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September 13, 2022

Attn: City of Kawartha Lakes Planning Committee

Re: **Public Comments regarding Zoning By-Law Application D06-2022-021, PLAN 2022-055
Part Lot 22, Concession 4, Former Town of Lindsay, City of Kawartha Lakes, known as
158 Colborne Street West
EcoVue Reference: 21-2102**

Dear Planning Committee Members,

On Friday September 9th, 2022, we were informed of a number of public comments, a petition, and a planning report submitted to City of Kawartha Lakes regarding the subject rezoning application to allow for four (4) townhomes units, with accessory dwelling units which would be permitted as of right (8 units total). In reviewing the comments provided (received yesterday and today), we believe it necessary to clarify some key points which appear to be misunderstood by commenters to avoid the mischaracterization the proposal. Specifically, please note the following:

1. **Lot Characteristics** - The proposed development (four lots plus retained, with townhomes on each new lot) is to occur on a vacant portion of a large (largest on the street), underutilized lot with 55 metres of frontage on Walker Street (this equals an average of 11 metres of frontage, where the existing zone requires 12 and the proposed zone requires 6).
2. **Ownership Details** - The intent of the application is to retain the existing house on one lot (maintaining the existing zoning) and to sever four lots for individual sale, each containing one of the proposed townhomes. All future landowners of the proposed lots would benefit from the presence of a secondary suite for rental or private occupation, as is permitted as of right under provincial direction and existing zoning. This includes the proposed retained lot where a secondary unit already exists.
3. **Neighbourhood Characteristics** - This portion of the neighbourhood is, in our opinion, a transitional neighbourhood area, given its location north of Ross Memorial Hospital, east of new residential development in the Jennings Creek Secondary Plan area, and north-west of the commercial core and established residential areas (see attached figure).



4. **Rationale for Gentle Intensification** - Given the lot location, the large vacant area on the lot, the size of the lot, and provincial and local policy direction regarding infilling and intensification, we believe that gentle intensification with the allowance of townhomes is appropriate and compatible with the area and will provide needed local housing options.
5. **Neighbourhood Compatibility** - While we understand the concern people feel when different built forms are proposed in their neighbourhood, we believe that most impacts (e.g., home value impacts, visual impacts, general compatibility), can be reasonably addressed through proper design. To this end, the proposal has been intentionally designed as gentle intensification and to be compatible with the neighbourhood. Specifically:
- a. The proposed density will result in 15 units per hectare (20 if secondary units are included, contrary to policy direction). This number is considered “low density” in the Official Plan (less than 25 units per hectare). This is also consistent with the current neighbourhood density, which is 15 to 18 dwelling units per hectare.
 - b. The massing of the building has been designed to be comparable to the area, while also allowing for some intensification in accordance with provincial guidelines. To elaborate, the proposed building:
 - i. is just 33% (one 6 metre townhome) wider than the neighbouring house;
 - ii. has, on average, a building envelope just 20% larger than nearby homes;
 - iii. is 2 stories high and well below the existing height requirements (7.2 metres where the max height is 10.5) – see attached figures; and
 - iv. will result in a 31% lot coverage for the overall lot, less than the 35% coverage currently permitted – to clarify, the requested lot coverage increase is triggered by the proposed lot configuration as it relates to the inner townhomes, in comparison to the Residential Multi One (RM1) zone, but the average coverage is still less than current requirements.



GENERAL EXPLANATION: We are proposing 402 square metres of building coverage at 7.2 metres high, including the existing house and proposed townhome units, whereas current zoning would allow the landowner to build a 455 square metre building envelope at a max height of 10.5.

- c. The building design is committed to be of neutral tones to compliment nearby buildings and was designed to be visually pleasing (see attached figures for concepts). Should additional design elements be required to further enhance the compatibility with the neighbourhood, the submitted Urban Design Brief can be updated to reflect this direction prior to approval of the ZBA and enforced at the Site Plan stage.
 - d. While trees will be removed, landscaping, shrubbery, and fencing have currently been proposed to address visual impacts to neighbouring properties (see attached figures). These measures will also help mitigate impacts from the proposed:
 - i. Side-yard setback reductions (0.33 metre reduction to the retained lot and 0.18 metre reduction from the neighbour to the north) - it should be noted that the proposed side yards would meet the existing R2 setbacks and that the proposed exception is triggered by our request for a new zone, which permits the proposed built form;
 - ii. Rear yard setback reduction (2.1 metres) – it should be noted that setbacks to nearby buildings are 8 metres or more, also helping avoid massing issues.
 - iii. Second floor balconies for the secondary suite units – it should be noted that similar balconies are permitted currently under existing zoning.
6. **Landscape Protections** – Regarding visual impacts of removing existing vegetation, it should be noted that the landowner currently is under no obligation to keep the existing vegetation and associated “views” are not protected under the *Planning Act*. By completing this application process, however, the landowners must enter a Site Plan Agreement which



will require that approved landscaping/listed vegetation be maintained, providing more protections of views and vegetation than what exists now. Should Planning Committee decide more landscaping is needed than is proposed, this can be added to the concept plans and enforced in detail through the Site Plan process.

7. Explanation of Proposed New Zone and Exceptions - The ZBA application has been submitted to permit the built form type (townhomes), which is not contemplated in the existing zone, but is permitted in the Official Plan. We further requested minor variations from the most applicable zone (the Residential Multiple One (RM1) Zone), to accommodate the proposed townhome lots. Specifically, in addition to the increased lot coverage and reduced setbacks addressed in bullet 5 above, we are requesting the following:

- a. Reduced minimum lot area to an average of 185 square metres per unit for the proposed multi-residential zone (as opposed to minimum), which we believe reflects more modern requirements for lot areas, given intensification targets, and is appropriate given nearby parks and amenities which reduce private amenity needs;
- b. An average gross floor area as a percentage of lot area that is six (6) percent higher than what is permitted in the RM1 Zone – it should be noted that there is no limit for gross floor area as a percentage of lot under existing zoning; and
- c. Reduced parking of one spot per unit, rather than two, to accommodate modern homeowners who will know vehicle space availability prior to purchase – cash in lieu of parking is proposed, as is permitted in the Official Plan, and such reductions are consistent with provincial direction to encourage more housing availability.

It should be noted that the number of exceptions requested to the proposed RM1 Zone is not an indication of overdevelopment, as appears to be implied by submitted comments, but instead is primarily required because the requested RM1 zone does not appear to contemplate separate ownership of townhome units and was drafted prior to provincial direction for intensification and reducing parking requirements.



8. **Snow Storage** - Snow storage details have not been fully addressed at this time since all plans are conceptual in nature (as is standard for rezoning applications) and such details are normally addressed at the Site Plan stage. Upon first review, addressing this could include using a portion of the “walkway” at the front of the building for snow storage or using the grassed strips on the north and south end of each driveway (details of access would be addressed via the consent process). Should staff or Planning Committee require snow removal be addressed snow now, conceptual plans can be updated.

9. **Traffic** – The proposed lot is a corner lot on Colborne Street. After the proposed severances, though the driveways would be located on Walker Street, they would exit directly to Colborne Street, passing only the corner home (also owned by our client) which fronts on Colborne. The submitted entrance and sight line assessment concludes that *“sight line distances are consistent with those for the entrances in the immediate area. Given the class of road, i.e. urban, local, the sight lines are considered adequate for the development.”* Additionally, as Walker Street currently contains 39 homes (translating to up to 78 cars using the street), we don’t anticipate an additional 8 vehicles will noticeably exacerbating any existing traffic issues.

It should be noted that we understand the frustration regarding existing traffic on Colborne, particularly given a lack of crosswalk on Colborne and Walker Street to service the private elementary school and daycare across the road from the neighbourhood. We understand that City of Kawartha Lakes has a crossing guard program to help assist students to get to school but defer to staff to determine if this is something that would be available at this site or for a private school. Alternatively, the school may be able to use tuition rates to assist.

10. **Driveway/Entrance Safety** – The entrance and sight line assessment indicate there is an unobstructed view to both Colborne Street (34 metres) and the curve to the north of the development (47 metres) allowing both pedestrians and future residents the ability to see each other and navigate accordingly. The sidewalk on the property is to be maintained and there are separations between driveways (between 0.5 metres and 1.2 metres) where pedestrians can stop if needed. Landscaping on either side of the driveways will be designed



to maintain sight lines. Should additional measures be needed, such as mirrors on the end of the driveway to further assist drivers and pedestrians, this can be included at detailed design. As such, we do not believe the proposal represents an inherent safety risk.

11. **Stormwater** – A Stormwater Management Plan was submitted with the application demonstrating that stormwater from the proposed development will not be directed to, or impact, neighbouring properties. Furthermore, full quality and quantity controls will be achieved. The proposed Low Impact Development measures, grassed swales, and an underground storage chamber will be incorporated at detailed design (Site Plan).
12. **Public Outreach and Offer for Adjustments** – Neither the landowner nor EcoVue was attempting to circumvent public input on the application by not hosting a separate open house. The public meeting hosted by the municipality is specifically intended to obtain public comments so they may be considered and so adjustments to the proposal can be made to address identified concerns. We have attempted through this letter to clarify the proposal and have offered to adjust the concept and/or Site Plan to address many of the issues identified. We would also request the opportunity to address any other concerns Planning Committee may have with the overall design, prior to a decision being made.
13. **Offer of Additional Engagement** - As a final note, now that we know there is public concern/confusion regarding the proposal, we are happy to further determine if there is more we can do to address identified concerns. To that end, should Planning Committee or staff believe it helpful in their review of the application, our client is also willing to host a digital issue resolution workshop with neighbours before a decision is made.

3.0 CONCLUSION

Given the above and in review of all comments received on the application, **it continues to be our opinion that the applications are consistent with all applicable policy and represents good planning.** To address concerns, we have offered to undertake some more detailed design items at this stage, including additional building design work (bullet 5c), landscaping/fencing (bullet 6), and pedestrian assistance measures (bullet 10). We have also offered to clarify snow storage (bullet 8).



To that end, we ask Planning Committee to support the recommendation from staff to accept the application and defer decision until all peer review comments have been received and until public comments can be addressed. We also request that Planning Committee provide direction on whether the offered design changes are sufficient to address the outstanding concerns, or if EcoVue should initiate the issue resolution workshop discussed in bullet 13 of this letter.

If there are any further questions, the undersigned will be speaking at the public meeting and can be contacted in bsaunders@ecovueconsulting.com.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.

B. Saunders, B.Sc., M.Sc.
Land Use and Environmental Planner

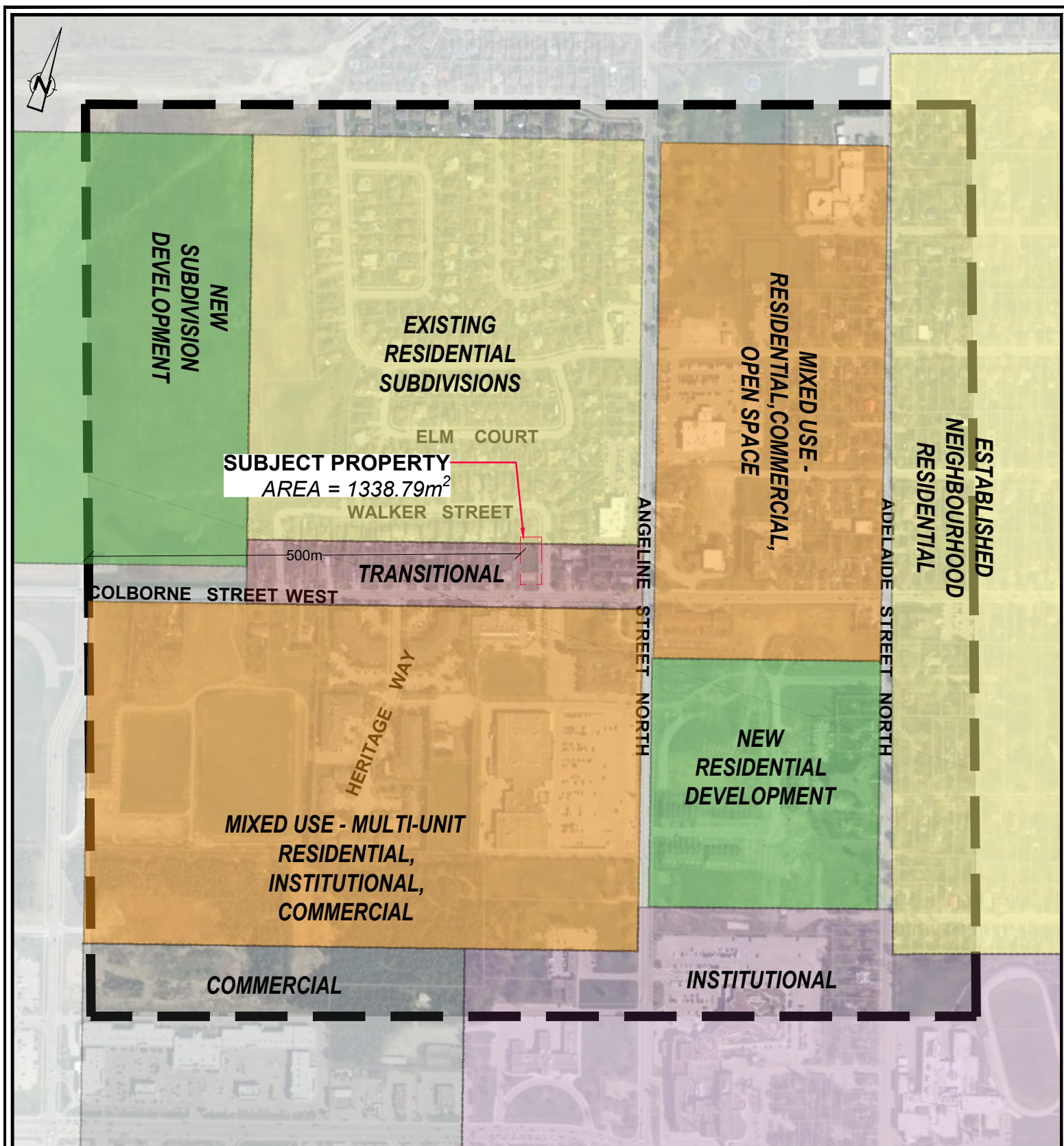
cc: Mark LaHay, City of Kawartha Lakes



Appendix A

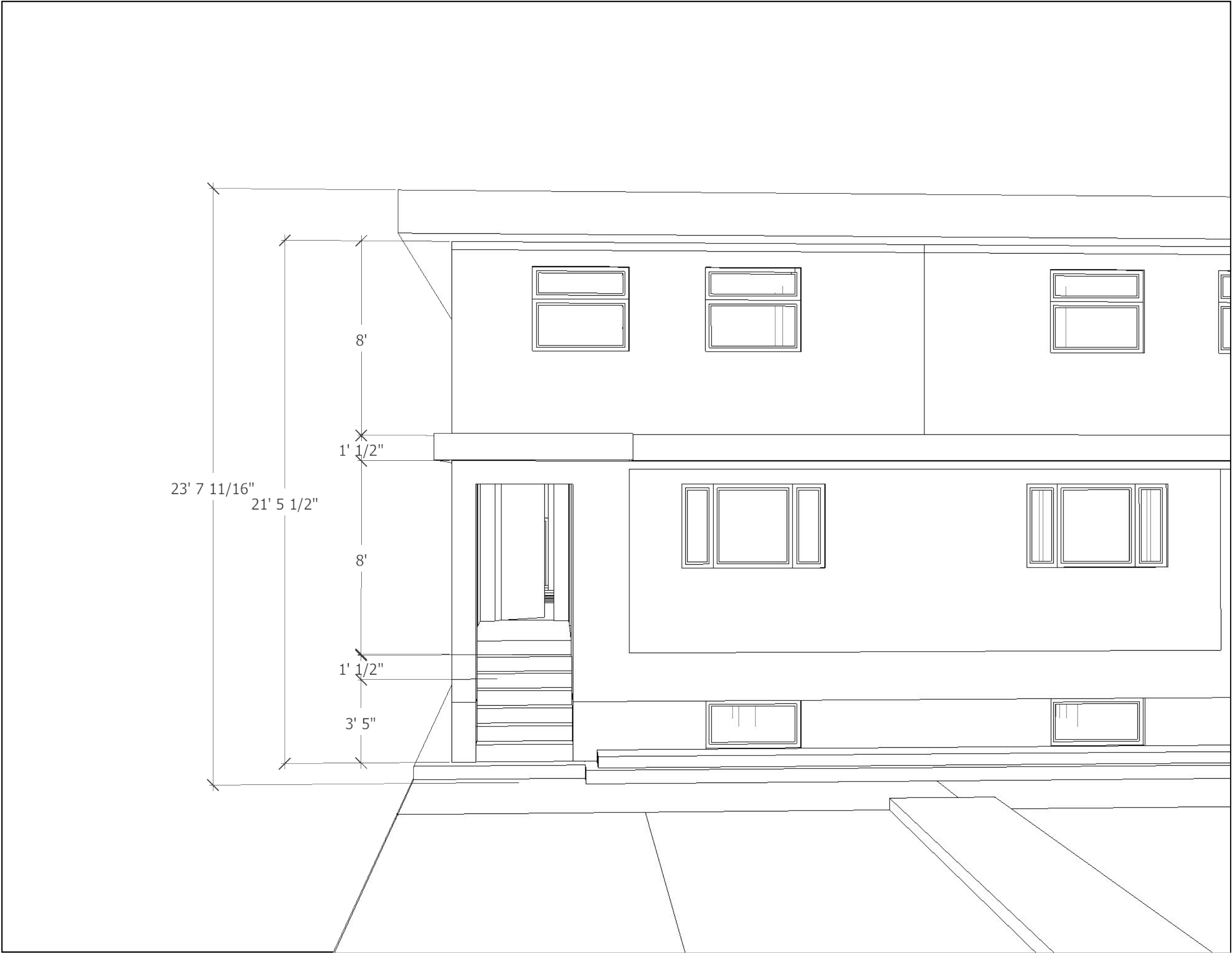
Figures





**FIGURE 3 - SURROUNDING LAND USES
(500m BUFFER)**

COLBORNE STREET TOWNHOUSES
VISTURE PROPERTY GROUP
 158 COLBORNE STREET WEST
 PART OF LOT 22, CONCESSION 04
 TWP. OF OPS
 CITY OF KAWARTHA LAKES



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Do not scale drawings.



These Drawings are not to be considered valid for permit submittal unless signed by the designer.

Project Title:
**Proposed 8 Unit Townhouse
Concept Design
158 Colbourne St.
Lindsay ON**

Client:
Visture Property Group

Drawing Title:
**Floor to Floor and Building
Height**

Drawn By:	J. Boyle	A01
Scale:	N.T.S.	
Date:	April 08, 2022	
Project No.:	21013	



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Project Title:

8 Unit Townhouse Design
158 Colbourne W.
Lindsay ON

Client:

Visture Property Group
Peterborough ON

Drawing Title:

3D Building Model

Drawn By:	J. Boyle	A01
Scale:	N.T.S.	
Date:	Mar.08,2022	
Project No.:	21013	



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Project Title:

8 Unit Townhouse
158 Colbourne St.
Lindsay ON

Client:

Visture Property Group
Peterborough ON

Drawing Title:

3D Building Model

Drawn By:	J. Boyle	A01
Scale:	N.T.S.	
Date:	Mar.21,2022	
Project No.:	21013	