

Appendix H

Staff Responses to Correspondence Received

1. GSAI and Associates Inc. submitted a letter dated February 28, 2019 on behalf of Springbrook Estates Inc. the owners of 9074 and 9084 Creditview Road regarding the feasibility of extending Hosta Street to terminate in a cul-de-sac and provide access to the existing three adjacent lots to the south. GSAI concludes that those three lots (9046, 9052 and 9058 Creditview Rd.) would be better served by obtaining access and services directly from Creditview Road, instead of the Hosta extension, similarly as a draft tertiary plan that was submitted with their application (C04W10.010).

Staff Response:

The draft tertiary plan that GSAI has prepared for the three adjacent lots to the south shows a private access (condo road) from Creditview Road, limiting the tenure and type of development that can be achieved for the 3 lots. Given the narrow width of these 3 lots along the Creditview frontage (each lot is less than 22 metres wide), it is not feasible to provide a public road access from Creditview, as a local road is generally 17 metres wide. A public road access from Creditview would render any of this properties undevelopable. The proposed cul-de-sac ensures optimal use of land and development opportunity for the 5 lots accessed by the Hosta Street extension.

One of the main objectives of the Tertiary Plan is to consolidate accesses between neighbouring properties and to ensure that all properties have an opportunity to front onto a public road. However, it is acknowledged that there is a substantial grade difference south of 9074 Creditview Road that may require a significant amount of fill to achieve the required slopes for the cul-de-sac.

The engineering concerns with the grading of the cul-de-sac shown on the Tertiary Plan will be evaluated as part of the development application for both 9084/74 Creditview Road, and 9058 Creditview Road. It is noted that an application has already been submitted for 9058 Creditview Road, and the engineering consultants have been working with the City to review and address the grading issues.

2. KLM Planning Partners Inc. submitted two letters dated March 4, 2019 on behalf of Coppertrail Estates Inc., the owners of 1403 Queen Street West, and on behalf of Denford Estates Inc. the owners of lands located on the north side of Queen Street West, east of Creditview Road.

KLM Planning Partners Inc. is seeking clarification regarding applicable densities for lands within the Tertiary Plan, seeks clarification regarding the proposed road network and stormwater management ponds, and indicates that it is unusual to include Tertiary Plans as a schedule to an Official Plan.

Staff Response:

The text of the Official Plan Amendment has been revised to indicate that densities within the Tertiary Plan, where applicable, are to be in accordance with existing densities in the Credit Valley Secondary Plan.

Wording has also been added to indicate that the proposed road network is conceptual and that final alignments will be determined at the approval stage for each application submitted within the Tertiary Plan. The Tertiary Plan does not identify if roads are to be private or public, as that will be reviewed for each particular proposal, in addition to evaluating whether a specific site may be developed independently from adjacent properties, provided that future road connections are protected.

The potential location of proposed stormwater management ponds is shown on the Tertiary Plan for information purposes only, and their size and location will be refined at the development approval process stage. Development applications shall take into consideration the recommendations of WSP's Stormwater Management Report.

Although generally, tertiary plans are conceptual plans that show potential development for a specific area, these plans are just a general guideline, and can be amended as lands within the area develop. It is the intent of the Springbrook Tertiary Plan to ensure that the Settlement Area is developed generally in accordance with the policy directions added to the secondary plan, in particular policies related to land uses and built form. Other policies within the Tertiary Plan are flexible enough that an amendment to the Secondary Plan will be not required, provided that the general objectives of the Tertiary Plan are still maintained

3. Candevcon Limited submitted a letter on behalf of Crystal Homes, dated March 11, 2019. Candevcon is generally supportive of the Tertiary Plan, but requested that the proposed conceptual parkette be located further east, to be located more centrally to the proposed residents.

Staff Response:

The conceptual parkette has been relocated further east, but the actual size and location will be determined with the processing of the plan of subdivision for Crystal Homes.

4. A resident submitted an email dated March 4, 2019 opposing to high density development such as townhouses or semi-detached units in the area, and suggesting that community uses such as parks, or community libraries should be developed instead.

Staff Response:

The Tertiary Plan is comprised by several properties that are privately owned, and therefore public community public uses are not being considered.

The Tertiary Plan shows the location of a conceptual park that will serve the Springbrook Settlement area community and will be developed as part of the approval process of applications on the north side of Queen Street West. The plan is also intended to be developed with a variety of low and low/medium density housing such as detached, semi-detached and townhouse units. Commercial plazas are not being proposed, the mixed use designation provides an opportunity to develop the Queen and Creditview intersection with small scale commercial serving and residential uses.

5. A resident submitted an email dated March 9, 2019, opposing the Tertiary Plan boundary, as it includes properties on the south side of Haywood Drive and has concerns with the changes being proposed.

Staff Response:

Staff confirms that the Tertiary Plan policies are not intended to change any existing land use permissions; it provides a land use policy framework that will facilitate the redevelopment of properties within the settlement area only if an application is being submitted. However, staff recognizes that properties on Haywood Drive are already designated for low density purposes and their redevelopment is not very likely. The boundary of the Tertiary Plan has been adjusted to remove properties along the south side of Haywood Drive.

6. GWD Professional Planners submitted a letter dated March 4, 2019 on behalf of Fateh Development Inc. the owners of 1453 Queen Street West. The letter indicates that their client was supportive of the mixed use designation for their property, but had concerns with the access shown on the Tertiary Plan from Queen Street West, the proposed height limitations, and requested some clarification on the wording of the draft Official Plan Amendment.

In addition, Fateh Development Inc. objects to the requirement of providing financial contributions towards the implementation of a local road network within the Tertiary Plan, as the property currently has direct access to Queen.

Staff response:

One of the key objectives of the Tertiary Plan is to consolidate accesses between neighbouring properties as much as feasible to reduce direct connections to both Queen and Creditview. However, proposed accesses shown on the Tertiary Plan are conceptual only (and indicated as such in the Official Plan Amendment and Tertiary Plan) and will be refined and approved by the City and the Region through the approval process of specific applications.

The City and Region have already made arrangements to provide access to this property to/from Queen Street West through in internal connection from the adjacent property to the east (1403 Queen St. W), as part of the approval process of that development application. Due to spacing requirements for any intersection along a Regional road, the Region of Peel will review and approve any other access to Queen Street West. Any financial contributions to the road network, if required, will be determined as part of the approval process of development applications within the Tertiary Plan.

Although it is recognized that Queen Street West is identified as a BRT Corridor, this segment of the road is not designated as an Intensification Corridor in the Official Plan as an area where significant densities are to be proposed. In accordance with Provincial legislation, the Tertiary Plan does recognize the potential to intensify the area through the redevelopment of existing large rural lots, and promotes transit-oriented mix uses that will contribute to the creation of complete communities.

Given the significant environmental constraints of the property, staff recognizes the limited redevelopment potential this property has if a height restriction of three storeys is required, in keeping with the proposed policies for the Mixed Use Hamlet designation. However, as additional height has not been evaluated as part of the Tertiary Plan process, in addition to the Mixed Use designation, the property has been included within a Special Site Area, whereby, additional height may be considered for the property without the need for an Official Plan Amendment, subject to the approval of technical studies that support the height increase.

Staff confirms that the Tertiary Plan does not affect any permissions obtained through previous approvals of minor variance applications and/or current Zoning By-law permissions, or any existing site access.

7. Kaneff, the owners of a vacant parcel on the south side of Queen, west of Creditview, submitted a letter dated February 27, 2019, indicating that they are not entirely convinced the property forms an essential part of the Tertiary Plan, as it was excluded from the Preferred Land Use Option presented in 2013. It is Kaneff's intention to develop the property in a similar manner as the adjacent plans of subdivision.

Staff Response:

Although it is recognized that the property was ultimately excluded from the 2013 option, it has now been included within the boundaries of the Tertiary Plan, to provide alternative options to develop the frontage of Queen Street West with street oriented uses in a similar way as envisioned with the Hamlet Residential designation to the north. The policies also provide the flexibility to develop the property with low density uses in accordance with the adjacent Executive Housing designation.

8. GWD Professional Planners submitted three different draft options for the redevelopment of properties on the west side of Creditview Road, north of Queen Street West. Additional correspondence submitted by GWD was attached to the staff reports presented to the January and March 2019 Planning Committee meetings. The concepts plans are attached in Appendix H with the correspondence submitted.