

# APPENDIX 'E' - PIM Minutes

## Public Information Meeting Summary

Valgo – 1320 Wheat Boom Drive

May 7, 2025

### Overview

A Public Information Meeting (PIM) was held virtually via Zoom on May 7<sup>th</sup>, 2025. The meeting was attended by MHBC Planning Staff, Councillor Adams, Councillor Lischyna, Town Planner Brandon Hassan, the Developer, and two members of the public.

The meeting began with MHBC providing a brief presentation detailing the proposed development, application timelines, and next steps for approval. Following the presentation, various questions were asked by both Town Councillors, and the members of the public who were in attendance.

### Summary of Feedback

The members of the public who were in attendance had comments regarding:

- Building height of the proposed townhouses
- Shadows and privacy impacts
- Traffic, access and parking
- Pedestrian connectivity
- Waste collection
- Snow removal
- Architectural design

### Response to Comments

- There is a range and mix of building heights in the surrounding area the site-specific provisions on-site allow for a height up to 5-storeys whereas the proposal is 4-storeys.
- A Shadow Study was not required to be submitted by the Town due to the proposed development being 4-storeys in height. The proposal is not anticipated to have any major shadowing impacts on the surrounding properties.
- A Traffic Impact Study was completed through the Subdivision Application process which reviewed transportation network capacity for a higher unit count compared to the current proposal. An updated Traffic Impact Study will be submitted with the applications to account for recent developments that have occurred since the original Study was completed.
- A Parking Plan was prepared through the Subdivision process which indicates that on street-parking is available surrounding the subject site. Minimal loss of on-street parking is anticipated as part of the development (approximately 1-2 spaces).
- The proposed unit tenure is to be determined and is not a land use planning matter.
- The majority of the parking will be underground. The primary function of at-grade parking would be to encompass the visitor parking and barrier-free parking spaces. There are four (4) pedestrian access-points proposed to the underground parking area, as well as two (2) vehicular entrances.

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- Waste collection is proposed on-site via moloks, which will be located central to the site to allow for the bins to be properly accessed and services. A pedestrian plan is enclosed with the submission to show walking distances on site.
- There is existing commercial development located southwest of the site, as well as various other nearby commercial uses that can be access by walking, driving, or transit.
- Snow removal has been considered and will be detailed during the subsequent Site Plan Application process.

### Concept Plan Considerations

As a result of feedback and comments received, the following have been updated on the plans:

- The location of the proposed moloks was reviewed to determine optimal placement on-site for resident access. The central location provides the most efficient servicing access for garbage collection vehicles, while providing equal access distance for residents within the proposed three buildings.
- Snow storage was added along the exterior of the subject site adjacent to access points. This will allow the development to operate efficiently for pedestrians and vehicles without impeding access or movement through the site.
- Building A elevations were updated to enhance the visual appearance of the building at the intersection of Wheat Boom and Meadowridge Drive.