

Concern Raised	Staff Response
<p>Objection to the proposed development establishing a secondary vehicular access to Icewater Terrace.</p>	<p>The proposed secondary vehicular access to Icewater Terrace is no longer contemplated as per the attached concept plan. All vehicular access to the subject property will be provided via Bramalea Road. Should the lands abutting to the south undergo redevelopment the City requires confirmation that arrangements for a mutual access easement with the abutting property to the south (11532 Bramalea Road) have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.</p>
<p>Increased traffic flows on Bramalea Road, Duxbury Road and Icewater Terrace.</p>	<p>The Traffic Impact Study prepared by CGE Transportation Consulting indicates that the existing road network consisting of Mayfield Road, Bramalea Road, Countryside Drive and Inspire Boulevard can adequately accommodate traffic volumes generated by the proposed development.</p>
<p>Adverse impacts onto abutting Valleyland Area and Campbells Cross Creek.</p>	<p>The proposed development provides a ten (10) metre setback/buffer from the existing top of bank to the Valleyland area.</p> <p>The subject property is located within a Regulated Area of the Toronto Region Conservation Authority (TRCA). The TRCA provided clearance for the proposed Official Plan and Zoning By-law amendment on March 9th, 2023, further review of the proposal will be completed through the forthcoming Site Plan application.</p>
<p>Reduced privacy for neighboring low-rise homes to the west and impact onto the property abutting to the south of the subject property.</p>	<p>The proposed zoning by-law provides site specific performance standards to regulate the height and setbacks of the proposed apartment dwelling. The structure has been designed to mitigate shadowing on the western subdivision and abutting single detached home to the</p>

	<p>south by stepping the building on levels 9 and 13. The Sun Shadow drawings by Kirkor Architects exemplify how the design of structure and site layout mitigate shadowing on the subdivisions to the west and single detached dwelling to the south.</p>
<p>Applicant/owner to enter the Countryside Villages Cost Share Agreement.</p>	<p>The applicant has confirmed that all cost sharing obligations will be met including entering into the Countryside Villages Cost Sharing Agreement.</p>