



WESTON CONSULTING

planning + urban design

Memo

To: Mark Kluge

From: Weston Consulting

CC.: Daniel Hrycyna

File: 8947

Date: November, 22, 2019

Re: 20 Scott Street, Town of Grand Valley, Lisgar (Grand Valley) Ltd.
Public Open House Comments Response
Public Meeting Comments Response

On May 14, 2019, the Town of Grand Valley held a public meeting and on November 4, 2019, Lisgar (Grand Valley) Ltd. and their consultants held a Public Open House in order to provide the public with information related to the proposed development.

The comments and concerns received in response to the public meeting along with the comments and concerns received from the public open house have been placed into the table below and a response is provided where possible.

Resident Comment	Response
What will happen to the existing mature trees along Crozier Street?	Any trees located within the envelope of development will be removed in order to facilitate construction. Tree replanting and landscaping will be undertaken as part of the overall development scenario and will be finalized through the Site Plan Approval process.
How will the stormwater drainage work? There is already significant flooding experienced by residents.	The applicant has entered into discussions with the Town to contribute financing for a permeant stormwater drain which will be located west of Bielby to the western limit of Scott Street. This will directly address and alleviate the flooding in the area.
How does the proposed development manage snow storage?	The proposed development incorporates two (2) snow storage areas located to the west of Lot 'A' along the bulb of the proposed Scott Street cul-de-sac as well as the proposed amenity area located within the common element laneway. Additionally, options for private removal is available.

<p>Would snow storage overflow into the resident amenity area?</p>	<p>The snow storage is proposed to be located within the amenity area. The designated winter snow storage areas will not undermine the intended function of the recreational amenity area.</p>
<p>How will the development impact the natural habitat of bats and Monarch Butterflies?</p>	<p>North-South Environmental Inc. (NSE) was retained by Lisgar (Grand Valley) Ltd. to complete a scoped Environmental Impact Assessment for 20 Scott Street, Grand Valley, Ontario. A site visit took place on December 20th, 2017 and April 18th, 2018. Based on the findings of the Report, the property is considered to provide marginal habitat for wildlife characteristic of urban and suburban environments. Furthermore, the Ministry of Natural Resources and Forestry does not consider the proposed tree removals to represent habitat damage/destruction for bat species.</p>
<p>How will the increase in traffic be addressed?</p>	<p>A Traffic Opinion Letter was prepared by Crozier Consulting Engineers. The increase in traffic volumes will not have any appreciable impacts on the adjacent road system including Scott Street.</p>
<p>The development appears to be too dense. What is the overall density of the development?</p>	<p>The proposed development is consistent with the growth management policies for Settlement Areas in accordance with the Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement, meets the Country's residential intensification targets within the existing built-up areas and satisfies the density requirements and approved built form polices of the Urban Residential designation in the Town of Grand Valley Official Plan.</p> <p>The proposed development deploys a density of 20.33 UPH which, in our opinion, is a threshold that is contextually appropriate and is compatible with the existing community and other surrounding land uses.</p>
<p>Are the proposed housing units geared toward low income housing?</p>	<p>The proposed development will be offered at market prices.</p>
<p>Where are the sidewalks proposed?</p>	<p>The proposed development incorporates a sidewalk on the west side of the proposed private lane and continues along the proposed Scott Street cul-de-sac. This sidewalk will extend to an existing pedestrian walkway located immediately</p>

	south of the proposed development (south side of Scott Street) extending from the terminus of Scott Street to Crozier Street.
Is fencing proposed for the site?	A fence is proposed for the west and east limits of the property boundary extending across the site.
Does the development proposal provide suitable amenity space for residents and children?	The location, size and function of the proposed amenity areas provide for a suitable space for the residents and children.
What is the proposed lot grading for the development?	<p>The subject property has a variable topography and represents a significant change in elevation from the northwest corner (near Crozier Street) to the southeast corner. Lands located along Crozier Street slope downward in an eastern direction towards the middle of the site.</p> <p>The townhouse units have been designed to be built within the slope with the foundation of the buildings serving as a footing and/or retaining wall. They are proposed to be 3-storeys in height measure above finished grade. The townhouses are proposed to be one storey in high fronting Crozier Street.</p>