTER: Concern that proposal is not in character with the existing neighbourhood and reduction of property values.	Planning Report; Urban Design; Resale Homes	Planning Report and Urban Design Brief (submitted) have considered the character and transition of both Essa Road and City View Circle; All 3 phases demonstrate family friendly pocket communities with supporting amenities; Condos allow for pride of ownership; Resale comments by public indicated an increase in property values and property tax assessments from previous Phases and properties on Cityview Circle.
13.	AESTHETICS: Concern that elements from previous Phase 1 will be continued through this phase.	Builder	Different design elements are under review for Phase 3; These are New built forms being included in phase 3 (back-to-back and stacked townhouses). Urban Design and Architecture (guidelines) will be considered.
14.	PARKING: How many per unit?	Draft Plan	Proposed 2 per unit (dedicated), in total 2.25 per unit;
15.	PARKING: How many visitor spaces?	Draft Plan	Proposed 4 (two of which are barrier free)
16.	PARKING: Concern with insufficient parking (requirements).	Zoning Standards	Proposed parking exceeds minimum standards for RM2 zone (1.5 units) and for reduced standards in Mixed Use Corridor (MU2) zone (1 per unit), for an intensification corridor.
17.	INTENSIFICATION & DENSITY: Concern with policies.	City Policies; Examples of developments	Density Proposed of 59 units per hectare (upha) conforms to intent of OP and Council for Mixed-Use Intensification Corridor (MU2) zone up to 150 upha; Other sites proposed with 107 upha (521 Essa Rd), 139 upha (300 Essa Rd), & 150 upha (368 Essa Rd).

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18.	DEMOGRAPHICS: Want data from Previous phases of development.	Statistics Canada	Census data from Statistics Canada for small neighbourhood area (Number of Households: 331; Constructed after 2011: 22; Average Household Size: 1.94; Households with Children: 70%; Own/Rent: 172/159).
19.	AFFORDABILITY: Concern with affordable housing.	City Policies; Comparable Listings	Although this development is not proposed as “Affordable Housing” as defined in the OP, it is the intent of the City to support all affordable housing options; The client has proposed 2, 3, & 4 Bedroom Townhouses starting from \$400K which are affordable compared to local resale listings (Feb. 2018) for a 2-bedroom condo on 300 Essa Rd at \$480K and a 2-bedroom townhouse at 369 Essa Road at \$470K.
20.	TRANSITION: Concern for transition to established neighbourhood.		<i>Refer to #2 for Similar Theme & Response</i>
21.	DENSITY: Less density is preferred.		<i>Refer to #17 for Similar Theme & Response</i>
22.	MAINTENANCE: Who will maintain privacy fence and landscaping?		<i>Refer to #5 for Similar Theme & Response</i>
23.	3D MODELS: Would like to see models.		<i>Refer to #2 for Similar Theme & Response</i>
24.	TREES on CITY VIEW: Concern that proposed plantings will not survive.		<i>Refer to #5 for Similar Theme & Response</i>
25.	ACCESS: Concern with access to Essa Road.		<i>Refer to #10 for Similar Theme & Response</i>
26.	PRIVACY: Concern that planted trees will be too short.		<i>Refer to #1 for Similar Theme & Response</i>
27.	POND: Concern with removal of trees in stormwater area.	LSRCA	Trees cannot be removed, these are on public lands, regulated and protected by the Lake Simcoe Region Conservation Authority (LSRCA)
28.	PUBLIC MEETING: Residents would like an additional meeting to review any updated materials prior to decision of Council.	City Staff	Opportunities for further public input is available at the Public Meeting. In addition submission of written comments can be made to City Planning Staff and/or Councilor Steve Trotter.

CONCERNS / ISSUES AS LISTED ON A FLIP CHART AT THE NEIGHBOURHOOD MEETING FEB. 06, 2018:

- Privacy of Backyards
- Integration and Transition to existing Low Res. on Cityview Circle
- Ensure Tree Health of border trees
- Re-Grading & Retaining Walls compared to abutting property
- Traffic & Access onto Essa Road
- Pedestrian Safety (Crossing Essa Road)
- Elevation Drawings and/or 3D modelling
- Height (willingness to reduce height)
- Noise & Vibration from Phase 2 Construction
- Urban Design and Architecture (guidelines)
- Demographics of Phase 1 or Area

Note: All Concerns/Issues on the flip chart are reflected in the previous table, along with Responses prepared by the applicant, which reflects the Meeting Minutes prepared by City staff.

Respectfully submitted,

Innovative Planning Solutions

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