

November 5, 2024

Corporation of the Town of Carleton Place
175 Bridge Street
Carleton Place, ON
K7C 2V8

County of Lanark
99 Christie Lake Road
Perth, ON
K7H 3M6

**RE: Bulat Homes Subdivision 09-T-22005
Boyd Street, Carleton Place**

In follow up to the Town, agency and public comments that have been received on this Draft Plan of Subdivision application, as consolidated into the County's Status Report dated February 13, 2023, I am pleased to provide the following responses and attached reports and plans on behalf of Bulat Homes.

TOWN OF CARLETON PLACE COMMENTS (November 18, 2022)

Re-lotting and Configuration Changes:

• *The lotting of Blocks 1-10 appears to be too tight around the interior lot lines to provide sufficient area for a minimum 3m easement for the proposed stormwater mains in addition to the minimum 1.2m interior side yard setback. Staff suggest amending the lotting plans to remove units accordingly to provide sufficient room for the drainage infrastructure.*

The Site Plan has been updated to account for the setback requirements.

• *Blocks 13 and 14 should have a north-south orientation to maximize solar gain in accordance with policies found in 2.5 and 4.3 of the Official Plan*

The units on Blocks 13 and 14 (now numbered as Blocks 11 and 16) have been reoriented as recommended.

• *While it is appreciated that the off-set of the intersection of Arthur Street and the crescent will create a visual "terminus" at the end of the street, the offset does not present opportunities for the integration of the street layout within the existing neighbourhood. The Town's Official Plan speaks specifically to the connectivity of the street network in Policy 3.5.4.7 and as such it is suggested that the proposal be amended to align with the existing road network. Additionally,*

P.O. Box 20148 Perth, Ontario K7H 3M6 ph. 613-264-9600 fax: 613-264-9609 www.zanderplan.com

in reviewing the site servicing plans, it appears that a curbed median is proposed on Boyd Street restricting traffic flow – this proposal is not acceptable for winter operations and should be removed.

The proposed curbed median on Boyd street has been removed and the road has been widened to help improve traffic flow.

- *Overall the blocking of units appears to be too tight to accommodate functional requirements of the development. The municipality requires a minimum of one (1) tree per dwelling lot, with a 2m offset from service lines, curbs, sidewalks and driveways.*

Bulat Homes' lawyer has considered the Town's request for one tree per dwelling lot and has provided the attached opinion letter. Bulat Homes will continue to work with the Town to facilitate appropriate landscaping within the subdivision.

- *Driveways on Blocks 1 show a three-vehicle wide surface. This should be amended so that the driveways are no wider than two-vehicles by pairing the interior unit driveways.*

The plan has been revised to reflect a driveway width to accommodate two vehicles only.

Planning Justification Report:

- *The Planning Justification makes statements in several sections that are unsubstantiated and require further qualifications as to how the proposed development conforms to policy requirements. This include the following specific references:*

- o Page 3 – “Overall, the proposed subdivision which will see the creation of seventy-one new residential lots for townhouse development will be compatible with the existing development patterns in the area.”*

- o Page 4 – “... will minimize the effects of climate change through creating a dense form of development within the settlement area which in turn ensures there is less auto dependency.”*

- o Page 5 – “... building envelopes are consistent with all required development permit provisions”.*

- o Page 6 – “... the proposed development is responding to market-based needs through...”*

- o Page 9 – “The proposed development contributes to the energy efficiency of Carleton Place by increasing density within the Town's boundary”*

- *The Report declares an approximate density of 44.6 units per net hectare exceeding the permitted range of 26-34 units. It is acknowledging that infill developments of lands less than 3ha in size are exempt from these policies in accordance with policy 3.5.4.2. Notwithstanding a reduction in density resulting from the proposed amendments noted earlier in this correspondence, the Town is happy to consider the increased density in accordance with Policy 3.5.5. The Town welcomes feedback from the proponent on how they wish to satisfy this policy.*

Note: Any site alteration or vegetation removal will require a Class 1 Development Permit prior to undertaking.

The Planning Justification Report has been revised to address these comments. In addition, Bulat Homes' lawyer has provided the attached letter of opinion that density bonusing is not required for this project.

Urban Design Brief:

- *Section 3.4 of the report will need to be amended to refer to and reference the Town's Transportation Master Plan including updated cross-sections.*

The Urban Design Brief has been updated to reference the Town's Transportation Master Plan, and the updated report is included in this submission.

Traffic Impact Statement:

- *Updated traffic counts are required to account for development that has occurred between 2017 and 2022. This information is necessary prior to draft decision consideration.*
- *TIS has failed to consider the impact of traffic resulting from the opening of Boyd Street and the cumulation of trip data from recent development.*
- *Overall the TIS needs to be amended to consider the overall traffic patterns of the neighbourhood, not simply the vehicle movement from this particular site.*
- *Report should also review and consider the policies of the Transportation Master Plan.*

EXP has updated the Traffic Impact Study to address the Town's comments; the revised report is attached to this submission. In addition, Bulat Homes' lawyer has provided an opinion in the attached letter regarding the request by the Town to consider off-site trip generation.

Servicing and Stormwater Management Report and accompanying plans:

EXP has updated their plans and drawings to address the Town comments and provided the attached letter to address all the comments specifically.

MVCA TECHNICAL REVIEW COMMENTS (November 18, 2022)

EXP has updated their plans and drawings to address the Conservation Authority and comments and provided the attached letter to address all of the comments specifically.

PUBLIC COMMENTS

EXP has prepared the attached memo response to the public comments.

Should you require any additional information in order to continue to process this subdivision application, please contact the undersigned.

Sincerely,



Tracy Zander, M.Pl, MCIP, RPP