

Expansion Lands Secondary Plan

Response to Comments from Planning Committee Meeting

Comment (General)	Response
Too much detail on the Land Use Plan. There should be more flexibility.	The intention of a Secondary Plan is to provide a more specific plan for the development of an area. This has always been the intent of the study. The Secondary Plan has been written to provide significant flexibility while still striving to ensure the initial direction of Council and desire for development, committed to as part of the urban boundary expansion, is achieved. The implementation section addresses that these land use designations can be adjusted and will be finalized through the draft plan of subdivision and/or site plan processes.
Parks are identified differently on the Land Use Plan than in the Official Plan (where they are Community Facilities)	Noted. The intent of a Secondary Plan is to provide a more specific development concept for an area and identifying the park locations was part of this process.
Should not identify areas for low, medium and high density residential designations	The intent of a Secondary Plan is to provide a more specific development concept for an area. The location of each of the land use designation has been developed through public consultations and in consideration of the vision and guiding principles that were developed as part of this process.
Commercial land use designation is inappropriate	As part of the background work, a Retail Market Demand Study was completed by Shore-Tanner and Associates. The report concluded that there was sufficient market for addition commercial uses in the Expansion Lands. The commercial lands shown are in response to these findings. The intent of providing the commercial land use area is to ensure the creation of a community where people are able to meet some, or all, of their everyday needs in proximity to their homes.
Pump Station Location	The preferred location by the consultants (CIMA+) and the City is in the northeast corner. Language has been added to the servicing report and the Secondary Plan to offer flexibility to allow for a second, and/or interim pump station within the Expansion Lands to facilitate phased development.
Park Location	Noted. The park is intended to service the wider community. Per the implementation section of the Secondary Plan, it is expected that the final size and shape will be determined through the Plan of Subdivision process. The City prefers to maintain opportunities to tie the park into the environmental protection corridor around the creek and to offer future expansion opportunities when adjacent properties develop.
Object to the Environmental Protection Area Designation	This is an Official Plan requirement. As per the Official Plan policies (section 4.21), this setback may be reduced through an Environmental Impact Statement, if appropriate.
Location of the Community Facility	The proposed community facility is intended to support a complete community on the Expansion Lands. Should there be no interest in such a facility at the time of development, the Secondary Plan notes that this land could revert to Medium Density residential
Location of the Stormwater Ponds	The location of the ponds has been determined through a comprehensive study of the Expansion Lands. The location of the two stormwater facilities (ponds) has been proposed to facilitate phasing. As per the implementation

Comment (General)	Response
	section, the location of the ponds can change, however the number of ponds (maximum 2) cannot increase.
Identified Road Locations, Vision for a Grid Network	The location of the identified Collector Roads has been developed through the consultation process. Modifications to the location of the connections were made based on comments received, opportunities for future planned (and desired) connections, and spacing between proposed intersections. Per the Implementation section of the Secondary Plan, the road network will be refined through the Plan of Subdivision and/or Site Plan processes. The vision and principles are not policies and therefore are intended to provide context and inform the Secondary Plan.
Collector Road Construction	The intent of the Secondary Plan is to permit and encourage driveways and units fronting onto the Collector Roads. The policies have been revised to clarify this intent. There is no intention for the construction of “window streets” adjacent to the Collector Roads.
Clarification as to the meaning and scope of the words “the creation of a strong grid network, and short, permeable blocks”.	The intent is to avoid long blocks that make a community unwalkable. This is an urban design best practice and should be incorporated into all developments. Guiding principles are not policy and are intended to provide context for and to inform the Secondary Plan.
Reference to Schedule B in Section 4.0	Noted. This reference has been revised.
Perceived Requirement for “Window Streets”	The Secondary Plan does not require, window streets. The Secondary Plan encourages units and driveways to be accessed directly from the network of Collector Roads shown on the Land Use Plan.
Clarify “integrated, multi-modal transportation network that is safe, convenient, and affordable”	The intent is to provide a transportation network that does not only serve cars, but also provides options for active transportation (walking, cycling) that are safe, convenient and affordable.
Section 5.1 reference to Schedule A1	This is correct as written. Schedule C of Official Plan Amendment No. 13 is Schedule A1 of the Secondary Plan.
David Street should be a Collector Road	The Amendment has been revised to include the designation of David Street as a Minor Collector between Caron Street and Tucker Road.
Widening of Caron Street	The Amendment has been revised to include the designation of Caron Street as a Minor Collector between David Street and Baseline Road.
Sidewalks on Local Roads	The language in the Secondary Plan states that local streets “should” include sidewalks. This is best practice. A Plan of subdivision may propose an alternative, which can be considered by the City. Sidewalks may be appropriate in specific areas.
Required Conformity with the Master Servicing Study	The language is clear as proposed.
Required Conformity with the Site Plan Control By-law	The language is clear as proposed. The Site Plan Control by-law regulates what forms of development are required to obtain Site Plan approval. There is no need to restate this in the Secondary Plan.

Comment (General)	Response
Section 9.5(5) - Compliance with the Planning Act	Approvals are always required to be consistent with the Planning Act. As such, this does not need to be restated.
Restrictions on Amendments to the Secondary Plan for 3 years	The restriction to amendments to the Secondary Plan is for 2 years per Section 22 of the Ontario Planning Act. The proposed Secondary Plan contains considerable flexibility without requiring an amendment to the Plan.