

ANNEX DRAFT PLAN AND ZONING AMENDMENT
PUBLIC COMMENT AND PROPONENT RESPONSE SUMMARY MATRIX - Travis & Associates - January 2021 rev July 15, 2022
(Note: Comments are abbreviated for summary purposes)

Number	COMMENT	RESPONSE
Public Comments - Written		
1	Concerns over Traffic safety, adequate parking and appearance.	The proposal will create a lot fabric similar to what characterizes the neighbourhood at present. Parking provisions will meet the requirements of the zoning By-law that is, 2 spaces per single and semi detached unit type. Parking provisions are similar to the majority of existing residential uses in the neighbourhood. It is concluded that the proposal is compatible with the existing neighbourhood.
2	Issue with R3 Zoning in an R1 residential area.	R3 exception zoning is in place at present. The neighbourhood is not R1 but R2. R3 is the most appropriate implementation zone.
3	Concern over style, size, type of housing and residency associated with R3 zoning.	The R3 exception zoning proposed would eliminate apartment uses and retain townhouse, semi-detached and single detached dwelling types. Size and style of proposed housing is studied through the detailed Urban Design Report, Architectural Guidelines, and Heritage Impact Study. It is concluded that the proposal is compatible with the existing neighbourhood.
4	Restrictions and covenants registered on title to maintain Heritage and development theme. New home owners will be free to change the property in any and all manners.	Heritage property will be protected by retained Part IV designation along with Site Plan and Subdivision development agreements with the Town and registered on title. Changes to the approved development plan will have to be made in conformity to the site plan, zoning By-law and architectural guidelines. Under PPS 2020 Sect. 2.6.3, development adjacent to protected heritage property (Part IV) also requires Town approval.
5	Adding more traffic onto the road system, and with single and semi-detached having direct access onto the public streets. Driveways crossing sidewalks seems dangerous.	Traffic engineers opinion is that additional traffic generated by the subject proposal is minimal. The nature of land uses accessing the public streets in this neighbourhood is residential (with direct driveway access the public streets). Driveways crossing sidewalks is an acceptable design element in residential areas, often necessitated by approved urban form and street design.
6	It is not uncommon for residences to have more than one vehicle. Allowances need to account as well as guests and visitors.	Parking requirements are two spaces per unit and two spaces per unit are provided. This is consistent with zoning By-law standards and with what many existing homes in the area provide.
7	It is hoped the development will enhance the neighbourhood. 19 units seems crowded and hopefully the requested allowances will not add to the crowded appearance.	The Town has placed quality urban design as a key priority in considering development applications on the subject lands. See comment 3, above. It is maintained that the design of the project will enhance neighbourhood through conservation and sensitive adaptive re-use of the Annex, a key heritage asset, along with detailed design study and guidelines.
8	The planned 14 unit garages as part of the frontages do not add appeal to the neighbourhood and is different from the approved development approach.	The subject applications seek to minimize impact on the heritage building and still respect the nature of the existing urban pattern. The result is homes fronting onto the public streets and with attached and detached garages. The proposed approach is compatible with the neighbourhood.
9	Snow storage along the west fence line is not acceptable due to runoff. Remove snow storage of relocate.	This area allocated for snow storage will be graded so as to eliminate the risk of runoff being directed to any adjacent properties. Furthermore, a catch basin will be installed in the immediate area that will collect and direct the surface/snow runoff into the existing storm sewer system on Sixth Street.
10	The tree plan is a concern. Proposal to remove maple trees in the backyard, unless replaced with acceptable mature trees, trees should remain and be managed during construction.	Manitoba Maple trees are invasive, short-lived, fast-growing pioneer species that tend to be weak-wooded, with branches that break during severe storms. The Tree Inventory and Assessment Update indicates there are serious concerns about the structure of these trees, and corrective pruning of the hazardous branches is required. Since these trees are boundary trees, engagement with the neighbouring property owner is needed. Trees are currently impacting Annex roof and masonry.
11	Cameron Street Infill project has led to issues with fencing and drainage. At Cameron there are problems between what was presented at the public meetings and what was built. Healthy trees were cut down.	The subject lands and development proposal represent a different situation. Existing zoning on the subject lands allows a specific development detail and intensity. The subject lands have several layers of land use control to ensure compliance to approved design detail. These include: A Subdivision Agreement, Architectural Guidelines attached to Title, a Site Plan Agreement, Condominium Plan Approval, Heritage Designation By-law.
12	Cameron Street Infill project utilizes propane tanks instead of connecting to natural gas.	Subject development will be serviced by available hydro and gas lines. Propane tanks are not being proposed. Servicing will be subject to detailed agreements with the Town.
13	What steps are to be taken to protect surrounding heritage properties that are fragile.	Inspection and vibration mitigation measures are specified in the Heritage Impact Study. There will be a construction management plan submitted to the Town for approval. Surrounding homes will be canvassed by the project engineers. Construction vibration dampening techniques will be employed.
14	What Stormwater data is used in the site assessment - is it current? Concern over groundwater.	The storm water data used for the site assessment consists of the most recent design criteria required by the provincial and municipal review agencies including the MFCP, WACA, MTO and Town of Collingwood as outlined in the Town's Development Standards 2007. In terms of groundwater, the proposed building design will adhere to the most recent Town standards so that the seasonal high ground water elevations will be a minimum of 0.5m below the underside of the proposed building's basement floor, thereby avoiding interruptions to the flow of groundwater and potential flooding to adjacent or downstream properties.
15	Proposal fails to meet cumulative impact of overcrowding (parking, snow storage, lack of green space).	The cumulative impact has been assessed through engineering, landscape and architectural study and design. The conclusions are that the indices referred to are addressed, meet acceptable standards, and are consistent with the existing neighbourhood.
16	Too few new trees to replace existing streetscape trees.	Eight (8) streetscape trees are being removed due to conflicts with the proposed grading, servicing of the site's development and/or health issues. Fifteen (15) streetscape trees are proposed to bolster the streetscape and the developments interface with the community. The proposed streetscape tree plantings are placed where possible within the boulevard. Proposed additional on-site tree plantings exceed what is at present. In addition, the Owner has agreed to contribute to additional tree plantings on Town lands as additional offset of tree canopy loss.
17	What is the justification for intensification?	Existing public land use policy at the Provincial, County and Town levels in order to encourage effective service delivery and address efficient use of land. In addition to existing land use policy permissions, the justification lies in contemporary urban planning policy.
18	Will basement apartments be allowed?	Yes, they are possible.
19	There will be short term rentals?	No.
20	Who enforces the condo units if they are bought by numbered companies?	Enforcement of approved built form and site plan elements is, if necessary, through the Town. However, it is unlikely that people or entities investing heavily into an asset will allow such asset to deteriorate.
21	Design provides for double car driveways.	Design does not provide for double car driveways.
22	How much of the original interior of the Annex will be retained?	Basic structural elements will be retained. Interior finishes are substantially damaged and are not designated as having historical value. Interior elements were not included as heritage attributes in the designation by-law drafted by the Town. Extensive damage and deterioration was found during Golder's initial heritage impact assessment in 2016.

January 13, 2021 Public Meeting Comments

1	Can earth and fencing be added to protect the trees.	Trees identified for retention will be protected according to approved plans. Adding earth around trees is not generally a protective practice.
2	General concern over bicycle paths and parking on Maple St	Bicycles and parking on Maple St is part of a larger traffic management program the Town is undertaking.
3	Proposal does not take away from existing neighbourhood.	Acknowledged.
4	Supports the development.	Acknowledged.
5	Concern over on-site green spaces for the units - are there backyards, what are the amenity spaces?	Singles and semis will have private rear yards. The interior will have a common amenity space designed to serve the five interior units.
6	Area has a high water table and concerns over grading. What are the drainage design and stormwater parameters?	The engineered stormwater and drainage has undergone thorough review applying the latest design standards and coordinated with Town engineering. This is further addressed in the agency comments matrix provided with this submission.
7	What are the parking provisions?	Parking provisions are two spaces per unit.
8	Can density be reduced?	Reducing density is not an option and, would be contrary to overall Town policy.
9	ACO supports the proposal with regards to retention and protection and re-use of the Annex. The associated development is sensitively designed.	Acknowledged.
10	Supports the development. Can more units be added to the proposal.	Additional units cannot be added to the proposal as this would require amending existing Zoning and Official Plan.
11	Questioned status of Maple St traffic calming plans.	This is a municipal initiative that is underway.
12	What is the data set used by Tatham's in Swm modelling?	This is detailed in the drainage reports prepared and submitted by Tatham's. See also 6, above.
13	Pleased that project will be appropriately developed.	Acknowledged.
14	Development should proceed sooner than later.	The Owners seek to obtain approvals as soon as practicable.
15	Would like to see development proceed.	Acknowledged.
16	Will taxes increase because of this development.	Property taxes relate to mill rates and property values. These are two matters are independent of the subject application.