



June 8, 2021

Submitted Via Email

**Public Open House Report  
West Ridge Trailside Neighbourhood Plan**

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On Tuesday May 18<sup>th</sup>, 2021 representatives from the consulting team representing Charter Construction LP and Mark Rich Homes Limited (“the Applicants”) facilitated two virtual public open house sessions. The first session was held from 2:00pm – 4:00pm, and the second session was held from 7:00pm – 9:00pm. Both sessions were held via the Zoom Video Conference platform.

The purpose of this document is to summarize the key themes and quotations expressed by the participants at the two open houses.

Twelve individuals attended the first session and 18 individuals attended the second session, for a total of 30 participants. Of the 40 participants, fourteen either commented or asked questions.

To organize and accurately summarize all participant comments, Morgan Planning used Taguette, which is an open source qualitative research tool which uses coding to identify themes.

The content of this report is summarized in the following three tables:

- Table 1 – Summary of Identified Themes
- Table 2 – Summary of Participant Comments
- Table 3 – List of Open House Participants

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**Table 1 – Summary of Identified Themes**

Consolidated Theme List	Theme Description
Planning Act Applications	Theme relates to the participant questions and comments regarding the nature and purpose of the Planning Act applications, the projected phasing of the Trailside Neighbourhood Plan, the timeline to approval of the applications. e
Land Use Density	Theme relates to participant questions and comments regarding the land use densities that are identified on the Trailside Neighbourhood Plan.
Natural Heritage	Theme relates to participant questions and comments regarding the protection of natural heritage features both within the Trailside Neighbourhood Plan, and the surrounding lands. This theme also includes questions posed regarding both water quality and water quantity.
School Sites	Theme relates to participant questions and comments regarding the two proposed school sites.
Transportation	Theme relates to participant questions and comments regarding street design, traffic volumes, active transportation routes, public transit, and traffic disruptions resulting from the construction process.
Other	Theme captures any additional questions or comments that do not reasonably fall within the above noted themes, or were not directly related to the Trailside Neighbourhood Plan.

Table 2 – Summary of Participant Comments

Theme	# Of Mentions	# Of Participants	Characteristics	Key Quotations
<b>Planning Act Applications</b>				
Land Use and Site Plan	5	3	<p>Generally positive sentiments related to the neighbourhood design.</p> <p>Questions related to the proposed phasing of the Trailside Neighbourhood Plan.</p> <p>Questions regarding the purpose of and relationship between the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications.</p> <p>Questions regarding the development timeline for the lands in the north-west corner of the Plan.</p> <p>General questions regarding specific phases, and how the consulting team rationalized the neighbourhood fabric.</p>	<p><b>Name:</b> Don Munro <b>Address:</b> Did Not Specify</p> <p><i>Q: "What is the dark brown area in top NW corner?"</i></p> <p><b>Name:</b> Mark Tourigny. <b>Address:</b> Did Not Specify</p> <p><i>Q: "Related to phase one. Noticed that there is a section behind the housing development (there are additional lands owned by applicant). Wishing you will expand on this."</i></p>

Development Timeline	3	3	<p>Questions regarding the expected timeline to complete all phases of development.</p> <p>Questions regarding the potential for the phasing to overlap during the construction process.</p> <p>Questions regarding the potential for the development proposal to change.</p>	<p><b>Name:</b> Josh. <b>Address:</b> 3092 Orion Blvd</p> <p>Q: <i>“You mentioned that this draft plan is good for 3 years, and that phase 1 won’t begin for 3 years, so is it fair to say what has been presented here could completely change based on changing needs/demands?”</i></p>
<b>Land Use Density</b>				
High	6	5	<p>Questions regarding the policy justification for the high density block.</p> <p>Questions to confirm the proposed height of the apartment building within the high density block.</p> <p>Questions regarding the rational for the proposed location of the high density block.</p>	<p><b>Name:</b> Doug Paquin <b>Address:</b> 2998 Annalysse Drive</p> <p>Q: <i>“By definition the greater horseshoe was established for the Toronto / Hamilton area. Where does the Greater Horseshoe area end, and how can we establish a plan to reduce the population intensification of this area called Orillia?”</i></p>
Medium	3	2	<p>Questions regarding the rational for the locations of the medium density blocks.</p>	<p><b>Name:</b> Kelly Rae <b>Address:</b> 32 Old Scotia Place</p> <p>Q: <i>“Why is the northwest corner designated as medium density when it abuts onto environmentally protected land on one side and is adjacent to the boundaries of a provincial park on the other side.”</i></p>

Low	2	2	Questions / comments regarding the adjacency of some low density lots adjacent to the high density block.	<p><b>Name:</b> Kelly Rae.  <b>Address:</b> 32 Old Scotia Place</p> <p>Q: <i>“Wouldn't it make more sense to have medium density south of the TransCanada pipe line and then have low density in the northwest corner?”</i></p>
<b>Natural Heritage</b>				
Ecological Preservation	1	1	Concerns expressed regarding the ecological preservation of the wetland that is situated immediately east of Old Scotia Place.	<p><b>Name:</b> Tara Treash  <b>Address:</b> 27 Old Scotia Place</p> <p>Q: <i>“Concerned about the wetland area behind Old Scotia Place. Something that we noticed since the building of Stone Ridge is that just below the pipeline there is a water catchment area. We have noticed that ever since that went in, the southern part (of the catchment area) has almost dried up and there have also been changes in the wildlife, for example the beaver has left. I am worried about the changes that I have seen over the years and that further development will dry up that area.”</i></p> <p><b>Applicants to follow-up with Tara Treash regarding actions taken to preserve wetlands.</b></p>

Water	2	2	Questions were posed related to the perceived impact that the Trailside Neighbourhood Plan will have on the quality and quantity of drinking water and groundwater within west Orillia and the surrounding lands.	<p><b>Name:</b> Lynn Abernethy <b>Address:</b> Did Not Specify</p> <p>Q: <i>“Where is the water treatment for this region?”</i></p>
<b>School Sites</b>				
School	2	2	Questions posed regarding the projected number of students, the type of schools (elementary or high school), and the height, massing and scale of the future schools.	<p><b>Name:</b> June and Wayne Reimer <b>Address:</b> 2984 Annalysse Drive</p> <p>Q: <i>“Our house backs onto where the schools are going to be located. Will they be 1 or 2 storeys? What will the school look like? Will there will be a fence?”</i></p> <p><b>Applicants to follow-up with June and Wayne Reimer following consultation with School Board.</b></p>
<b>Transportation</b>				
Traffic	5	4	<p>Questions regarding the increased levels of traffic on Stone Ridge Boulevard resulting from the Trailside Neighbourhood Plan.</p> <p>Question posed regarding vehicular access to/from Phase 6.</p>	<p><b>Name:</b> Jennifer and Ken Kilby <b>Address:</b> 2991 Stone Ridge Boulevard</p> <p>Q: <i>“Concerned that it is going to be a terrible and busy road/throughway. They are very concerned. While all the trail work is planned to be put in they are still concerned that it (Stone Ridge Boulevard) will be like Highway 400.”</i></p>

			<p>Question posed regarding property values being influenced by increased traffic in west Orillia.</p> <p>Comment pertaining to the sight lines at Line 15 North and Bass Lake Sideroad.</p>	
Construction	2	2	<p>Concern expressed regarding the potential traffic impacts on Stone Ridge Boulevard during the construction process.</p>	<p><b>Name:</b> Jennifer and Ken Kilby <b>Address:</b> 2991 Stone Ridge Boulevard</p> <p><i>Q: "When will Phase 2 construction begin? We are concerned with the number of trucks and estimate about when phase 2 will start? Concerned with the number of trucks and heavy equipment traffic on Stone Ridge Boulevard during the construction process."</i></p>
Active Transportation and Transit	3	2	<p>Questions related to the proposed active transportation network and connectivity to existing trails.</p> <p>Question related to the extension of public transportation to service the Trailside community.</p>	<p><b>Name:</b> Doug Paquin <b>Address:</b> 2998 Annalysse Drive</p> <p><i>Q: "Is there consideration for cycling paths along major roads?"</i></p>
Design	5	4	<p>Comments received regarding snow removal along the active transportation trails.</p> <p>Request for consideration of bike trails along Line 15 North.</p>	<p><b>Name:</b> Jeff Rae <b>Address:</b> 32 Old Scotia Place</p> <p><i>Q: "Has any consideration been given to the snowmobile trail which runs through parts of the land on this plan?"</i></p>

			<p>Question posed regarding future street names, including a request that street names have regard for Orillia's history.</p> <p>Question regarding the future of the snowmobile trail which currently traverses portions of the Trailside Neighbourhood Plan.</p>	<p><b>Applicants to follow-up with Jeff Rae concerning the snowmobile trail.</b></p>
<b>Other</b>				
Related comments	3	2	<p>Question posed regarding the potential for a large retail shopping mall to be developed in west Orillia.</p> <p>Question posed regarding the potential for the Go Train to extend to the City of Orillia.</p>	<p><b>Name:</b> Janet Fortin.  <b>Address:</b> Did not Specify</p> <p>Q: <i>"With this housing development, do you know if Orillia will build a shopping mall".</i></p>



Table 3 – List of Open House Participants

<b>Afternoon Session</b> May 18, 2021, 2-4 pm	<b>Evening Session</b> May 18, 2021, 7-9 pm
<i>ID: 984 0561 2142</i>	<i>ID: 977 8632 5579</i>
Dan Kamiya Address: 1168 Line 15 N Email: <a href="mailto:dan@kamiya.net">dan@kamiya.net</a>	Teresa Morrison Email: <a href="mailto:mothertmoe@hotmail.ca">mothertmoe@hotmail.ca</a>
Kevin Mitchell Phone: 416-788-0015 Email: <a href="mailto:kevin.mitchell@ca.crh.com">kevin.mitchell@ca.crh.com</a>	Kelly & Jeff Rae Address: 32 Old Scotia Place Email: <a href="mailto:kellyrae@rogers.com">kellyrae@rogers.com</a>
Tara Treash Address: 27 Old Scotia Place Email: <a href="mailto:t.treash@hotmail.com">t.treash@hotmail.com</a>	Sara & Doug Paquin Address: 2998 Annalysse Drive. Email: <a href="mailto:spaquin@rogers.com">spaquin@rogers.com</a>
Sharday James Email: <a href="mailto:shardayj@ramafirstnation.ca">shardayj@ramafirstnation.ca</a>	Lee Hanson Email: <a href="mailto:Leeha.hanson@gmail.com">Leeha.hanson@gmail.com</a>
Jennifer Kilby Address: 2991 Stone Ridge Boulevard Email: <a href="mailto:jenniferkilby119@gmail.com">jenniferkilby119@gmail.com</a>	Mrs. Horne Phone: 705-326-0766
Rob DiGiovanni Email: <a href="mailto:Robdq36@outlook.com">Robdq36@outlook.com</a>	Unju Pathak Email: <a href="mailto:Unjupathak95@gmail.com">Unjupathak95@gmail.com</a>
Wayne & June Reimer Address: 2984 Annalysse Drive, Orillia, ON Email: <a href="mailto:wayneandjune@gmail.com">wayneandjune@gmail.com</a> Phone: 705-484-0868	Janet Fortin Email: <a href="mailto:Janet.fortin@sunlife.com">Janet.fortin@sunlife.com</a>
Sam MacKinnon Email: <a href="mailto:sam@zinger.com">sam@zinger.com</a>	Mark Tourigny <a href="mailto:Mark.tourigny@hotmail.com">Mark.tourigny@hotmail.com</a>
Mason Ainsworth Email: <a href="mailto:Mason4orillia@gmail.com">Mason4orillia@gmail.com</a>	Chris Glover (Lakehead University) Email: <a href="mailto:admin.avpor@lakedheadu.ca">admin.avpor@lakedheadu.ca</a>
Vanessa Orsi Email: <a href="mailto:vorsi@orsigroup.com">vorsi@orsigroup.com</a>	Lynn Abernethy Email: <a href="mailto:lynnabernethy@gmail.com">lynnabernethy@gmail.com</a>

Rick Pruegg Email: <a href="mailto:rpruegg@icloud.com">rpruegg@icloud.com</a>	Laura Wakeman Email: <a href="mailto:Lwakeman40@icloud.com">Lwakeman40@icloud.com</a>
Ali Chapple Email: <a href="mailto:achapple@orillia.ca">achapple@orillia.ca</a>	Stephanie Hunter Email: <a href="mailto:stephanieh@dominionlending.ca">stephanieh@dominionlending.ca</a>
	Jacqueline Dixon Email: <a href="mailto:Jdixon40@hotmail.com">Jdixon40@hotmail.com</a>
	Debbie Hele Email: <a href="mailto:debbiehele@rogers.com">debbiehele@rogers.com</a>
	Ali Chapple Email: <a href="mailto:achapple@orillia.ca">achapple@orillia.ca</a>
	Don Munro Email: <a href="mailto:doniwm@gmail.com">doniwm@gmail.com</a>
	Josh Address: 3092 Orion Blvd Email: N/A
	Aaron Email: N/A
<b>Total Attendance: 12</b>	<b>Total Attendance: 18</b>