

Memo

To: John McMulkin, Planner
From: Kevin Okimi, Director of Parks and Open Space
Date: June 30, 2021
Re: D12 Eden Oak – McMaster & Meagan (24T-03002/H)

File: D12 DE

We have reviewed the updated submission received May 11, 2021 for the subject property and note the following issues that impact finalization of the Draft Plan:

- a. The future trail block is required to be transferred to Town ownership, not provided as an easement. This requirement will be included as a draft condition. A minimum 6m walkway/access block will be required to be transferred to the Town for the purposes of a future trail linkage. Fencing will be required to be installed by the developer at the east and west sides of the block. Further, sidewalk connections from the block to the existing Wildwood Rail Trail will be required. The final routing of the sidewalk will be determined through detailed design.
- b. Additional discussion is required around the Hamlet Buffer and how to integrate the Secondary Plan principle with the Draft Plan. The 4.5m proposed buffer on proposed lots (private ownership) is not acceptable. The Secondary Plan recommends a 20m Hamlet Buffer. Since previous comments have been made, there have been changes to the plan and the Town has had more experience in the practicality of implementing the Hamlet Buffer. The applicant needs to demonstrate how the Hamlet Buffer requirements of the Glen Williams Secondary Plan will be addressed. Based on implementation of the Hamlet Buffer in various forms over the past few years, on lot buffers/easements are no longer acceptable ways to meet the objectives of the hamlet buffer. A reduced width may be considered upon further discussion with the Town.
- c. An updated Draft Plan of Subdivision is required to address comments a & b above.
- d. At this time, based on a review of relevant Town policies regarding parkland, Cash-in-lieu of parkland at a rate of five per cent of the total developable area pursuant to the requirements of the Planning Act will be required for this development.
- e. The applicant will be required to demonstrate how passive recreational use of the SWM pond block as indicated in the submission will be included (i.e. pedestrian trails/overlooks) in coordination with the SWM engineering design

and maintenance standards. The current engineering design is not consistent with the level of landscape buffer/screening shown for adjacent properties (1.5m is not sufficient). There does not appear to be sufficient space to appropriately buffer lots from the stormwater infrastructure. A detailed facility fit plan should be provided to demonstrate how the block will function which includes the current grading plan. Should the block size need to increase, it should be shown on the updated Draft Plan.

- f. P. 12 of the Urban Design guidelines refer to a trail easement. This should refer to a separate trail block. P. 14 shows the proposed trail extension outside of the limits of the subdivision. This should be shown on the separate trail block within the limits of the development.
- g. The Urban Design Guidelines should be updated to reflect comments above pertaining to the Hamlet Buffer (p. 20 refers to 4.5m buffer on private property, Section 4.4 on p. 36 also refers to the Hamlet Buffer).

Draft Conditions will be provided once the comments above have been addressed through a comprehensive resubmission and/or additional discussion with the applicant.

We would recommend that an internal meeting be held with Staff and Town Counsel to finalize these comments in advance of a response to the applicant, based on the ongoing OLT process.

Please contact me at extension 2274 if you require any further information.

Thank you,

A handwritten signature in black ink that reads "Kevin Okimi". The signature is written in a cursive, flowing style.

Kevin Okimi,
Director of Parks and Open Space
Recreation and Parks Department

- c.c. Jeff Markowiak, Director of Development Review
Jeff Jelsma, Director of Development Engineering
Maureen Van Ravens, Director of Transportation