

March 15th, 2024

VIA EMAIL: krainbow@uxbridge.ca
c.c. David.Perkins@durham.ca

Kyle Rainbow,
Director of Development Services
Township of Uxbridge
51 Toronto St. South, Uxbridge, ON L9P 1H1

Dear Kyle,

**Re: Planning Addendum & Cover Letter
SUBMISSION 2 – Zoning By-law Amendment Application [ZBA 2022-05]
181 Toronto St. S., Uxbridge ON**

We represent the Owners of 181 Toronto Street South in Uxbridge (hereinafter referred to as the “Subject Lands”), regarding land use planning matters associated with the development of their property. On June 1st, 2022, the Township of Uxbridge was in receipt of an application for a Zoning By-law Amendment (ZBA) - first Submission. The purpose of this ZBA 2nd submission responds to the comments received from the ZBA 1st submission. The objective of the application remains the same, to facilitate the development of 10 townhouse units on the subject lands by amending the Town of Uxbridge Zoning By-law 81-19.

A Concurrent Draft Plan of Subdivision Application (DPS) Ref: S-U 2022-02 was submitted to the Region of Durham on July 6th, 2022, and a DPS 2nd submission will be sent under a separate cover to the Region of Durham Planning and Economic Development Department, which will include the same updated documents, plans, and reports.

The revised proposal documents (plans, drawings, & technical reports) continue to envision the development of the vacant parcel of land located at 181 Toronto Street South to allow 10 residential Townhouses (row house dwellings) with site specific zoning standards.

To assist the Township of Uxbridge and Durham Region staff and other agencies in the review and approval of this ZBA application, this recent submission also includes a Comments Response Matrix (CRM) addressing and responding to planning and technical comments received to the ZBA 1st submission from the Township of Uxbridge, Durham Region, Lake Simcoe Regional Conservation Authority, and other agencies. Also, there is a Summary response to comments presented at the Public Meeting held on September 12, 2022, and other communications received at the Council Meetings (October 3rd, 2022, and November 28th, 2022).

This Planning Addendum Letter provides a brief overview of revisions made to the application since the first submission on June 1st, 2022, building on the Planning Justification Report (PJR) submitted with the original submission. While a few design refinements have been made to the proposal, the development intent and key statistics of the original application have largely not changed. Accordingly, much of the PJR (Dated: June 1st, 2022), submitted with the original application remains relevant and can be relied upon for land-use policy considerations. In addition, it is anticipated that the proposed development (ZBA) will conform with the policies of the upcoming Durham Region Official Plan (2023 review) which is currently pending for Ministerial approval.

This Letter focuses on key changes introduced to the proposed Development and refinements made to the Concept Plan since the previous submission, and addressed comments received regarding the first submission, and feedback from public comments.

This addendum is organized in the following sections:

- 1.0 Original Proposal
- 2.0 Revised Proposal responding Planning Comments & Concerns
- 3.0 Summary Planning Opinion & Closing

This Letter should be reviewed in conjunction with materials of the original submission and the revised reports, plans and documents of this (second) submission, including the updated Architectural Concept Site Plan and building drawings package prepared by John G. Williams Architects; the Landscape plans and documents prepared by HKLA Landscape Architects; the updated Civil Engineering Plans and SWM-FSR Report revised by Counterpoint Engineering; the revised Hydrological Investigation, Infiltration Testing Program Report, and Groundwater Mounding Study by Toronto Inspection Ltd; and matrix responses, and updated Zoning Bylaw draft.

1.0 Original Proposal

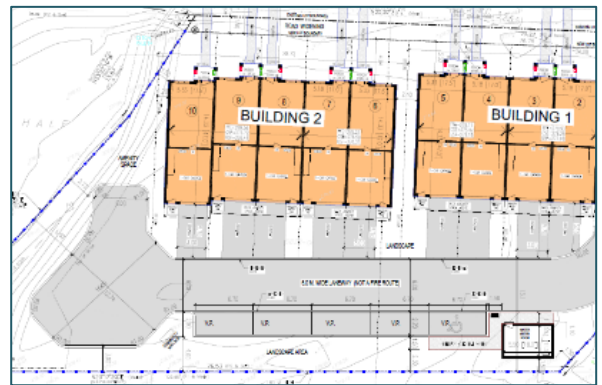
The original application was submitted in June of 2022. The key component of the Original Proposal consists of the Development of two (2) Blocks of Three (3) Storey Townhouses (Row house) dwelling buildings with 5 units each (10 Units total). The buildings are arranged to focus the proposed units along the street, while directing parking to the rear of the units: The intent of this building configuration is to create a pedestrian friendly arrangement with the main entrance of each unit facing Toronto Street South. Common Elements and shared Amenity space are provided, and private outdoor deck amenity space on the second floor of each unit facing the rear.

Vehicular access to the parking area is provided by the means of a single point from Toronto Street South allowing to access/egress for the Condominium through a private lane that serves to connect with each unit driveway at the rear of the buildings. This arrangement enhances safety and traffic considerations, keeping the circulation of cars to one point / driveway, as opposed to multiple driveways along Toronto Street South. A total of twenty-five (25) parking spaces will be provided: each unit has 2 private parking spaces, including garages. Five (5) visitor parallel parking spaces are provided along the private lane, including one accessible parking space.

The key components and statistics of the original proposal have been carried forward in this resubmission, with minor revisions made to the original proposal, including a turnaround at the end of the proposed rear private lane, and adjustments to the Road widening of Toronto St. S.



JUNE 2022– ORIGINAL CONCEPTUAL SITE PLAN



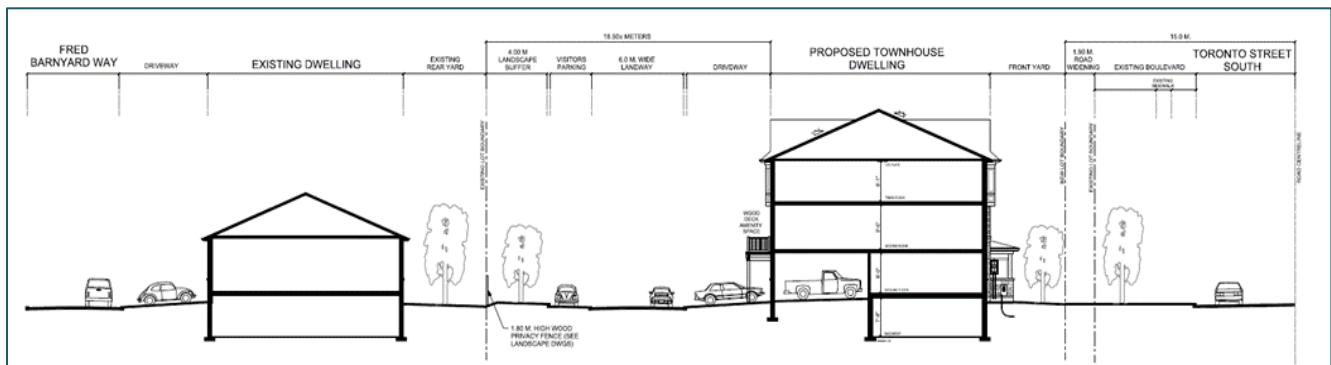
MARCH 2022– REVISED CONCEPTUAL SITE PLAN INCLUDING REVISED TURNAROUND

2.0 Revised Proposal Responding to Planning Comments & Concerns

Comments on the application were provided by various agencies, including the Township of Uxbridge, Durham Region, Lake Simcoe Regional Conservation Authority, and various members of the nearby communities. The following is a summary of the key planning and technical comments and responses to concerns received with respect to the original application:

Density, Compatibility & Height:

A number of comments provided from members of the public were focused on the perceived compatibility of the proposal, including concerns of height and density in relation to the neighbouring townhouse condominium development at Fred Brenard Way. The revised proposal of 3-storey Townhouses dwelling (TH) units are configured in 2 blocks, and the setback from the proposed TH buildings to the rear property line provides at least 18.5m separation, and it also includes a landscaping buffer from the rear lane to the rear property line. The revised proposal addresses concerns by providing more screening and additional trees along the rear property line, in addition to a 1.8 m high wood privacy fence (See: Landscaping Plans prepared by HKLA Landscape Architects).



MARCH 2024– ARCHITECTURAL CROSS SECTION

SOURCE: John G Williams Ltd.

Landscaping, Privacy, Noise, and Lighting Concerns.

Comments related to privacy concerns arising from proposed rear amenity deck and building height (3-storey) of the proposed development, removal of the existing trees, and rear lane are addressed. Some of the issues raised related to potential noise, lighting and other disturbances resulting from the proposed development.

The revised proposal provides minimum 18.5m building setback from the rear main wall of the Townhouse buildings to the east property line facing the rear of units located along Fred Brenard Way. The revised second submission includes Landscaping plans prepared by HKLA Landscape Architects which proposes a 1.8m high wood Privacy Fence, and deciduous trees between the rear private lane and rear property line. This is further illustrated through the Architectural conceptual Site section attached to this revised submission.

The Proposed vegetation and trees combined with fencing help to minimize noise & lighting effect, provide screening, and protect privacy, sufficiently reducing potential impacts of the 3-storey THs, and ensuring compatibility with the existing homes along Fred Brenard Way.

Grading and Drainage & Stormwater Management.

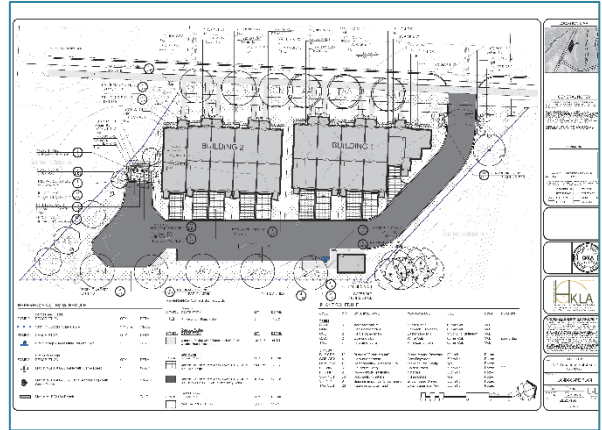
The existing topography of the property slopes partially to the rear. This results in leading portion of stormwater runoff towards the homes on Fred Bernard Way. Many of the neighbouring properties have experienced water-related problems on their properties, and raised concerns of the impacts this proposal will have regarding the existing stormwater/drainage issues. However, post-development conditions will improve stormwater runoff by redirecting the surfaces drainage towards Toronto Street South and keeping a stormwater control system with underground stormwater storage systems installed under the rear laneway, which will effectively divert runoff from the neighbouring properties at the rear. Further, this proposal will improve grading and drainage for surrounding properties/communities and mitigate potential water drainage/flooding issues experienced by the neighbouring homes and adjacent community due to the existing conditions.

In preparing this second submission, T2 Engineers Consultant was retained to conduct Subsurface monitoring work to further understand the issues regarding the current stormwater and drainage conditions. Also, Toronto Inspection Ltd. completed the Hydrogeological Investigation, including the Infiltration Testing Program Report, and Groundwater Mounding Study. The updated and reviewed Functional Servicing & Stormwater Management Report, Grading and Drainage plans prepared by Counterpoint Engineering attached to this submission addressed comments from the Region and Township and concluded that the proposed development will meet the stormwater management criteria regarding water Quality and Quantity Control, and Phosphorus removal.

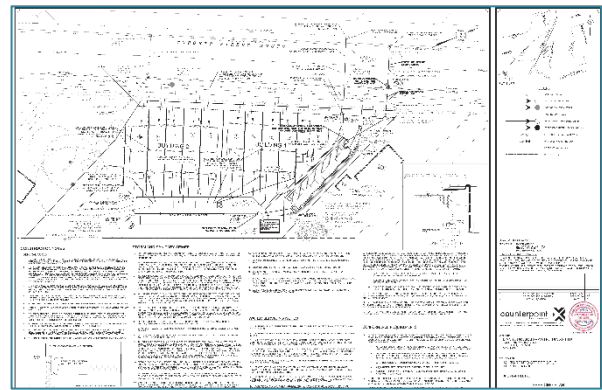
Vehicular Access, Exits and Traffic.

Concerns were raised regarding increased traffic issues, entering, and exiting Fred Bernard Way due to proposed density and private rear laneway access onto Toronto Street South. The proposal provides a consolidated single ingress/egress access for the 10 proposed TH units by a private lane from Toronto St South. This solution minimizes road access points onto the Regional Road, increasing safety and minimizing traffic disruptions along Toronto St S. The Transportation Study prepared by CGE Consulting (included in the ZBA 1st submission) concluded that this small development will have negligible impact to the surrounding streets and is not anticipated to significantly increase car trips or negatively impact or exacerbate traffic along Toronto Street. The nominal traffic generated by this development will be easily accommodated by the existing road network with no mitigation measures required.

The revised Architectural Site Plan included in this submission modified the rear private lane which includes a turn around area to allow occasional Canada Post mail and commercial delivery trucks, and other larger service vehicles to adequately maneuver in and out of



MARCH 2024– LANDSCAPING PLANS
SOURCE: HKLA Landscape Architects



MARCH 2024– SERVICING PLANS
SOURCE: Counterpoint Engineering

the subject lands (as shown on the Swept Path drawing part of this submission). Garbage pick-up will be provided by a private operator and emergency fire services would be operated from Toronto Street South.

Noise and Construction Management Plan.

Members of the community expressed concerns regarding the length of construction, noise, and dust among other disturbances that might be caused by the construction of this development. Updated Erosion & Sediment Control Plan prepared by Counterpoint have been included in this submission, which outline provisions that will mitigate impacts on neighbouring properties during construction.

A revised Noise Impact Study was prepared in support of this proposal by YCA Engineering, which provides recommendations and concludes that the sound levels acceptable to the Ministry of Environment, Township of Uxbridge and Durham Region will be achieved using the abatement measures referenced in the report.

181 TORONTO STREET SOUTH, UXBRIDGE, 2nd ZBA SUBMISSION PACKAGE

(USB flash drive attached), and Digital submission link to files:

Please find the list of revised documents and information supporting this Zoning By-law Amendment Second Submission:

Planning:

01. Copy of this Planning Addendum & Cover Letter, prepared by LARKIN+ Land Use Planners dated March 15th, 2024.
02. Copy of Updated (Draft) Zoning By-law (Text & Schedule), prepared by LARKIN+ Land Use Planners dated March 15th, 2024.
03. Copy of the Comments Response Matrix, prepared by LARKIN+ Land Use Planners dated March 15th, 2024.
04. Copy of Summary of Responses to Public Comments raised at the Public Meeting and further communications from Neighbours.

Architectural:

05. Copy of Conceptual Architectural Site Plan prepared by John G. Williams Ltd. Architects, dated January 30th, 2024.
06. Copy of Site Cross Section prepared by John G. Williams Ltd. Architects, dated January 30th, 2024.
07. Copy of Architectural Building Elevations & Floor Plans, prepared by J. G. Williams Ltd. Architects, dated January 30th, 2024.

Landscaping Plans:

08. Copy of Landscaping Plans prepared by HKLA Landscape Architects/Consulting Arborists, dated December 14th, 2023.
09. Copy of Landscaping Cost Estimate prepared by HKLA Landscape Architects/Consulting Arborists, dated December 14th, 2023.

Civil Engineering:

10. Copy of Subsurface (SUE) CCTV investigation dated August 14th, 2023 & Field Sketch (2023-11-20) prepared by T2 UtilityEng.
11. Copy of revised and updated SWM & FSR Report (including water balance / phosphorus budget)
12. Copy of Civil ENG Plans (Grading, Servicing, & Erosion Control), prepared by Counterpoint Eng., dated November 24th, 2023.
13. Copy of the Region Cost Estimate Offsite Work, prepared by Counterpoint Eng., dated November 22nd, 2023.

Hydrogeological:

14. Copy of Revised and updated HydroG Investigation Report, prepared by Toronto Inspection Ltd. February 6th, 2024.
15. Copy of Groundwater Mounding Study, prepared by Toronto Inspection Ltd., dated February 12th, 2024.
16. Copy of Infiltration Testing Program (Report / Letter) issued by Toronto Inspection Ltd., dated August 25th, 2023.

Traffic:

17. Copy of Site Plan Turning Features & Sweep Path overlay revised by CGE Transportation Consulting, dated October 2nd, 2023.

Noise:

18. Copy of revised and updated Noise Impact Study prepared by YCA Engineering LTD, dated September 21st, 2022.

LARKIN+ LAND USE PLANNERS INC.

3.0 Summary Planning opinion and Closing

It is our professional opinion that the proposal conforms with all provincial and municipal policies regarding land use. The proposed redevelopment represents an appropriate density and intensification on a vacant under-utilized parcel of land in a well serviced area, while respecting the existing residential neighbourhood. The redevelopment of the lands represents a logical extension of the existing residential multiple (RM) Density townhouse communities adjacent to the subject lands and promotes missing middle housing type options as desirable form of gentle intensification with respect to the existing context.

This revised second submission continues to conform to municipal and provincial land-use planning policy, affordability objectives and goals to provide a wide range of different types of housing in the province in order to meet growing demand while contributing to the creation of more complete communities that more efficiently use lands well serviced by existing municipal infrastructure.

This Letter concludes that the Proposed Development is desirable, represents good planning, and conforms to the existing policy framework, including the, the Planning Act, The Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Oak Ridges Moraine Conservation Plan, Durham Region Official Plan. Lake Simcoe Official Plan and Township of Uxbridge Official Plan.

We are pleased to be working with the Town and appreciate your assistance in processing these Application. We trust that with this submission we have resolved all outstanding matters and therefore the ZBA may be brought before Council for recommendation at the next available meeting. If you have any questions or wish to discuss the application, please do not hesitate to contact the undersigned.

Sincerely,

LARKIN+



Michael LARKIN, M.Pl, MCIP, RPP

Principal

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c.c. Regional Municipality of Durham c/o David Perkins – Project Planner, Planning and Economic Development Department
2773791 Ontario Inc. c/o Sam Arabi