

Attachment E Comments Received

The Planning Department received correspondence from twenty-eight parties regarding the application. Mr. Peter Miller indicated support for a mixed-use development although noted that he believed there is insufficient buffer space from the rear of the development and the existing townhomes. Mr. Steve Maynard requested clarification on the applications. Twenty-six of the correspondences indicated opposition, objection and/or concerns regarding the proposal.

Commenting Party	Comment Received	Impact on Recommendation
Duncan Abbott, Joseph Abbott and Evelyn Wheeler	Proposal not within good planning principles	The proposal is consistent with the policies of PPS 2020 which promotes efficient development patterns and accommodate an appropriate range and mix of residential and employment areas, and based on densities and mix of land uses which efficiently use available infrastructure. Additionally, the proposal complies with various sections of the COP including growth and settlement, residential and smart growth policies, including establishing new development where services exist to support it and development of affordable, rental and/or increase density of housing types.
	Commercial zoning allows for increased vehicular and pedestrian traffic, increased noise and night illumination; residential zoning and commercial zonings should be kept separate	The proposed apartment building and commercial building on the site will be delineated spatially and visually through landscaping and buffering. Internal pedestrian and vehicular traffic, noise and lighting will be reviewed at Site Plan Control for the proposed uses on the subject site.
	Removal of commercial space which is limited within the Municipality	A new commercial building is proposed for the subject property in addition to residential uses as part of site redevelopment. The proposed building will have a reduced footprint and square footage than the existing commercial building by approximately 50%. The site redevelopment is supported by a Market Study which concludes there is an oversupply of commercial retail space in Almonte and that a mix of commercial, retail and residential uses is the highest and best use of the subject property.
Peter and Pat Albert	Traffic concerns with proposed developments on Ottawa Street	A TIS was submitted in support of the application and no concerns have been identified by staff in review of the study. The study concluded that the proposed redevelopment is not expected to have any major impact on overall operations of the study intersections and projects 11 new primary two-way vehicle trips in the AM peak hour and a reduction of 39 new primary two-way vehicle trips in PM peak hour traffic.
	Water servicing and capacity concerns	No concerns were identified by staff regarding water servicing capacity in the review of the application.
David and Brenda Aida	Traffic concerns	Please refer to comments regarding traffic above.
	Water servicing and capacity concerns	Please refer to comments regarding water servicing and capacity above.

	Additional rental units not consistent with smart growth strategy	The Municipality's Smart Growth policies direct urban development in areas where there are existing communities, capable of being serviced and facilitates a mix of land uses including residential and commercial. The proposed development is located in an area where there are existing residential communities, amenities, municipal infrastructure and commercial uses, thereby facilitating balanced growth. As such, the proposal conforms with policies for Smart Growth as per Section 2.5.2 of the COP.
	Insufficient park space - Mill Run park not developed	The subject property is located in proximity to Mill Run Park (±238m) and accessible through an existing pathway. Development of Mill Run park is expected to commence in Spring 2021.
	Concerns regarding access to health care practitioners	This concern is noted for the record as it does not pertain specifically to the proposed development but rather the conditions of health care of the community.
Anna Barr	Privacy concerns	The concept plan proposed a 26m buffer between the apartment building and existing dwellings. Privacy, buffering and noise mitigation measures will be reviewed at Site Plan Control.
	Parking and traffic concerns	The applicant will be required to provide parking as per the minimum parking space provisions of the Zoning By-law. Parking will be reviewed at Site Plan Control. See previous comments on traffic above.
	Retaining commercial lands for future growth	The subject proposal would maintain highway commercial uses on the subject site. The existing mall would be removed and replaced with a proposed commercial building located closer to the Ottawa Street frontage. The removal of commercial space and addition of residential uses at the rear of the property are supported by a Market Study submitted by the applicant which concluded that the Almonte Mall is not viable at its current size given the high vacancy rate and configuration of retail spaces. The study additionally concluded that the projected population growth could support 580 residential units, with 169 rentals, over the next 10 years in Almonte.
Larry and Jeannie Batchelar	Sun and shadowing concerns	The applicant has submitted a shadow study which demonstrates that the proposed four-storey building as situated on the subject property and in relation to the orientation of the sun will have minimal impact on daylight exposure and shadowing for abutting dwellings to the rear.

	Impact on small town character	The redevelopment will contribute to maintaining and enhancing Almonte's small town character by redeveloping an underutilized site to enhance the community gateway on Ottawa Street and facilitating development of a complete community. The development is expected to create new pedestrian linkages between the commercial area and the proposed and existing residential neighbourhoods, promoting connectivity, walkability and accessibility between the residential and commercial communities. The proposed commercial building will be relocated closer to the Ottawa Street frontage and would reduce the commercial parking area along Ottawa Street, facilitating human- and street-oriented commercial presence on the subject site. Gateway features such as design and landscaping related to tree/vegetative planing, sidewalks and boulevards, lighting, signage and advertising will be reviewed at Site Plan Control.
	Traffic impact concerns	Please refer to previous comments on traffic above.
	Removal of existing retail stores in the mall (Pet Valu and Rexall)	The proposed development would be constructed in phases in order to relocate existing tenants prior to demolition of the existing commercial building.
	Privacy and buffering concerns	Privacy and buffering measures will be reviewed at Site Plan Control.
Brian Booth	Infrastructure concerns - adequate water supply	No concerns were identified by Staff regarding water servicing capacity in the review of the application.
	Impact on small town character	See previous comments on small town character impacts above.
Claudette Bourque	Noted agreement with all previous arguments made against the proposal	Noted for the record.
	Limited grocery shopping in Almonte	This concern is noted for the record as it does not pertain specifically to the proposed development but rather the market conditions of the community.
J. Castellano	Water and sanitary capacity concerns	The applicant has provided confirmation of sanitary servicing capacity. No concerns were identified by Staff regarding water servicing capacity in the review of the application.
Peter and Nancy Clare	How many apartment buildings are currently on Ottawa Street?	There are presently no apartment buildings on Ottawa Street. There are presently two completed apartment buildings on Honeybourne Street and two more buildings planned as part of the Mill Run Subdivision.
	If this is approved, where will there be future sites for commercial development in this community?	A new commercial building is proposed for the subject property in addition to residential uses as part of site redevelopment. The proposed building will have a reduced footprint and square footage than the existing commercial building by approximately 50%. The site redevelopment is supported by a Market Study which concludes there is an oversupply of commercial retail space in Almonte and that a mix of commercial, retail and residential uses is the highest and best use of the subject property.
	How many hectares are there in the plan?	The subject property is 2.54 hectares.

	Why not reface the existing structure for commercial use?	The applicant has indicated the configuration of the existing commercial building does not provide adequate frontage for the area required by square foot and as such, the owners have been unable to lease commercial units within the mall.
	What will the rental rate be per unit?	The applicant has indicated the units would be rented at market rates.
	If approved, all parking should be facing the Ottawa Street side.	The concept plan proposes separate parking areas for residential and commercial spaces. Commercial parking will be located on the Ottawa Street frontage. Parking will be reviewed at Site Plan Control.
Tony Cross	Concerns regarding traffic, sightlines and vehicular safety	Please refer to previous comments on traffic. Sightlines will be reviewed at Site Plan Control.
	Impact on small town character	Please refer to previous comments on character impacts.
Bryan Dumouchel	Privacy concerns	Privacy and buffering measures will be reviewed at Site Plan Control.
	Reduced setback from rear yard lot line	The apartment building would maintain a setback of 26m. The minimum required rear yard setback in the C4 zone where a rear yard abuts a lot in a residential zone is 6m. As such, the requested zoning provision would result in a greater rear yard setback than is required generally in the C4 zone.
	Sun and shadowing concerns	Please refer to previous comments on sun and shadowing concerns.
	Improvements to infrastructure, traffic flow to deal with higher population density	No infrastructure or traffic upgrades are required to servicing the proposed redevelopment. The applicant has confirmed servicing capacity for proposed density and the TIS concludes there will not be a significant increase in traffic from the site redevelopment as proposed.
	Impacts on residential area has received no consideration	The proposal would maintain a 26m setback from apartment buildings to the rear lot line in order to provide spatial separation and privacy. Privacy and buffering will be reviewed at time of Site Plan Control.
Edgar Elliot and Diane Ford	Concerns with existing traffic	Concerns regarding existing traffic conditions have been forwarded to Public Works for consideration.
Gord Johnson	Availability of infrastructure and water	The applicant has provided confirmation of sanitary servicing capacity. No concerns were identified by Staff regarding water servicing capacity in the review of the application.
	Privacy and noise concerns	The concept plan proposed a 26m buffer between the apartment building and existing dwellings. Privacy, buffering and noise mitigation measures will be reviewed at Site Plan Control.
Joanne Dorion and Geoff Broadfoot	Density and public health concerns relating to COVID-19	Density has not been conclusively linked to the increased spread of COVID-19. The proposal conforms with Provincial policies identified in PPS 2020 to encourage intensification and redevelopment of underutilized sites within settlement areas as per policy 1.1.3.2.
	Water servicing and capacity concerns	No concerns were identified by Staff regarding water servicing capacity in the review of the application.

	Insufficient park space	The subject property is located in proximity to Mill Run Park (±238m) and accessible through an existing pathway. Development of Mill Run park is expected to commence in Spring 2021.
	Concerns regarding increase in traffic	Please refer to previous comments on traffic.
Robert and Louise Laplante	Support installation of 4-way stop signs at Sadler Drive and Honeybourne Street and at Sadler Drive and Horton Street	The comment has been forwarded to Public Works for review.
	Concerns with impact on traffic conditions	Please refer to previous comments on traffic.
	Water servicing and infrastructure concerns	Please refer to previous comments on water and sanitary servicing and capacity.
	Privacy concerns	Privacy and buffering measures will be reviewed at Site Plan Control.
Steve Maynard	The concept plan for 430 Ottawa Street includes 2 four storey apartment buildings. Does this mean the developer is planning for twice the occupancy then has been applied for?	The application is for relief for a total of 124 units between the two proposed apartment buildings.
Peter Moller	Would favour a development that uses a portion of the existing land and/or commercial space for a residential use	Noted for the record.
	Concern regarding insufficient space between existing dwellings and the rear of the development	The concept plan proposed a 26m buffer between the apartment building and existing dwellings. Privacy and buffering measures will be reviewed at Site Plan Control.
Vicki and Fred Geuer	Water capacity and servicing concerns	No concerns were identified by Staff regarding water servicing capacity in the review of the application.
	Traffic congestion and pedestrian concerns	Please refer to comment regarding traffic above.
	Sun and shadowing concerns	Please refer to previous comment regarding sun and shadowing concerns above.
Helene Gilhooley	There is not a shortage of available land in the area that would substantiate the need for a dense infill of this property which is more appropriately designated as commercial and again commercial use would be in conformity with existing uses in this area.	The proposal complies with PPS policy 1.1.3.2 which encourages intensification and redevelopment within settlement areas that can accommodate a supply and range of housing options. The proposed development would maintain existing highway commercial uses in addition to residential uses on the subject property.
	Market Study only references one rental building in the immediate area - impact on perceived demand for rental units	A total of four apartment buildings is expected on Honeybourne Street. The Market Study estimates that 580 new units will be required in Almonte over the next 10 years, including at least 169 rental units. The Study concludes that 300 rental units, in phases, would be supportable on the subject lands. Staff did not request revision to the Market Study to account for the additional apartment buildings on Honeybourne Street as the estimated need for housing is sufficient to accommodate for the unaccounted apartment units.

	Future growth will lead to more demand for retail space	The site redevelopment is supported by a Market Study which concludes there is an oversupply of commercial retail space in Almonte and that a mix of commercial, retail and residential uses is the highest and best use of the subject property. Additionally, the applicant has indicated the configuration of the existing commercial building does not provide adequate frontage for the area required by square foot and as such, the owners have been unable to lease commercial units within the mall.
Alexis and Andrew Hum	Water servicing and capacity concerns and municipal infrastructure	Please refer to previous comment on water and sanitary servicing and capacity above.
	Traffic impact concerns	Please refer to previous comment regarding traffic above.
	Access to medical practitioners	This concern is noted for the record as it does not pertain specifically to the proposed development but rather the conditions of health care of the community.
Rhonda Goodfellow and Ken Klimpel	When was this proposal brought to Council	The application was circulated for review and comments on June 16, 2020.
	How close is the building going to be to the homes	The rear of the apartment building will be setback 26m from the rear lot lines of dwellings located on Honeybourne Street.
	Where is the parking lot going to be located	Commercial parking will be located along the Ottawa Street frontage and residential parking will be provided surrounding the apartment building.
	Is any blasting required	Below grade parking is not proposed as part of the current concept plan. The applicant has not yet investigated the extent to which rock excavation will be required for site preparation. This will be reviewed by staff at time of Site Plan Control.
	Privacy concerns	Privacy and buffering measures will be reviewed at Site Plan Control.
	Is there a requirement for this number of rentals	The applicant has submitted a Market Study in support of residential development on the subject property. The population projections of the Market Study estimates that 580 new units will be required in Almonte over the next 10 years, including at least 169 rental units. The Study concludes that 300 rental units, in phases, would be supportable on the subject lands.
	Has the town conducted a survey or have information confirming there is a need for all of these rentals or is the town expecting new residents to move to Almonte	Please see the above response.
	Will this building be geared to low income or a percentage of the units	The building is expected to be rented at market rates.
	Why would you take down a commercial property	The applicant has indicated the configuration of the existing commercial building does not provide adequate frontage for the area required by square foot and as such, the owners have been unable to lease commercial units within the mall. The site redevelopment proposal consists of a residential apartment building at the rear of a new commercial building with frontage closer to Ottawa Street.

	Type of trees along fenceline, concerns regarding tree roots and damage to fence	The application will be reviewed for compliance with the Municipality's Tree Conservation Guidelines at time of Site Plan Control.
	Concerns regarding lights in parking lot	The development will be required to conform with the Municipality's Night Sky Illumination By-law and will be reviewed at time of Site Plan Control.
	Water and sewer infrastructure concerns	The applicant has provided confirmation of sanitary servicing capacity. No concerns were identified by Staff regarding water servicing capacity in the review of the application.
	Suggests not having shrubs or trees at the entrances to the property to protect sightlines	Landscaping and sightlines will be reviewed at Site Plan Control.
Tracy Julian	Noted objection to the proposal due to lack of information provided regarding rental rates and accountability concerns regarding provision of 25 percent affordable housing as per the PPS	Noted for the record.
Donna Panke	Does Almonte have a bylaw indication max height of an apartment building. In my opinion Three stories is more than enough.	The COP permits a three-storey residential apartment building. The Zoning By-law permits a maximum building height of 14m in the C4 zone and 11m in the R4 zone for a low-rise apartment. The applicant has also submitted a cross-section comparing the proposed 4-storey building and adjacent residential dwelling heights, demonstrating visually consistent building heights given grade raises north of the subject property. As such, the requested 4-storey building request is generally considered to be minor.
Sal Pirro	Future growth will lead to more demand for retail space at this location	Please refer to previous comment regarding future growth and commercial space.
	Traffic concerns	Please refer to previous comment regarding traffic above.
Perry Richardson	Proximity of apartment buildings	The subject property and adjacent apartment buildings is in an attractive area with proximity to commercial and retail uses, where existing infrastructure exists and can accommodate the proposed density and makes use of existing public and community amenities such as parkland, health care and education.
	What infrastructure upgrades will be made to accommodate the extra automobile traffic?	Please refer to previous comments regarding traffic. Given the projected changes to peak AM and PM traffic, no infrastructure changes are required to accommodate expected traffic as a result of the site redevelopment.
	Water capacity and servicing concerns	Please refer to previous comment regarding water servicing and capacity above.
	Privacy concerns	Privacy and buffering measures will be reviewed at Site Plan Control.

	If this project goes ahead, I think 2 stories would be high enough for the apartment buildings.	The COP permits a three-storey residential apartment building. The Zoning By-law permits a maximum building height of 14m in the C4 zone and 11m in the R4 zone for a low-rise apartment. The applicant has also submitted a cross-section comparing the proposed 4-storey building and adjacent residential dwelling heights, demonstrating visually consistent building heights given grade raises north of the subject property. As such, the requested 4-storey building request is generally considered to be minor.
	Noise concerns due to proximity of parking to the abutting properties at the rear	Noise impacts and mitigation measures will be reviewed at time of Site Plan Control.
John and Helen Turner	Noise and traffic concerns	Please refer to previous comment regarding traffic above. Noise impacts and mitigation measures will be reviewed at time of Site Plan Control.
	Concerns regarding night lighting	Proposed development would be required to meet the requirements of the Municipality's Night Illumination By-law. Site lighting will be further examined at time of Site Plan Control.
	Parking concerns	Parking will be reviewed at time of Site Plan Control.
	Retaining small indoor mall in the best interest of the residents	The proposed development would maintain existing highway commercial uses in addition to residential uses on the subject property. The applicant has proposed phased construction whereby the new mall would be constructed prior to demolition of the existing mall in order to relocate existing tenants.
	Impact on small town character	Please refer to previous comment regarding character impacts above.
John and Debbie Zdrilich	Water servicing and traffic concerns	No concerns were identified by Staff regarding water servicing capacity or in the review of the TIS submitted in support of the application.
	Concerns regarding access to health care practitioners	This concern is noted for the record as it does not pertain specifically to the proposed development but rather the conditions of health care of the community.
	Impact on small town character	Please refer to previous comment regarding character impacts above.