

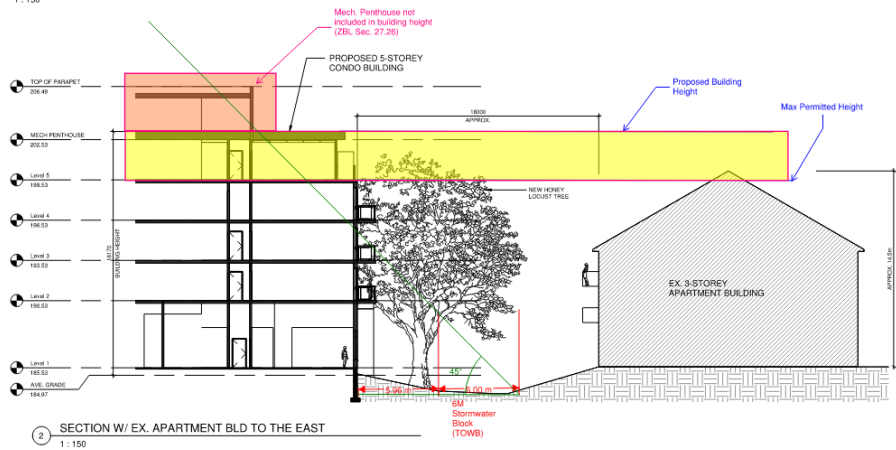
Attachment 3 – Comment / Response Matrix

Public Comments

Comments were received from the general public before, during and after the public meeting on March 11, 2021. While some comments relate to a variety of different concerns, Planning staff have categorized these comments into themes. The comment matrix below provides a summary of these themes and a corresponding response to each theme.

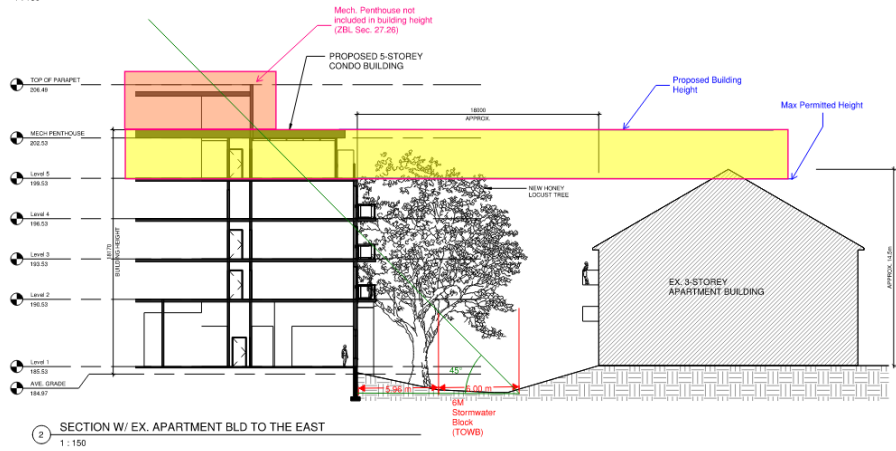
Theme	Summarized from surrounding residents	Planning Staff Response
Process for Notice of Complete Application and Public Meeting	Residents of adjacent condominium building did not receive the Notice of Complete Application and Public Meeting when the development was initially proposed in February 2021	<p>The notice of complete application and public meeting for the proposed development were mailed to landowners within 120 meters of the subject lands, in accordance with the <i>Planning Act</i> and associated Ontario Regulations (O.Reg.s). Notices are delivered to the landowner address shown on the last revised assessment roll of the Municipality; information that the Town receives from the Municipal Property Assessment Corporation (MPAC). In the case of a condominium development that is located within 120 metres of the lands subject to the application, notice may be given to the Condominium Corporation at the address that is shown in the most recent assessment roll.</p> <p>In this case the Notice of Complete Application and Public Meeting was delivered to the condominium corporations for two condominium developments at 91 River Road West and 16 Westbury Road. The Town exceeded the <i>Planning Act</i> requirements at the time by also posting a sign on site and advertising in the local newspaper.</p> <p>After hearing concerns at the Public Meeting from the residents of the building on the adjacent lot to the east, Planning staff have included them on circulations of subsequent submissions for the proposed development.</p>
	This parcel of land was originally zoned R3 and was rezoned to "downtown core". A problem in our opinion arose when none of the unit owners at 16 Westbury Road were notified of this substantial rezoning and the impacts it would have on us. Even though the Town followed notification procedures in place, the fact remains we did not know about this major change in land use, hence a review in procedures is needed.	The Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) and regarding the Downtown Development Master Plan and creation of the Downtown Node were adopted/passed by Town Council in June 2018. Upon appeal, the Local Planning Appeal Tribunal (LPAT) (now Ontario Land Tribunal or OLT), approved the OPA and ZBA in January 2020. Some parcels previously zoned R-3 was re-zoned to a “Downtown” zone. The above-mentioned OPA/ZBA process lasted 2.5 years that included numerous Notices of Public Meetings sent to residents in the Downtown Node and adjacent buffer areas in early 2018. The public meetings included two open houses held on May 16 th and 23 rd and a statutory public meeting as required under the <i>Planning Act</i> held on May 29 th . The OPA included an increase from four storeys to six storeys in the maximum allowable height for buildings permitted in the Downtown Core designation.
Built form (height, exterior building materials) and density	Proposed development does not fit the overall neighbourhood profile	The proposed development is consistent with the Town’s vision and applicable Official Plan policies for the Downtown Core, which are supportive of higher density residential developments of this nature. Furthermore, despite amendments to Section 41 (4.1) of the <i>Planning Act</i> implemented as a result of Bill 23 (More Homes Built Faster Act) that affect the Town’s ability to dictate elements of exterior design, the proposed development is also consistent with the Town’s Downtown Wasaga Beach Urban Design Guidelines. Planning staff, therefore, conclude the proposed development fits the profile of the surrounding neighbourhood.

Built form (height, exterior building materials) and density (Cont'd)	<p>We reject the proposal as it stands now (six storeys)</p> <p>We are asking the Town of Wasaga Beach to limit the proposed development to four storeys. Limiting the development to the previously approved four storeys will reduce traffic and noise</p>	<p>The height of the proposed development was decreased from six storeys to five storeys. Planning staff view this decrease in height as an appropriate balance between the applicant's request as per the first two submissions and the stated preferences of the residents of the building on the adjacent lot to the east.</p> <p>The side yard setback of the fifth storey facing the adjacent apartment building to the east was also increased ("stepped-back"), the mechanical penthouse is setback (or "stepped back") a further 6.8 metres (22 feet) from the majority of the fifth storey along the easterly side of the building and the planting of four skyline honey locust trees (at 1.85 metres/6.07 feet in height from finished grade to the bottom of the crown at the time of planting) have been added along the easterly side of the proposed building.</p> <p>Noise from the parking lot of the proposed development would be partially mitigated by a tight board fence of 1.75 metres (5.75 feet) in height placed on top of a retaining wall that is 1.5 metres (5 feet) in height. Within reason, details of the fencing can be further refined as part of the Site Plan Control process.</p> <p>With the above mentioned reduction in height of the proposed building and addition of proposed mitigation measures, Planning staff feel the concerns of neighbouring and surrounding property owners have been adequately addressed.</p>
	<p>The shadow study submitted by the developer makes clear that there would be significant shadow impacts on the units in the adjacent building to the east during the afternoon for significant portions of the year when the sun is lower in the sky, days are shorter and more light is most wanted. Reduced sunlight also has deleterious effects on both mental health and physical health</p>	<p>The proposed building is situated on the subject lands to reduce impacts from shadows for residents of the building on the adjacent lot to the east. The side yard setback for the fifth floor and mechanical penthouse of the proposed building were also increased to reduce shadow impacts.</p> <p>Based on the shadow study included in the fourth submission (Attachment 5), completed in accordance with the Town's Standards For Shadow Studies, noticeable daytime shadows from the proposed building would be limited to the northerly portion of the building on the adjacent lot to the east at the following times:</p> <ul style="list-style-type: none">• After 3:00pm (15:00) on March 21st;• After 5:00 pm (17:00) on June 21st;• After 3:00 pm (15:00) on September 21st , and;• After 2:00 pm (14:00) on December 21st. <p>It is also noted that shadow impacts are reduced through the use of "step backs" (i.e. increased side and front yard setbacks for the wall of the fifth storey and the mechanical penthouse from the wall of the storey below). Specifically, the side yard setback of the fifth storey facing the adjacent apartment building to the east was also increased ("stepped-back") and the mechanical penthouse is setback a further 6.8 metres (22 feet) from the majority of the fifth storey along the easterly side of the building.</p>

<div>Built form (height, exterior building materials) and density (Cont'd)</div>	<div>The proposed building should be limited to four storeys so that it is more in keeping with the height of the adjacent building, the surrounding area and lessen the impact to neighbouring residents</div>	<div>The height of the proposed development was decreased from six storeys to five storeys. Planning staff view this decrease in height as an appropriate balance between the applicant's request as per the first two submissions and the stated preferences of the residents of the building on the adjacent lot to the east.</div> <div>A comparison of the elevation section of the proposed building at five storeys on the adjacent property to that of the building on the adjacent property to the east was included as part of the fourth submission (see below). The said comparison demonstrates that due to the increased easterly side yard setback of the fifth storey (versus the fourth storey), the direct view for residents on the fifth floor of the proposed building is limited to only a small part of the roof peak of the adjacent building to the east. The mechanical penthouse of the proposed building also has an increased side yard setback from the fifth storey. Collectively, these measures would work to mitigate impacts to existing residents within the building on the adjacent lot to the east.</div> <div></div> <div>Lastly, Planning staff note the proposed building benefits from the Town's approximately six metre wide stormwater management block (Block 216, Plan 51M-914) between the subject lands and the adjacent lot to the east.</div>
	<div>The proposed design is reminiscent of a small city hospital from the 1980s. The size and density is inappropriate for the neighbourhood.</div> <div>While design and aesthetics are subjective, the industrial feel of the design (steel, brick, glass, metal siding as a major design element) seem more suited to a development in a larger urban centre. The east-west elevation drawings also do not appear to reflect the overall plan and east frontage is clearly longer than the west frontage on the site plan and they appear equal length in the respective frontage drawings</div> <div>A design that either removed the short leg of the “L” or placed it at the west end of the building would mitigate the most severe impacts on my and my neighbours’ properties. In addition, a design with fewer industrial elements on a smaller scale would be a much better fit for the neighbourhood</div>	<div>Regarding compatibility with the surrounding area, Planning staff notes the following:</div> <ul style="list-style-type: none">• The currently proposed height of five storeys exceeds the maximum permitted height as stated in Town of Wasaga Beach Comprehensive Zoning Bylaw 2003-60, as amended, by only one storey (which has been reduced from earlier iterations of the proposed development from six storeys and, therefore two storeys beyond the maximum permitted height);• The currently proposed front and easterly side yard setbacks of the fifth storey are greater than those same setbacks of the fourth storey and an even greater setback from the majority of the fifth storey are shown on the development plans for the mechanical penthouse, which would help to mitigate impacts from height for residents of adjacent/surrounding properties;

Built form (height, exterior building materials) and density (Cont'd)		<ul style="list-style-type: none"> • The proposed development is appropriately buffered from the adjacent property to the east by tree plantings along the easterly side of the building, fencing along the easterly side of the parking area as well as an intervening Town-owned storm water management block between the subject property and the adjacent property to the east, and; • Despite the Town being limited in its ability to control architectural design under Section 41 of the <i>Planning Act</i> (as a result of Bill 23- <i>More Homes Built Faster Act</i>, the exterior elements of the proposed development, is consistent with the Town's Downtown Wasaga Beach Urban Design Guidelines. Specific exterior elements that Planning staff note include varied (but still consistent) façade treatment, varied rooflines and a variety in building materials. <p>Therefore, Planning staff view the proposed development to be compatible with other developments in the surrounding area.</p>
	We are faced with the possibility of having a six storey 86 unit apartment building built 40 feet from our building. If allowed, it will prevent any natural light to enter units on that side of our building.	<p>Based on the shadow study included in the fourth submission (Attachment 5), completed in accordance with the Town's Standards For Shadow Studies, noticeable daytime shadows from the proposed building would be limited to the northerly portion of the building on the adjacent lot to the east at the following times:</p> <ul style="list-style-type: none"> • After 3:00pm (15:00) on March 21st; • After 5:00 pm (17:00) on June 21st; • After 3:00 pm (15:00) on September 21st , and; • After 2:00 pm (14:00) on December 21st.
	I can't imagine anyone on Council being too pleased if they were faced with a six floor 86 unit apartment building being built a mere 40 feet away from their homes. Scaling down to four storey building, changing proposed location and shifting the angle of the building on the property to allow for buffer space between the two buildings is a possible solution. We do not support the current plans for Riverwoods Homes and suggest new plans as current plans are unacceptable for residents of the adjacent building to the east	<p>The height of the proposed development was decreased from six storeys to five storeys. Planning staff view this decrease in height as an appropriate balance between the applicant's request as per the first two submissions and the stated preferences of the residents of the building on the adjacent lot to the east.</p> <p>The side yard setback of the fifth storey facing the adjacent apartment building to the east was also increased ("stepped-back"). The mechanical penthouse is setback a further 6.8 metres (22 feet) from the majority of the fifth storey along the easterly side of the building.</p>
	The proposed building does not fit into the character of the neighbourhood, it has the design aesthetics of an institutional, commercial complex. We are being denied the right to peaceful quiet enjoyment of our homes, along with decreased property values.	<p>The proposed development is consistent with the Town's Downtown Wasaga Beach Urban Design Guidelines as well as the Town's vision for the Downtown Core as articulated in Policy 22.3.1.2 of the Official Plan.</p> <p>In accordance with amendments to Section 41 (4.1) of the <i>Planning Act</i> implemented as a result of Bill 23 (More Homes Built Faster Act), Planning staff are unable to dictate most elements of exterior design as they relate to the proposed development, as part of the Site Plan Control process, including exterior building materials.</p>

Built form (height, exterior building materials) and density (Cont'd)	The property is now zoned for four storeys, please keep it that way and mitigate the privacy issues by removing the parking spaces along the east property line	<p>Removing parking spaces along the east property line of the subject lands would result in the proposed development not complying with the parking requirements in the Town's Zoning Bylaw. Specifically, the proposed development would fall short of the minimum number of parking spaces by a total of 12 spaces (as per Section 26.2.15).</p> <p>However, impacts to adjacent residents from the proposed parking lot would be mitigated by a tight board wood fence of 1.75 metres (5.74 feet) in height installed along the top of a retaining wall that is 1.5 metre (5 feet) in height. Within reason, details of the fencing can be further refined as part of the Site Plan Control process.</p>
	Loss of natural sunlight due to shadowing of a 6 storey (5 storey) building as proven by the shadow study (questionable) provided by the developer. Reduced sunlight has a deteriorating effect on human well-being and will impact resale values as well	<p>Based on the shadow study included in the fourth submission (Attachment 5), completed in accordance with the Town's Standards For Shadow Studies, noticeable daytime shadows from the proposed building would be limited to the northerly portion of the building on the adjacent lot to the east at the following times:</p> <ul style="list-style-type: none"> • After 3:00pm (15:00) on March 21st; • After 5:00 pm (17:00) on June 21st; • After 3:00 pm (15:00) on September 21st , and; • After 2:00 pm (14:00) on December 21st.
	The developer is now trying to rezone the property to allow for a 6 storey (now 5 storey) building instead of what it's zoned for, a 4 storey building. The current procedures in place again failed to properly notify the residents at 16 Westbury Road. By accident and sheer luck, someone from our building saw a sign on the subject property and inquired. So now we hope we'll have a say in what happens to this property which does have a very direct impact on our lives. This whole thing has just been a mess and a total tragedy which could have been avoided. The residents at 16 Westbury Road feel they have been let down by the system. Please don't allow for the construction of something that doesn't fit into the neighbourhood. It should have been townhouses, now we have to settle for a 4 storey building. Please do the right thing and keep it to 4 storeys and not the proposed 6 storeys (5 storeys)! Our health and well-being depend on it.	<p>Privacy impacts from the dwelling units of the proposed building for residents of the building on the adjacent building to the east would be mitigated by the planting of three Colorado Spruce trees and four Skyline Honey Locust Trees. According to the applicant's consulting team, the Skyline Honey Locust Trees were selected <i>"for their spreading and oval growing habit. Since coniferous trees typically have a pyramidal growing habit, the Honey Locusts will be more effective at screening upper level balconies while still allowing some sunlight to penetrate to the lower floors. The branching structure of these trees will still provide some screening and without completely blocking out sunlight during the winter months"</i>.</p> <p>The rooftop mechanical penthouse, elevator shaft and stairwells are exempt from the height requirements of the Town's Zoning Bylaw (Sections 3.2.1 and 3.2.2). The height of the proposed development is, therefore, five storeys.</p> <p>The rooftop amenity area of the proposed development would be shielded from the building on the adjacent building to the east by the mechanical penthouse.</p> <p>Impacts to adjacent residents from the proposed parking lot would be</p>

Built form (height, exterior building materials) and density (Cont'd)		mitigated by a tight board wood fence of 1.75 metres (5.74 feet) in height installed along the top of a retaining wall that is 1.5 metre (5 feet) in height. Within reason, details of the fencing can be further refined as part of the Site Plan Control process.
	Scaling down to a four storey building, changing proposed location and shifting the angle of the building on the property to allow for buffer space between the two buildings is a possible solution, or switching back to the original plan of townhomes	<p>The height of the proposed development was decreased from six storeys to five storeys.</p> <p>Secondly, the front and easterly side yard setbacks of the fifth storey is greater than those same setbacks of fourth storey and greater setbacks are proposed for the mechanical penthouse as compared to the fifth storey. As shown in the comparison of the building sections for the proposed building at five storeys and the adjacent property to that of the building on the adjacent property to the east, the direct view for residents on the fifth floor of the proposed building would be limited to only a small part of the roof peak of the adjacent building to the east.</p>  <p>The diagram is a vertical section drawing titled 'SECTION W/ EX. APARTMENT BLD TO THE EAST' with a scale of 1:150. It shows a 'PROPOSED 5-STORY CONDO BUILDING' on the left and an 'EX. 3-STORY APARTMENT BUILDING' on the right. The proposed building has a yellow facade and a red-outlined mechanical penthouse at the top. Height markers on the left indicate levels from 'Level 1' (194.67) to 'Level 5' (198.53), plus 'MECH. PENTHOUSE' (202.53) and 'TOP OF FINISHT' (204.49). A 'NEW HONEY LOCUST TREE' is shown between the buildings. A 'STORMWATER BLOCK (TOWN)' is indicated at the base of the tree. A 'Proposed Building Height' is marked with a blue arrow, and a 'Max Permitted Height' is marked with a blue arrow pointing to the top of the existing building. A note points to the penthouse: 'Mech. Penthouse not included in building height (ZBL Sec. 27.98)'. A '1800 W/ FENCE' is shown at the top of the proposed building. The existing building is a grey hatched structure with a height of 'APPROX. 12.7M'.</p>
	No matter how you look at it five storeys is really six when you take into account the penthouse mechanical room. It is still almost 70 feet high, within 60 feet of the adjacent building. Keep the building to four storeys as the property is currently zoned. The building still doesn't fit the charm and character of the neighbourhood and it still has the design elements of a commercial or institutional structure	<p>Thirdly, the proposed development would be appropriately buffered from the apartment building on the adjacent property to the east by tree plantings and fencing as well as an intervening Town-owned stormwater management block (Block 216 Plan 51M-914)</p> <p>In Planning staff's professional opinion, the points mentioned above, collectively demonstrate the proposed development is more consistent with the Official Plan vision and policies for the Downtown Core, is compatible with land uses on adjacent/surrounding properties and is appropriate for the general area.</p> <p>The maximum permitted building height in the DC2 zone of Town of Wasaga Beach Comprehensive Zoning Bylaw 2003-60, as amended, is four storeys with the mechanical penthouse (subject to restrictions) permitted on top of that. The proposed development has been reduced from the originally proposed six storeys to five storeys.</p>

Built form (height, exterior building materials) and density (Cont'd)		<p>Due to its size, the mechanical penthouse, is not included in the height of the proposed building. As such, the proposed building is considered to be five storeys in height.</p> <p>With that said, the side yard setback of the fifth storey facing the adjacent apartment building to the east was also increased (“stepped-back”), the mechanical penthouse is setback (or “stepped back”) a further 6.8 metres (22 feet) from the majority of the fifth storey along the easterly side of the building and four skyline honey locust trees along the easterly side of the building have been added to the applicable development plans of the proposed development. Tree plantings of 1.85 (6.07 feet) in height from finished grade to the bottom of the crown are to be included along the easterly side of the proposed building and a solid board fence of 1.8 (5.9 feet) in height is to be installed along the easterly side of parking area.</p> <p>Lastly, Despite the Town being limited in its ability to control architectural design under Section 41 of the <i>Planning Act</i> (as a result of Bill 23- <i>More Homes Built Faster Act</i>, the exterior elements of the proposed development, is consistent with the Town’s Downtown Wasaga Beach Urban Design Guidelines. Specific exterior elements that Planning staff note include varied (but still consistent) façade treatment, varied rooflines and a variety in building materials.</p> <p>These points provided above collectively demonstrate that the proposed development is compatible with land uses on adjacent/surrounding properties, is appropriate for the general area and the concerns of neighbouring and surrounding property owners have been adequately addressed.</p>
	<p>The proposed building is still six storeys and 69 feet high when you take into account the mechanical room penthouse. The building on the adjacent property to the east stands at 47 feet high at the peak of the roof and approximately 30 feet at the third floor level. A big difference in height between the two building which are only 60 feet apart. The development should remain at the four storeys that the property was originally zoned for, period.</p>	<p>In accordance with the definition of Building Height, stated in Section 27.26 of Town of Wasaga Beach Comprehensive Zoning Bylaw 2003-60, the mechanical penthouse and similar elements of the proposed building, are not included when calculating height. Planning staff note the proposed development, as initially applied for, was to be six storeys in height (not including the machnaical penthouse). In response to concerns raised by adjacent/surrounding residents as well as Planning staff, the proposed development was reduced to five soteys in height. Planning staff view this decrease in height as an appropriate balance between the applicant’s request as per the first two submissions and the stated preferences of the residents of the building on the adjacent lot to the east.</p> <p>It is also noted. the side yard setback of the fifth storey facing the adjacent apartment building to the east was increased (“stepped-back”) from the front wall of the fourth storey, the mechanical penthouse is setback (or “stepped back”) a further 6.8 metres (22 feet) from the majority of the fifth storey along the easterly side of the building and four skyline honey locust trees along the easterly side of the building have been added to the applicable development plans of the proposed</p>

Built form (height, exterior building materials) and density (Cont'd)		development. With the addition of the above-mentioned mitigation measures, Planning staff feel the concerns of neighbouring and surrounding property owners have been adequately addressed.
	I remind Council you work for us the taxpayers and its Council's job to put OUR wishes first, not the developer's, who don't live in our community. Developers should be working with the community to ensure a harmonious existence between residents, Council and developers. We would like to remind you the Council of this before you give the go ahead on this project against the wishes of the very people who put you in office.	<p>Planning staff have taken into consideration applicable planning policies, regulations and guidelines, comments from adjacent/surrounding residents and comments from stakeholder agencies during its review of the Zoning Bylaw Amendment application for the proposed development.</p> <p>Regarding compatibility with the surrounding area, Planning staff notes the following:</p> <ul style="list-style-type: none">• The currently proposed height of five storeys exceeds the maximum permitted height as stated in Town of Wasaga Beach Comprehensive Zoning Bylaw 2003-60, as amended, by only one storey (which has been reduced from earlier iterations of the proposed development from six storeys and, therefore two storeys beyond the maximum permitted height);• The currently proposed front and easterly side yard setbacks of the fifth storey are greater than those same setbacks of the fourth storey and an even greater setback from the majority of the fifth storey are shown on the development plans for the mechanical penthouse, which would help to mitigate impacts from height for residents of adjacent/surrounding properties;• The proposed development is appropriately buffered from the adjacent property to the east by tree plantings along the easterly side of the building, fencing along the easterly side of the parking area as well as an intervening Town-owned storm water management block between the subject property and the adjacent property to the east, and;• Despite the Town being limited in its ability to control architectural design under Section 41 of the <i>Planning Act</i> (as a result of Bill 23- <i>More Homes Built Faster Act</i>, the exterior elements of the proposed development, is consistent with the Town's Downtown Wasaga Beach Urban Design Guidelines. Specific exterior elements that Planning staff note include varied (but still consistent) façade treatment, varied rooflines and a variety in building materials. <p>Therefore, Planning staff view the proposed development to be compatible with other developments in the surrounding area.</p>
	Along the whole property line we will have a 70 foot wall of brick, concrete, metal and glass right in our faces...taking away our sunshine. By the way, in our opinion, the shadow study doesn't reflect the true location of our building on the adjacent property to the east, giving the	As mentioned earlier in this commenting matrix, Planning staff are unable to dictate most elements of exterior design related to the proposed development, including exterior building materials, as part of the Site Plan Control process due

Built form (height, exterior building materials) and density (Cont'd)	<p>appearance of an abundance of sunlight but actually we would be cast in shadows. Also, a 10 foot high retaining wall and metal barrier with a 99-space parking lot abutting our property line just 20 feet away with light standards 25 feet high will shine right into our windows.</p>	<p>to changes to Section 41 (4.1) of the <i>Planning Act</i> that were implemented as a result of Bill 23 (More Homes Built Faster Act).</p> <p>The proposed building would be setback approximately 6.0 metres (20 feet) from the easterly side lot line and buffered by an approximately 6.0m (20 foot) wide Town-owned stormwater management block. In addition, a total of four skyline honey locust trees are to be planted along the easterly side of the proposed building. According to the applicant's consulting team, the Skyline Honey Locust Trees were selected <i>"for their spreading and oval growing habit. Since coniferous trees typically have a pyramidal growing habit, the Honey Locusts will be more effective at screening upper level balconies while still allowing some sunlight to penetrate to the lower floors. The branching structure of these trees will still provide some screening and without completely blocking out sunlight during the winter months"</i>.</p> <p>The shadow study included in the fourth submission, demonstrates that noticeable daytime shadows from the proposed building would be limited to the northerly portion of the building on the adjacent lot to the east at the following times:</p> <ul style="list-style-type: none">• After 3:00pm (15:00) on March 21st;• After 5:00 pm (17:00) on June 21st;• After 3:00 pm (15:00) on September 21st , and;• After 2:00 pm (14:00) on December 21st. <p>According to the site plan on file for the development on the adjacent lot to the east, that building is located at approximately 19 metres (62 feet) from the current front lot line (adjacent to River Road West) of that property. Based on the site plan for the proposed development, the proposed building would be located 1.22 metres from the front lot line (after the including the road widening dedication that will be taken as a condition of approval, if the development is approved). In the Planning staff's opinion, the above-mentioned shadow study accurately represents the location of the proposed building relative to that of the adjacent building to the east.</p> <p>Lastly, according to the Site Lighting Plan and Site Lighting Plan Photometric included with the third submission, the light standards within the parking lot of the proposed development would result in minimal light trespass onto to the adjacent property to the east. The Site Lighting Plan and Lighting Plan Photometric were found to be acceptable by Town Engineering staff.</p>
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Impacts to property values	The development would cause residents of the adjacent building to the east a decrease in property value along with a great deal of trauma and depression from the total loss of privacy caused by living in a shadow of a towering six storey building	<p>In regards to perceived impacts to property values, Planning staff shall only comment on how the proposed development is compatible with the surrounding area. As such, Planning staff notes the following:</p> <ul style="list-style-type: none"> The currently proposed height of five storeys exceeds the maximum permitted height as stated in Town of Wasaga Beach Comprehensive Zoning Bylaw 2003-60, as amended, by only one storey (which has been reduced from earlier iterations of the proposed development from six storeys and, therefore two storeys beyond the maximum permitted height); The currently proposed front and easterly side yard setbacks of the fifth storey are greater than those same setbacks of the fourth storey and an even greater setback from the majority of the fifth storey are shown on the development plans for the mechanical penthouse, which would help to mitigate impacts from height for residents of adjacent/surrounding properties; The proposed development is appropriately buffered from the adjacent property to the east by tree plantings along the easterly side of the building, fencing along the easterly side of the parking area as well as an intervening Town-owned storm water management block between the subject property and the adjacent property to the east, and; Despite the Town being limited in its ability to control architectural design under Section 41 of the <i>Planning Act</i> (as a result of Bill 23- <i>More Homes Built Faster Act</i>, the exterior elements of the proposed development, is consistent with the Town's Downtown Wasaga Beach Urban Design Guidelines. Specific exterior elements that Planning staff note include varied (but still consistent) façade treatment, varied rooflines and a variety in building materials. <p>Therefore, Planning staff view the proposed development to be compatible with other developments in the surrounding area.</p>
	By building a six storey apartment building so close to my westerly views undermines all that I paid for when I moved here. You have robbed me of a small bit of pleasure I have each day and caused a great deal of anxiety. I can see that COVID has made city dwellers think twice as places like the Beach grow in popularity. All the developer is doing is profiteering off the pandemic with little regard for those of us who have lived happily here for years. There is also the obvious impact on property prices as who would wish to move in here to watch trees being torn down and a monstrosity put up.	
	In view of our investment that would decrease substantially, the noise, pollution, decreased light factor on our building and inadequate storm drainage, I strongly object to the intended build and appeal to the Concil of the Town of Wasaga Beach for passing a by-law to reconsider the present intention to build a six storey apartment building to a four storey building instead. A four storey building would be more appealing to Wasaga Beach residents to keep our town as a desirable place to retire in and escape the big city life where most of our residents originally come from.	
	From my experience as a realtor, I know what buyers want and don't want. If this proposal is adopted, the values in OUR building will decrease. Possible buyers don't want to stare at an 80 foot wall of brick and glass, that will block out the sun and look into someone else's home 60 feet away. They also don't want to be looking over a paved parking lot of 107 spaces or a 20 foot wide storm water management system. Why would the developer thing buyers of their units object to the same scenario?	
	The current amendment, if approved, will have a direct negative impact on the resale value, enjoyment and use of our property.	
	The looming presence of a large building close to my unit that greatly reduces my privacy and blocks the sunlight for significant periods cannot help but have a serious negative impact on the value of my property. While this is difficult to quantify, a local realtor estimates the reduction at approximately \$30,000.	
	Negative impacts from this development will greatly reduce property values for the residents of the adjacent building to the east. Potential buyers of a unit that is for sale here would hesitate if it backs onto this large new development, unless the unit was substantially discounted or reduced in value to sell. Who would want to stare at this monstrosity just outside their windows?	
Impacts to Wildlife Habitat and Wetlands	Are assessed values for tax purposes going to be adjusted to reflect the loss in real property values?	<p>Notwithstanding the proposed development is on lands that are designated the Town's Official Plan and zoned in the Town's Comprehensive Zoning Bylaw for residential uses, an Environmental Impact Study (EIS) was completed given the proposed development's proximity to natural heritage features.</p> <p>The (EIS) completed by Riverstone Environmental Solutions Inc was included in the initial submission of the application in February 2020 and most recently revised for the third submission in September 2022. The EIS includes a number of recommendations to mitigate any adverse impacts to wetland areas, woodland areas, Significant Wildlife Habitat and the Wasaga Dunes Life Science ANSI, that</p>
	Clear cutting a forest, with wetlands and wildlife habitat isn't the right thing to do. We see a multitude of birds, deer and possible endangered animals and plant life on the property. This could also impact ground water supplies. We have reached out to the Ministry of the Environment and Nottawasaga Valley Conservation Authority to inquire more about these concerns	
	No to the loss of wildlife habitat, wetlands and forest, climate change, anyone?	
	I also worry about the environmental repercussions. How will it affect the endangered snakes and how many trees will be lost to make room for this condominium?	
	The forest behind our house is unique and year by year I see how its habitants struggle how to survive the development and pollution to the area. Killing such a big piece of the forest will	

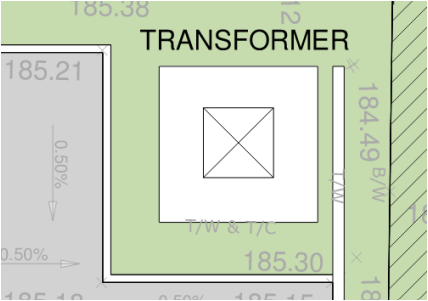
Impacts to Wildlife Habitat and Wetlands (Cont'd)	destroy the tiny ecosystem that had not come to balance yet since the beginning of assuming this area. I am pretty sure that the dwellers to the south of the forest parcel will be objecting for the same reason: nature is going to be irreversibly destroyed.	<p>are located within the subject lands as well as on the adjacent lands to the south. The EIS was reviewed by the NVCA when the initial submission of the applications for the proposed development. The NVCA commented on four key matters: Area of Natural Scientific Interest (ANSI), Significant Wildlife Habitat, Provincially Significant Wetland and the Unevaluated Wetland.</p> <p><u>Area of Natural Scientific Interest (ANSI)</u></p> <p>The ANSI designation along the rear (south) portion of the subject lands recognizes the unique and significant attributes of the inland parabolic dune complex associated with the Wasaga Beach Provincial Park on the adjacent lands to the south. Based on the data contained in the report, the NVCA generally accepts the conclusion that the proposed development is unlikely to negatively impact the form/function of the ANSI, as the subject lands do not contain the defined landform characteristics and ecological features that generally characterize the ANSI. The NVCA agrees with the EIS that negative impacts to the ANSI can be avoided with the implementation of applicable mitigation measures.</p> <p><u>Significant Wildlife Habitat</u></p> <p>NVCA generally accepted the rationale given in the EIS and anticipate that adverse impacts to Significant Wildlife Habitat can be avoided through a mitigation program.</p> <p><u>Provincially Significant Wetland</u></p> <p>The NVCA noted the proposed development would afford a setback of at least 30 metres (100 feet) from the nearest mapped limit of the Provincially Significant Wetland on the Town-owned parcel to the south.</p> <p><u>Unevaluated Wetland</u></p> <p>According to comments from the NVCA, the unevaluated wetland within the subject lands is relatively small in area, has a demonstrated lack of significant ecological function and is separate from the Provincially Significant Wetland on the adjacent lands to the south. The NVCA has accepted an ecological offsetting plan that would offset the expected impacts to this wetland from the proposed development.</p> <p>In consideration of the above, Planning staff do not expect any adverse impacts to natural heritage features, including significant wildlife habitat and wetlands from the proposed development. The full list of recommendations in the EIS are provided as Attachment 4.</p>
	The owners of the adjacent dwelling units are used to watching the wildlife (deer, etc.) and enjoying the peace and quiet of the untouched bush.	
	Killing the trees is also against any attempts to reduce ozone depletion and against the Paris accord that our country signed.	
	One of the aspects of my home that I have always appreciated is the proximity to nature and the peace and quiet that brings. One of my favourite things to do is sit, of an evening, with the sun on my face and a cup of tea in watching the birds and squirrels. It brings me great comfort, gives me something to look forward to and helps my mental health	
	The possibility of Impacts to the local bird population due to flying into glass windows at higher elevations was noted	
	The Town should develop treeless vacant lots and not eliminate limited tree and green space areas. We have all heard of climate change and these types of developments contribute to it. The loss of natural habitat, displacement of animals and birds, the destruction of native plant life species and the negative effects on ground water. This contributes to the destruction of tiny ecosystems, which is irreversibly damaging. If approved, build no higher than the tree line and if a condo doers have to go there, it should remain at four storeys, actually it should have stayed at its original R3 zoning!	

Impacts to Wildlife Habitat and Wetlands (Cont'd)		Planning staff also notes the proposed by-law has been drafted to restrict permitted land uses to conservation and passive outdoor recreation within the area that is identified as “nature reserve” on the site plan to ensure this area remains to be a “nature reserve” as intended. According to Planning staff’s calculations, this area represents nearly 40% of the total area of the subject lands.
Privacy Impacts	The building is too close and needs separation or downsizing. This isn’t downtown Toronto where space is at an extreme premium. More green space and large trees are needed to create privacy and a buffer zone.	Planning staff notes the following as it pertains to the proposed development: <ul style="list-style-type: none">• The currently proposed height of five storeys exceeds the maximum permitted height as stated in Town of Wasaga Beach Comprehensive Zoning Bylaw 2003-60, as amended, by only one storey (which has been reduced from earlier iterations of the proposed development from six storeys and, therefore two storeys beyond the maximum permitted height);• The currently proposed front and easterly side yard setbacks of the fifth storey are greater than those same setbacks of the fourth storey and an even greater setback from the majority of the fifth storey are shown on the development plans for the mechanical penthouse, which would help to mitigate impacts from height for residents of adjacent/surrounding properties;• The proposed development is appropriately buffered from the adjacent property to the east by tree plantings along the easterly side of the building, fencing along the easterly side of the parking area as well as an intervening Town-owned storm water management block between the subject property and the adjacent property to the east,<ul style="list-style-type: none">○ Regarding the proposed tree plantings along the east side of the proposed building, based on the landscaping plans in Attachment 1, these planting would consist of a total of three Colorado Spruce trees and four Skyline Honey Locust Trees. According to the applicant’s consulting team, the Skyline Honey Locust Trees were selected <i>“for their spreading and oval growing habit. Since coniferous trees typically have a pyramidal growing habit, the Honey Locusts will be more effective at screening upper level balconies while still allowing some sunlight to penetrate to the lower floors. The branching structure of these trees will still provide some screening and without completely blocking out sunlight during the winter months”, and;</i>• Despite the Town being limited in its ability to control architectural design under Section 41 of the <i>Planning Act</i> (as a result of Bill 23- <i>More Homes Built Faster Act</i>, the exterior elements of the proposed development, is consistent with the Town’s Downtown Wasaga Beach Urban Design Guidelines. Specific exterior elements that Planning staff note include
	Create buffer zones, green spaces and separation	
	We sincerely hope that the Town will ensure that there is significant landscaping installed between properties to ensure there is privacy both for our building and for tenants within the proposed new building	
	The looming presence of a large building close to my unit greatly reduces privacy	
	Regarding negative impacts on adjacent properties, the plan as currently submitted would result in closely (~80 feet) adjacent apartments looking directly into and directly overlooking my living room and master bedroom and those and several neighbours. While there would be some relief from a tree directly outside my windows for part of the year, I would have little privacy for half the year. I have lived in similar situations in both Vancouver and Toronto, but I would argue the expectations for density and privacy in major urban centres differ greatly from those prevailing among residents of Wasaga Beach.	
	There isn’t enough separation space or buffer zone (green space) between the two properties. And 80+ foot, six storey (latest submission now 70+ foot, five storey) structure overlooking our existing building will only be 60 feet away from us, it will be like living in a fishbowl, they would have to keep their curtains drawn to maintain any semblance of privacy. Residents of the building on the adjacent property to the east have grown accustomed to the privacy of the treed forest and now there will be a total loss of that privacy and natural settings that they have enjoyed for 15 years. There definitely will be impacts on mental health and a greater anxiety for the residents that are living at the apartment building on the adjacent property to the east.	

Privacy Impacts (Cont'd)		<p>varied (but still consistent) façade treatment, varied rooflines and a variety in building materials.</p> <p>Therefore, Planning staff view the proposed development with the above-mentioned mitigation measures that are considered collectively, to be compatible with other developments in the surrounding area and appropriate.</p>
	<p>Opposed to the proposed development as a six storey 86-unit building would result in high density for this size of land. The density and height may result in excess noise to the residents along Westbury Road and those using the walking trails.</p>	<p>Planning staff have found no evidence to suggest the proposed development (which has been reduced from earlier iterations to five storeys and 70 units) would result in unacceptable noise levels for surrounding residents beyond other existing sources of noise (traffic along adjacent streets, etc.) in the given area.</p> <p>Based on a current aerial photo and available GIS mapping tools, the parking lot of the proposed development would be located approximately 70 meters (at its closest point) from the existing walking trail within the adjacent (and forested) Town-owned parcel to the south. Therefore, in Planning staff's opinion, the noise impacts from the proposed development for residents enjoying nearby walking trails are anticipated to be minimal.</p> <p>The proposed development complies with the applicable policies of the Town's Official Plan and aside from the height of five storeys as requested in the proposed Zoning Bylaw Amendment (Town file Z07/20) applicable provisions of the Town's Comprehensive Zoning Bylaw and includes the measures as mentioned earlier in this commenting matrix to adequately mitigate impacts to adjacent/surrounding residents.</p>
Parking lot, including snow removal, increased traffic and noise	<p>The privacy issues have not been addressed. A solid wood fence on top of a retaining wall hardly alleviates it. The neighbouring residents have grown accustomed to, for the last 16 years, to the beautiful treed forest, with all the wildlife at our front door. Now we will stare at a building and parking lot. This is especially a concern for the residents on the southwest side of the adjacent property. They will get to look at a five foot retaining wall with a solid five foot fence on top of that for a total of 10 feet high. Then right on the other side of that, a 99-space parking lot. We feel that the eastern most parking spaces abutting Block 216 and the adjacent property should be removed. In its place, they can plant trees that will run continuous along the whole easterly property line of the development, front to back, and it will create a separation and green space for privacy.</p>	<p>Removing parking spaces along the east property line of the subject lands would result in the proposed development falling short of the minimum parking space requirements in the Town's Zoning Bylaw, by 12 spaces (as per Section 26.2.15).</p> <p>Impacts to adjacent residents from the proposed parking lot would be mitigated by a tight board wood fence of 1.75 metres (5.74 feet) in height installed along the top of a retaining wall that is 1.5 metre (5 feet) in height. Within reason, details of the fencing can be further refined as part of the Site Plan Control process.</p> <p>Lastly, according to the Site Lighting Plan and Site Lighting Plan Photometric included with the third submission, the light standards within the parking lot of the proposed development would result in minimal light trespass onto to the adjacent property to the east. The Site Lighting Plan and Lighting Plan Photometric were found to be acceptable by Town Engineering staff.</p> <p>Snow storage for the parking lot would be accommodated in two designated areas of 50 square metres (square feet) and 245 square meters (square feet) at the south easterly and south-westerly (rear) corners of the proposed parking area, respectively. Maintenance issues, such as snow storage, care/maintenance of the on-site stormwater management system, etc. are typically addressed in an Operations and Maintenance (O&M) Manual (or report) that is completed in</p>
	<p>The parking lot is too close to our building as well. 25-foot high light standards will create light pollution, plus there will be an increase in traffic and noise...it's just too much! Removing parking spaces on the east side of the lot and planting some trees to create more separation, is a suggestion. What about snow removal, where does that end up? Has this been addressed?</p>	
	<p>The designed snow storage area looks insufficient for the clearing of such a large parking lot.</p>	
	<p>I would like to voice my strong opposition to proposed rezoning on the balcony looking at cars parked in front of the new structure is certainly not a good solution for the existing residents and taxpayers</p>	
	<p>For those who live in the building on the adjacent lot to the east, the proposal will result in increased light pollution with 25-foot high light standards the adjacent dwelling units along</p>	

Parking lot, including snow removal, increased traffic and noise (Cont'd)	with the noise from personal and commercial vehicles, garbage trucks and people coming and going at all hours	accordance with Town Engineering Standards. The O&M Report included in the third submission explains that snow would ideally be stored in the above-mentioned designated snow storage areas; however snow may also be stored in other open space and grassed areas of the subject lands, while exercising care to not pile excessive amounts of snow on sensitive trees and shrubs. Arrangements with a private contractor can be made by the landowner and/or future condominium board of the proposed development can be made to haul excessive amounts of snow that may occasionally accumulate on the subject lands. Town Engineering staff have found the O&M Report to be acceptable.
	The proposed 25-foot high light standards need to take into account the lighting intrusion onto other adjoining properties. Also concerned about vehicle headlights beaming onto residences when entering parking spaces, noise such as car doors and trunks slamming shut at all hours, accidental car alarms being triggered, noise from car stereos blaring, people talking and laughing as they park and enter or exit their vehicles and such will have a negative effect on the mental and physical health of the residents.	
	Concern regarding increased noise and pollution from car emissions, car headlights shining into residents' units as people come and go from the proposed building due to the proposed 107-space parking lot at 20 feet from the adjacent property line.	
	A 107 (now 99) space parking lot abutted directly against the easement (Block 2019), 20 feet away from the property line of the adjacent building to the east, causes concerns; no separation or privacy, larger green space needs to be created. Possible remedies include removing the easterly-most parking spaces to create green space and plant some trees or shrubs, some visually appealing acoustic fencing, planting on Block 2016 or partially burying it. This would create a larger buffer of green space where trees can be placed and create privacy across the entire property line.	
	As it is we already have a new subdivision at the top end of Westbury road adjacent to Wasaga Beach Public Works known as Sterling Group consisting of freehold detached two storey homes, bungalows and bungalow-lofts. These dwellings alone put a strain on our immediate area which will mean more traffic, traffic noise and pollution from vehicles. With the Sterling Group project and the potential of Riverwoods homes building a six storey condo building would make for a traffic nightmare ten-fold to what we alrerady endure from a steady flow of traffic on River Road West, especially on weekends in the summer months. Noise pollution from both River Road West and Westbury Road will be worse than we already have from the existing subdivision and Wasaga Beach Public Works vehicles and when the Sterling Group subdivision is fully occupied, it will be a nightmare even trying to get out of our driveway.	<p>A The Traffic Impact Study (TIS) completed by JD Northcote Engineering Inc. was included in the first submission when the proposed development consisted of 86 dwelling units. The proposed development has been revised to consist of 70 dwelling units. The TIS included a review of intersections at the proposed site access and River Road West, Beck Street and River Road West and Stonebridge Boulevard/Westbury Road and River Road West Site Access & River Road West. The intersection operation analysis completed as part of the TIS included considerations of projected traffic growth resulting from adjacent developments in the study area. The TIS found:</p> <ul style="list-style-type: none"> • <i>“The proposed Site Access will operate efficiently with one-way stop control for egress movements. A single lane for ingress and egress movements will provide the necessary capacity to convey the traffic volume generated by the proposed development.</i> • <i>The location of the proposed site access points is considered appropriate with respect to minimum corner clearance and spacing requirements as identified in the Transportation Association of Canada Design Guide for Canadian Roads (2017).</i> • <i>The sight distance available for the proposed Site Access is suitable for the intended use.</i> • <i>The proposed parking supply for the proposed development satisfies the Town's By-Law requirement.</i>
	<p>The combination of the development on both River Road West and Westbury Road means sitting on our balconies will expose us not only to the fumes from the continuous flow of vehicles but also the damaging effects to our hearing from the continuous flow of traffic from both sides.</p> <p>Is this existing small parcel of land large enough to support this kind of density? The development has a direct access to River Road West and close to an intersection. We can attest that during the summer months, traffic is backed up in both directions, east and west and it's even crazier on weekends. The proposed driveway from this development is within 175 meters of this intersection that could create traffic problems. Three major emergency departments are less than a half kilometer to the west and this driveway could create slower response times in an emergency situation.</p>	

Parking lot, including snow removal, increased traffic and noise (Cont'd)		<ul style="list-style-type: none"> <i>In summary, the proposed development will not cause any operational issues and will not add significant delay or congestion to the local roadway network”.</i> <p>Town Public Works/Engineering Staff found the TIS and TIS Addendum to be acceptable. Planning Staff also notes, the subject lands being located along a public transit route, reduces the necessity for future residents of the proposed development to take shorter trips within Town by vehicle for tasks such as daily errands, attending local entertainment venues, etc.</p>
Stormwater Management	<p>The storm water management system is another issue. 20 feet wide and it runs the whole eastern side of the property. Our (residents of the building on the adjacent lot to the east) balconies and patios will overlook it. You know ho these things look after a few years. Garbage, sediment, stink, mosquitoes and overgrowth. Maybe a buried tunnel instead. Modify or change the parking lot and the storm water management plan to ensure clean, robust and long term solutions for drainage.</p> <p>Modifying or changing the location of the stormwater diversion plans will ensure a clean, robust, long term solution for drainage. The proposed 20-foot wide stormwater diversion channel along the west of the development has the potential to be a problem for years, if it is not designed, built and maintained properly.</p> <p>What maintenance will be performed and by whom on Block 216 (20 feet wide), running entirely between the two properties? This has great potential to become an eyesore and cause health problems as time passes. Overgrowth, sediments, garbage, parking lot runoff (gas and oil), mosquitos, stagnate stinky water and more. How can the residents of the building on the adjacent lot to the east who back onto this enjoy their patios and balconies? This will be an issue that needs to be addressed.</p> <p>Greater potential of erosion to the ditch within Block 216 because of parking lot drainage and snow removal metl. We have noticed abnormally higher water levels on the subject property this past year and it will continue to be a problem with future increased weather events. Also, with increased fill brought onto the development property to deal with these higher water levels, more water will be diverted and discharged onto adjoining properties. Concerns about the use pf permeable pavers to defuse runoff would just move water to lower lying properties and create water problems on them, this needs addressing.</p> <p>There is no mention of how Block 216, the stormwater management system, will be maintained. It has great potential to become an eyesore and cause possible health problems over time. It will get overgrown, garbage, sediment, parking lot runoff (gas and oil), mosquitoes, stagnate, stinky water and more. How can the residents of the building on the adjacent lot to the east enjoy their patios and balconies? The answer is they can't! On the adjacent side of Block 216 is an approximately two foot high granite rock wall and on the proposed development side is a 10 foot wall. This just doesn't sound right to us and it shouldn't sound right to the people reviewing this proposal.</p>	<p>As mentioned in the Detailed Design and Stormwater Management Report prepared by Capes Engineering dated September 22, 2022, stormwater management for the proposed development will be provided via utilization of permeable pavers within the parking area. As explained in the O&M Report, also prepared by Capes Engineering, <i>“these pavers have an open seam around the concrete blocks which allow precipitation to infiltrate into the sandy subsurface soils. The advantage of this type of system is that the stormwater management of the site is distributed over a larger area, precipitation is added to the groundwater system more rapidly and there should be no runoff from the site if the system is working properly”</i></p> <p>Inspection and maintenance and responsibilities and procedures are outlined in the O&M Report in accordance with current Ministry of the Environment (MECP) Stormwater Management Planning and Design Manual, the Nottawasaga Valley Conservation Authority (NVCA) Stormwater Technical Guide requirements and Town of Wasaga Beach Engineering Standards.</p> <p>The Detailed Design and Stormwater Management Report notes the existing Town-owned drainage channel within Block 216 along the easterly side of the proposed parking area will not be altered under the current design. The drainage channel will be maintained by the Town.</p> <p>Town Public Works/Engineering staff found both the Detailed Design and Stormwater Management Report and O&M Report by Capes Engineering to be acceptable.</p>

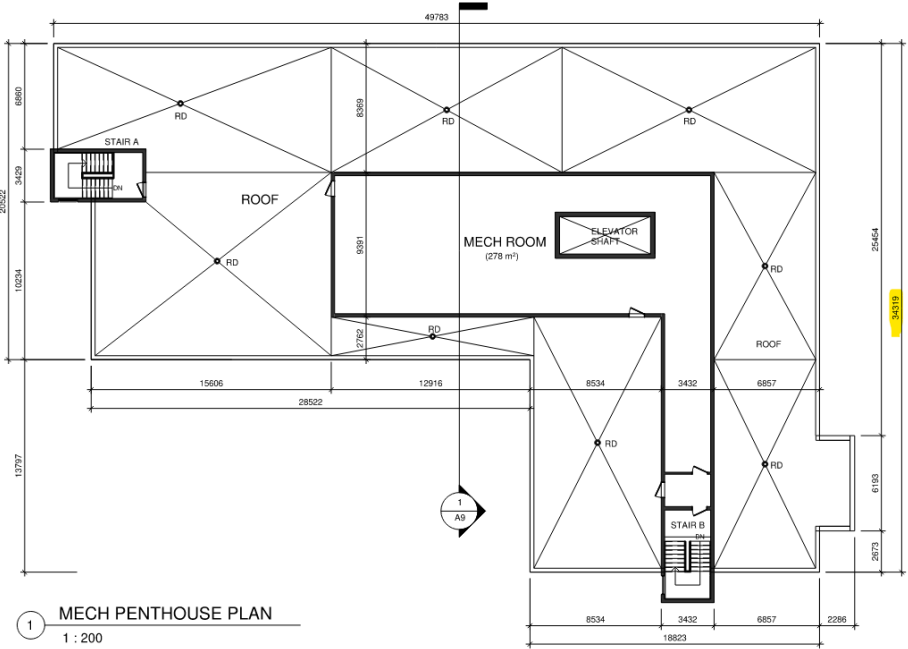
Hydro Transformer Box	There is a transformer box right next to the edge of the property which could produce noise and possible EMFs, this should be moved.	<p>Planning staff notes that hydro transformer boxes are typical features for developments of this nature and according to the site plan (Attachment 1) would be setback approximately 7.5 meters (24.6 feet) from the building on the adjacent property to the east.</p> <p>In response to concerns regarding noise impacts from the hydro transformer box to the rear of the proposed building, a fence along the easterly side of the proposed parking area that extends past the hydro transformer was added to the site plan as part of the third submission (see below). Within reason, details of the fencing can be further refined as part of the Site Plan Control process.</p> 
	The large transformer box is located too close to the building on the adjacent lot to the east. It should be moved to another location to lessen the effects of EMF exposure and the humming noise associated with them or some sort of shielding installed.	
Construction Noise and dust	Imagine the years of construction noise and dust we (neighbouring residents) would have to endure while this building is being constructed.	<p>Planning staff do not possess the professional knowledge or expertise to comment on the design of the hydro transformer box and similar electrical safety matters. With that said, Planning staff are confident the design of the hydro transformer box will be reviewed by the appropriate authorities and in accordance with Health Canada guidelines and other applicable standards to ensure that exposures to Electromagnetic Fields (EMFs) are kept to a safe level.</p> <p>The implementation of dust control and other property maintenance measures during construction will be addressed in an eventual Site Plan Control Agreement that is required to be registered on title prior to commencement of construction. Noise and similar nuisances from construction are addressed in accordance with Town of Wasaga Beach Noise and Nuisance Bylaw 2019-15.</p>
Conceptual 3D renderings	Looking at the 3D views, it shows trees along the easterly side of the development property, but that is not the case; 10 foot wall and drainage ditch is the reality. Also, is the size represented correctly? Our building (adjacent building to the east) looks huge and the new building looks very small....coincidence? Is our building really 47 feet high per drawings. We are questioning some of those measurements.	<p>While the 3D views submitted as part of the fourth submission which include the building on the adjacent property to the east are conceptual and do not indicate a scale, Planning staff find them to be proportionately accurate for each of these buildings. Specifically, according to recent aerial photography and GIS mapping tools, the building on the adjacent property to the east is approximately 65 metres (214 feet) in length on the west side that would face the proposed condominium</p>

Conceptual 3D renderings (Cont'd)

building on the subject lands (see below).



According to the Roof Plan included as part of the fourth submission, the proposed condominium building on the subject lands is 34.319 metres (112.59 feet) in length on the east side facing the existing building on the adjacent property (see below).



The heights of the proposed condominium building on the subject lands and the existing building on the adjacent property to the east are similarly represented in the 3D view drawings.

Therefore, Planning staff concludes the massing of the proposed building on the subject lands and existing building on the adjacent property to the east are accurately represented in the 3D views included in the fourth submission.