

August 18, 2022

Neighborhood meeting Re: Parking Lot

IN attendance:

From HWMH

Sharon Moore, CEO  
Hugh Hanly, Project Manager

From Neighboring Property Owners

Vic and Shirley Kazlauskas  
Carrie Ann and Wes Murray  
Alan Gillie/Kate Grzelak  
Carol and Ted Mulder  
Ian Halliday

Discussion:

Sharon introduced herself and Hugh to the group in attendance and provided an overview of the project as it relates to the development of the parking lot.

Concerns were expressed regarding:

Noise

Concerns were expressed regarding the noise level as the lot is currently used 24 hours. If the construction trailer is to be located on the lot, there will be much more noise than usual. It was noted that persons leaving the lot do so at increased speed, which causes more noise. Sharon explained that the hospital has no authority over speeding.

Lighting

Concerns were expressed regarding how much light would shed onto properties. The lighting was compared to streetlights. Hugh assured those in attendance that the design of the lot will incorporate lighting that will not shed past the boundaries of the lot. Hugh explained that street lighting and parking lot lighting serve two different purposes.

Timing

Hugh explained the timing of the development of the parking lot and that it would be under site plan control by the County to ensure proper design including buffer areas, drainage, parking stall size, aisle size etc. Hugh explained that construction of the parking lot would not start until Spring 2024 (estimated) and would be the first part of the Edgewater Gardens expansion so that the construction trailer can be paced in the main parking lot during construction and that the redeveloped lot will be needed to address lost parking.

## Use

Sharon explained that the intended use was for “public” and not restricted by “paid parking”. Hugh stated that the County is to install a “controlled crosswalk” in the area and that he was working with County staff to determine the appropriate location. It was discussed that, as the crosswalk would be across Broad Street, that the entrance of the lot should be from John Street. The location of the entrance was discussed. Hugh suggested that the entrance will be 7 meters wide and will probably be located further toward Broad Street, opposite a garage and shed, so headlights do not shine into peoples’ homes.

## Buffering

Hugh explained that the County requires buffer zones along the interior side yards of 4.5 meters and along the roadside of 2.0 meters. Hugh explained that fencing and landscaping will be incorporated to reduce noise, headlight shining etc. It is not known at this time exactly what the landscaped areas will incorporate, but hedges and fences were discussed.

## Garbage

It was requested that garbage receptacles be placed so that users can use them rather than littering the area. Sharon advised that she would speak to the appropriate staff to determine what can be done both short term and long term.

## Construction Trailer Site

Hugh explained that it was the intention of Edgewater Gardens and HWMH to locate the construction trailer and storage site in the main parking lot near the construction. Hugh explained that staff recommend that the parking lot be constructed first so that the effect on parking is minimal when a portion of the main lot will be closed.

## Drainage

Currently, the raised property (due to the placement of gravel for the construction site trailer for the Emergency Room Project) is creating drainage issues with adjacent landowners to the north. Mostly due to melting of placed snow from snow removal. Hugh explained that the design of the new parking lot will incorporate proper drainage as no water is to leave the site, unless into storm drains. Hugh explained that the drainage plan will likely use underground storage so that water can drain into the storm water system slowly and not create surges.

With no further questions or concerns, the meeting adjourned at 5:50 pm.