

*The public comments for this matter were inadvertently discussed until Item 3.3 - 355
Middleton Avenue*

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – 915 Upperpoint Avenue – Draft Plan of Vacant Land Condominium (39CD-21508)

- Councillor Squire: All right. Just to clarify we had some comments earlier, we will just apply those comments to this and I will ask those questions in that way. Have we heard from the applicant yet on this matter? Is the applicant present?
- Lindsay Clark, Sifton Properties Limited: Yes. It is Lindsay Clark from Sifton Properties, I am present, I'm not sure if you guys want me to.
- Councillor Squire: I'd like you to try to answer the questions if we.
- Lindsay Clark, Sifton Properties Limited: Sure.
- Councillor Squire: Let's go through them. The first question is whether there's any barrier plan for blocking the view or noise and if not is there any provision for any thing like green cover or anything like that.
- Lindsay Clark, Sifton Properties Limited: We do currently have a little bit of a berm along there that is currently present; however, that's just the temporary location right now, that will be removed moving forward to allow connectivity to the existing path that's on Westdel Bourne. There isn't any barrier or noise walls anticipated. We do include a noise study that is a part of the site plan approval process and is also required as part of removing holding so that has been included as a part of that there isn't any actual barriers or noise walls required along Westdel Bourne. In terms of vegetation there will be a landscape plan and, on that basis, obviously there will be some vegetation planted as per the City requirement but not in terms of an actual formal wall or barrier of vegetation, it would be individual trees and/or shrubs that would be planted. In terms of the, I guess I kind of made an opener.
- Councillor Squire: Okay.
- Lindsay Clark, Sifton Properties Limited: The issues if you want me to continue.
- Councillor Squire: Yeah. If you can continue that would be great.
- Lindsay Clark, Sifton Properties Limited: Sure. The next one was with regard to speed issues and, and along there. Unfortunately, I can't really speak to the speed issues because that's unrelated to our site. It is related to more so to capacity on our roadways so that's really unrelated to this development. In terms of dirt that comes off, unfortunately living next to developing subdivisions, is one of the issues that arises throughout the city so it's not specific to this development. As well, we try to minimize that in terms of dust that comes off the site but obviously we can't control that a hundred percent of the time. Again, with the vibrations as well and noise coming from the site it is a construction site within an approved subdivision plan so in terms of that it is the kind of part and parcel with a construction site so again that's something that is out of our control, you know, being on a construction site and a developing neighbourhood and then in terms of timeline so we would be looking hopefully to start construction on the new portion here that we're looking for approval for this evening so we're looking for Fall construction and, but the houses wouldn't actually be built most likely until Spring of next year and then I think the last question was about safety, sorry, not the last one, one of the last questions was about safety again, I mean, the

safety issue is not related to this development site specifically. It is more of a generalized comment so I can't really provide any additional feedback on that and then I think there was a question about garbage, again, that is not specific to this development. It is unfortunately our society as a whole that is being impacted at this residence, so I think that's all the questions or concerns here. If there are any other I'd be happy to answer.

- Councillor Squire: If they wanted to contact Sifton's, who do they contact for questions?
- Lindsay Clark, Sifton Properties Limited: Yes. I can provide that. I don't know who to provide that to but I can even be the main contact and then and if I need to direct internally I can do that but I think I can be the main point.
- Councillor Squire: Okay. Your name again?
- Lindsay Clark, Sifton Properties Limited: Yep. Lindsay.
- Councillor Squire: Yep.
- Lindsay Clark, Sifton Properties Limited: Clark.
- Councillor Squire: Okay.
- Lindsay Clark, Sifton Properties Limited: Lindsay, L I N D S A Y dot Clark C L A R K @ Sifton.com.
- Councillor Squire: Great. Thank you. So they can follow up on any of these questions if they want with you.
- Lindsay Clark, Sifton Properties Limited: Yes. Exactly and then I can put them through to the appropriate person internally if it's not myself directly.
- Councillor Squire: Thank you and I just wonder if staff could comment then on the traffic issue and the effect of the development on traffic in the area, if there was a traffic study or anything like that and the issue of garbage that's, that's around the area. Thank you.
- Matt Feldberg, Manager, Subdivisions and Condominiums: Thank you Mr Chair, it's Matt Feldberg speaking. As Ms. Clark noted, this is a condominium block within an approved plan of subdivision so we would have done a traffic impact study when the plan of subdivision was approved but we do, when new applications come in, we do check those and provide those revised assumptions that were made so we'll go back and take a look through the site plan process and ensure that it's reasonable for the amount of traffic on Westdel Bourne is reasonable. That said, it is, Westdel Bourne is currently a rural cross section, if I recall correctly, and over time, through the DC there will likely be an upgrade to that, an urban cross section with sidewalks, curbs and whatnot and then the second question was garbage, correct?
- Councillor Squire: Yes.
- Matt Feldberg, Manager, Subdivisions and Condominiums: With garbage, I mean we work, we try to work with the developers, the individual developers and the subdivision developers to go around and clean that up as much as possible. If it does stray off the site we're a little bit more challenged but the developers in this area have been very easy to work with and do try to make right the impacts of the development to local residents.

- Councillor Squire: All right and I'll just let my colleagues follow-up and any other questions they have at this point in time so Committee questions/comments?
Councillor Hopkins.
- Councillor Hopkins: Thank you Mr. Chair and thank you to the public for coming out. I've heard quite a few concerns on this development comes forward along Westdel Bourne and we've seen it to the north of this development; it was also approved it to the south a few months ago at, at PEC. The concerns of Westdel is continuous challenge as this area is developed and I appreciate Mr. Feldberg's comments around development charges updates to that road. Is there any, I don't want to put you on the spot here but when can the community see some, some upgrades? I know staff have reduced the, the speed limit which has been helpful but when can we expect some updates to this rural road which is really no longer a rural road coming forward? Question number one.
- Matt Feldberg, Manager, Subdivisions and Condominiums: Certainly. Through you, Mr. Chair, at this point I don't see anything particular for Westdel Bourne but I can go back and check the DC study and bring that information to you ahead of Council. We do have the upgrades planned along Oxford Street in 2025 and then the results of the roundabout planned for 2024 on Oxford and Gideon so that should help with some of the traffic volume in the area but obviously doesn't deal with Westdel Bourne.
- Councillor Hopkins: Thank you for that Mr. Feldberg. It would be good information that I could share with the community as they deal with the challenges of getting in and out on onto Westdel. I also, since the applicant is here, just want to make a quick comment on other concerns I've heard with construction vehicles in particular with all this development, the speed of the construction vehicles is becoming quite a challenge and, and I know seeing all this development is a good thing but as the community deals with not only the changes but has to sort of move along on this road I, I would caution the construction vehicles to sort of pay attention to that reduced speed limit. I want to just also mentions that the development that we have here, I'll be supporting this recommendation because it really is a continuation of what's already happening to the north but also what's happening to the south and I'm glad the resident has the information to get in touch with Sifton for further information as well. Thank you.
- Councillor Squire: Thank you. Any further questions or comments. Alright, is someone prepared to move the recommendation? We need to close the PPM so we'll do that.