

Good afternoon members of Council,

At the October 8th, 2019 Planning and Development Committee of Council, Councillor Kearns summarized areas of concern from local residents regarding construction management for the development application for 2087-2103 Prospect Street (Files: 505-09/17 and 520-19/17). The following table summarizes the areas of concern that were identified and provides a response:

Concern:	Comment:
Construction management concern related to beginning construction at 8am instead of 7am.	City By-law allows construction to occur between 7:00 am to 7:00 pm, Monday through Saturday. The applicant may decide that construction crews only start on site as of 8:00am, however construction would be permitted to start as of 7:00am.
Possibility of providing an accessibility ramp at the front and back doors of the apartment building	Planning staff have required, through the residential development agreement, that the applicant make improvements to accessibility at the apartment building as part of the site re-development. At the time of site plan, the applicant will be required to demonstrate that they have made improvements to accessibility, and this may include the construction of ramps at one or both entrances. Due to the age of the building, and the existing architectural design of the entrances, Planning staff have provided the direction for accessibility improvements, but cannot specifically require that ramps be installed at both entrances.
Parking management during construction – where will resident vehicles be required to park and how will parking be reallocated once construction is complete	Parking management during construction will be required to be demonstrated to the satisfaction of the City at the time of submission of a comprehensive Construction Management Plan as part of their Site Plan application. The applicant will need to make arrangements for alternative resident parking during the time of construction. This may be arranged off-site at a nearby property, through an agreement between landowners.

Preference for a reduced unit count for the site	<p>The original proposal was for 50 stacked townhouse units, which was reduced to 40 units in the revised submission. The applicant has agreed to reduce the unit count to 36 units, as proposed by Planning staff. Planning staff feel that the reduction to 36 units represents appropriate intensification of the lands in the context of the existing neighbourhood and site.</p>
Trees fronting onto Prospect Street should be given special consideration, specifically an existing Maple tree	<p>The applicant has proposed to remove 7 out of 8 privately owned Spruce trees along the front property line. These trees are required to be removed to facilitate the construction of the parking area in front of the apartment building. Landscaping in front of the parking area will be required as part of the site redevelopment and will be discussed with Landscaping Staff at the time of Site Plan. The applicant has proposed planting 8 new trees on the public right of way along Prospect Street, however street tree planting is at the discretion of City Forestry staff and will be reviewed through Site Plan.</p> <p>The Norway Maple tree located south-west of the apartment building is proposed to be removed to allow for snow storage in the winter. Three (3) Spruce trees located in this area are also proposed to be removed to facilitate the snow storage area. The redevelopment of the site requires that the applicant demonstrate that there is adequate on-site storage for snow in the winter.</p> <p>The applicant has proposed new private tree planting in the amenity area of the new townhouses. Tree species selection will be required to be to the satisfaction of Landscaping staff.</p>
Transformer location and truck concern in parking area	<p>The location of the on-site transformer behind the apartment building will be reviewed at the</p>

	time of Site Plan in coordination between Transportation staff and Burlington Hydro.
Traffic management at construction. How will vehicles moving through the site for construction be managed? Concern about speed of vehicles moving through the site during construction.	The majority of vehicle movement will occur through the existing laneway leading to the back of the site. All vehicles must obey traffic laws and operate safely on the site. Any resident concerns about unsafe work conditions or public safety hazards from a worksite can be directed to the Ministry of Labour's Health and Safety Contact Centre at 1-877-202-0008.
Existing speed bumps are causing vibration issues for property abutting the site. Can additional consideration be given to control vibration	The location of speed bumps will be reviewed at the time of Site Plan. Speed bumps may or may not be required as part of the site redevelopment. Concerns about vibration impacts from construction activities should be directed to the City's Building department.
Sinking drain hole located in parking area a concern	The parking area behind the apartment building will be re-graded completely at the time of redevelopment. The grading of the parking area around catch basins and other infrastructure will be carefully reviewed during Site Plan and throughout the construction process.
Site contamination clarification regarding Phase 1 and 2 ESA	<p>The applicant's Phase One ESA identified three potentially contaminating activities on the site.</p> <p>A following Phase Two ESA document detailed how the area in the north-east corner of the site was addressed by the environmental consultants. This was done by excavation of contaminated soil in this area and backfilling with clean soil.</p> <p>The applicant submitted the findings of the Phase Two ESA to the Ministry of the Environment Conservation and Parks in order to file a Record of Site Condition (RSC). The MOECP acknowledged the RSC on July 9, 2019.</p>

Sincerely,

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