

July 18, 2019

Wes Crown
Director of Planning and Building Services
Town of Midland
575 Dominion Avenue
Midland, ON L4R 1R2

Dear Mr. Crown:

**RE: Plan of Subdivision and Zoning By-law Amendment Applications
For 2428568 Ontario Ltd. (Kaitlin Corporation)
640 Bayport Boulevard, Town of Midland
OUR FILE #16269A**

The above noted applications were deemed complete on January 3, 2019, and the required statutory public meeting held on March 20, 2019. The application and supporting documentation was circulated, as required by the Planning Act, and comments have been received as a result of such circulation.

This submission package has been prepared to address each of the comments which have been received and includes the following materials:

1. Revised Draft M-Plan – The proposed plan has been revised to increase the size of the proposed park block (Block 22) and extend Condo Road 'A' (Block 41) to connect with Street 'A'. The revised Plan is included with this submission.
2. Comment Response Matrix – This Matrix represents a consolidation of all comments received as part of the Open House hosted by the proponent on February 5th, 2019, the Public Meeting held by the Town on March 20th, 2019, and as a result of the formal circulation of the plan, as per the requirements of the Planning Act. The Matrix also includes responses to each of the comments and details how the comment has been addressed. The Comment Response Matrix is included with this submission.
3. Temporary Construction Vehicle Access – Options for a Temporary Construction Vehicle Access have been investigated. The proposed location for such access is identified on the Temporary Construction Entrance Sketch included with this submission.

4. Revised Traffic Impact Study – Peer review comments from Stantec Consulting Ltd. have been addressed in correspondence from JD Northcote dated May 8, 2019, and the revised Traffic Impact Study; both included with this submission.
5. Emergency Access Comments - David Hine Engineering Inc., an engineering firm with specific professional expertise in the application of the National and Provincial Building and Fire Codes, was retained to review the proposed plan and address comments related to emergency access. An opinion letter has been prepared and is included with this submission.
6. Projected Sight Line Sketches and Shadow Analysis – A two-dimensional sight-line analysis and a Shadow Analysis has been prepared for the proposed condominium towers. This analysis illustrates differences between the previously proposed structures based on existing zoning regulations and the buildings now being proposed with an increased height. Projected Site Line Sketches and Shadow Analysis drawings are included with this submission.
7. Revised Zoning By-law Amendment and Schedule – Comments have been expressed regarding alternatives to broaden the range of built form types and provide a greater range and mix of unit typologies. As discussed in the Comment Response Matrix, overall design of the site (Registered Phase 1 and Proposed Phase 2) takes into consideration Official Plan density targets, previous Draft Plan Approvals, and the site's context within the surrounding area. To potentially accommodate additional built form, the proposed Zoning By-law Amendment has been revised to include flexible zoning provisions. These provisions would facilitate either freehold townhouse units or single detached units on specifically identified blocks within the plan. The revised Zoning By-law Amendment and Schedule are included with this submission.

It is our opinion that this submission package considers the comments that have been received and/or expressed relating to the proposed development and that the modifications to the proposal facilitate a development that conforms to the Official Plan and represents good land use planning. We would respectfully request that this matter be brought back before Council for its consideration at your earliest convenience.

Should you have any questions pertaining to this submission or should you require any additional information, please feel free to contact us.

Yours truly,

MHBC



Jamie Robinson, BES, MCIP, RPP
Partner

c.c. - E. Bertucci, Kaitlin Corporation