

PUBLIC PARTICIPATION MEETING COMMENTS

25. PUBLIC PARTICIPATION MEETING – Properties located at 940 and 956 Wharncliffe Road South (Z-8813)

- Casey Kulchycki, Zelinka Priamo Ltd., on behalf of the applicant – advising that they have been working with the Planner closely through this application process; expressing support for the staff recommendation; through discussions and consideration of the public comments, they backtracked on a request to reduce the sideyard setback from fifteen to ten metres; expanding on the proposed coverage for the open storage, the land owner is currently in discussions with several auto dealers that are located nearby for storage of new vehicles over the long term; noting that a lot of the area dealerships find that the capacity on their properties for vehicle storage has been maximized and they are looking for off-site options; through the self-storage use and the open storage definition, that is how they have been able to accommodate the potential storage of vehicles on this site; realizing that there has been talk about heavy equipment and other storage bins and boxes but the intent is for the storage of new automobiles for the nearby auto dealers.
- *(Councillor Hopkins enquiring about lighting and fencing, is that going to be available as part of this application.);* Mr. M. Corby, Planner II, responding that lighting and fencing are items that will be dealt with through the site plan process, a fence will be required through site plan and he believes that they will use directional lighting; however, he does not want to speak on behalf of site plan but directional lighting is something that they will most likely consider in this situation.
- Ron Sparrow, 3177 Emily Carr Lane – advising that he cannot think of a worse place for a storage facility so near to a residential area; indicating that this area could be used for other commercial uses for stores and other things that would accommodate the residents of that area and other surrounding places; believing that the intent of the storage area was to store vehicles, it just happens to be very close to a lot of car dealerships but the car dealerships could locate elsewhere, there is so much land down on Wharncliffe Road South that is vacant that is nowhere near residential areas that would be much better suited for this purpose; pointing out that as a resident of this area he is concerned about the lighting, about having thirty foot halogen lights for security purposes in this area that is going to create a Christmas tree effect especially for the residents close to that; stating that a fifteen foot buffer area does nothing to accommodate the lighting problems and if, a few years down the road, Southdale Group wants to store some heavy equipment or something in that; noting that it is their whim to do that because they own the property, what is that going to do to the noise pollution and the unsightly aspect of that area; objecting to this proposal; thinking we can find a better use for this.
- Larry Brady, 109-2635 Bateman Trail – indicating that he sent in a letter outlining his concerns and nine points that he thought should be looked at if this is passed; expressing concern with the request for a ten metre setback and it should have been fifteen metres; noting that this is too close to their property line; advising that their condominium units have raised decks anywhere from five feet to six and a half feet so this parking area would literally be right in their faces; at night, when they enjoy their decks, this parking is right there; the owner is talking about using this as a storage area; expressing concern about future use where they can store heavy equipment, it is being designed as an RV selling lot so he can see mobile homes being stored there; expressing concern about this whole area being right in their faces all the time; expressing concern with the lighting as they have problems with a car dealership on Southdale Road where they do not have the fifteen metre setback and they have the lights right beside their property interfering with housing and all of the bedrooms.
- Sandra Brady, 109-2635 Bateman Trail – thanking the City employees and their Ward Councillor because they have been very knowledgeable and patient with their questions because she feels like she is David going up against Goliath; realizing that Southside Group is a big industry and they have future plans that they know nothing about; expressing gratitude to hear that the City is proposing the fifteen metre setback; believing that is really important; advising that they do have decks and everyone enjoys them; indicating that she would like to see trees being planted to help with the pollution; advising that she does not understand what open storage is and wondering if they can turn around in the future and build buildings there or is it always going to be a parking lot.