

PUBLIC PARTICIPATION MEETING COMMENTS

3.9 PUBLIC PARTICIPATION MEETING – Application – 447 Old Wonderland Road SPA19-021

- *(Councillor S. Turner enquiring about the deep storage itself, some issues were raised, he can see where the concern might lie in having that in proximity to the adjacent residential uses there; advising that he is not aware of how much odour those produce themselves, Mr. M. Pease, Manager, Development Planning, says it is less than the other options like just a general clipped in garbage storage but he would still imagine it does produce some odor and that adjacency close to the property line would be less preferred as to having it further from the property lines of the adjacent properties.); Mr. M. Pease, Manager, Development Planning, indicating that he can certainly appreciate that argument, the balance is trying to resolve a location on site for a deep waste collection system like this potentially at the end of the parking drive aisle, while it does become a little bit difficult from what they have seen with the trucks that have to access them because they usually do side access them and then they had have to back out as well; avoiding a full back up from the end of the parking area and having it mid parking lot is probably a suitable location; the odor aspect, it kind of works like a like a bin and there is a lock handle, a little bit more secure and more air tight than maybe an outdoor storage system where the bin can be left askew; and the collection, as well, the proper term is the leachate or the liquid that drains from it is usually just drain into the bottom of the pit so to speak so they do not leak on to the parking area so there are some benefits to this system and that being one of them and they found it a suitable compromise given the circumstances on site; (Councillor S. Turner wondering if it is necessary or can the residential garbage not be maintained on site within the garbage room up to collection day.); Mr. M. Pease, Manager, Development Planning, responding that the difficulty then becomes where does the bin get pulled out or pushed out to on garbage day and so then we get back into the discussion about a masonry enclosure because the trucks will have to access the garbage bins or the deep waste collection system and whatever the case may be; there has to be a place to bring the garbage out on garbage day and with them with forty-one units typically a bin is utilized for garbage collection and thus the balancing act here is what they are dealing with; (Councillor S. Turner apologizing for this because it raises a few more questions that go with that; thinking about the logistics of this, garbage in the apartment would go into bins, the traditional roll bins that then does it get transferred from the bins to the deep waste collection system or does what goes into the deep waste collection system and how does that work.); Mr. M. Pease, Manager, Development Planning, deferring some of the specifics about this to the applicant, this was their request and we have utilized this for other projects; advising that he would be happy to discuss it as we get further but he thinks that this may give the applicant a bit of a an opportunity to respond as well if that is suitable; (Councillor S. Turner appreciating that and it gives the opportunity for a nice heads up for when the applicant presents.)*
- Michelle Doornbosch – speaking about the garbage, typically the garbage is located internal to the building as you said with the bin but what they have found with other locations is that there are certain occasions in times throughout the year where you do not have enough spaces within the bins, Christmas is exceptional so essentially the outdoor bins are treated as overflow so if the bins internal to the building get full at least you have got somewhere else for the remainder of the garbage to be located as opposed to overflowing; stating that what they have experienced in the past literally overflowing onto the floor so this allows for a lot cleaner situation; in other locations they have had these bins are directly along property lines adjacent to low density residential and they have not received any complaints with regards to smell or noise or anything like that so it does provide for significant assistance in the odor issue with regards to the outdoor storage of garbage; pointing out that there was an email submitted to staff with regards to a number of items related to the application; thinking staff has done an exceptional job reviewing all

of those comments and outlining to the Committee how they have addressed those, there is one in particular that she just wanted to expand on with regards to the fence, there were notes that we do need to add to the plan but she does want to point out to the Committee that in preparation of the construction going on; noting that you can see it on the plan, the existing residential that is directly along Teeple Terrace they have actually constructed the eight foot wood privacy fence already, they have replaced landscaping and they have done that hoping to avoid and mitigate the noise from construction on those condo units because they are closer than the other dwelling so that is already in place and then the majority and the remaining easterly property line they will deal with through site plan approval; indicating the existing trees on the property and how they can accommodate that; pointing out that it was suggested by the resident that they reduce the number of parking spaces on site; stating that the parking requirement under the Zoning By-law does require 1.25 spaces per unit that would give them, based on what they have provided, that gives them a surplus of nine spaces but again the requirement is a bit lower we do find that typically they look more for a ratio of one and a half parking spaces per unit as that is what they find the demand of tenants are so it does become problematic for them to reduce the number of parking spaces from what they have shown; *(Councillor S. Turner, with respect to the garbage since we are here, the amount of space in what it looks like it takes up on this drawing here, if you were to move westward to the three southernmost parking spots right across from it, right next to the building, could you not put three parking spots in exchange up on the eastern side of the parking lot where the where the deep waste collection storage is and therefore have the deep waste collection storage closer to the building rather than further from it.);* Ms. M. Doornbosch responding that they cannot because of the angle of the drive aisle, the parking spaces are not deep enough so if we were to relocate the deep waste collection system or that the deep bins across on the other side of the drive aisle they would have to take out those spaces altogether and we that would be a reduction parking but the depths based on the requirement of five and a half meters we can accommodate the spaces on the other side; *(Councillor S. Turner providing another alternative perhaps to be explored is that if you just try recycling cans and cardboard were to be maintained there and free up the space in your interior storage for garbage alone, are those opportunities that were explored.);* Ms. M. Doornbosch responding that she is not sure she entirely understands Councillor S. Turner's question, the recycling, they actually have twice as many recycling bins because it is a greater demand in the buildings for recycling as opposed to garbage so that is also accommodated internal to the building, they do both, they have overflow for one of each; *(Councillor S. Turner indicating that more to his point there is no odors from recycling in the same way that there is from garbage and if the recycling were accommodated in overflow on the outside purely and that garbage was to be in the space that is allocated to recycling within the building allocated outside of the building so that all the garbage was maintained within the building is that a possibility.);* Ms. M. Doornbosch indicating that it is a possibility although she does know it starts to become problematic in terms of, again these are just all technical matters, but the sorting of recycling because you have to have a number of bins for different materials so that is where it starts to get a bit tricky it is hard to sort that and have tenants sort it; this is something that she can discuss with staff.

- Dave Rutherford - residing at the condominium complex which is directly east of this particular development that you're doing; advising that he is the President of Condominium Corporation 502 which is the condominium complex that we are going to be talking about and we are bordering on; advising that the Committee has written submissions by him on some of his concerns like that and just to start off with regards to the garbage situation that you were talking about, Councillor S. Turner, he is in full agreement with you, it makes a heck of a lot more sense than having raw garbage that close to anybody; realizing they are up at the farther end but they are still going to get a wafting situation with regards of smells if it does occur; pointing out one of the things he wants to establish, they have been fighting this thing since and a little bit of history they got from this gentleman down here since 2014 and as a result there has been a

variation of different buildings that have been proposed and this is what they basically have come up with and he is not so necessarily against it, it is just the process that they are going through; advising that last time he would say that he was very pleased with the Council, they turned around and they give us pretty well one hundred percent of everything that we asked for and you should be praised on that; unfortunately the rezoning kicked in and they decided to put up a different type of building and now this is what they are stuck with, the rezoning that has occurred, he should not say they are stuck with it, they have a new neighbor but this new neighbor happens be instead of a two story building happens to be four stories high and there some advantages to that because it is going to buffer them to a certain degree the certain amount of noise that is going to be accumulated coming down Wonderland Road etc., but there are disadvantages with it to and the garbage is one example of it; lighting is a very big concern and one of the things that you have to realize that this condominium complex only has five units in it and out of the five units, out of those nine people that are there, there are seven of them that are retired and they are very sensitive towards change and to have a situation where privacy is being invaded to a certain degree, rightly or wrongly; stating that there are several things that are mentioned down here and every time he mentions something, if you take a look at his notes, he always tries to give you something in return with regards to what can we do to solve the problem; lighting, for example, this is the first time he has been able to see the actual lighting situation and how many units are there; advising that they are stating that its compliance as far as because it is L.E.D. and it is shining down directly; wondering how much flood or over exacting light carries on from one end to the other, in other words, when you turn a light on it is going radiate a certain amount or it is going to reflect off of the surface below especially in the summertime etcetera; stating that the condominium complexes that are across the back with there, which are three, have their actual bedrooms that are facing towards there like that and that is one of the concerns; pointing out that one of the things they could do with regards to the lighting is, during the evening, is possibly cut down by having a timing set up and maybe that the lights are actually turned down or shut off periodically around the place so you do not have to have them on on a full-time basis; thanking Ms. M. Doornbosch for installing the eight foot fence; expressing appreciation for the fence from the standpoint that it is going to buffer a certain amount of sound; stating that noise levels are obviously one of the things they have a problem with and that goes with the air conditioning systems; advising that the units that he saw them build over in Byron, which he is assuming they are going to take the same type of cooling systems etc., like that, all of a sudden they have got the equivalent of let us say it is a forty-one; *(Councillor A. Hopkins advising that he is getting close to five minutes.)*; saying that maybe buffering the upper end would have to be done as a result to cut down the noise; smoking areas are very important because you do not want people smoking cannabis right in front of you right along their level; noting that at the other location, again, they saw a smoking set up that was crossing the lines and they are concerned with that; speaking to signage, obviously any lighting from the signage is a problem as they do not want more carry-over with regards to lighting; speaking to garbage, the Committee just had a discussion there; relating to snow removal, the areas for storage, do they have sufficient drainage, etc., do they have sufficient areas for that snow that is going to be put out there; parking, they are talking about reducing the parking by nine spaces based on 1.25 spaces, they are asking for sixty spaces around the drives and they only require fifty-one and the idea is because those nine parking spots, there is fourteen that right along directly just west of us and as a result that becomes a problem because if you have got cars idling, going in there, lights, slamming of doors, whatever the case may be, if they can reduce that by nine units out of the fourteen, then that is going to make a difference.