

Response Type noted as 'verbal' indicates a response was included in the Q&A portion of the corresponding Public Information Session.

Post Order	Session	Source	Type	Response Type	Content
1	Afternoon	Moderator	Announcement	n/a	This meeting is being recorded. The County of Simcoe may post the content for public viewing. By participating in this event, you consent to being recorded; including electronic record of all written comments.
2	Afternoon	Moderator	Announcement	n/a	Please note, the County of Simcoe reserves the right monitor the Question and Answer (Q&A) period for derogatory comments. Repetitive statements or similar questions addressing common themes may be consolidated during the Q&A response.
3	Afternoon	Attendee	Question	Written	Will the session be viewable at a later date as I cannot hear anything.
4	Afternoon	Moderator	Response	Written	Thank you for bringing this to our attention and we are sorry you are experiencing technical difficulties. We can make this information available to you. There is also a later session today as well. Please email ahhps@simcoe.ca and staff will connect with you directly after the presentation. Thank you.
5	Afternoon	Attendee	Question	Verbal	Your proposed facility has a wing of 4 storeys and one of 6 storeys. Yet there is no building within the entire neighbourhood that is higher than 3 storeys. What happened to the "community norms" cited in your slide of principles?
6	Afternoon	Attendee	Question	Verbal	Could you explain how a few strips of red brick makes this building compatible with the heritage houses in the neighbourhood?
7	Afternoon	Attendee	Question	Written	Can we assume that your plan for the two undeveloped parts of the property is to sell them off to a developer in the future?
8	Afternoon	Moderator	Response	Written	Until such time County Council specifies a use for the vacant portions of the site, these areas will be dressed with top soil and hydra seeded for public use.
12	Afternoon	Attendee	Question	Written	That response, while interesting does not answer [attendee's] question.
13	Afternoon	Moderator	Response	Written	Difficult to answer directly, as the future use for vacant portions have not been determined by County Council.
9	Afternoon	Attendee	Question	Verbal	Within the arboretum there appeared to be a paved area with 'structures' on it. What would those be?
10	Afternoon	Moderator	Announcement	n/a	Reminder: This meeting is being recorded. The County of Simcoe may post the content for public viewing. By participating in this event, you consent to being recorded; including electronic record of all written comments.
11	Afternoon	Attendee	Question	Verbal	What impact on the local school population do you expect this facility to have?
14	Afternoon	Attendee	Question	Verbal	With respect to gardens and landscaping, is there a plan for community gardens so residents have the opportunity to grow their own produce? In addition to that, hopefully efforts are being made to ensure that native species are being planted throughout the site.
15	Afternoon	Attendee	Question	Written	Has parking for employees included as well in the plans?
16	Afternoon	Moderator	Response	Written	yes, the City requires parking requirements for employees
17	Afternoon	Attendee	Question	Verbal	I am unfamiliar with fobs as internal door access. What security will be in place to prevent stealing of door fob signals?

18	Afternoon	Attendee	Question	Verbal, Written	Borland is an entirely residential street, but this building will tower over it. It is disproportionate in size and scale to the existing, established neighbourhood. The school was two stories high, not four. Why is the county not spreading out along West Street, making it a revitalized continuous streetscape, and instead imposing excessive height on a residential street?
20	Afternoon	Moderator	Response	Written	The County needs to maximize use of the site to balance the need for housing, in alignment with the City's designation of this area as an intensification area.
19	Afternoon	Attendee	Question	Verbal	The access to Peter St. is going to be extremely dangerous. I am not sure what the traffic study showed you, or what it said, but anyone who has lived on Peter St N. knows how fast cars move along this street.
21	Afternoon	Attendee	Question	Verbal	Why not put the gardens on the south side rather than in the shade of the building?
22	Afternoon	Attendee	Question	Written	How will residency be determined? i.e. which organization(s) would a disabled adult consult with to be considered as an applicant?
24	Afternoon	Moderator	Response	Written	Applications will be taken in by Simcoe County Housing Corporation (SCHC) approximately 6 months prior to building opening. Applicants will be able to state that they need an accessible unit.
23	Afternoon	Attendee	Question	Written	Why is the county installing twice the parking it expects to need for residents? Why not use the space to increase the set-back from the houses on Borland?
25	Afternoon	Moderator	Response	Written	The County has requested the City to consider a reduction from 1.5 required in the City's Zoning Bylaw to 1.03 spaces per residential unit is proposed. This includes 105 resident parking spaces and 29 residential visitor parking spaces. No reductions to commercial parking space requirements are being requested.
26	Afternoon	Attendee	Question	Verbal	What do you expect the noise to be from the mechanical systems on the roof and from the terrace and how are these appropriate to a residential street?
27	Afternoon	Attendee	Question	Verbal	Is this session purely informational, or will any of the concerns expressed by local residents (such as myself) actually make any difference?
28	Afternoon	Attendee	Question	Verbal	May seem like a small thing - but I hope that some of the community gardens are closer to the building for those with mobility issues - and as a gathering place. Please continue to consider social participation. Pleased to see the elements to reduce environmental impact..
29	Afternoon	Attendee	Question	Written	Could you be specific as to what zoning by-law variances you will be requesting?
31	Afternoon	Moderator	Response	Written	<ol style="list-style-type: none"> 1. An increase the maximum building height provision for the R5i -E Zone from 12.5 metres to 20.5 metres; 2. To identify West Street North as the front yard; 3. A reduction to the required parking standard per unit. Reduce the required parking for an apartment style dwelling from 1.5 space per unit plus 0.25 spaces for visitor parking, to 1.03 space per unit. With the proposed exception to the parking standards, 322 parking spaces will be required; 262 parking spaces are provided on the plan. No reduction to non-residential parking, or barrier-free parking spaces is being requested; and 4. An increase the permitted Gross Floor Area for office use limits each permitted non-residential use to 250 square metre per premises to a maximum of 750 square metre on a lot.

30	Afternoon	Attendee	Question	Written	Is the cost per unit .. as layed out in august about \$770 per month for a one bedroom? or have prices changed?
39	Afternoon	Moderator	Response	Written	Yes, that is the approximate rental amount for a one-bedroom, based on 80% of Average Market Rent for 2020 amounts. The actual rent set will be based on AMR's for the year the building opens.
32	Afternoon	Attendee	Question	Written	When is construction expected to wrap up if all goes according to plan?
36	Afternoon	Moderator	Response	Written	Pending City approvals, estimated construction time is approximately two years, with potential completion by late fall 2023 and move-ins beginning in late 2023 or early 2024.
33	Afternoon	Attendee	Question	Verbal	Does Density=height?
34	Afternoon	Attendee	Question	Verbal	if shovels are in the ground this summer.. completion date still 2023?
35	Afternoon	Attendee	Question	Written	this is the first time we are seeing the inside design correct? only exteriors were previously available?
41	Afternoon	Moderator	Response	Written	Yes, these designs have been developed over the past several months.
37	Afternoon	Attendee	Question	Written	Is the price tag still at \$80 million?
42	Afternoon	Moderator	Response	Written	Yes.
38	Afternoon	Attendee	Question	Written	What were the metrics used for the traffic study? Is the study available to the public?
43	Afternoon	Moderator	Response	Written	Yes, all studies submitted to the City of Orillia are available to the public https://www.simcoe.ca/countyorilliacampus
40	Afternoon	Attendee	Question	Verbal	The arboretum - the area behind the building within the red lines
44	Afternoon	Attendee	Question	Verbal	will five stories of the six and three stories of the four be fully where the 130 apartments be found?
45	Afternoon	Attendee	Question	Verbal	How will snow removal and garbage and recycling storage and removal be handled.
46	Afternoon	Attendee	Question	Written	Have you consulted with the City to ensure that public transit going north and south is available on the building side Otherwise will there be a need for crossing lights at Borland?
50	Afternoon	Moderator	Response	Written	Currently, a bus stop is located immediately adjacent the subject site on West Street North.. The Orillia Transit north route provides service on West Street and Fittons Road west of West Street within the study area.
47	Afternoon	Attendee	Question	Written	Just curious, thanks
48	Afternoon	Attendee	Question	Written	Will there be units designated for Indigenous persons?
49	Afternoon	Moderator	Response	Written	We have not yet had further discussions with local non-profit organizations or the Indigenous community. However we are planning to work in partnership with local stakeholder groups with respect to the 29 studio units.
51	Afternoon	Attendee	Question	Verbal	Does yuor budget include public art on the grounds?
54	Afternoon	Attendee	Question	Verbal	The speaker has not addressed compatibility with the residential streets very well. Saying that there are higher buildings up at Fittons and West (two arterial roads) does not explain why you would build a four-storey building on a residential street like Borland. Why has this not been taken more into account in this design?
55	Afternoon	Moderator	Response	Written	Compatible' as defined in the City of Orillia's Official Plan means to ensure the new building does not result in undue, or adverse impacts on adjacent properties and their outdoor amenity .areas.
56	Afternoon	Attendee	Question	Verbal	This question was not answered. Is this session purely informational, or will any of the concerns expressed by local residents (such as myself) actually make any difference?

57	Afternoon	Moderator	Response	Written	Thank you for reposting.
58	Afternoon	Attendee	Question	Verbal	Who are your funders?
59	Afternoon	Moderator	Announcement	n/a	CountyOrilliaCampus@Simcoe.ca
60	Afternoon	Attendee	Question		So you will consider public art but not 4 stproes
61	Afternoon	Attendee	Question		So far looks great. Of course the proof of the pudding will be in the final product. Certainly hope the final is a great pudding. Thank you
62	Afternoon	Attendee	Question		stories?
63	Evening	Moderator	Announcement	n/a	This meeting is being recorded. The County of Simcoe may post the content for public viewing. By participating in this event, you consent to being recorded; including electronic record of all written comments.
64	Evening	Moderator	Announcement	n/a	The County of Simcoe reserves the right monitor the Question and Answer (Q&A) period for derogatory comments. Repetitive statements or similar questions addressing common themes may be consolidated during the Q&A response.
65	Evening	Attendee	Question	Verbal	I'd like to know why this consultation on design and layout was not commenced BEFORE you even began any building and design plans.
66	Evening	Moderator	Response	Written	Thank you for your question. We will respond to it during the Q&A segment after the presentation.
67	Evening	Attendee	Question	Verbal	in terms of "modest size", these buildings are much taller than any in the neighbourhood, and will tower over the neighbourhood. How is this modest? I support affordable housing on this site, however the same number of housing units can be built on this site, at lower heights
68	Evening	Moderator	Response	written	The residential units are modest in size, in terms of the square footage of each unit.
69	Evening	Attendee	Question	Verbal	The water pressure in this area is very low. There is a substantial difference between having the old school VS new residences. Obviously adding this many new residences will make the situation worse. What is the plan to increase the current water pressure in the neighbourhood?
70	Evening	Moderator	Response	Written	A servicing plan, including water supply and distribution for the proposed building, has been submitted to the City of Orillia for review and approval.
71	Evening	Attendee	Question	Written	what is the set back from Borland, compared to what the school was? The proposed building is twice the height the school was on borland.
72	Evening	Moderator	Response	Written	The proposed setback on Borland Street is 8.3 meters.
73	Evening	Moderator	Response	Written	the former school ranged in building height and estimated to have been 9.7 metres high along Borland Street East
74	Evening	Attendee	Question	Written	I have the original Cupala from around the late1800s i will donate it if you can use it as history of the site and school
75	Evening	Moderator	Response	Written	That is a lovely offer. We will discuss this at an upcoming design meeting and will be in touch with you further to see how we can incorporate it. Thank you!
76	Evening	Attendee	Question	Written	what was the school setback?
79	Evening	Moderator	Response	Written	It is estimated the former school street wall was setback approximately 7 meters
80	Evening	Moderator	Response	Written	on Borland Street

77	Evening	Attendee	Question	Written	I thought the City of Orillia has already identified this portion of the North Ward as having low water pressure and there is no plans for repairs for a long time. So giving this to the City won't fix the current problem or address the future of adding this many residences. So what will happen if we all loose even more water pressure. This will significantly reduce property values with even less water available. How will this development address this issue?
78	Evening	Moderator	Response	Written	Hello Mark, thank you for your detailed comments with respect to water pressure. I would like to look into this in more detail, could you kindly email the two comments you made, and any additional comments to: CountyOrilliaCampus@Simcoe.ca and we can discuss in more depth. Thank you.
86	Evening	Attendee	Question	Written	Thanks you - I will send an email tomorrow
87	Evening	Moderator	Response	Written	Thanks [Attendee].
81	Evening	Attendee	Question	Verbal	Why are there no balconies or personal outdoor space. Experience in the current pandemic points to significant mental health issues for those living in multi-unit buildings unable to step out of their units for fresh air.
82	Evening	Attendee	Question	Verbal	As the property owner (22 years) and resident for (45 years) that is located directly across from the proposed Peter st N exit, I thoroughly disagree that this is a reasonable or rational concept. Vehicle traffic traveling North and South on Peter in this area is impeded by a blind hill in both directions. As a historical daily witness of traffic flowing through this section, I will assure you that this proposed exit will result in at least a collision or forbit, a human casualty. Let alone the idea that North bound traffic in the winter may be met by traffic exiting or pedestrian crosswalk traffic is clearly not acceptable, as any traffic following would be stuck on the incline and thus be forced to back down the hill. I formally request that this exit to Peter st. be eliminated and all traffic into the new facility be contained to the existing arterial West street solely. Q: Explain why the exit onto Peter street is anything but a horrifically bad idea. Thank you.

83	Evening	Attendee	Question	Verbal	<p>Why do the building need to be so high, when the lot is large enough to accommodate more neighbourhood appropriate heights? I am very concerned about the building heights, and how it will impact our privacy. Heights of buildings are totally inappropriate for the neighbourhood. Should be max 2 story on Borland, and 4 story on West. 4 stories on Borland will dwarf our houses, and leave no privacy, even in our backyard. 4 stories is higher than any of the mature trees! That side of Borland is already much more elevated than the residential side, which effectively adds a whole story.</p> <p>The lot is large enough that the same number of housing can be provided on it, even if building heights are lowered to a more appropriate level. The building on West could be lowered to 4 stories, and run the length of West, rather than only halfway. By taking 2 stories off the Borland-side building, and two off the West st side, you could then have a third 4 story building to complete the West street side. There are no private houses across the street on this portion of West to be impacted.</p>
84	Evening	Attendee	Question	Verbal	Very large parking lot. Will it be available for the use of the building only or for public use 24hrs a day?
85	Evening	Attendee	Question	Written	Hello
88	Evening	Moderator	Announcement	n/a	Reminder for those joining late: This meeting is being recorded. The County of Simcoe may post the content for public viewing. By participating in this event, you consent to being recorded; including electronic record of all written comments.
89	Evening	Attendee	Question	Written	Parking lot is very big! Is that much parking needed, given more residents of the building will be using other means of transportation. What's the rational behind the number of parking spots?
90	Evening	Moderator	Response	Written	The County has requested the City consider a reduction in the zoning provision requirements from 1.5 to 1.03 spaces per residential unit is proposed. This includes 105 resident parking spaces and 29 residential visitor parking spaces. No reductions to commercial parking space requirements are requested.
91	Evening	Attendee	Question	Written	Our property is adjacent to the property, directly north of the proposed structure. I absolutely oppose any additional extension to the building on West St.
94	Evening	Moderator	Response	Written	Thank you for your comment.
92	Evening	Attendee	Question	Verbal	roof top terrace is inappropriate for the neighbourhood. This would remove all neighbourhood privacy. Again, there is enough outdoor common space on the property that these amenities can easily be provided at ground level, in the inner courtyard area.
93	Evening	Attendee	Question	Verbal	We'd like to first comment that we support this housing initiative in Orillia. BUT, we have huge concerns over the speed of drivers that travel along Peter St. N. We have approached OPP numerous times and there has been no improvements. Cars FLY over the hill. We've witness accidents and countless near misses. If residents are accessing the entryway off Peter St. N, the speed of traffic needs to be addressed.

95	Evening	Attendee	Question	Verbal	The concern with there being a Peter St N entrance/exit is that the street doesn't have the capacity for more traffic. How will you ensure the Peter St exit/entrance is for only secondary usage?
96	Evening	Attendee	Question	Verbal	How many trees are going to be planted? From the drawings, it doesn't seem like much tree density. More tree density between the building and residential areas would be appreciated.
97	Evening	Attendee	Question	Verbal	Greetings, my name is [Attendee]; I live on Peter Street between Jarvis and Borland. I have concerns about traffic on Peter Street. We have witnessed 3 accidents in the last two years at Peter and Jarvis and have had our vehicles hit twice. It is a high-traffic residential street. I agree with [Other Attendee] on his concerns about traffic, specifically by the hill at Peter and Borland and at the entrance. The access on Peter Street is at the very least too close to Borland and almost hidden to northbound traffic, it should be moved closer to North Street; the top parking lot of the YMCA was often a dangerous intersection for drivers coming over the hill. If the YMCA building is re-utilized, the Peter Street entrance will undoubtedly become a concern.
98	Evening	Attendee	Question	Verbal	It's the danger of the blind hill & speed of current traffic.
99	Evening	Attendee	Question	Verbal	Peter Street traffic has increased substantially in the last 10 years. During non-pandemic times crossing the street at the proposed exit will be a very dangerous option. Please don't proceed with this part of the plan - consider having both entrances on West St.
100	Evening	Attendee	Question	Written	The question wasn't about the indoor space, but the roof top terrace, and why it can't be outside on ground level. From that corner, they will be looking into my yard on Borland.
101	Evening	Moderator	Response	Written	Noted. Can we arrange for a direct meeting?
102	Evening	Attendee	Question	Written	re urban sprawl & density, I agree with urban density, however it needs to be site and neighbourhood appropriate. the heights are not appropriate for the neighbourhood. the height would be fine downtown.
103	Evening	Attendee	Question	Verbal	Could you address the parking lot size & use?
104	Evening	Moderator	Response	Written	coming up, and thank you for reposting
105	Evening	Attendee	Question	Verbal	how will noise from AC/heating units, pumps, generators, etc. be mitigated?
106	Evening	Attendee	Question	Written	Have zoning changes been requested or are they still to come and will residents be notified of the zoning requests?
107	Evening	Moderator	Response	Written	The County has recently submitted zoning bylaw amendment application with the City
108	Evening	Moderator	Response	Written	City will be providing notices for statutory public meeting
109	Evening	Attendee	Question	Verbal	There have been issues with the vacant lot being used for overnight parking. How will this be addressed / monitored?
110	Evening	Moderator	Response	Written	Thank you [Attendee], if you don't mind sending an email we would like the opportunity to discuss more one on one. We apologize as it can be hard to fully address each question in this format.
111	Evening	Attendee	Question	Written	Will there be any more public forums as the process continues?
112	Evening	Moderator	Response	Written	Yes, the City of Orillia will be hosting a public meeting
113	Evening	Attendee	Question	Written	when im standing on my flat 1 story roof, I can see a great deal more into neighbouring backyards

114	Evening	Moderator	Response	Written	Can I contact you to arrange for a virtual meeting to discuss further?
115	Evening	Attendee	Question	Written	Thank you for your time
116	Evening	Moderator	Response	Written	Thank you for attending!