

Re: Item 7.1 – 152 Wilson Street
P and D Council March 7 2022



West River Residents Association

March 7, 2022

Re: Proposed Zoning By-law Amendment 152 Wilson Street Amico Properties to be discussed at tonight's Planning and Development Committee meeting.

Dear Mayor and Council Members:

As West River Residents Association has stated in the past, we support the development of a seniors' residence in principle and believe it will be a good addition to our neighbourhood.

We have two specific issues we would like to bring to your attention.

Concerns continue to be expressed about the location of the garbage facility on the north-east corner of the lot, closest to existing homes. The plans show the new facility is now only 3.5 m from Wilson which, as I understand it, needs Council approval as it doesn't meet regular OP guidelines. The new building will now be considerably closer to the street than the existing Dog Guide facility.

One of the main concerns of neighbouring residents was odor and the noise of garbage trucks moving in and out of the facility. As it turns out, although some of the issues have been mitigated, there was little, if any, explanation to the neighbours about what was being done and why. The garbage location hasn't moved and it and the entire building is, in fact, much closer to the street than the existing structure.

Although there may have been no other practical options available, some explanation to neighbours may have helped ease their worries.

Also, despite this being "on the books" for many months, the Planning Report to committee was only made public on Friday afternoon.

It's a very long, detailed report and is difficult for non-planning people to digest. If the Town continues to talk about transparency and the importance of community consultation, I believe actions need to match the talk.

These types of situations can be avoided by communicating with neighbours. I hope the Town will do better in the future.

Sincerely,

Ted Haugen
West River Residents Association

West River Residents Association