

Appendix C – Summary of Public Comments and Planning Responses

Public Comments	Planning Response
Need for Affordable Housing	<p>The subject Application would not meet the Affordable housing threshold for ownership but would provide additional dwelling units in the core area of the community. The majority of units are to be 1-bedroom. Smaller units would assist in expanding the range of affordability and housing choice.</p>
Impacts to Dufferin Marsh	<p>The Civil Engineering Plans identify that the site would be equipped with a double silt fence to be erected adjacent to the Marsh area to trap sediment from leaving the site. The development portion of the site would be set back the required 30 metres from the edge of the wetland. The buffer lands would be placed in an Environmental Protection (EP) zone and be off limits to any future development. The buffer lands would be planted with over 400 species of trees and shrubs to provide a net ecological benefit.</p> <p>The property has been determined not to support any environmental significant features as the extent of the lot has been used as a residential lot over the years with a large manicured lawn.</p> <p>The waterbalance for the site would be achieved with infiltration being assisted with an underground collection chamber that would collect runoff and return it to the watertable.</p> <p>The matter of dewatering has been studied and would not require a permit from the Ministry. Temporary dewatering during construction is planned to be collected and treated prior to release. Long term dewatering would not be permitted as the foundation is to be constructed as waterproof.</p> <p>The features of the Dufferin Marsh were studied and reviewed by the Lake Simcoe and Region Conservation Authority where no concerns were raised subject to the mitigation and protection works being implemented.</p> <p>Stormwater runoff from the development is being captured on site through an engineered system and then stored, treated and released to the storm sewer system on Main Street. The only runoff entering the marsh area would be from the downslope of the landscaped areas. As such, the runoff from parking would be largely contained in the engineered system.</p> <p>Snow storage is not permitted to be located in the landscaped areas but would be stored on hardscaped areas where any runoff would be directed for treatment and release. Excess snow would be required to be removed from site.</p>
Tree Preservation	<p>The applicant submitted a tree inventory and preservation plan. There are 23 trees being removed with varying sizes which factored into a formula requiring 180.6 replacement trees. therefore, a total of 126 trees being planted and</p>

	<p>therefore the deficit is 54.6 trees. The Applicant is required to provide the financial compensation for tree removal prior to entering into the Site Plan Development Agreement.</p> <p>Trees in the front yard are planned to be removed with the exception of a Norway Maple at the northwest corner of the lot. The dripline of a hedgerow vegetation community was staked with staff from the LSRCA for an area of trees along the south and northeast boundaries of the property. There are 9 Black Walnut trees which are considered rare in the Lake Simcoe watershed. The trees are all located outside of the development envelope but may be impacted by perimeter grading. Tree protection measures are proposed and in some cases root sensitive excavation and grading are required.</p>
<p>Building Height</p>	<p>There are no 6-storey buildings located along Main Street with the tallest building being 3-storeys at 215 Main. The height of the building was incorporated into a Visual Impact study to determine the resulting views of the structure from different locations around the community.</p> <p>The study identified that the building would often be screened by other buildings and vegetation due to its large setback from Main Street. The full building would be revealed only when positioned along the driveway frontage of the subject property. The building is not in a prominent view shed or located in close proximity to the street. The building would be set back 56 metres and positioned behind the existing heritage dwelling where only a portion of the building would be in full view from ground floor to the top of the roof. The separation distance would effectively recess the building from the streetscape when travelling along Main Street and therefore preserve the character of the street and area.</p>
<p>Building Design</p>	<p>The building has an 'L' shaped footprint which is centred on the lot and located outside of the floodplain.</p> <p>The proposed building has been stepped back and tiered along north and west facing elevations adjacent to low rise residential lots. The floor area lost from tiering has been reallocated to the perimeter of the building facing Dr. Kay Drive and the Dufferin marsh through the use of a cantilevered design above the parking and drive aisle.</p> <p>The building has taken some inspiration from the heritage dwelling with brick colour and quoining at the corners.</p> <p>The building has strong horizontal design elements which in combination with altering materials, helps to reduce the perception of height. The floor plate gets smaller on the upper floors and the exterior building cladding changes from red brick predominately on levels 3 and 4 to a grey polished stone. The colour transition is intentional with lighter coloured materials on upper levels in an attempt to blend the building with the sky.</p>
<p>Shadowing Impacts</p>	<p>A shadow impact study was prepared with the building plans and peer reviewed by the Township's Architectural consultant</p>

	<p>and found to be acceptable. The deep setback of the building assists with limiting shadowing along Main Street to only rear yards after 11:00Am</p> <p>The Dufferin Marsh is expected to receive a minimum of 4 to 6 hours of full sun each day year-round. On days it does receive shadowing, it is minor in length and short in duration.</p>
Privacy Concerns	<p>The building has been tiered and stepped back adjacent to the abutting residential lots.</p> <p>The roof top amenity area is setback an additional 2.8 metres from the roof edge and would assist in reducing the sightlines.</p> <p>The use of inset balconies on the north and west facing elevations would limit the extent of view over the area as balconies do not project beyond the main building wall.</p> <p>Balconies would also be equipped with frosted glass panels on the upper floors and the extent of floor to ceiling glazing has been reduced.</p>
High Water Table	<p>The Water Table has been measured in the Hydrogeology Study submitted with the Application and does limit the feasibility of underground parking to one level. The Water Table would be reached with the building's foundation; however, the construction would require waterproofing for the structure resulting in no long-term dewatering.</p>
Surface Water Runoff	<p>Surface water from the development flowing to the Dufferin Marsh would be limited to the downward sloping landscaped areas only. The remainder of stormwater on site would be captured and stored in an underground tank and be released at an appropriate rate into the storm system on Main Street with the outlet being the Schomberg River.</p>
Traffic Impacts	<p>The Transportation Study was submitted in support of the Application and studied the capacity of the street network, intersections and traffic generation from the development.</p> <p>The study concluded that the road network and intersections are sufficient to address traffic demand resulting from the development.</p> <p>The subject site is projected to generate a total of 59 two-way trips in the weekday AM peak hour (22 inbound and 37 outbound) and 60 two-way trips in the PM peak hour (37 inbound and 23 outbound). Traffic data was further estimated to determine time and direction of travel. The study shows that the vast majority of trips inbound and outbound during both AM and PM peak hours would occur north on Main Street rather than through the centre of the Core south to Church.</p>
Parking Impacts on Main Street	<p>Parking supply in the Core Area of Schomberg and Main Street was measured in an IBI Core Area Parking Study in 2018. The study identified a surplus of parking in the Core Area but there may be times in certain sections of Main Street where parking is not available and requires parking further afield in the core.</p>

<p>Visitor Parking</p>	<p>Apartments in the Core Area are not required to provide Visitor Parking as additional parking options are available in the Core Areas of the Villages. Notwithstanding this, three (3) visitor spaces are identified for the development.</p>
<p>Ground Water Quality</p>	<p>A Hydrogeology Study was prepared for the development which included a total of 6 monitoring test wells to evaluate ground water conditions. Groundwater levels are not anticipated to change, as dewatering from the site is not permitted on a long-term basis and during construction dewatering requires filtering. Ground water amounts are not anticipated to be impacted, as the site would maintain a waterbalance through rainwater capture and release.</p>
<p>Pedestrian and Vehicle Safety</p>	<p>The entrance driveway is to be widened and improved. A sidewalk would be added to the south side of the entrance and further buffer the vehicular connection from the southwest corner. A sight line study has identified that between 3 to 7 parking spaces would be required to be removed from the street to improve safety. Additional traffic controls on site.</p> <p>The implementation of a Pedestrian Cross Over (PXO) on Main Street has been escalated by the subject Application. The location and timing for the PXO has not been finalized and would be added as a Capital Works Project for future consideration.</p>
<p>Bird Strikes</p>	<p>Visual Marker Pattern to be used for railings, windows and door glazing. Design Detail provided on Dwg.Nos. D4.1 and D4.2.</p>
<p>Green Development Standards</p>	<p>The Township's Green Development Building Standards are to be complied with and finalized at the Site Plan Development approval stage. Building standards to be identified and secured for in Site Plan Development Agreement.</p>
<p>Construction Impacts</p>	<p>A construction management plan has been provided detailing the layout for construction activities. Construction access is required from Main Street as no feasible alternatives are available. The site would be equipped with a mud mat entrance, a double run silt fence adjacent to the northerly residential lots and the marsh area. Soil stockpiles are not planned to be located on site. The Contractor would be required to adhere to the Township Noise by-law, communicate with residents the various stages of the works, and coordinate ingress and egress of construction equipment at the site entrance. The Township would have a field services representative assigned to the development.</p>
<p>Light Pollution</p>	<p>The use of low-pressure sodium, metal halide and light emitting diodes (LEDs) are preferred to reduce the amount of lighting adjacent to the wetland feature. Lighting can also be required to be downcast where possible to limit spill-over on adjacent lands. Areas not requiring full-time lighting can be activated by motion sensors. Detailed lighting plans are required at the Site Plan Approval Stage.</p>

Species At Risk	The natural features on the adjacent lands would not be altered. The site would be sufficiently separated during construction with the use of erosion sediment control fencing.
Climate Change Impacts	The Application builds upon several key Climate Change objectives identified in the Official Plan, including promoting compact development and energy efficiency, limiting dispersal of the population, promoting walking and cycling and avoidance of natural hazards and protecting natural heritage features.
Character Impacts	The development proposes to retain the fencing and improve the landscaping features at the street including added vegetation. The front yard would include new parking but would also retain a portion of manicured lawn area. The heritage dwelling is to be retained and would remain as the closest building to the street. The new development would occur behind the heritage dwelling. The setback together with the surrounding vegetation and buildings limits the visibility of the building along Main Street.
Relocated Elsewhere in Community	The Official Plan Policies direct and encourage intensification in the Core Area of the Community. The Core Area is generally constrained by parcel size and floodplain whereas the subject property is a rare large parcel in the core with lands outside the floodplain.
Salt Concerns	The drainage plan for the parking and drive aisles on site are planned to be collected using an engineered system that would collect and treat stormwater prior to release to the storm sewer. The perimeter green areas of the site nearest the wetland feature site would sheet flow towards the marsh area. No sheet flows are planned from the hard surfaced areas. Since the site is constrained, snow will be required to be removed from site during heavy snow events. The matter of salt management is a sustainable green building feature that Planning staff is seeking to address at the site plan approval stage.
% of Landscaping	The development requires the removal of 23 trees but a total of 126 new species would be added, and a tree compensation amount would be collected by the Township. The south portion of the site would remain as a green buffer area nearest the adjacent wetland feature. The buffer area is the focus of the majority of plantings for the site.
Inclusionary Zoning	An inclusionary Zoning By-law is not in effect in the Township.
Bell Easement	No easements are identified on survey information or Township databases.