



Purposed Residential Development

The Site & Surrounding Area *(section 2.0)*

- "Terminate a road within a cul-de-sac" *(pg.4)*

The Developing Concept *(Section 3.0)*

- What is the definition of compatible built form?
- How does a cul-de-sac turn into a condo road consists of compatible built form?
- How do semi-dethatch set backs fit into detach dwellings?

Official Plan Design guideline policies

Personal Safety (Section 4.5)

- Concerns regarding emergency services with access to survey?

Parking area (Section 4.6)

- How does the parking spaces protect the visual integrity of the existing trail system?

Buildings to road (section 4.7)

- Street scape appearance backyard to upper middle?

Official Plan Design guideline policies

Lighting (section 4.9)

- Lack of lighting impact of homes backing onto potential 3 story townhomes development

Gated Communities (4.10)

- Cul-de sac does not provide appropriate termination with entrance (private road) to townhomes

Design Discussion

Layout and distribution of lots & streets (5.1)

- What is the definition of appropriate transition?
- Documentation continues to reference “gradual transition” even though we do not have this in our neighborhood

Design Discussion

Upper Middle frontage & Orchard Community Edge (section 5.2)

- OSCP indicates you must have higher density homes along a transportation corridor. The proposed homes are entry on Georgina cul-de sac “dead end street”.

Setbacks/separation from neighboring dwelling (section 5.3)

- Opinion vs Facts re: adequate separation from side lot lines and neighboring dwelling to the north

Design Discussion

Built Form *(section 5.4)*

- What are the set backs required between a low and high density?

Parking *(section 5.5)*

- 5 visitor parking spots for XX added town houses
- 44 potential cars...parking on street

Summary & Conclusion

Section 7.0

- This is a secondary Plan, prior to purchase of real-estate, the city advised a 7 signal dwelling development was in place.
- Termination of cul-de-sac is unacceptable. Homes were purchased under false pretense
- Towering town homes invade privacy of those backing onto homes (backyards) on Rome Cres. Also, preventing natural light into backyards. How does this provide transition? How do you plan "adequate privacy"?
- Inaccurate information on comparison of "neighboring single residential"
- How is a private laneway acceptable within a cul-de-sac? All access points from Upper Middle.
- How is the proposed residential development "constant with the established character of the immediate area"