

APPENDIX H: Developer Public Information Meeting Minutes

Developer Lead Public Information Meeting – Sept 27, 2021

772 Winston Churchill – 7-8 pm – Scott Arbuckle

- Applicant presentation
 - Proposal
 - Site details/studies
 - Next steps
 - Q&A
- Provided history going back 12 years (Giffels) – 4 building concept
- Data Centre concept
- Neither project progressed
- Current application
- No variances required
- Warehousing
- Site plan only – site arrangement
- WCB upgrades - r-in-r-out and full moves
- 367 parking (required 345 parking)
- 121 loading
- Existing Walkway/berm and landscaping images
- Noise study consultant - provided an overview, considered truck movements, loading, rooftops and truck coupling.
- 24-hour operation considered
- Sound levels exceed at some locations without any mitigation
- Acoustical screen at n/e corner and the southwest 3-4.2 m (for heritage house) then comply at all receptacles
- IBI consultant – provided an overview of traffic report
- Generate 100 trips in am and pm peak hours – access to QEW 30% truck 70% auto
- Traffic can be accommodated on the easting road network.
- Servicing – easement to Acacia court
- Described the sleeve, along the walkway to court
- Will have another construction management meeting with the Acacia court residents (spring 2022)
- Will make sure driveway access will be maintained
- Said servicing was approved by Region (?)
- Next Steps – 2nd submission, JCRA comments are expected
- Will take into consideration any comments from the public or JCRA.

Resident Discussion

- Noise - how to predict noise with no tenant known.
- Modelling is based on info know at this time, based on traffic and mechanical equipment
- Can put together a worst-case scenario

- Sani pipe – behind our house – no different than the pipe in front of your house, to Region standards.
- Light study – there was a study completed to show - 0 light level
- Would like a copy of the presentation. – SA to provide to Councilors/staff (staff to post on website)
- Air pollution – impacts on children – Region made the request and it is in progress. It will be submitted with the second submission
- Noises – all vehicles – predicated on the activity on the site
- Do you have a building as a comparable?
- Designing for a worse case – all activity in 1 hour – test is to meet the guidelines
- Don't think meeting the guidelines is enough.
- The building provides the screen. Gaps between the buildings have a noise wall
- Light – direct or indirect – shields on light
- 3-4 m noise wall - not mitigating the building or rooftop (shields) – vehicles coming and going on trucks and activity in the courtyard
- Rooftop – screening
- 24/7 operation concerns – nighttime guidelines more restrictive
- JCRA – site permitted to operate 24/7 so it is important to work on the worst-case scenario
- Without knowing the tenant – it is hard to know how much noise
- JCRA – traffic – what are the am/pm hours, was the traffic study only in the context of this site only or did you look at 560 WCB as well and others in the area (Amazon), the cumulative impact should be considered.
- Noise/traffic 2 big concerns
- Traffic study looks at other sites – take a look at the future scenario and looks at the growth in the vicinity and then add on their site – not looked at in isolation – will need for minor signal timing – their study also forecasts into the future
- Main access the signal – full moves, can go north or south, but they anticipate it going north.
- Right-in, right-out for cars
- Truck routes? Assigned trips to various roads, but shows capacity is available
- What type of barriers – could be wood, or concrete, most likely concrete
- Construction traffic to deer run – overflow traffic – construction window – 3 weeks
- Canopy coverage 20% -requirement – will be met
- Concrete barriers are ugly - Barriers can be designed so that they are pleasing.
- Outdoor storage – no outdoor storage around the limits of the site
- Uses? – no tenants designed with warehousing in mind.
- Will WCB need to be widened? 2 lanes each direction with turn lanes.
- Will the buildings be leased out to multiple tenants or 1 tenant? Not know at this time.
- Comparable facility? Want to talk to the neighbours. – Site not modelled after any particular site – this site also has a park/creek unlike.
- Councillor Gittings – Timing? – Spring 2022 - Region of Peel road – warehouse or road first? Construction window will be at the same time – turn lanes would be in place at the same time as the opening of the building
- Am/pm 100 – in and out at peak hours – assumes full operation and during a shift change.

- Off-peak hours – traffic is low
- Next steps – feedback and written comments – to be factored into a resubmission – revised site plan submission
- Why pipe in Acacia court and not out to WCB – no pipe in WCB
- Food manufacturing – rats – no tenants (Food health and safety – federally regulations)

560 Winston Churchill – 8-9 pm – Oz Kemal

- Applicant presentation
 - Policy framework
 - Proposal
 - Site details
 - Next steps
 - Q&A
- OP/Zoning
- No tenants – marketing them
- 8 different users sharing the buildings
- Berm – 2.5m to be extended
- Parking 410 parking required -417 proposed
- Images of berm/landscaping with buildings shown
- Traffic study – 121 trips at peak times
- Small noise walls on WCB – 4.5 m high at the main entrance – if these are provided then noise will meet standards
- Servicing – connect into the future pipe
- 2nd meeting with Acacia Court
- Next steps – resubmission addressing comments

Resident Discussion

- Hedgerow results in breaks in the berm
- Peak hour – when most vehicles are on the roadway – am hour most arriving, pm hour most leaving
- Traffic study took into consideration 772 and other developments as background developments
- What are the peak hours? Am peak hours 6 am-10 am – peak 7:30 am-8:30 am – pm 4:45-5:45
peak hour – typically weekday activity – most development is on weekdays – could have weekend traffic.
- Types of tenants – types of goods? Any restrictions? Explosive devices? Reduce threats?
- Explosives – general prohibition in proximity to residents, need approvals, business licences etc
- Timing 2022
- JCRA – zoned E2 – permits certain activities – eg warehousing – see definitions on Town website
- JCRA – not supportive of warehousing – have asked that the definitions be revised
- Traffic studies are not realistic because no end-users – significant traffic increase = tractor-trailer increase – 200 bays and 700 parking spaces over 2 sites
- Peer review – traffic and noise
- Signal light optimization is not enough

- Physical safety with kids/homes – no access from sites to path and park – not likely to go over the berm – not proposing a fence – can talk to Town staff about fence – neighbours want to reduce foot access to trail and park
- 111 truck bays – what is the turn around time? They use info for general trip generations traffic standards
- Would like to see the big picture from a Traffic perspective – instead of 2 separate studies. Town did ask for them to look at different intersections – Town and Region looks at overall traffic
- Traffic/noise – air shed issues – cumulative when looks at everything – don't look at the small pieces
- Trees in the hedge, will they remain or will they be removed? Hedgerow to be maintained.
- JCRA – Can WBC be upgraded with the sani to connect instead of through the residential community. No sewer to connect, and not feasible to connect.
- Peel – the only discussion is about turn lanes not increasing the number of lanes.
- When were the traffic counts done? Covid? Traffic counts Aug 2021 with growth factors to increase them because of COVID
- Applicant assumed everyone comes by vehicle and not transit
- OMB settlement assumes 2.5 m and they will maintain the 2.5 m
- Ron Mackenzie – Region of Halton – WCB – topography can't get a gravity sewer option, would be not supportive of a pumping station
- Councillor JHT – tenants – can the owners look for tenants that have fewer cars and less noise
- Owners – own for the long haul – client base are AAA clients – not fly by night operators – look for top tier tenants, they will do their best to ensure noise is within the guidelines or less.
- Councillor JHT – in E2 there are other uses that are better, tractor-trailers don't make for good neighbours. She will be asking for the site plan approval to be delegated to Council and will ask Town staff to provide written responses.
- Why are you only looking at the minimums why only a 2.5 m berm why not bigger. Would need to be wider and at a slope to plant on it.
- Would like to see the minimums being exceeded.
- Would like to see daily or weekly basis traffic numbers, it would be a big picture. Tenants may have different peak hours and different shift changes.
- Sani – line – repairs – typically 50 years before repairs – installed to town standards and inspections. –
- Ron Mackenzie – Region maintains it, becomes part of the Regional infrastructure.

Phone Call with Councilor JHT – Sept 27, 2021

Issues:

- too much gfa
- too many loading docks
- why can't they build offices
- there are other warehouse buildings in the area, don't need more

- concerned with noise – I explained the site-specific zoning regulations that will assist in mitigation (i.e. location of loading doors, height cap)
- JCRA will be asking for peer reviews of the traffic and noise reports
- JCRA would like to the Town to work with the City of Mississauga concerning air quality (Clarkson air shed)
- Too much truck traffic for the roads