

Q&A - May 6, 2021 - Questions Submitted Live During Meeting

- Q** The parking on Pirie is extremely congested at times. Bus traffic, parking both sides, no sidewalk at points. What are the plans to change this?
- A** Traffic and Parking Study posted on Website for Review. Architectural Site Plan posted on Website illustrates sidewalks to be added around the perimeter of the Site. See "Applications and Reports" page at www.piriedevelopment.com
- Q** Is there sound???
- Turn up volume!
- We can't hear
- Can barely hear...
- Can people hear??
- is there a sound issue?
- sorry - all fine now(is there a sound issue?)
- A** Meeting / Volume went live approximately 2 minutes after scheduled start time to allow time for participants to join.
- Q** Are you aware of the transportation study the city has conducted regarding the Governors Rd. and Pirie Dr. intersection? What traffic studies will you conduct to determine the implications of your development proposal on this intersection?
- A** Traffic and Parking Study is posted on Website for Review.
- Q** The land in question is at one of the entry points into Dundas. Is yet another seniors home the best advertisement for our lovely town when we already have at least 6 retirement/seniors homes within the town?
- A** Applicant believes it is.
- Q** Are you talking renting or sales and what price range moderate or high?
- A** All Units will be Rental. Rates are To Be Determined.
- Q** In your last slide I saw 5 stories in the picture. You say there are 3-4 stories proposed. Why is there yet another story?
- A** The partial structure above the 4th storey does not include any residential units and only provides a limited amount of indoor amenity area and access to the outdoor rooftop amenity areas.
- Q** No mention has been made of the actual number of visitor parking spots. What is that number?
- A** There are 14 Visitor Parking Spots for the Retirement portion of the Building + 13 Visitor Parking spots for the Senior's Apartments portion of the Building = 27 Total for the Building
- Q** Is there enough existing water and sewer capacity to deal with this development or will this infrastructure need upgrading?
- A** Existing servicing capacity has been confirmed via Consulting Engineers.

We have at least 3 seniors homes within WALKING distance of our home already and we are seniors ourselves. There is already a wide range of housing options for all ages with too many options for old people. More high density buildings fuel greed from those who don't even live in our area. How do you live with yourselves?

Dundas is one of the few pretty towns left in Southern Ontario. We have a vibrant business community Ugly, boxy buildings such as the one you suggest adds nothing to our town. I am really angry about this. Do you care?

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- Q 10-12 employees on site "at any one time" during the day for meal prep, maintenance, social and wellness seems low for the number of residents - would you expect this to increase over time?**
- A** Based on current similar operations and experience this is not anticipated to go up in any significant way over time.
- Q Have you accounted for staff parking? You mentioned up to 10 people working at the facility. Will they park on site or street parking?**
- A** There are 14 designated Staff parking spots contained within the site / building.

Private seniors apartment offerings are very lucrative for you. I know - my mother lived in one and it was extremely expensive. You talk about enjoying visits etc., but my experience says otherwise. I would never go into one of these places and I am 74. NEVER! I don't wish to see one from my back balcony either. Your proposed building would impede our views, add more traffic to an already busy road (Governors) We don't need another "home" in our town. I would sooner have 5 unsightly port -a-potties to your unsightly building!

- Q Can the public have access to all the studies submitted to the city?**
- A** They are all available at www.piriedevelopment.com under Applications and Reports.

I am so sorry that some people are being disrespectful. We appreciate the information you have circulated and appreciate that you are taking the time to speak with us tonight. Change is difficult for some.

- Q wondering why we are not able to see other peoples questions**
- A** As disclosed at the beginning of the meeting, the Questions would be documented and responded to before the end of the following week in the format above / below and posted on the Website.
- Q As the traffic study was done during the lockdown will there be new traffic study done after the pandemic is over?**
- A** Municipalities and Consultants have both historic data and projection formulas that model calculations based on 'normalized' conditions.
- Q Will the parking spaces for retirement residents be part of their monthly fees or will they have to pay extra fees for that parking option?**
- A** Too early to know all of the marketing details - To be Determined.
- Q How high will the 3/4 story be above Governors road?**
- A** The building is at 4 storeys as it faces Governors Road and will be approximately 54 feet / 16.5 metres.
- Q What is the total number of parking spaces**
- A** The total number of parking spaces for the Building is 133.
- Q I can't picture how that terracing looks. Are there any resources you can give me that makes it easier to visualize?**
- A** In the May 6th Meeting Presentation / Slideshow posted on the website there is a graphic (page 10) that should assist with the visual. The terracing can also be seen in the elevations which are part of the Architectural drawing package (Sheet dA4.1, Elevation 2) posted on the website - see "Applications and Reports" page at www.piriedevelopment.com

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- Q Is there a rendering of the terracing you mentioned on the east side of the building?**
- A** In the May 6th Meeting Presentation / Slideshow posted on the website there is a graphic (page 10) that should assist with the visual. The Building elevations can also be seen in the Architectural drawing package (Sheet dA4.1, Elevation 3) posted on the website illustrating the relationship between the townhomes and the building. See "Applications and Reports" page at www.piriedevelopment.com
- This proposed location is the WRONG location. This is an area for young families and independent older people as well, with recreation areas for us all. We don't want our area to look like Mississauga/Toronto. The nice houses on Pirie will be shaded by a huge ugly building. As well, you keep saying 3-4 stories, when in face we have not seen a proposed building picture with less than 4 stories. Why don't you tell the truth?
- Q I would also like to see a rendering of what the view would be from the north side of Pirie looking south including the townhouses and the 4 storey building behind them.**
- A** In the May 6th Meeting Presentation / Slideshow posted on the website there is a graphic (page 13) that should assist with the visual.
- Q I understand that in your opinion the 3-4 story proposal is appropriate. I also appreciate the setback to reduce the shadow, however, my concern is the lack of privacy that will be the result of the 3-4 stories (plus the rooftop terrace) looking directly into the 10 Davidson property. Are there any plans for an appropriate fence of trees reduce this invasion of privacy?**
- A** The Landscape Plan currently shows the addition of 13 new trees along the east property line. Based on input (like above), consideration is now being given to utilizing larger Coniferous trees to create the screening in addition to, or in the place of the 13 Deciduous trees currently proposed.
- Q Will you live in a place like this when you retire?**
- A** Yes.
- Q Does your design use natural gas for space and water heating or air-sourced heat pumps? Will their be solar panels on the roof?**
- A** Various Environmentally friendly building components are being considered.
- Q What about the lights from a large building like this? There will be light pollution that will ruin our lovely dark community. Have you considered this?**
- A** Architects have taken this into account in their setbacks / terracing / design.
- Q Have you considered not using any lawn area in your landscaping plan? Perrenial plants and natural landscaping will eliminate the need for contractor traffic and noise.**
- A** Landscape Plan is preliminary in status. Suggestions will be considered.
- Q So no questions are being answered in the here and now**
- A** As disclosed at the beginning of the meeting, the Questions would be documented and responded to before the end of the following week in the format above / below and posted on the Website.
- Q So the townhouses are to be rentals and not freehold?**
- A** The townhouses are to be rentals that have access to the amenities and services of the adjacent building.

End of Q&A