

Comment Response Matrix – 116/120 Bond Street – March 23rd & March 24th, 2026 Public Information Meeting

**Comment Response Matrix
116/120 Bond Street
Public Information Meeting – March 23rd and March 24th, 2026**

	Question and/or Comment	Name & Address	Contact Information	Response
1.	<p>Requested link to meeting.</p> <p><i>Number of comments regarding water drainage in surrounding area. When developments are made there are promises that are made and not kept. Mother Nature will do what she is going to do, and can't control it.</i></p> <p><i>Wanted neighbours to know that he did attend Council and opposed the development at 116 Bond Street. Council did listen to the speakers opposed. Questioned the City on appeal process. Was told cost would be \$11,000.00. Called OLT and was told only person who can appeal a decision is the developer. We have zero appeal abilities.</i></p> <p><i>Requested an in person meeting be scheduled as there are a number of neighbours who are unable to attend virtually. Suggested holding a meeting at the Gill Street arena.</i></p> <p><i>Disappointed that during in-person meeting held at 116 Bond Street he was told that properties wouldn't be developed as one. Suggested that</i></p>	<p>Ken Catania 100 Bond Street</p>	<p>ken@catstitch.com</p>	<p>Forwarded invite on March 9th</p> <p>Forwarded PDF of presentation and link to documents on City's website on March 26th</p> <ol style="list-style-type: none"> 1. <i>A Geotechnical Report was prepared and included in submission. This report looks more at the soils. A HydroG report wasn't required by the City for submission. Councilor Campbell wasn't sure whether Council had authority to request a HydroG be completed.</i> 2. <i>When 116 Bond Street was proposed, only one accessible space was required, but 2 were included on the site plan. Requirement is 2 accessible spaces for the entire development, and 2 spaces are shown.</i> 3. <i>Garbage containers do range in size. The footprint of the garbage collection area won't change. Longer canisters can be used and the size can change that goes into the ground. Could arrange for more frequent garbage collection if necessary.</i> 4. <i>Site plan does show a second snow storage area. Ali Chapple replied to comment re. green space being used for snow storage – new developments are required to show area dedicated to</i>

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<p><i>approval of 116 Bond was a trojan horse to have 120 Bond approved as well, and development on both properties to be done at once. Disappointed that this is the case. Also brought this up in Council, he doesn't feel he was lied to but was mislead. Appreciates that local councilor is involved.</i></p> <p><i>Has a video that shows the issues with parking and traffic on Bond Street. Wasn't allowed to show video during Council, but has shown to Councilor.</i></p> <p><i>Feels developer is sneaking stuff in that we aren't aware of. Very upsetting as a neighbour. Wool has been pulled over the eyes of Council. Was told that development of 120 Bond was going to be down the road. Pays taxes like everyone else and suggested that Council has a hard look at development. Feels developer is pushing in 120 Bond cause 116 was approved.</i></p> <ol style="list-style-type: none"> <i>1. Insurance companies no longer providing insurance for homeowners on Bond Street for flooding (ground water insurance). Too many claims of water getting into basements. Has developer looked into water table? Follow up question to Council (Dave Campbell) re. HydroG.</i> <i>2. Question regarding parking. Why were no additional accessible spaces added to site</i> 			<p><i>snow storage and green areas are not excluded from being used for snow storage.</i></p> <ol style="list-style-type: none"> <i>5. When submission for 116 Bond was made, infrastructure shown on plans included both 116 & 120.</i> <i>6. All reports have been updated to review and include both parcels, there were laterals already shown into 116 Bond. As part of this submission, all materials received updates to contemplate 120 Bond to determine whether sufficient capacity.</i>
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	<p><i>plan. Number of parking spaces is inadequate for development.</i></p> <p>3. <i>Size of garbage hasn't changed, but number of units has increased?</i></p> <p>4. <i>Snow storage. No additional snow storage areas have been shown for 120 Bond Street. Follow up question re. green space being used for snow storage.</i></p> <p>5. <i>How are they adding on more units and not having to make bigger snow areas, bigger garbage areas, more accessible spaces – why don't changes have to be made. (This question was posed to Ali Chapple)</i></p> <p>6. <i>Has servicing been confirmed for additional units?</i></p>			
2.	<p>Requested link to meeting.</p> <p>1. <i>Will these be rental units?</i></p> <p>2. <i>Could be years before lands are developed based on answer to above.</i></p>	Mayur Patel 400 Gill Street	Patel.mayur.0204@gmail.com	<p>Forwarded invite on March 10th</p> <p>Forwarded PDF of presentation and link to documents on City's website on March 26th</p> <p>1. <i>Rental Units</i> <i>At the present time, it is anticipated that these units will be for sale, but this decision hasn't been finalized. The applicant will most likely not be the developer/builder of this project, so the buyer/developer will make the decision.</i></p> <p>2. <i>Timeline</i></p>

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				<i>Agreed.</i>
3.	Requested link to meeting.	David Campbell	dcampbell@orillia.ca	Forwarded invite on March 10 th Forwarded PDF of presentation and link to documents on City's website on March 26 th
4.	Requested link to meeting. <i>1. Didn't realize that the application most likely wouldn't be the one to develop the property. Upsetting to know that may lose touch with what is happening on development after this process. 2. Concerned with parking. There is a lot of parking on street, plows weren't able to come down street at times. Concerned for residents when trying to pull out of driveways. Increase in number of units will mean more people and cars.</i>	Lesley Glass	Lesley.glass45@gmail.com	Forwarded invite on March 12 th Forwarded PDF of presentation and link to documents on City's website on March 26 th Comments were acknowledged and discussed briefly. Explanation of the public process / involvement was outlined.
5.	Requested link to meeting.	Hugh Sillick	hughsillick@gmail.com	Forwarded invite on March 13 th Forwarded PDF of presentation and link to documents on City's website on March 26 th
6.	Requested link to meeting. <i>1. Where is the garbage located? 2. Question on portion of 120 Bond that backs onto 403 Gill Street. 3. Will there be fencing?</i>	Diane Jones	Dsjones45@rogers.com	Forwarded invite on March 16 th Forwarded PDF of presentation and link to documents on City's website on March 26 th <i>1. Garbage to be located in same location as was previously shown for 116 Bond Street. Illustrated location of garbage on screen. Size of underground bin can be made bigger to facilitate</i>

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	<p>4. <i>Where is snow going to go? Can't put all the snow collected in one area, it will drain onto backyards. If there are issues with the drainage due to the snow, who will look after that. Could be expensive to sue condo corporation. Is land going to be levelled towards Bond Street to prevent flooding?</i></p> <p>5. <i>Is there a sewer proposed at rear of property?</i></p> <p>6. <i>What is a retaining wall and how deep will it be?</i></p> <p>7. <i>When is construction to begin?</i></p>			<p><i>additional units being proposed. Location of garbage collection is adjacent to rear property line of 403 Gill Street.</i></p> <p>2. <i>The landscaped area to the west of Block B-3 is considered to be the rear yard setback and is required to be 7.5m This area will be greenscaped and an open amenity space for development.</i></p> <p>3. <i>Fence is required, and the by-law states it is to be 2m.</i></p> <p>4. <i>The snow storage that was previously shown for 116 Bond will remain where it is and a second area for snow storage is shown adjacent to Block B-3. A retaining wall is proposed and there is SWM infrastructure proposed for development. When the snow melts it will be directed to SWM infrastructure and to Bond Street. In theory, the design is to ensure that all drainage is kept on subject lands and not to impact adjacent properties. Civil engineering has been designed and reviewed by City staff. Suggested if there is an issue to reach out to Condo Corporation. Ali Chapple confirmed that the City does not get involved with issues on private property.</i></p> <p>5. <i>Would have to double check the civil drawings to see if there is a catch basin. To confirm, the drawings were reviewed and an infiltration gallery (swale) is proposed. Manholes and catch basin are provided within the driveway and parking areas.</i></p> <p>6. <i>Retaining wall would be engineered stone, would have to confirm the height but believe it is to be around 2 feet.</i></p> <p>7. <i>Earliest start date for construction would be spring of 2027. Developer has to have the ZBA approved, and the proceed</i></p>
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				<i>through Site Plan Control. City completes review of all detailed design drawings through Site Plan Control process, and prepares draft agreement that has to be reviewed and approved by both City and Applicant. This will take some time.</i>
7.	<p>Requested link to meeting.</p> <p><i>Attended meeting at 116 Bond Street, but hadn't seen plans for 120 Bond Street. Glad to see there is more parking provided.</i></p> <ol style="list-style-type: none"> 1. <i>Where is the location of the balconies on the units? Requested confirmation that 2nd and 3rd storeys are considered 1 unit.</i> 2. <i>Hope that they don't turn into rental units.</i> 3. <i>Concerned with traffic on Bond Street. Parking only permitted on one side of street and street is narrow so difficult to navigate. Quite often have emergency vehicles that block road.</i> 	<p>Susan Smith 103 Bond Street</p>	<p>sosue@rogers.com</p>	<p>Forwarded invite on March 16th</p> <p>Forwarded PDF of presentation and link to documents on City's website on March 26th</p> <ol style="list-style-type: none"> 1. <i>Balconies face onto site. Illustrated on site plan the location of the balconies and noted lighter blue area is generally where the balconies will be located.</i> 2. <i>No control over whether they will be rental units and neither does the City. Policy looks for rental and Council is supportive of rental units but decision will be developers.</i>
8.	<p>Requested link to meeting.</p> <ol style="list-style-type: none"> 1. <i>Will trees along street be saved? Has a tree along property line, assuming there won't be too much of an encroachment and roots won't be disturbed.</i> 2. <i>Requested link to City's website for review of submission documents.</i> 	<p>Owen Marshall 122 Bond Street</p>	<p>Owen_Marshall@outlook.com</p>	<p>Forwarded invite on March 17th</p> <p>Forwarded PDF of presentation and link to documents on City's website on March 26th</p> <ol style="list-style-type: none"> 1. <i>If the trees are directly in front of the property then they will be shown on the tree preservation plan. Believe that a swale runs along the property line to collect drainage. Swales have relatively low depth so shouldn't impact roots.</i>

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	<p>3. <i>Has retaining wall along one driveway of property. Would be willing to work with developer to having retaining wall removed and land levelled if location of retaining wall is making construction of swale difficult (as long as it was discussed with him). Questioned fence along property line, and size of posts.</i></p> <p>4. <i>Suggested that water intrusion will be a major concern if there is no sort of water management on site. Going to be a lot more water diverted to property.</i></p> <p>5. <i>When will ground be broken for development?</i></p>			<p>2. <i>Copied link to chat.</i></p> <p>3. <i>Will pass on comment about retaining wall to applicant. A 2m high board fence is proposed along property line as per City's standards. The fence will be shown on the landscape drawing. Fence to be inset onto property so as not to disturb adjacent properties. Expect posts are either 4X4 or 6X6, again this detail would be included on landscape drawing. To confirm, the posts are 6x6, detail shown within the Landscape Package.</i></p> <p>4. <i>Water mitigation measures are included on civil drawing set. The swale won't have a culvert, just a gully to collect drainage.</i></p> <p>5. <i>Can't see any earlier than Spring of 2027. Zoning has to be approved, and then applicant to proceed through Site Plan Control with the City. Submission gets reviewed at an even more detailed level and process can take several months. Current applicant most likely not builder, intention is to sell property to develop and build units. Could take a number of years.</i></p>
9.	<p>Requested link to meeting</p> <p>1. <i>How long will construction last, will it be constructed as one phase or two? Originally understood 116 Bond was to be Phase One and 120 Bond was to be Phase Two.</i></p> <p>2. <i>How long to build?</i></p>	Ian Wilding	ianrwilding@gmail.com	<p>Forwarded invite on March 23rd</p> <p>Forwarded PDF of presentation and link to documents on City's website on March 26th</p> <p>1. <i>No concrete answer at to timeline of construction. It is anticipated that both sites will be built within a pretty close timeline. The site is compact and there won't be too much of an opportunity to have ongoing construction while there are people living in development. All underground work, grading, parking</i></p>

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				<p><i>area would be built and constructed in early stages and then maybe phasing for each of the blocks.</i></p> <p><i>2. Depends, could take up to 2 years. Could be faster or longer depending on the builder and how quickly they want to turn it around, and how quick the crews work. Could be 5 – 6 years total time between obtaining approvals from City, selling of the lands (should the application choose not to develop the property), obtain building permits, award contractor, complete build.</i></p>
10.	<p>Requested link to meeting.</p> <p><i>Please see questions and responses above for Diana Jones. Diane and Linda joined the meeting together and both were asking questions. Not sure which question was asked by who.</i></p>	Linda Popata	Kiwi.joy@rogers.com	<p>Forwarded invite on March 23rd</p> <p>Forwarded PDF of presentation and link to documents on City's website on March 26th</p>