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ADDENDUM TO PLANNING JUSTIFICATION REPORT - November 2022

In response to comments identified on the above reference report January 27, 2023, The following addresses those comments. In addition to this addendum, LDS Consultants that in concert with this document constitute the response.

Page 9, PPS 1.1.2 is satisfied with the intensification proposed through this submission. Further the assembly of three properties (6, 10 & 14 Elmhurst) constitute redevelopment and intensification.

Page 10, PPS 1.1.6. The existing services will need to be extended at developer cost as per previous response from the review process. It should be noted that any additional development or oversizing of the service extensions will pay a proportionate cost to the initial developer.

Page 10, PPS Section 2.1. The Davey Tree Assessment Report was reviewed and accepted by the UTRCA by email dated March 25, 2021. Based on that and further field reconnaissance The DAR established the dripline and buffer of the area to be protected. The current proposal does not impact that protected area and will have security fencing during construction as well as appropriate guideline brochure for homeowners. Tree harvesting will be done based on the DAR in terms of time restricted tree removal.

Page 11, Section 2.3.10, The Davey Tree Report (March 2020) has been reviewed and accepted by the UTRCA as advisors to the municipality by email March 25, 2021. The DAR was done and submitted subsequently a DAR was completed as submitted with this application revision. There have been no changes in the dripline and buffer protections identified.

Page 11, Section 2.4.2. The conclusions of the TIS submitted detail the requirements of any improvements to the intersection of Elmhurst St., and Glendon Drive. It is understood that the Environmental assessment for Glendon Drive anticipates improvements to the intersection of Elmhurst to ensure right turns out of the street and allow full turns into the site from Glendon Drive. Those improvements would be a function of municipal cost. We understand that there will be final discussions with the County on this matter. Those final details will be incorporated into the engineering drawings (LDS Consultants) submitted for the development of the site.

Page 11, Section 3.2. The proposed development is directly opposite single detached homes on Elmhurst Street. The proposal for townhomes albeit more intense are compatible with existing development. It should be noted that there were previously a single detached homes now demolished also across Elmhurst from the proposed. The proposed redevelopment for that property is unknown.

Page 13, Section 3.3, The outline on the site plan is as per the recommendations of the DAR, the area to be protected represents the dripline and any buffer recommendations in the that report.

Page 13, Section 5.2 Singles are intended as a transition from the large lot existing development adjacent. The townhomes are an appropriate market response. The neighbourhood is against any form of development of the site. Preferring grade entry housing satisfies the requirement of diversity of housing types and is compatible with the existing development. We do not recommend more intensive common entry forms of housing in this location such as apartments.

Page 14, Section 5.2.4. The Kilworth Komoka development area is 2 nodes of development along Glendon Drive. Kilworth has developed to the south of Glendon Drive, and Komoka, to the west, relatively north. There is a commercial centre approximately 2.5 kms west of the site is also adjacent to a major recreation complex. A smaller commercial facility with restaurant is approximately 500 m. to the west of the site. The development is primarily single detached forms of housing. Townhouses as another grade entry form of housing are necessary to add to the diversity of housing and are more affordable than more land extensive single detached homes.

Page 14, Section 5.7.9. As per the DAR the redline shown on the proposed site plan represents the dripline and any required buffer to protect the woodland. Further there is a recommendation for a guideline document to be provided to the new homeowner to protect trees and plant native species. There is guidance to avoid tree and building removal from April 1 to September 30 to reflect the active Bat season. Privacy fencing is recommended to be installed by hand along the north property limit. All recommendations have been summarized on pages 4 and 5 of the DAR, previously submitted.

Page 16, Section 5.7.4. The overall density of the townhouse portion of the site is 28.5 u/ha. The overall density of the site is within the medium density target is 20 – 50 u/ha. When the singles detached area of the development is included the overall density drops to 22.1 u/ha. Slightly above the low-density thresholds. The Townhouse portion of the site can be identified as medium density in the OPA, or the density of the entire site at 22.1 u/ha. Zoning would be permitted to these densities and allow townhouses as a specific use.

Page 16, Relative to the comment about garages projecting in front of the townhouse building. The units when designed will ensure that the front of the garage is at or behind the rest of the front of the townhouse unit.

Page 16, Relative to entry signage, other than municipal addressing, no signage at the entry is proposed.

Page 18, Relative to the site data chart the 41.4 sq.m. of outdoor amenity will be labelled as private amenity space. An additional row will be added to identify the common are open space per unit which has been calculated (revised data) as an additional 108.2 sq. m. per townhouse unit.

We trust this answers the various questions raised with the PJR review recently completed and submitted to us January 27, 2023. Should there be any questions please contact the undersigned.

Knutson Development Consultants Inc.

A handwritten signature in black ink, appearing to read 'R. Knutson', with a stylized flourish at the end.

Ric Knutson
Principal