

**Public Comment Tracking Chart – April 20, 2022 Public Information Meeting
OPA Application No. D09-206 / ZBA Application No. D14-907**

	Name	Status/ Question or Comment	MP&D Response
1.	David Armstrong	Zoom link forwarded on March 28 th Did not attend meeting.	n/a
2.	Scott Maclagan	Zoom link forwarded on March 28 th Did not attend meeting.	n/a
3.	Priit Pallopson	Zoom link forwarded on March 28 th Did not attend meeting.	n/a
4.	Julianne Ecclestone & Marie Ecclestone	Forwarded Zoom link on April 6 th Julianne forwarded the following email on April 21 st after the Public Meeting: <i>Thank you very much for your presentation last night. My mom Marie and I found it very informative and helpful. We also appreciated your open and friendly approach.</i> <i>We think the concept of creating a mixed community is great. It offers the opportunity for people of different ages and abilities to interact and share their life experiences. The manner in which the property is developed will be key to fostering those opportunities for community-building.</i> <i>As a resident of the Sundial, Marie has lived experience of the property. As Marie stated, she and other residents have very much enjoyed the use of the existing accessible trail that winds down the hill to Laclie Street. She is then able to connect to the sidewalk below. This is much easier than going around the Sundial Drive way. It is hoped a similar replacement will be built into the new plan. The existing path Yaseen referenced during the</i>	Concerns: 1. Potential removal of walking pathway down to Laclie Street <i>The updated site plan includes two new concrete sidewalk connections. One of the sidewalks extends from the Phase 1 amenity area, and the second sidewalk connection is adjacent to the new driveway which will extend between the Phase 2 and Phase 3 buildings.</i> 2. Would like to see connection of existing pathway along north of building to connect to the Sundial sidewalk <i>The updated site plan includes two new concrete sidewalk connections. One of the sidewalks extends from the Phase 1 amenity area, and the second sidewalk connection is adjacent to the new driveway which will extend between the Phase 2 and Phase 3 buildings.</i> 3. Lack of Drop off lane area for residents <i>The existing Sundial Residence does not have a covered or designated drop off lane location for residents. The operators of the</i>

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		<p><i>meeting circles around the residence. Although it is a great feature, just like any track, it becomes monotonous after a while.</i></p> <p><i>Communities should be built to be livable. The fact that green space exists is not enough in itself. It needs to be accessible. The buffer zones around the property may be vast, but they are not spaces to enjoy the outdoors. They are built up in a berm-like manner. The highway runs next to them. The noise level is uncomfortable. Hopefully the new design will make use of the buildings themselves as noise barriers and some park-like places and accessible open spaces that get sunshine will be created.</i></p> <p><i>Since Marie and the other residents will be the ones living through the construction, it is hoped that features to help them enjoy the outdoors while the building is taking place will be made a priority. At a minimum, the sidewalk on the Sundial Drive boundary of the residence needs to be connected to the adjoining sidewalk running down Sundial Drive. Thus when the path down the hill is torn up, in the interim there would be an alternate route off the property that would not require residents to walk out onto the busy part of Sundial Drive.</i></p> <p><i>My last comment regards the entrance to the existing residence. There is only one door that all residents are to use at this time. It is also the only drop off place for residents. It does not have a dedicated lane in the driveway. Further, residents park their cars directly across from the drop off and have to back up into the drop off to exit their parking spaces. This is already dangerous enough. It will be critical to ensure the traffic from the new buildings does not make this an even more dangerous “intersection”.</i></p> <p><i>If you would like to walk the property any time with Marie as your guide, she is certainly open to it!</i></p>	<p><i>existing Sundial Retirement Residence will discuss these concerns with the resident directly</i></p> <p><i>Dedicated drop-off areas are provided for both the Phase 2 building and the Phase 3 building.</i></p>
5.	Suzanne Prosser	Forwarded Zoom link on April 7 th	Summary of Concerns:

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	<p>Suzanne had a number of comments/concerns/questions during the Public Meeting. She forwarded the below email which outlined her discussion points for the meeting.</p> <p><i>Thank you for hosting the virtual meeting regarding the proposed bylaw amendments for the property at 600 Sundial Dr. As stated in my presentation I am very much in support of the apartment dwellings being considered on this property, especially affordable units for our senior population. It will address major housing concerns for our community.</i></p> <p><i>However, I believe that with the construction of new areas comes issues that need to be discussed, considered so a compromise can be achieved.</i></p> <p><i>I do believe the current restrictions for 8 storeys building were implemented for a good reason and once I reviewed the documents that were provided I feel very strongly that this bylaw should be maintained and NOT amended to 12 and 14 storeys.</i></p> <p>Rationale:</p> <p>Height:</p> <ul style="list-style-type: none"> • <i>Seniors building proposed at 12 storeys at 40.74 meters compared to 30 meters</i> • <i>Apt building proposed 14 storeys at 47.19 meters</i> • <i>With the height of the current building at four floors that are on that property (4 storeys) these 2 buildings will tower and certainly not fit into the landscape we want to see in our back yards. Walking Lacie Street every morning and evening, I cannot imagine this high rise being appropriate to</i> 	<p>1. Height</p> <p><i>The property is designated as an ‘Intensification Area’ by the City of Orillia Official Plan. The Official Plan directs that significant residential and commercial growth be directed to designated intensification areas. The intensification of these areas will assist the City in meeting the growth allocation which as dictated by the Province of Ontario.</i></p> <p><i>Given that the property is situated on a high point of land, adjacent to Highway 11 North, the 12 and 14 storey buildings will not obstruct any views of Lake Couchiching from neighbouring property owners.</i></p> <p><i>A shadow study has been submitted as part of the application package. The shadow study demonstrates that the siting and massing of the buildings will not result in undue, adverse impacts on adjacent properties.</i></p> <p>2. Parking</p> <p><i>The parking structures will be connected to the buildings. A separate parking structure is not proposed.</i></p> <p>3. Traffic Impact Study</p> <p><i>The consulting team at MORGAN Planning & Development Inc. will rely upon the conclusions presented by Tatham Engineering within the January 2022 Traffic Impact Study.</i></p>
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	<p><i>compliment he current structure or enhance residents in our area.</i></p> <p><i>Living directly in line with the buildings, residents from the units well peer directly into our back yards, I have reviewed the Shadow study and feel that with the height of the building the sun sill cast shadows as shown, however it will impair the full sun in our yards as during some season the sun will be hiding the sun, hence shadows. I understand the study says otherwise, however living directly in line of the buildings that high I disagree. Afternoon sun will not be enjoyed through many of the seasons.</i></p> <p><i>Therefore, I respectfully request that consideration be given to keeping the buildings at the maximum of 8 storeys in height as the current bylaw states.</i></p> <p><u><i>Parking:</i></u></p> <p><i>Phase 2 will include a 2-level parking structure with 118 spaces and an additional 27 at-grade spaces for a total parking supply of 145 spaces</i></p> <ul style="list-style-type: none"> <i>• The Phase 3 condominium building will include a 3-level parking structure providing 152 parking</i> <i>• spaces.</i> <i>• This equates to 297 paring spaces for 278 units between the two buildings</i> <i>• This will not be ethically appealing to area.</i> <i>• Even thought the landscaping may “soften” the look of the raised parking garage” it will still e evident from Lacie street. Therefore</i> <p><i>It would be appreciated if consideration is given to moving the parking structure to the side or the back of the property.</i></p> <p><u><i>Traffic Impact Study:</i></u></p>	<p>4. Drainage Conditions</p> <p>Please refer to June 9, 2022 letter prepared by Pinetone Engineering. Pinestone reviewed the drainage comments received at the public information meeting and generated a written response.</p> <p>5. Additional Phases</p> <p>No additional phases are being considered at this time.</p> <p>6. Lack of walking paths</p> <p>The updated site plan includes two new concrete sidewalk connections. One of the sidewalks extends from the Phase 1 amenity area, and the second sidewalk connection is adjacent to the new driveway which will extend between the Phase 2 and Phase 3 buildings.</p> <p>7. Landscaping Plans</p> <p>Detailed landscaping plans will be submitted to the City for review and approval during the Site Plan Control process.</p>
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		<ul style="list-style-type: none">• <i>The traffic count Thursday Sept 16th between 7 and 10 am and 3 and 6pm is not peak time nor peak season for this arterial roadway.</i>• <i>In light information note that new residents moving into Phase 4 of North Lake Village had not occupied residency at that time, there has been increased traffic as they move into the subdivision,</i>• <i>Also the proposed 7 storey building approved for Ferguson Rd will dramatically increase traffic</i>• <i>and the prospective dwellings on Wilson Point Rd adding to future traffic volumes.</i> <p><i>Even though it is stated that the speed limit will be reduced from 70kmh to 50kmh this will do little for the increased volume that residents throughout the area will experience. This takes into account, North Lake Village, Canterbury Circle, Mariposa Drive as well as the large subdivision including 1st, 2nd, 3rd, 4th streets and all streets within.</i></p> <p><i>I understand that MTO considers the road structurally sound for traffic as noted on the document, however that does not address the increased of traffic due to new construction. It was identified in the meeting traffic will increase.</i></p> <p><i>With no consideration to turning lanes or traffic lights, which would help the ease of entering and exiting of these neighbourhoods, the already notable problem will just become magnified and more problematic.</i></p> <p><i>Therefore, once again by reducing the number of storeys and units, this will decrease the number of parking spaces and cars that will go into and out of the development. Another reason to stay within the 8 storey bylaw guidelines.</i></p>	
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		<p><u><i>Drainage Conditions:</i></u></p> <p><i>As stated in documents provided:</i> “Currently no drainage from the site flows towards MTO Highway 11. Surface drainage from the undeveloped lands currently flows in the form of overland sheet flow easterly towards the Laclie Street ditch. Drainage from the Phase 1 development area also drains to the Laclie Street ditch system.”</p> <p><i>In speaking with the City Planning Dept they confirmed and identify there is a significant water table with high level of runoff from the 600 Sundial Drive property. During the construction of Phase 2 North Lake Village homes, Titan Homes had to alter plans because of the runoff and excess water that impeded basements be built for some of the units and are now on concrete slabs.</i></p> <p><i>During that construction a number of homes on Lily experienced major water problems. There were several attempts to re-parge the basements to control the basements flooding and to my understanding sump pumps do run quite significantly. Also, neighbours to the north of the subdivision on Lily have complained about the wet back yards because of run off from to Sundial property.</i></p> <p><i>The document also stated</i> “Drainage collected in the ditch flows southerly down Laclie Street and crosses under Sundial Drive via an existing 600mm dia. corrugated steel pipe (CSP) culvert. From here,</p>	
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		<p><i>drainage continues southerly along Laclie Street and turns easterly at Hughes Road, ultimately out letting into Lake Couchiching at Fittons Road East.”</i></p> <p><i>What I could not find in this report is any mention of the water that flows constantly into the storm drains in North Lake Village. It is 24 hours a day, 365 days a year even during the coldest days in the winter, the water continues to run.</i></p> <p><i>I would like to have a more in-depth report to runoff which affects this area please.</i></p> <p><i>North Lake Village is not assumed by the City of Orillia so as a result any problems will be put back onto the homeowners and create financial hardship.</i></p> <p><i>With the development of 600 Sundial Drive, what written guarantee will the residents of North Lake Village receive should a water problem occur and affects individual homes and/or the current infrastructure?</i></p> <p><i>I have not read every document in detail, however I have read enough to provide a knowledgeable summary and voice the concerns above.</i></p> <p><i>I respectfully request that Mr. Nimjee consider honoring the current bylaws of an 8 storey building, repositioning the parking structure to the side or the Highway 11 side of the property.</i></p> <p><i>The City needs to look at a more reasonable traffic study for all of the residents in this area. And the residents of NLV need to feel protected against any damages that could emerge from follow of water from the Sundial property.</i></p> <p><u><i>Additional Phases:</i></u> <i>Will there be additional Phases or construction for the Sundial Property?</i></p>	
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		<p><u>Landscaping and Green Space:</u></p> <p><i>The input from the current Sundial resident had e wondering what landscaping and recreation, green space and walking trails be considered for the senior residents who may have limited mobility. This is certainly something that should be incorporated in a senior living area.</i></p> <p><i>Thank you for allowing the opportunity to provide my feedback and hope that compromise can be made to meet the needs of residents and keep our neighbourhoods from experiencing the concerning high density, high rise building structures proposed.</i></p> <p><i>Some further comments that Ms. Prosser made during the meeting which were not included in her email:</i></p> <ul style="list-style-type: none"><i>• What will the rent be?</i><i>• Are both buildings for seniors?</i><i>• Had concerns that City did not distribute the Public Meeting notice as widely as they should have</i><i>• Noted that sometimes she has no sun in her ‘valley’</i><i>• Questioned whether there would be any further development after these two buildings were complete</i><i>• Landscaping Plans?</i><i>• Concerned regarding height of buildings</i><i>• Has concerns regarding the water table, prior to Phase 2 starting, runoff and water drainage was intense, some units in North Lake had to have their basements redone due to runoff. Noted that there are 2 storm grates where water runs 24/7/365. North Lake is not assumed by City so there is concern with potential issue with runoff. Concern if there is an issue with water due to construction what kind of guarantee will</i>	
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		<i>homeowners have that there will be consideration for remuneration for costs incurred by construction</i>	
6.	Harold Finegan	<p>Forwarded Zoom link on April 8th Harold had the following questions/concerns/comments:</p> <ul style="list-style-type: none"> • All of the earlier points that have been raised are excellent • Not happy with the proposed heights, but realizes that the City has to meet housing requirements somehow • Congratulated Yaseen on bringing additional residences for seniors • MTO is proposing to lower speed limit on Lachie coming off of highway, concerned with increase in traffic, feels that eventually there will be some sort of need for traffic control (stop sign or stop lights), hopes that the Public Meeting will be open as he feels there will be a number of North Lake Village residents who would attend • Feels it would be a shame to lose any sort of Parkland at the retirement residence – believes any new development needs to be focused on people and can see that the City Council is going in that direction with the walking paths, doesn't see any type of senior type walking trail reflected on the plans • Concerned with the potential water table issues that may arise with this development, North Lake is already seeing effects of that, section of North Lake that does not have basements, but slab on grade, believes storm water is going to be a significant issue with this development, doesn't see any way that there will be control of water, runoff in particular, doesn't seem storm runoff pond on Sundial property – his fear is for 	<p>Concerns:</p> <ol style="list-style-type: none"> 1. Traffic <i>The consulting team at MORGAN Planning & Development Inc. will rely upon the conclusions presented by Tatham Engineering within the January 2022 Traffic Impact Study.</i> 2. Walking trails and outdoor amenity space <i>The updated site plan includes two new concrete sidewalk connections. One of the sidewalks extends from the Phase 1 amenity area, and the second sidewalk connection is adjacent to the new driveway which will extend between the Phase 2 and Phase 3 buildings.</i> <i>The landscape open space for the Phase 1-2 lands are 48%, and the landscape open space for the Phase 3 lands are 74%, both of which significantly exceed the ZBL minimum of 40%.</i> 3. Water table and drainage <i>Please refer to June 9, 2022 letter prepared by Pinetone Engineering. Pinestone reviewed the drainage comments received at the public information meeting and generated a written response.</i>

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		<p>North Lake residents that runoff will run into North Lake and create problems where there is already a problem</p> <ul style="list-style-type: none"> • Believes development will be approved by City with some modifications as it will be necessary to conform to the Province’s requirements – if and when approvals are given, what is projected date for construction on Phase 2 	
7.	Beverley Overholt	Forwarded Zoom link on April 13 th	n/a
8.	Duncan Newman	<p>Forwarded Zoom link on April 13th</p> <p>Duncan had the following questions/concerns/comments:</p> <ul style="list-style-type: none"> • Resident of North Lake Village (1st Phase / Director) • Understands there is a great need for affordable rental accommodation in Orillia • Concerned where the proposed entrance/exit for new phases will be. Already 4 entrances before Sundial on Laclie, unsure how City is dealing with it as a planning issue, believes this is a significant issue, especially during the summer months. • Has same concerns as Suzanne Prosser • Does any portion of the development property lie within the Township of Severn? • Is the apartment building for rent only, or will they be condominium units, and is there any difference in the zoning requirements? 	<p>Concerns:</p> <ol style="list-style-type: none"> 1. Traffic <p><i>The consulting team at MORGAN Planning & Development Inc. will rely upon the conclusions presented by Tatham Engineering within the January 2022 Traffic Impact Study.</i></p> <ol style="list-style-type: none"> 2. Tenure <p><i>The Phase 2 seniors living apartment will be rental units.</i></p> <p><i>It is anticipated that the Phase 3 building will be condominium ownership.</i></p> <ol style="list-style-type: none"> 3. Water table and drainage <p><i>Please refer to June 9, 2022 letter prepared by Pinetone Engineering. Pinestone reviewed the drainage comments received at the public information meeting and generated a written response.</i></p>
9.	Janine Armstrong	Forwarded Zoom link on April 14 th	n/a

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10.	Sandra Donnelly	<ul style="list-style-type: none"> • Resides on Mariposa Drive • Mariposa Drive and Canterbury Circle have only one entrance/exit point which is Sundial Drive • She will be impacted by development, but did not receive notice of Public Meeting • Believes she would be within the 120m area of the subject property 	<p>Concerns:</p> <ol style="list-style-type: none"> 1. Notice of public information meeting <p><i>The City of Orillia mailed out Notice of Public Information Meeting to all property owners within 120 metres of the subject property.</i></p> <ol style="list-style-type: none"> 2. Traffic <p><i>The consulting team at MORGAN Planning & Development Inc. will rely upon the conclusions presented by Tatham Engineering within the January 2022 Traffic Impact Study.</i></p>

August 17, 2022