

Michael Smith

Planning Consultants;
Development Coordinators Ltd.

19027 Leslie St., Suite 200
P.O. Box 1010
Sharon, Ontario L0G 1V0
Bus (905) 478-2588
Fax (905) 478-2488
www.msplanning.ca

April 2, 2019

Our File No. 1125-00

Jo Ann Merrick
Public Works & Operations
Township of Uxbridge
51 Toronto Street, Box 190
Uxbridge, Ontario, L9P 1T1

Dear Ms. Merrick:

Re: Second Planning Submission
Proposed Residential Plan of Subdivision/
Common Element Condominium, & Zoning By-law Amendment
Venetian Group; Part Lot 28, Con. 7; 231 to 249 Reach Street inclusive
Township of Uxbridge, Region of Durham
Town File ZBA 2018-08;
Region of Durham Files: S-U-2018-01 and C-U-2018-01

The above-noted planning applications were presented at an Open House, followed by a Statutory Public Meeting before Council, on June 25, 2018. Prior to the meeting comments were received from Durham School Board (June 5, 2018); and, Enbridge (June 7, 2018). Subsequently, comments were received from the Township Fire Department (June 27, 2018); Durham Region (July 4, 2018), the Lake Simcoe Region Conservation Authority (July 30, 2018) and AECOM (September 27, 2018). With the exception of the LSRCA and AECOM's comments, the comments of the other agencies indicated either no objection or that they could be addressed through draft plan approval conditions.

I have prepared two matrices which address the comments of the LSRCA and AECOM. These are included in this submission package, together with ten copies of all revised documents including, and three thumb drives:

1. Revised *Site Drawing* by Hunt Design dated February 4, 2019;

2. Revised *Draft Plan of Subdivision* and *Draft Plan of Common Element Condominium*, including reductions, by Michael Smith Planning Consultants dated February 19, 2019 and March 20, 2019, respectively;
3. Revised *Functional Servicing and Stormwater Management Report* by Sabourin Kimble, dated March 2019;
4. Revised *Hydrogeological Report* by PECG dated February 27, 2019;
5. *Assessment of Potential Habitat for Endangered Species of Bats* by Beacon Environmental dated November 6, 2018;
6. *Response to Lake Simcoe Region Conservation Authority Comments* by Beacon Environmental dated February 6, 2019 (comments also included in LSRCA matrix);
7. A series of plans by Cosburn Nauboris dated February 2019 including *Landscape Plan "LI"*; *Details "LD1"* and *"LD2"*; *Tree Inventory and Assessment Plan "TP1"*; and *Tree Inventory and Assessment Details "TP2"*.
8. A drawing prepared by Cosburn Nauboris illustrating a panoramic view from the rear yards of the lots on Village Green Lane towards the rear of the proposed units at the north end of the proposed development.
9. *Revised Noise Feasibility Report* by HGC Engineering dated March 2019;
10. *Reliance Letter* by Nextrans, dated February 6, 2019.

The principal changes to the plan are as follows:

Subdivision Design Comparison Between First and Second Submissions		
Item	First Submission	Second Submission
Identification of South limit of North-west Woodlot	Not staked in the field	Staked in field with LSRCA.
Total Number of Dwelling Units	61	62
Rear Access Units	Blocks 6 & 8 removed	Blocks 6 & 8 replaced with front access units on the revised draft plan. Rear access units on Reach Street remain (Blocks 6 and 7)
Number of Parking Spaces per unit	The rear access units in Blocks 6 & 8 had no "in-driveway" parking spaces	All units have two "in-driveway" parking spaces, and two "in-garage" parking spaces
Hammerhead Truck Turn at north end of Lane C	Provided	Removed
Access to Block 13 (northwest woodlot)	Not provided	Provided

Sight triangles at intersection of Lanes and Reach Street	Not provided	5 m X 5 m Sight Triangles provided
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At the public meeting, adequate parking was a concern of some Councillors. The Township zoning by-law requires 2 parking spaces per dwelling unit, neither of which are counted if within a garage; and, 0.5 visitor parking spaces. The revised development has 124 driveway parking spaces (2 per unit); and 32 visitor parking spaces (0.52 per unit). For those residents requiring additional parking they will have room in the two car garage.

Yours truly,



Michael Smith, RPP
Planning Consultant