

PUBLIC COMMENTS SUMMARY AND RESPONSE

File: 19T-22-K01
Subject: Prebrick Systems (Boynton) Inc.

COMMENT		RESPONSE
1	Density	The Draft Plans propose residential density that is in conformity with the policies and land use designations of the Township's Official Plan, as well as Region and Provincial Plans and Policy. The overall integration and transition of the proposed development and the existing neighbourhood has been taken into consideration by the Draft Plan as discussed in more detail in this Report.
2	Transition of Lot Sizes	Existing lots backing onto development from Gilbert Fuller, Woodhill Avenue and Hawthorne Valley are sized for private servicing and reserve septic areas. The largest lots (18.9m/62' frontages) on the draft plan are located along the north property boundary and will interface with these existing lots.
3	Park Location	The proposed Park would be located in the centre of the Draft Plan adjacent to school block.
4	Community Design	Community Design elements are being studied in Architectural Control Guidelines and Urban Design principal documents and peer reviewed by the Township's Control Architect. Further development of the design documents and adherence to the design principles will be added as conditions of Draft Plan approval.
5	Mix of Housing	The Official Plan Amendments submitted contemplate Mixed Use blocks with permissions for future medium density housing situated between Highway 27 and the single detached lots identified on the Draft Plan.
6	Existing Treeline	An Arborist report has been undertaken and has shown that the trees located along the north property line will be preserved. Tree protection zones will be established to protect existing trees on both sides of the property line.
7	High Grade proposed adjacent to existing lots	The grade will be lessened but cannot be level due to the need to provide underground servicing without pump systems and added infrastructure. The lots adjacent to the existing lots will be further setback by a minimum distance of 9.5 metres. Existing trees will be retained where possible.
8	Connections to existing Neighbourhood	Road connections to Hawthorne Valley Road and Gilbert Fuller Drive have been removed in favour of one connection to Woodhill Avenue. Woodhill Avenue has an existing sidewalk and direct access to King Road.

9	Landscape Buffer	Landscape buffers are difficult to maintain by the municipality and hard to enforce on private lots. The approach has been to retain existing trees where possible, increase the building setback and implement individual retaining walls on lots that will setback usable space on the new lots.
10	Additional Road Connections	An additional future road connection is identified on the Draft Plan at the southeast corner. Future Road connection blocks have not been provided to the east; however, the feasibility and concept plan for a connection is being carried out by the Applicant.
11	Traffic	The Draft Plan has been revised to eliminate road connections to Gilbert Fuller Drive and Hawthorne Valley Road.
	Crestview Neighbourhood Comments and Concerns	
12	Construction Access	Draft Plan conditions will identify that there shall be no construction access to the development using Parkview Drive, Janet Avenue or Crestview Road as alternative access will be required from Highway 27.
13	Height of Dwellings	The height of new dwellings has been set at 10.5 metres for two lots that will flank an existing front yard on the abutting property at 51 Crestview. The proposed dwellings will
14	Crestview Road Traffic	Traffic generated for Crestview Road is limited to residential traffic from 23 dwellings versus 30 dwellings identified in earlier plans.
15	Crestview Built character	There are no lots proposed to front on the north-south axis of Crestview Road. A bend in the road provides the transition to the new lots and dwellings on an east-west axis. A site-specific zone has been developed for the two new lots in the draft plan at the bend and will maintain a 4.5 metre exterior side yard minimum standard and 7.5 metre minimum rear yard standard. The Height maximum is set at 10.5 metres.
16	View obstructed on Crestview.	The Crestview extension would include a bend in the road and would maintain the open view looking south towards the watercourse.
17	Flooding Concerns	Major storm events and overland flows received from existing Crestview lots would be diverted into a new dry pond located on the east side of the Crestview extension.