

## Appendix F

### Applicant Hosted Public Information Meeting

## 5.0 PUBLIC ENGAGEMENT STRATEGY

The Public Information Meeting (PIM) for the proposed development at 145 Burnhamthorpe Road West was held on January 29, 2026. The meeting was attended by representatives from Korsiak Urban Planning, S.G.G.C Acquisition Corporation, one member of Town staff, and one Councillor. The purpose of the meeting was to provide an overview of the proposed Draft Plan of Subdivision and Zoning By-law Amendment and to receive feedback from attendees. In collaboration with Town staff, notice signs will also be installed on the subject property prior to the Statutory Public Meeting.

Summary of questions and comments raised:

#### 1. Development timeline

- The Councillor asked about the anticipated timeline for construction and operation of the proposed modular assembly facility.
- The applicant indicated that the goal is to begin building construction around September 2026, following draft plan approval, servicing works, and site plan approval.
- Construction of the building is expected to take approximately 12 months, with the facility potentially becoming operational by fall 2027.

#### 2. Truck traffic and transportation impacts

- The Councillor raised concerns regarding truck traffic generated by the facility, noting that similar situations in nearby areas have resulted in conflicts where employment uses are located close to residential neighbourhoods.
- Since the facility will transport modular units by truck, the Councillor asked for further clarification on:
  - The anticipated volume of truck traffic
  - Routing of trucks to major roads or highways
  - Potential impacts on nearby residential areas
- It was noted that a Traffic Impact Study (TIS) will be prepared as part of the application to address these matters.

#### 3. Future land use on adjacent lands

- The Councillor asked about the future use of the adjacent lands closer to Burnhamthorpe Road, which are not part of the current application.
- It was explained that these lands are currently designated as Transitional Area and may eventually be developed for residential uses, such as townhouses or apartments. However, no development proposal has been finalized for these lands at this time.

#### 4. Compatibility between employment and residential uses

- The Councillor noted that the concept plan shows employment blocks south of William Halton Parkway connected by a road that may also serve future residential areas.

- Based on experiences in other parts of the municipality, the Councillor expressed concern about potential conflicts between employment traffic and residential uses, particularly if trucks were to use local streets.
- The applicant indicated that truck traffic associated with the modular assembly facility is expected to use William Halton Parkway, rather than local streets.

#### 5. Clarification of employment uses south of William Halton Parkway

- The Councillor asked what types of uses could occur on the employment blocks located south of William Halton Parkway.
- It was clarified that these lands are proposed to permit employment-supportive uses, such as office and commercial uses, rather than heavier industrial uses. This approach is intended to reduce potential compatibility issues with the nearby Transitional Area.

#### 6. Additional information

- It was requested that the project team provide:
  - A video explaining the modular manufacturing process, which had previously been shown to staff; and
  - A summary of permitted uses under the proposed zoning to better understand what could be developed on the employment-supportive blocks.