

Appendix G

Staff Responses to Public Comments

The public meeting to present the proposed Official Plan Amendment for public review and comments was held on March 4, 2019.

Five members of the public were in attendance and spoke at the public meeting. Below is a summary of the comments received at the meeting with the corresponding staff responses:

Comment:

Two residents spoke about the commercial uses being proposed within the Tertiary Plan. One of the residents raised concerns with the proposed mixed use designation south of Queen Street West, and indicated that commercial uses would change the character of the surrounding executive area. He also indicated concerns with impacts on existing trees along Creditview Road.

Staff Response:

The intersection of Queen Street West and Creditview Road represents the core of the Springbrook Settlement area, and since the 1993 Official Plan has been envisioned to include village-scale service commercial uses that are in keeping with the character of the historic hamlet. Buildings within this designation are to have a high quality architectural treatment recognizing the location within an executive housing community. It is not intended that the mixed use designation be developed as a typical multi-unit commercial plaza.

In addition, the Hamlet Mixed Use designation will include specific policies to minimize the impact on existing adjacent low density residential uses, such as incorporating appropriate buffering elements (height restrictions, setbacks, and landscaping). Proposals for mix use development will be reviewed at the site plan approval stage, to ensure that impacts to existing properties are minimized and appropriately mitigated.

The Tertiary Plan recognizes the importance of mature trees and vegetation as an element of maintaining the rural cultural heritage of the Springbrook community and promotes their preservation and enhancement.

Comment:

Another resident cited concerns with the increased traffic that future development will create.

Staff Response:

It is expected that redevelopment within the Tertiary Plan will be gradual, and that increase in traffic will not be significant. The Tertiary Plan envisions the creation of an internal local road network that will facilitate circulation within the area, providing an opportunity to better integrate with the surrounding area and create ease of access and movement. In addition, a Traffic Impact Study will be approved to the City's satisfaction for each development application submitted within the Tertiary Plan.

Comment:

A representative from GWD Professional Planners made a delegation on behalf of the owner of 9058 Creditview Road. The consultant indicated that the land use plan has been well thought off and that they were in agreement with the proposed conceptual road network that shows the extension of Hosta Street to the south terminating on a cul-de-sac, which would facilitate the redevelopment of 9058, 9052 and 9046 Creditview Road. With previous correspondence, GWD submitted three different concept plans to show how the properties at 9084, 9074, 9058, 9052 and 9046 can be developed in accordance with the Springbrook Tertiary Plan. The concept plans are attached in Appendix H.

Staff Response:

The Tertiary Plan encourages the reduction of accesses to Queen Street West and Creditview Road to the extent possible. The potential extension of Hosta Street to the south is being proposed to provide a public access to 9058, 9052 and 9046 Creditview Road.

Comment:

A representative from GWD Professional Planners made a delegation and submitted a letter on behalf of the property owners of 1453 Queen Street West.

Staff Response:

A response to the delegation and letter is provided in Appendix H.