



December 4, 2019

Glen Schnarr & Associates Inc.
10 Kingsbridge Garden Circle, Suite 700
Mississauga, Ontario L5R 3K6

Attn: Karen Bennett, MCIP, RPP,
Senior Associate

**Re: Response to 3rd Submission Review Comments (Urban Design Brief)
Revised Applications for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments
Orangeville Highlands Limited and Bruce Dale Investments Inc.
Part of Lot 3, Concession 2 W.H.S.
Town of Orangeville File No's.: OPZ 5/10 and S 1/10
Our Ref No.: W-2282**

Dear Karen,

I have reviewed the Town's comments in the Oct 28, 2019 letter from Brandon Ward of the Town of Orangeville for the above referenced project. The purpose of this letter is to respond to comments regarding the Urban Design Brief prepared by our firm as outlined below.

TOWN COMMENTS (Oct 28, 2019):	JGWL RESPONSE:
<p><i>Urban Design Brief</i> <i>The Urban Design Brief (John G. Williams Limited, Architect – April 16, 2019), has been submitted in a manner that satisfies the requirements outlined in the November 29, 2018 comments. Specific comments on the contents of this document are as follows:</i></p>	<p>Noted</p>
<p><i>1) The Apartment Blocks 22 and 23 are indicated for buildings of six (6) storeys in height and the development concept plan shows buildings ranging between 5 and 6 storey heights, with a 6 storey building proposed to be located at the western limit of Block 23. Given the topography of the subject lands sloping downward from west to east, please consider reorienting the building heights on Block 23 to provide for greater building heights at the lower (east) portion of this site as this may have better massing effects for the overall site.</i></p>	<p>Site topography slopes downward from west to east, causing the proposed 6-storey L-shaped building in the western portion of Block 23 to have a finished grade level that is approximately 3m higher than the proposed 5-storey building in the east portion of Block 23.</p> <p>To address the Town's concerns with the overall site massing, the following steps have been taken:</p> <ul style="list-style-type: none">• The 6 -storey L-shaped building in question has been reduced 5-storeys, while the 5-storey building at the northwest intersection of Street 'A' and Hansen Boulevard has been increased to 6-storeys. Notwithstanding this, the building is separated from existing homes to the west by more than 100m and from homes to the south by



	<p>more than 50m and, in our opinion, , 5 or 6 storeys will not negatively impact on access to sunlight or privacy for existing residents in the area.</p> <ul style="list-style-type: none"> • Our firm has conducted a Shadow Study (Appendix 1, attached). <p>The estimated number of apartment units proposed within the study area remains unchanged. Details for the siting and design of the apartment buildings will be provided through detailed design and the Site Plan Approval process.</p>
<p><i>2) Among the recommendations for providing appropriate transition and compatibility for the proposed development with its surroundings is to impose measures such as setbacks from property lines and ample separation distances to reduce shadowing and overlook on adjacent properties and to maintain a pedestrian scale at street level (page 21). Please consider opportunities to incorporate these recommendations into the draft Amending By-law included with the Planning Justification Addendum Report (GSAI, April 2019) to include any necessary setbacks, landscape strip, building separation and height requirements to implement these recommendations and reflect the proposed development concept.</i></p>	<p>The proposed sitings, setbacks, building heights and building separation have been conceptually shown within the Urban Design Brief and tested for appropriateness through the Shadow Study.</p> <p>As mentioned above, the intent is to provide details through the Site Plan Approval process, while complying with parent zoning provisions, except where noted in the ZBLA.</p> <p>GSAI will provide further information regarding this.</p>
<p><i>3) A revised Active Transportation/Pedestrian Circulation plan is to be provided which reflects the discussions between the applicant and Town staff regarding the accommodation of a multi-use trail system traversing the northern residential portion of the draft plan (to traverse the park block and connect to a widened sidewalk on Street "C", connecting to the Orangeville Mall to the west.</i></p>	<p>A revised Active Transportation/Pedestrian Circulation Plan has been provided (Appendix 2, attached), which provides a multi-use trail connection between the SWM Pond and the Orangeville Mall.</p> <p>Due to grading and environmental constraints, this connection occurs along the south side of the SWM pond rather than to the north.</p>

I would be pleased to discuss this matter with you directly should you require clarification on any items.

Yours truly,
JOHN G. WILLIAMS LIMITED, ARCHITECT

David Stewart, MCIP, RPP
Encl.

c.c. Carmen Jandu



December 4, 2019

Glen Schnarr & Associates Inc.
10 Kingsbridge Garden Circle, Suite 700
Mississauga, Ontario L5R 3K6

Attn: Karen Bennett, MCIP, RPP,
Senior Associate

Re: SHADOW STUDY - ORANGEVILLE HIGHLANDS (PHASE 2)
Revised Applications for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments
Orangeville Highlands Limited and Bruce Dale Investments Inc.
Part of Lot 3, Concession 2 W.H.S.
Town of Orangeville File No's.: OPZ 5/10 and S 1/10
Our Ref No.: W-2282

RATIONALE

A shadow study has been prepared for the Orangeville Highlands – Phase 2 development site in order to demonstrate that the proposed 5 to 6-storey apartment buildings in the southern portion of the site will be sited, massed and designed to fit harmoniously into the planned development and limit negative shadowing impacts on neighbouring streets, parks, open spaces and properties. For this Shadow Study, we employed typical practices undertaken throughout the GTA. This has been prepared in response to concerns raised by This includes:

- Showing all streets, lots, blocks, parks and open spaces as well as buildings to a distance adequate to show the shadow impacts during the requested times.
- Providing the shadow conditions from other abutting buildings.
- Providing shadow diagrams with a reference base plan, including a bar scale.
- Utilizing shadow test times for March 21, June 21, September 21 and December 21. The hours of the study generally capture the hours of daylight between 9:18am, 11:18am, 1:18pm, 3:18pm, 5:18pm and 7:18pm (if before sunset – June 21 only).
- A written summary of the study and the sun/shadow impacts of the development.
- Images of the shadow tests using models that clearly indicate the development site, its boundary, the footprints and mass of buildings within the test site and the shadow effect on abutting buildings, land parcels, streets, public parks and accessible open spaces.

CONCLUSION

Shadow impacts of the proposed development on the surrounding area are minimal and for the most part will be contained within the subject lands. The positioning and orientation of the 5 to 6-storey apartment buildings on the north side of Hansen Boulevard do not impact the sidewalk or street of Hansen Boulevard or the existing residential uses south and west of the site. The cluster of apartment buildings do, however, cast shadows onto the eastern portion of the proposed Dog Park (Block 24) at 9:18 am through during the dates of March 21, June 21, September 21 and December 21, with the most influential shadow being cast on December 21 at 9:18am



which also covers the southeast corner of the larger park (Block 25). We note that during the winter months when the most influential shadows are cast, it is probable that the park will have decreased usage. Therefore, the impact of shadowing on the enjoyment of this public space will be minimal.

The 5 to 6-Storey apartment buildings will cast shadows onto the stormwater management pond (Block 26) in the late afternoon from 3:18pm to sunset. The most significant shadowing will occur on September 21 at 5:18pm where the two apartment buildings on the east side of Street 'A' will cast a shadow reaching the parking lot / loading area behind the Orangeville Mall.

During December 21 between 9:18am and 3:18pm, shadowing from the proposed 5 to 6-storey apartment buildings will be cast onto some of the proposed 3 to 3.5-storey street townhouses and stacked townhouses on the north side of Street 'B'. However, during these times the movement of the shadows still permit adequate sunlight to these affected units.

It is our firm's professional opinion that the proposed building heights contemplated for the proposed development are appropriate given the findings of this study.

Yours truly,

JOHN G. WILLIAMS LIMITED, ARCHITECT

David Stewart, MCIP, RPP

c.c. Carmen Jandu

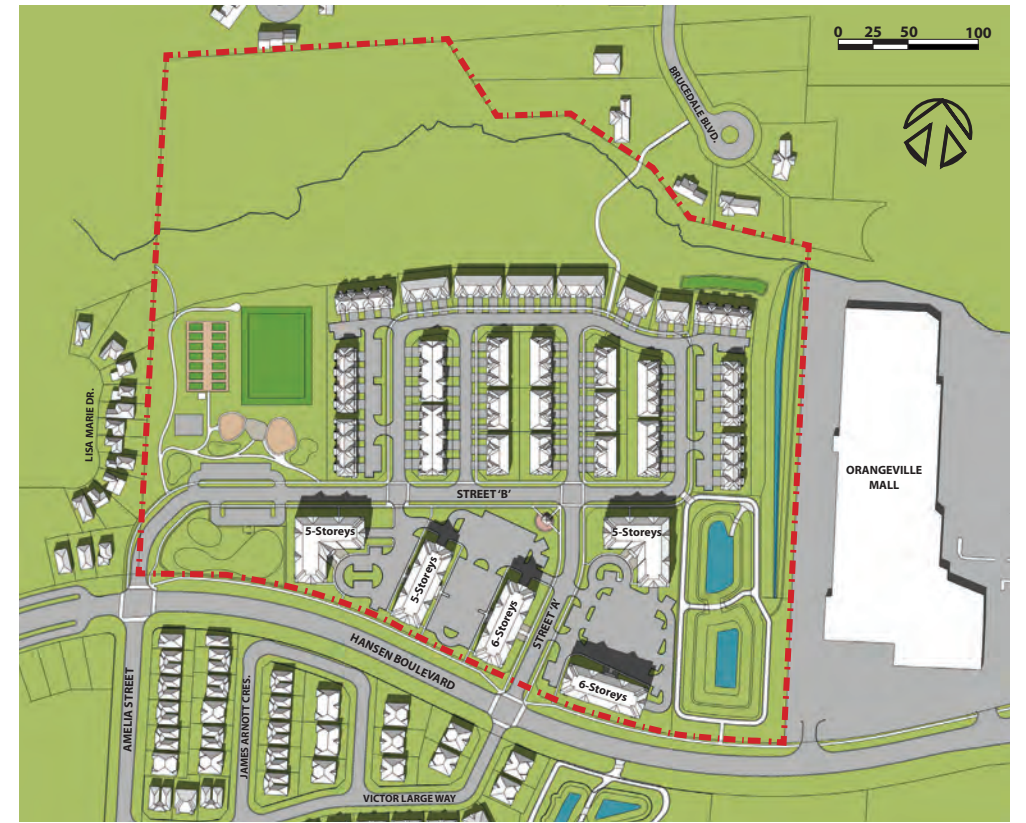
MARCH 21



9:18 AM



11:18 AM



1:18 PM



3:18 PM



5:18 PM

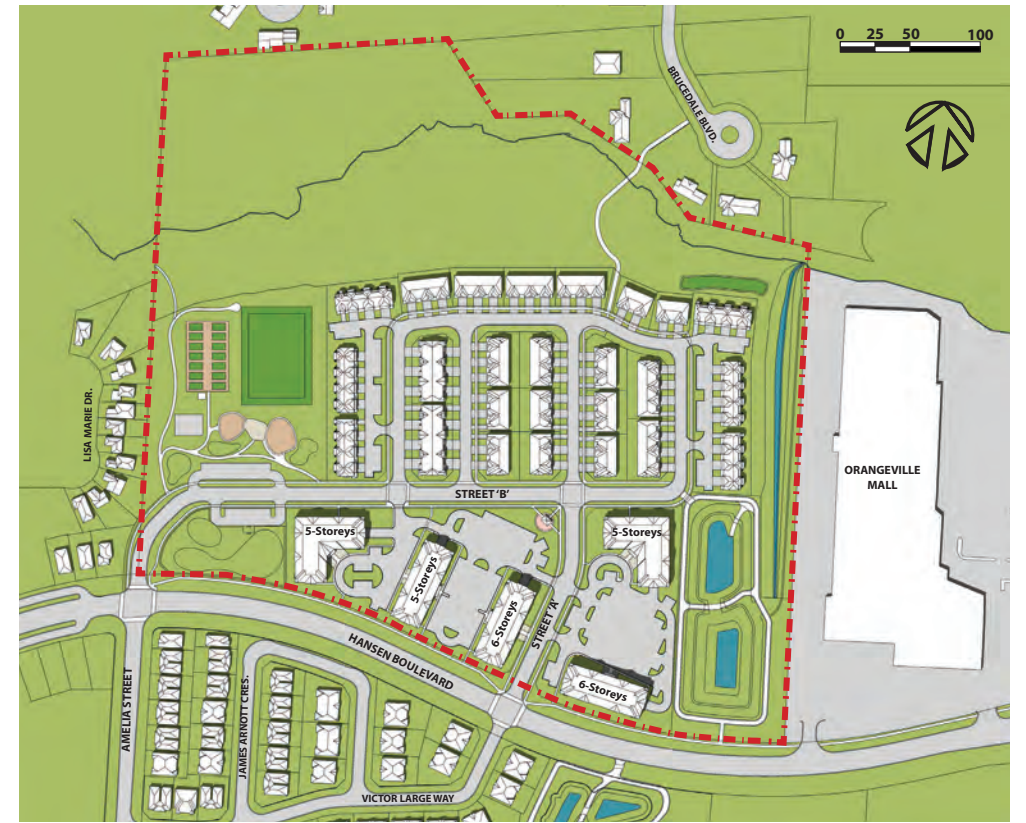
JUNE 21



9:18 AM



11:18 AM



1:18 PM



3:18 PM



5:18 PM



7:18 PM

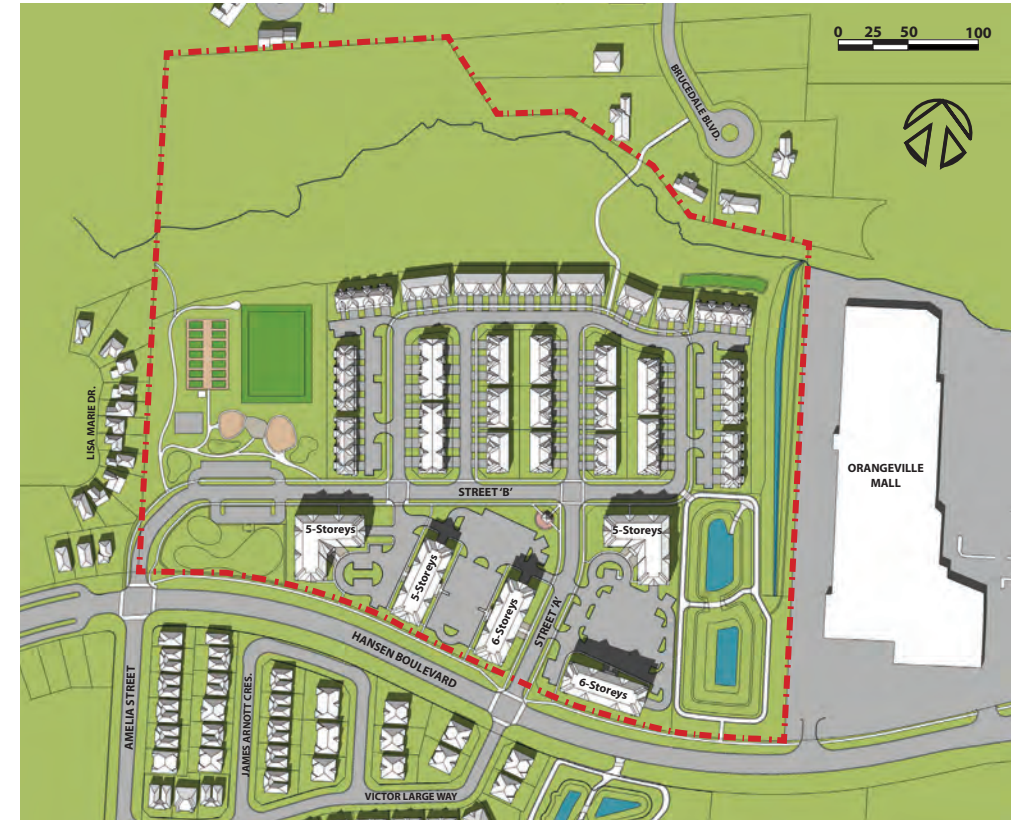
SEPTEMBER 21



9:18 AM



11:18 AM



1:18 PM



3:18 PM



5:18 PM

DECEMBER 21



9:18 AM



11:18 AM



1:18 PM



3:18 PM



5:18 PM

Appendix 2

ACTIVE TRANSPORTATION PLAN Orangeville Highlands (Ph. 2)

