



**MGV DEVELOPMENTS INC.**

## **Engagement Summary**

**Rourke Line Road & County Road 22 Mixed Use Development**

**September 2022**

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## 1.0 The Public Information Centre

This Public Information Centre (PIC) was held following an application for Zoning By-Law Amendment and Draft Plan of Subdivision to the Municipality of Lakeshore for a proposed mixed-use development located at the corner of Rourke Line Road and County Road 22. The development proposed on the site includes the following:

- 6 storey apartment building with approximately 90 residential units and 300m<sup>2</sup> ground-floor commercial;
- 40 townhouse units;
- An Institutional use for an Elementary French Immersion School; and
- Stormwater management pond.

A Public Meeting was held for the Zoning By-law Amendment application (ZBA-8-2020) on June 28, 2022, directing the applicant to host a PIC. The purpose of the PIC was to provide additional information to residents on the proposed development and review the changes made based on comments received, as well to provide an opportunity for feedback and to ask questions to the attending representatives of the Municipality, Dillon Consulting and the developers.

### 1.1 Format

The PIC was held in-person at the Atlas Tube Centre in the Municipality of Lakeshore on August 18, 2022 from 6:30pm-8:00pm. The PIC was conducted in a drop-in format, with presentation boards displaying the following information: (1) Contextual Location of the Site, (2) Conceptual Development Plan, (3) Town of Lakeshore Official Plan, (4) Town of Lakeshore Zoning By-law, (5) Surrounding Land Uses, (6) Proposed Townhouse Front Elevation, and (7) Proposed Mixed Use Building Conceptual Rendering.

Resident feedback was attained in the following ways:

- Visiting location map – residents were asked to identify with a sticker where they were visiting from in relation to the site;
- Sticky notes – residents were asked to leave comments on individual presentation boards;
- Individual discussions conducted throughout the evening between residents and the planning consulting representatives from Dillon Consulting; and
- Comment forms – collected in-person at the PIC, with the option to be mailed or emailed following the PIC.

A copy of the Notice of PIC is provided in **Appendix A**.

**1.2 Attendance**

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Approximately 96 residents attended the PIC. A copy of the written feedback received (visiting map, sticky notes and comment forms) has been included in this summary as **Appendix B**.

## 2.0 Feedback Summary

### 2.1 Visiting Map

Residents were encouraged to place markers on the contextual location maps to indicate proximity of their visiting location in relation to the site. Please see **Appendix B** for inputted visitor maps.

There were a total of 38 makers inputted by attendees which demonstrate the following relationship to the site:

- **66%** (25/38) within 200m of property
- **74%** (28/38) within 400m of property
- **97%** (37/38) within 800m of property

### 2.2 Sticky Notes

Residents were provided the option to leave sticky note comments on the seven presentation boards displayed for feedback to the development team. A total of 53 sticky notes were collected throughout the PIC (see **Appendix B**). The following topics were highlighted by the sticky note comments received:

#### Density

- Happy to see new growth in the community;
- Concern that height of the apartment proposed will take away “small town feel” and is not compatible with the surrounding context; and
- Too much density is being proposed on-site and would prefer a lower density alternative.

#### Traffic

- Speed enforcement is needed near the site to mitigate ongoing traffic concerns;
- Concern with the driveway access being proposed from County Road 22 and its potential traffic implications; and
- Need for street improvements on County Road 22.

#### Flooding

- Concern with site location within an existing flood zone; and
- Existing flooding issues noted by residents proximate the site on Heritage Garden Crescent and Coretti drive.

#### Affordable Housing

- Looking for affordable housing options in the area and happy to see the inclusion of new unit types (apartment, townhouses).

### **Pedestrian Connection**

- Need for further sidewalks and trails in the community.

### **Neighbouring Impacts**

- Concern the building massing and architectural character will not be compatible with the surrounding community;
- Concern the surface parking areas will provide illumination impacts to the properties parallel the site on County Road 22 and Girard Drive; and
- Would like to see additional visitor parking provided on-site to control parking demands on nearby streets.

### **Open Space/Landscaping**

- Note of existing trees currently lacking in the community; and
- Need for more park spaces to serve the surrounding area.

### **Setbacks**

- Would like to see further setback from the townhouse units to the existing properties on Heritage Garden Crescent.

### **Commercial**

- Like the inclusion of a commercial destination point provided at the corner intersection of Rourke Line Road and County Road 22; and
- Do not want to see commercial uses at this location.

### **Stormwater Management Pond**

- Would like more information about the stormwater management pond proposed.

## **2.3 Comment Form**

A total of 34 comment forms were collected by receipt through in-person drop-box, by email and mail (see **Appendix B**). The below outlines the frequent topics observed through the comments received and the development teams response to each:

Topic	Comments	Response
Traffic	<ul style="list-style-type: none"> <li>• Note of existing traffic and speeding in the area.</li> <li>• Concern to the increased traffic volumes associated with the new uses proposed.</li> <li>• Need for additional traffic mitigation measures on Rourke.</li> <li>• Like the addition of a stop light at the intersection at Rourke/County 22.</li> <li>• Concern with a potential driveway access from County 22.</li> </ul>	<ul style="list-style-type: none"> <li>• The PPS encourages developments that promote a dense land use pattern which minimizes the length and number of vehicle trips, and encourages the use of transit and active transportation methods (PPS, 1.6.7.4 &amp; 1.8.1 (b)).</li> <li>• A Traffic Impact Study was completed by Dillon Consulting (dated December 2021) to determine the transportation impact of the proposed development and whether any transportation infrastructure modification are required to accommodate traffic generated by the development. Conclusions of the submitted study are as follows: <ul style="list-style-type: none"> <li>➤ The intersection of County Road 22 and Grandview Boulevard is forecasted to continue operating below capacity until 2028 with the estimated vehicle trips associated with the proposed development.</li> <li>➤ The Town of Lakeshore has requested that Essex County introduce a traffic signal at the intersection of County Road 22 and Rourke Line Road to manage existing and future demand. Study demonstrates with a traffic signal introduced, the introduction would operate in an excellent or good manner.</li> <li>➤ The proposed driveways and site accesses are anticipated to operate in an excellent to acceptable manner.</li> <li>➤ Northbound queues on Rourke Line Road approaching County Road 22 are not projected to conflict with the proposed driveway location.</li> </ul> </li> <li>• As recommended, a proposed traffic signal is displayed at the intersection of County Road 22 and Rourke Line Road</li> </ul>

Topic	Comments	Response
Density/ Compatibility	<ul style="list-style-type: none"> <li>• Compatibility of proposed uses with the surrounding built form of single family dwellings.</li> <li>• Concern for height of the building and its associated impacts (shadowing etc.)</li> <li>• Density does not fit small town feel.</li> <li>• Concerned with the surface parking proposed along County Road 22 and its impacts to the parallel properties.</li> <li>• Desire for exterior appearance of the apartment building to be compatible with the surrounding community.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed development is consistent with PPS policies to provide for an appropriate range and mix of housing types and densities in order to meet projected needs or current and future resident (PPS 1.4.1) as well a dense land use pattern which efficiently uses land and resources, and supports active transportation (PPS 1.8.1).</li> <li>• The proposed development promotes growth and vitality within the Settlement Area (County OP 2.2).</li> <li>• The proposed development is in alignment with the objective of infill and intensification on vacant and underutilized lands in the County Road 22 Corridor (Lakeshore OP 3.3.9).</li> <li>• The proposed development supports a gradual transition in building height and massing (Lakeshore OP 3.3.9f). The height and density proposed will gradually increase from the existing single detached dwellings at the west, to townhouses and then to the proposed apartment buildings on the eastern half of the subject site.</li> <li>• The proposed development is consistent with the Town’s urban design policies, with specific design aspects to be addressed at the detailed design stage.</li> <li>• A Shadow Study was completed by Dillon Consulting (dated January 2022) to analyze impacts with the proposed development. The Study concluded limited shadowing resulting from the proposed development overall due to the short duration of shadows forecasted limited to select times of the year.</li> </ul>
Infrastructure	<ul style="list-style-type: none"> <li>• Note of existing flooding in the area and concern to potential flooding increases associated with the proposed development.</li> <li>• Need for a complete community that is walkable, supplies housing options and provides access to transit.</li> <li>• Need for pedestrian infrastructure in the area to service the site.</li> </ul>	<ul style="list-style-type: none"> <li>• The development will ensure that sewage and water services will comply with all regulatory requirements and protect human health and the natural environment (PPS, 1.6.6 (a) (b)).</li> <li>• The proposed infill development will take advantage of existing servicing connections and will not require an extension of municipally owned or</li> </ul>



Topic	Comments	Response
	<ul style="list-style-type: none"> <li>Concern for existing servicing capacity to accommodate the proposed development.</li> </ul>	<p>operated infrastructure (PPS, 1.6.6.2; County OP, 2.10 (a); Lakeshore OP, 3.3.9, (e), 7.3.1.1, (a), (c), (d)).</p> <ul style="list-style-type: none"> <li>The Town may wish to apply a holding symbol on a portion of the proposed development until such time as municipal sewage capacity is available (Lakeshore OP, 7.3.1.1 (f)).</li> <li>A Functional Servicing Study was completed by Dillon Consultation (dated December 2021) to assess servicing associated with the proposed development.</li> <li>A Stormwater Management Report (dated December 2021) to prepare a stormwater management strategy for the proposed development. Strategies proposed by the submitted study include: <ul style="list-style-type: none"> <li>Lowering existing water level of Girard Subdivision Pond recommended to accommodate additional runoff volumes from the site (additional analysis at time of detailed design)</li> <li>Proposed institutional block will provide on-site SWM controls to limit potential runoff</li> <li>Dry offline storage area located at the southeast corner of the site to control peak outflows to regional pond (additional analysis at time of detailed design)</li> </ul> </li> <li>Existing multi-use path is currently available on Rourke Line Road, with new sidewalks and pedestrian connection to be introduced as part of the proposed development.</li> <li>A multi-use path is proposed along County Road 22 within the study area according to the County-Wide Active Transportation Study (CWATS) Master Plan and Essex County is currently undertaking a study to determine future upgrades and construction along the County Road 22 corridor. These upgrades would likely improve walking and cycling conditions around the site.</li> </ul>

Topic	Comments	Response
Open Space	<ul style="list-style-type: none"> <li>Existing trees impacted by the proposed development, lack of existing trees in the area.</li> <li>Desire to see outdoor amenity areas on the site.</li> <li>Lack of parks and open spaces in the community.</li> </ul>	<ul style="list-style-type: none"> <li>Existing vegetation found on the site is minimal, focused along the north and east property line. Enhanced landscape treatments will be proposed as part of the detailed design stage.</li> <li>The ZBL requires a minimum 20% landscape open space on the site, with 25% currently contemplated by the proposed development.</li> <li>The Town may require the conveyance of land for park purposes or the equivalent cash-in-lieu (4.3.3.3), calculated based on the total gross area of land within the plan of subdivision.</li> <li>An outdoor amenity area is proposed adjacent the 6 storey apartment dwelling for use by future residents.</li> <li>The site is approximately 450 metres (6 minute walk) to Maidstone Park with a play structure and two ball diamonds, as well 600 metres (7 minute walk) to Girard Park.</li> </ul>
Affordable Housing	<ul style="list-style-type: none"> <li>Need more affordable housing options in the community.</li> <li>Lack of housing options in the community.</li> </ul>	<ul style="list-style-type: none"> <li>The PPS speaks to providing for an appropriate range and mix of housing types and densities in order to meet projected needs of current and future residents within the regional market (PPS, 1.4.1).</li> <li>The growth of housing in this area supports a mix of housing types and residential intensification within the urban area (Lakeshore OP 4.2.2, 4.3.1.2).</li> <li>The introduction of medium density housing types (townhouse units, &amp; apartment units) to the existing neighbourhood will help intensify the area by introducing denser housing forms. It is anticipated that the proposed dwelling units will provide needed housing for aging residents looking to downsize to smaller properties, as well provide accommodation for young families looking for their first home in the neighbourhood.</li> </ul>

## 3.0 Summary

The PIC for Rourke Line Road and County Road 22 was held August 18, 2022 regarding the submitted applications for a Zoning Bylaw Amendment and Draft Plan of Subdivision. The in-person PIC provided project information via presentation boards with opportunities for questions and feedback from the public (individual discussions, visiting map, sticky note comments and comment forms). Based on the feedback received, the top concerns at the PIC related to the following: traffic, density and flooding.

In addition to the comment responses in Section 2.3, further discussion to these items have been addressed in the below revised report/studies:

- Planning Justification Report;
- Traffic Impact Study;
- Stormwater Management Report;
- Functional Servicing Report; and
- Shadow Study.

Based on a review of the planning policy framework and supplementary technical reports, the proposed development is considered appropriate for the site and consistent with good planning principles. The proposed development has regard for the PPS as it encourages the use of underutilized lands by proposing an intensification that exist in harmony with the surrounding land uses and makes efficient use of the existing municipal infrastructure. The proposed development conforms with the County OP and Lakeshore OP as it promotes a compact form along a Mixed Use Corridor and will provide additional housing units that will diversify the housing options currently available in the Municipality.

### 3.1 Next Steps

All feedback from the PIC will be considered by the development team through a resubmission of the application and Council Meeting anticipated for Fall 2022.

As the project progresses there will be additional opportunities for the surrounding land owners to provide comments and concerns, which is a statutory requirement under the Planning Act. These meetings will offer the public, local residents and interested stakeholders the opportunity to review the project and continue to offer feedback.

# Appendix A

## *Notice of Resident's Meeting*

# Public Information Session

Proposed Mixed-Use Development  
Essex County Road 22 & Rourke Line Road

On behalf of our client, MGV Developments Inc., Dillon Consulting Limited is hosting a Public Information Session to introduce a proposed mixed-use development.

This meeting is the first step in the planning process to permit the proposed development of these lands for townhomes, institutional and a 6-storey mixed-use apartment building.

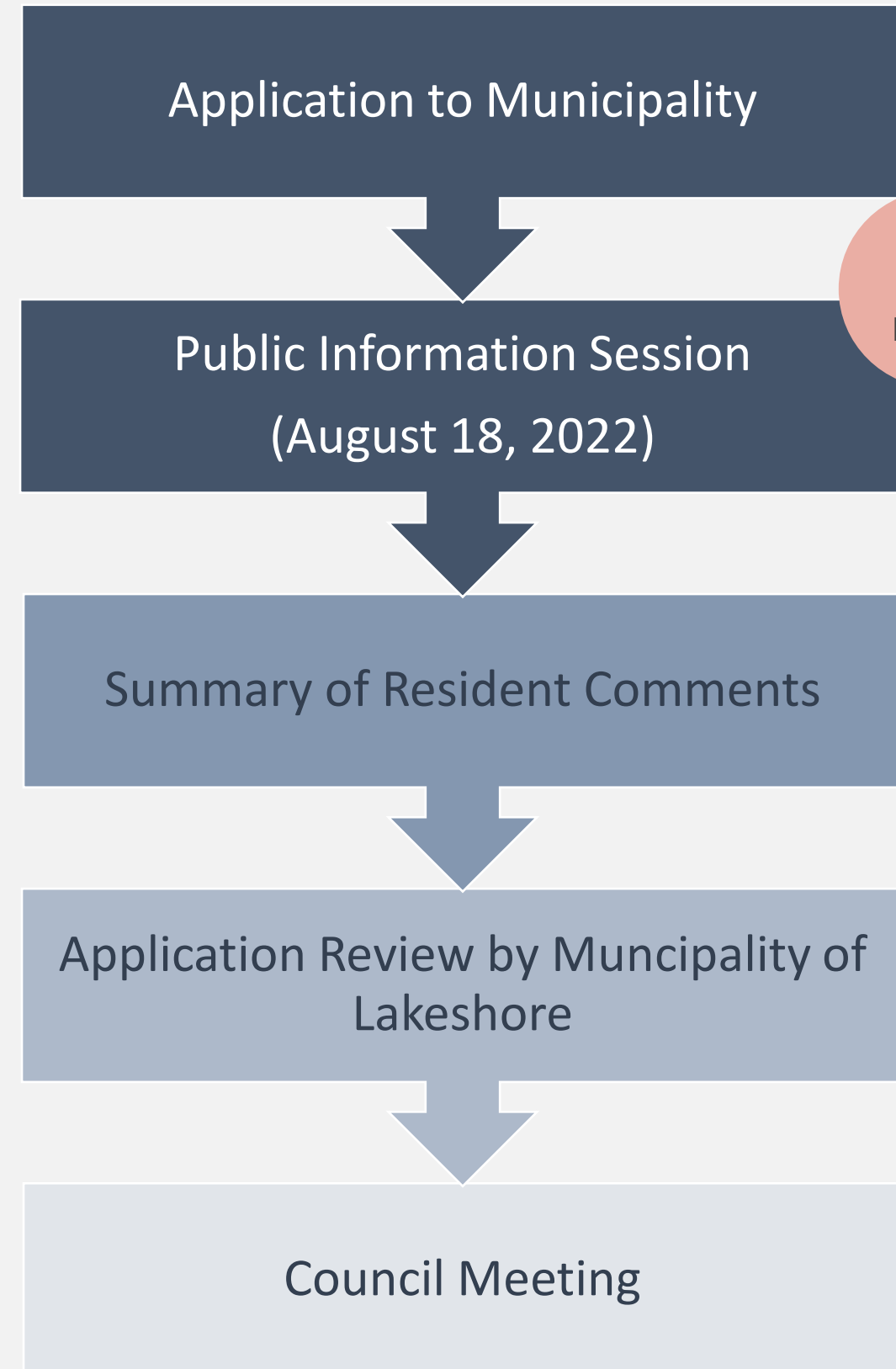
The meeting is open to all members of public.

Public Information Session  
Held at the Atlas Tube Centre (447 Renaud Line)  
in the Renaud Room  
August 18, 2022 from 6:30pm-8:00pm

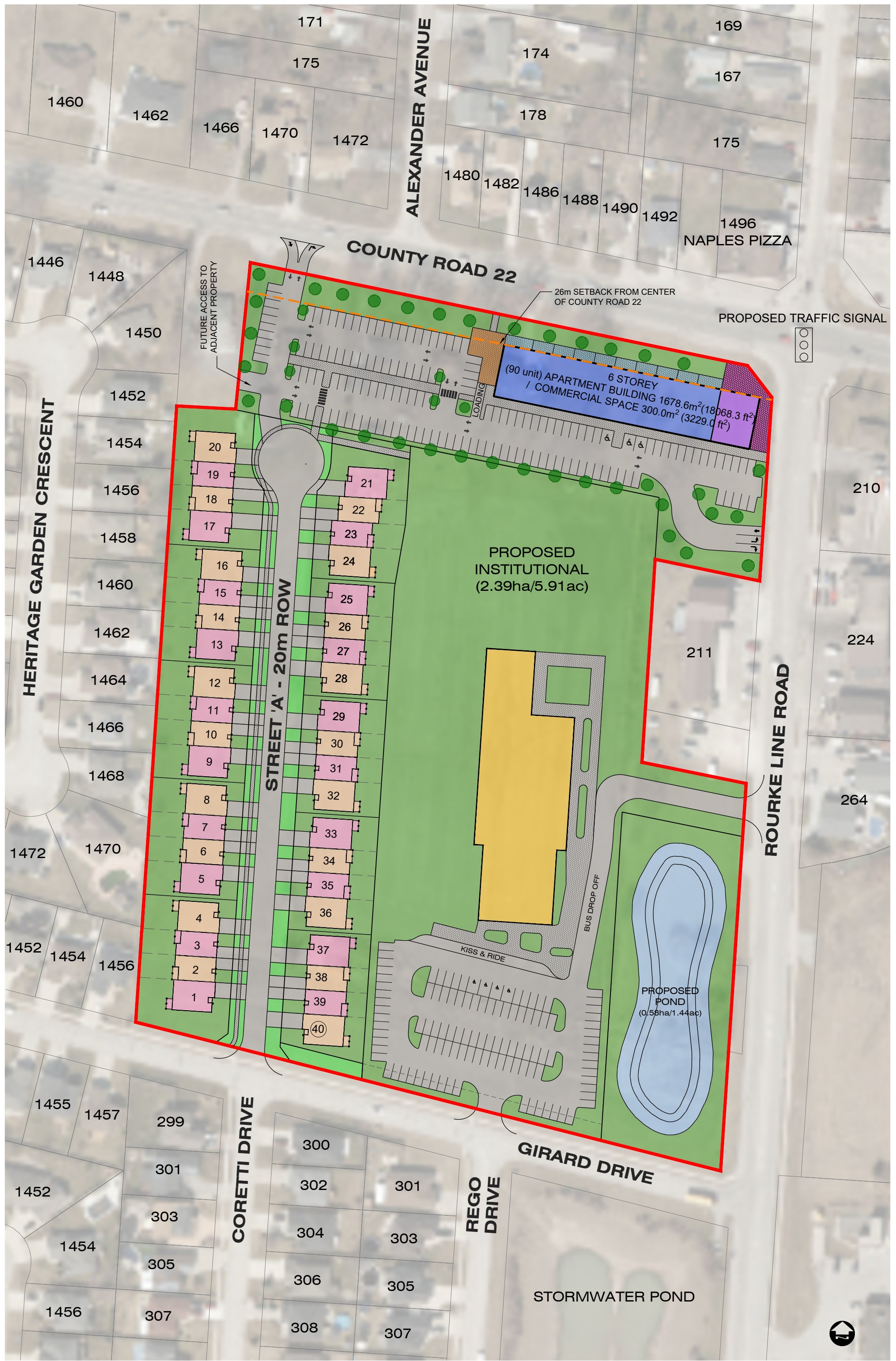
Contact:  
Zoe Sotirakos, Project Planner  
Dillon Consulting Limited  
T – 519.571.9833 x3177  
zsotirakos@dillon.ca



We are looking for your input and comment!



WE ARE HERE



171  
175  
1470  
1472

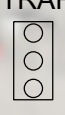
ALEXANDER AVENUE

174  
178  
1480  
1482  
1486  
1488  
1490  
1492  
1496  
NAPLES PIZZA

COUNTY ROAD 22

26m SETBACK FROM CENTER OF COUNTY ROAD 22

PROPOSED TRAFFIC SIGNAL



6 STOREY  
(90 unit) APARTMENT BUILDING 1678.6m<sup>2</sup> (18068.3 ft<sup>2</sup>)  
/ COMMERCIAL SPACE 300.0m<sup>2</sup> (3229.0 ft<sup>2</sup>)

PROPOSED INSTITUTIONAL  
(2.39ha/5.91ac)

HERITAGE GARDEN CRESCENT

STREET 'A' - 20m ROW

ROURKE LINE ROAD

1446  
1448  
1450  
1452  
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1460  
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KISS & RIDE

BUS DROP OFF

PROPOSED POND  
(0.58ha/1.44ac)

GIRARD DRIVE

CORETTI DRIVE

REGO DRIVE

STORMWATER POND

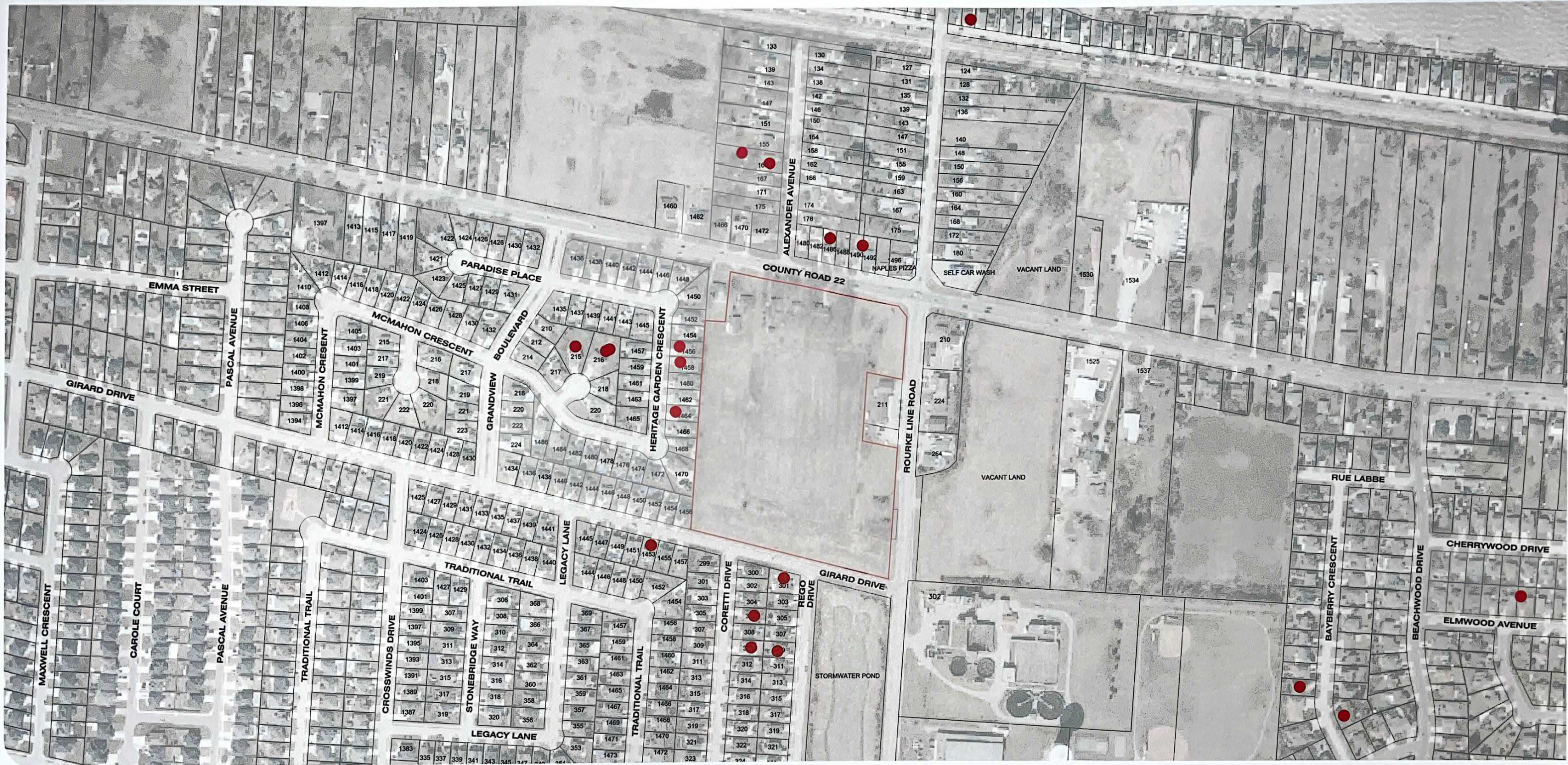
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307



## **Appendix B**


### ***Resident Comments***



**MGV DEVELOPMENTS INC.**  
1489 COUNTY ROAD 22

PUBLIC INFORMATION CENTRE

**LOCATION MAP**  
FIGURE 1.0

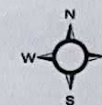
 **SUBJECT SITE**  
± 6.27 ha (± 15.49 ac)

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plan - 90 units with commercial.dwg  
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SOURCE: COUNTY OF ESSEX AERIAL MAP (2019)

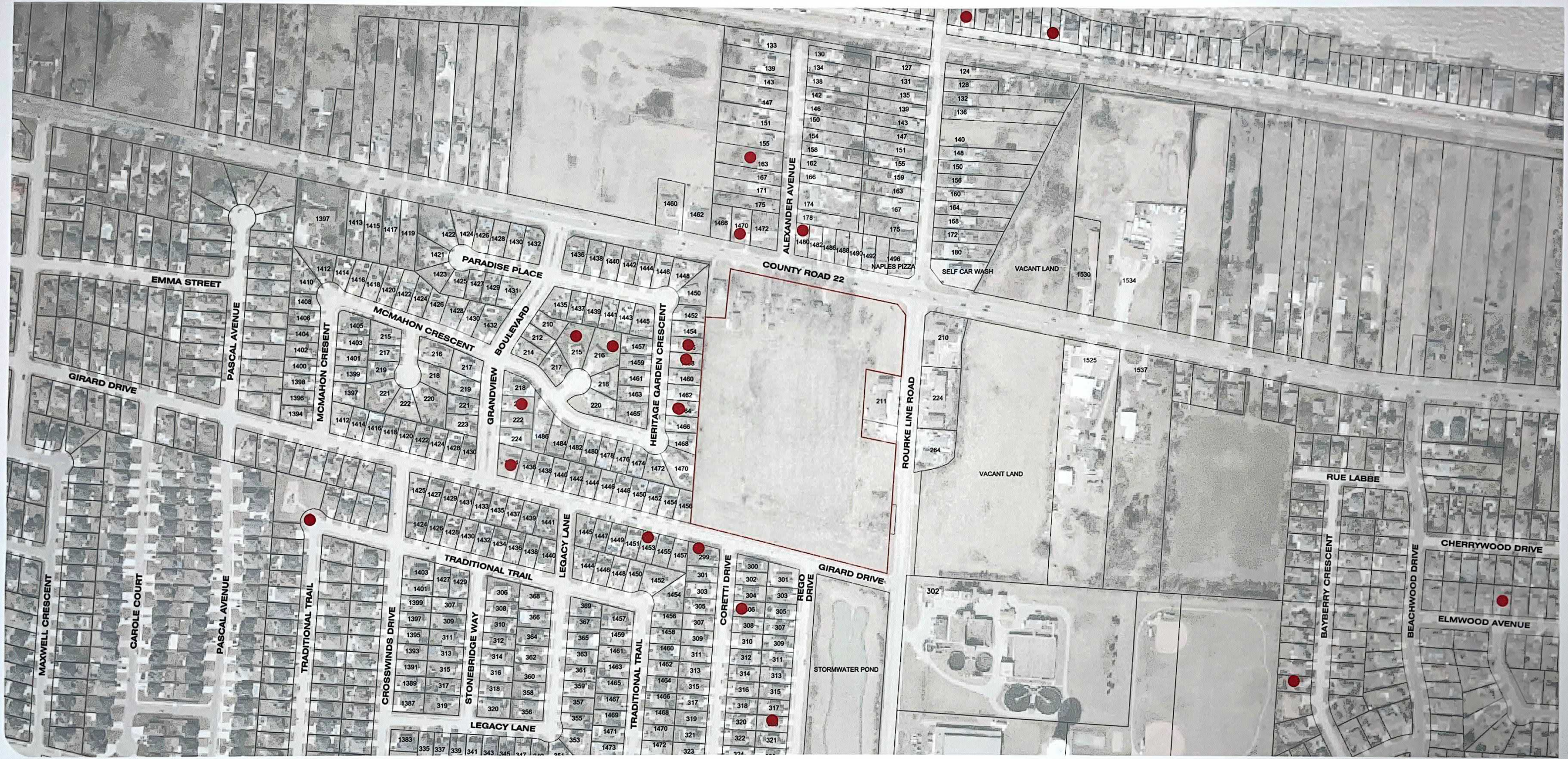
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VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.  
CREATED BY: ESB  
CHECKED BY: KDT  
DESIGNED BY: ESB

SCALE: 1:2000



PROJECT: 20-3323  
STATUS: DRAFT  
DATE: 07/13/2022






**MGV DEVELOPMENTS INC.**  
1489 COUNTY ROAD 22

PUBLIC INFORMATION CENTRE

**LOCATION MAP**  
FIGURE 1.0

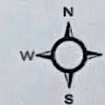
 **SUBJECT SITE**  
± 6.27 ha (± 15.49 ac)

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July 25, 2022 2:09 PM

SOURCE: COUNTY OF ESSEX AERIAL MAP (2019)

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SCALE: 1:2000



PROJECT: 20-3323  
STATUS: DRAFT  
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Headlight  
across street  
No right w/lat

Speed  
Enforcement

growth  
is good  
☺

FLOODING  
percent of  
ground cover  
too high  
(should be 30-40%)

Commercial space:  
→ give residents  
a destination @  
the corner  
→ think about  
placemaking for  
ground floor

additional  
traffic on Girard,  
Rego + Corsetti  
  
- want access to  
Girard restricted  
- no buses  
- no kiss+ride

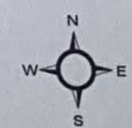
**DILLON DEVELOPMENTS INC.**  
COUNTY ROAD 22  
COMMERCIAL INFORMATION CENTRE  
CONCEPTUAL DEVELOPMENT PLAN  
REVISED 5.0

SUBJECT SITE ± 6.27 ha (± 15.49 ac)	PROPOSED INSTITUTIONAL ± 2.39ha (± 5.91 ac)	APARTMENT DWELLING (±90 UNITS)	COMMERCIAL BUILDING (±300m² / ±3229.2ft²)	LANDSCAPED AREA
26m COUNTY ROAD SETBACK	PROPOSED SIDEWALK	RESIDENTIAL GROUND FLOOR PATIO AREA	AMENITY AREA	PROPOSED POND ± 0.58 ha (± 1.44 ac)
	COMMERCIAL GROUND FLOOR PATIO AREA			

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plan - 90 units with commercial.dwg  
August, 08, 2022 6:11 PM

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CREATED BY: ESB  
CHECKED BY: KDT  
DESIGNED BY: ESB

SCALE: 1:2000



PROJECT: 20-3323  
STATUS: DRAFT  
DATE: 07/13/2022

SOURCE: COUNTY OF ESSEX AERIAL MAP (2019)



**MGV DEVELOPMENTS INC.**  
1489 COUNTY ROAD 22

PUBLIC INFORMATION CENTRE

**CONCEPTUAL DEVELOPMENT PLAN**  
FIGURE 5.0

SUBJECT SITE ± 6.27 ha (± 15.49 ac)	PROPOSED INSTITUTIONAL ± 2.39ha (± 5.91 ac)	TOWNHOUSE	APARTMENT DWELLING (±90 UNITS)	COMMERCIAL BUILDING (±300m² / ±3229.2ft²)	LANDSCAPED AREA
26m COUNTY ROAD SETBACK	PROPOSED SIDEWALK	COMMERCIAL GROUND FLOOR PATIO AREA	RESIDENTIAL GROUND FLOOR PATIO AREA	AMENITY AREA	PROPOSED POND ± 0.58 ha (± 1.44 ac)

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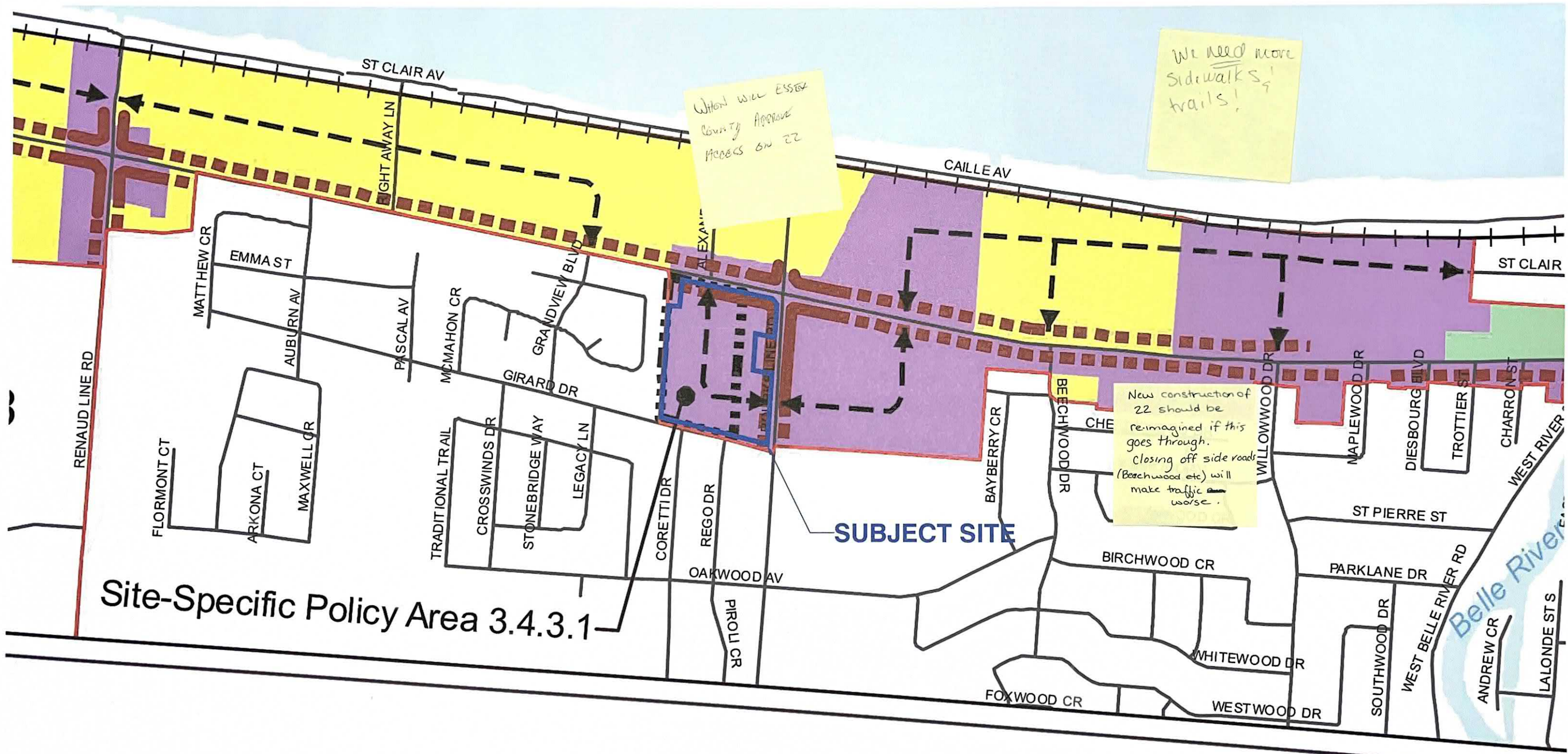
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PROJECT: 20-3323  
STATUS: DRAFT  
DATE: 07/13/2022

SOURCE: COUNTY OF ESSEX AERIAL MAP (2019)



**MGV DEVELOPMENTS INC.**  
1489 COUNTY ROAD 22

PUBLIC INFORMATION CENTRE

**EXISTING TOWN OF LAKESHORE  
OFFICIAL PLAN DESIGNATIONS  
FIGURE 3.0**

- SUBJECT SITE**  
(± 6.27 ha/± 15.49 ac)
- MIXED USE  
DESIGNATIONS**
- RESIDENTIAL  
DESIGNATION**
- PARKS AND OPEN SPACE  
DESIGNATION**
- SITE-SPECIFIC  
POLICY AREA**
- ↔

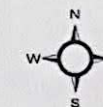
**POTENTIAL ROAD  
CONNECTION**
- CONTINUOUS STREET  
FRONTAGE**
- INTERMITTENT STREET  
FRONTAGE**

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July 19, 2022 3:25 PM

SOURCE: TOWN OF LAKESHORE OFFICIAL PLAN  
SCHEDULE C-11 LAND USE PLAN (2012)

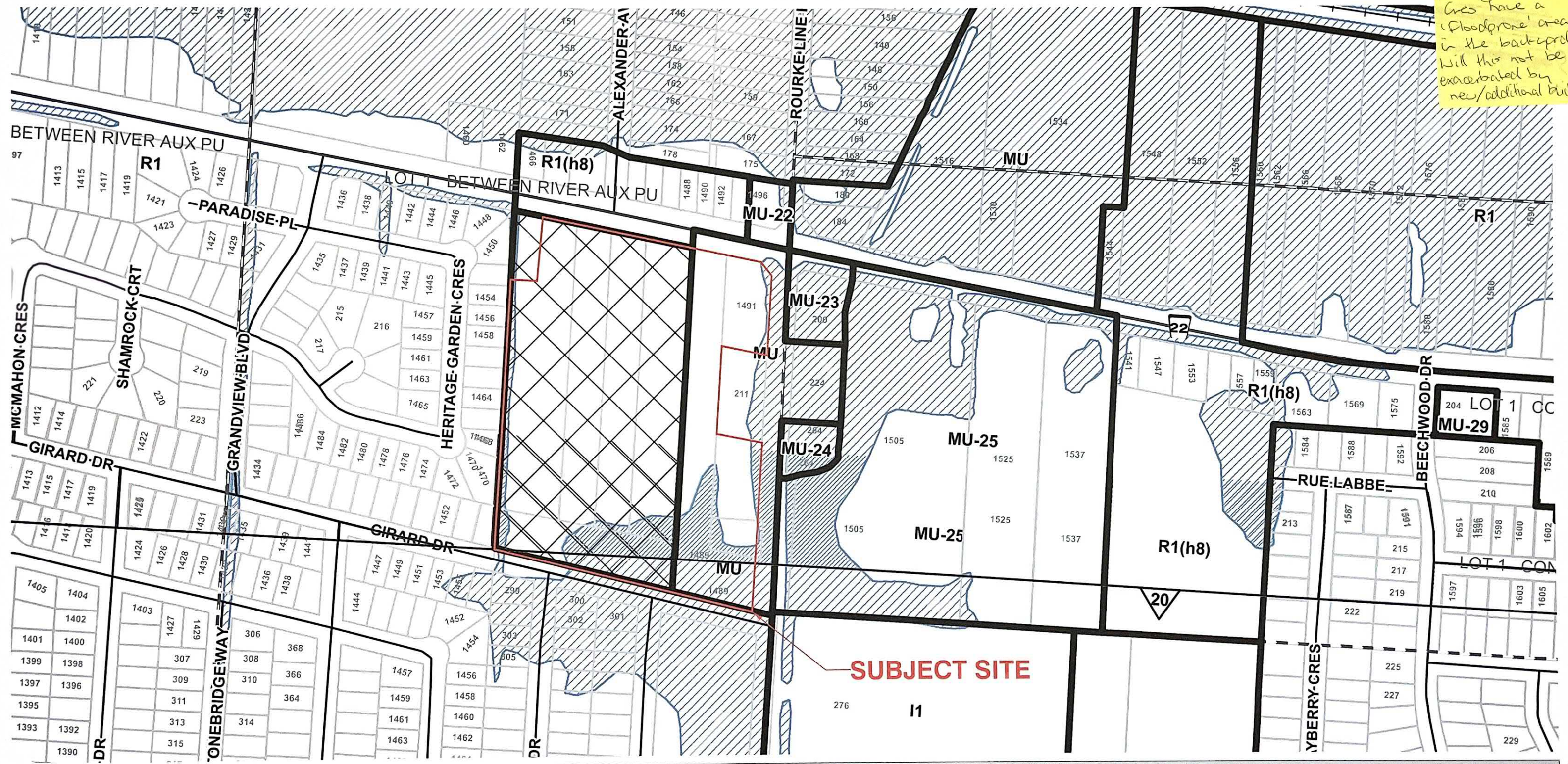
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CHECKED BY: JHB  
DESIGNED BY: MMM

SCALE: N.T.S



PROJECT: 20-3323  
STATUS: DRAFT  
DATE: 19/11/2021

The homes along Heritage Garden Cres have a 'flood-prone' area in the backyard. Will this not be exacerbated by new/additional builds?



**MGV DEVELOPMENTS INC.**  
 1489 COUNTY ROAD 22  
 PUBLIC INFORMATION CENTRE

**EXISTING TOWN OF LAKESHORE ZONING BY-LAW DESIGNATIONS**  
 FIGURE 4.0

SUBJECT SITE (± 6.27 ha / ± 15.49 ac) LAKE St Clair FLOODPRONE AREAS

R: RESIDENTIAL I: MAJOR INSTITUTIONAL  
 MU: MIXED USE (H): HOLDING SYMBOL

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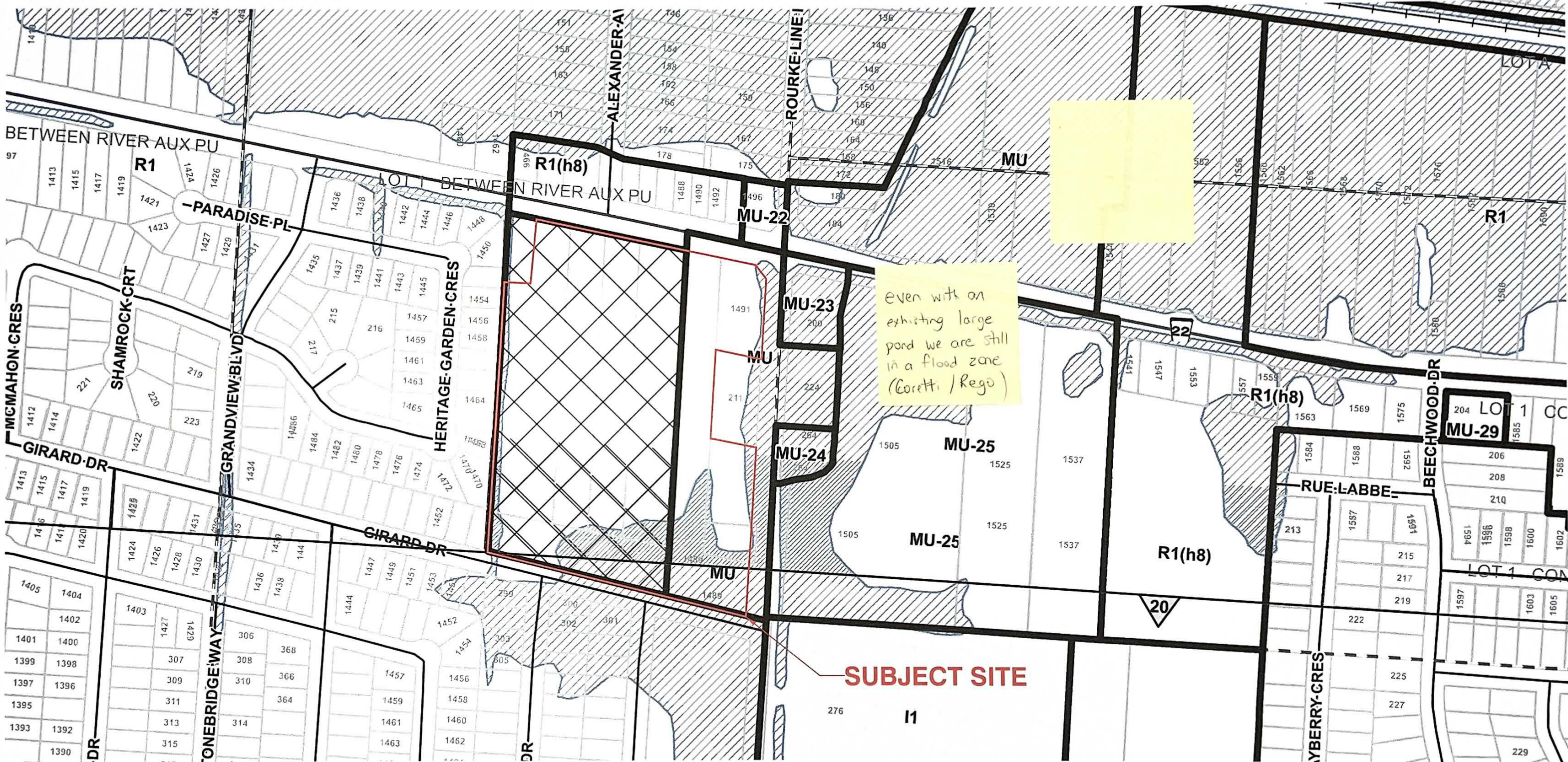
SOURCE: TOWN OF LAKESHORE COMPREHENSIVE ZONING BY-LAW SCHEDULE 'A' - MAP17 (2019)

MAP/DRAWING INFORMATION  
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 CHECKED BY: JHB  
 DESIGNED BY: MMM

SCALE: N.T.S



PROJECT: 20-3323  
 STATUS: DRAFT  
 DATE: 19/11/2021





**MGV DEVELOPMENTS INC.**

1489 COUNTY ROAD 22

PUBLIC INFORMATION CENTRE

**EXISTING TOWN OF LAKESHORE ZONING BY-LAW DESIGNATIONS FIGURE 4.0**

 SUBJECT SITE  
(± 6.27 ha / ± 15.49 ac)

 LAKE St Clair  
FLOODPRONE AREAS

R: RESIDENTIAL

MU: MIXED USE

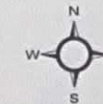
I: MAJOR INSTITUTIONAL

(H): HOLDING SYMBOL

File Location:  
c:\pw working directory\projects 2020\dillon\_32\mru\dms44244\203323-pjr  
figures.dwg  
July, 19, 2022 3:27 PM

MAP/DRAWING INFORMATION  
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL  
DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE  
VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.  
CREATED BY: MMM  
CHECKED BY: JHB  
DESIGNED BY: MMM

SCALE: N.T.S



PROJECT: 20-3323

STATUS: DRAFT

DATE: 19/11/2021

SOURCE: TOWN OF LAKESHORE COMPREHENSIVE  
ZONING BY-LAW SCHEDULE 'A' - MAP17 (2019)



**MGV DEVELOPMENTS INC.**  
1489 COUNTY ROAD 22

PUBLIC INFORMATION CENTRE

**SURROUNDING LAND USE**  
FIGURE 8.0

SUBJECT SITE  
(± 6.27 ha / ± 15.49 ac)

RESIDENTIAL

VACANT

PARKLAND

INDUSTRIAL

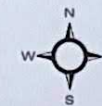
COMMERCIAL

File Location:  
c:\pw working directory\projects 2020\dillon\_32mru\dms\44244\203323-pjr  
figures.dwg  
August, 08, 2022 4:57 PM

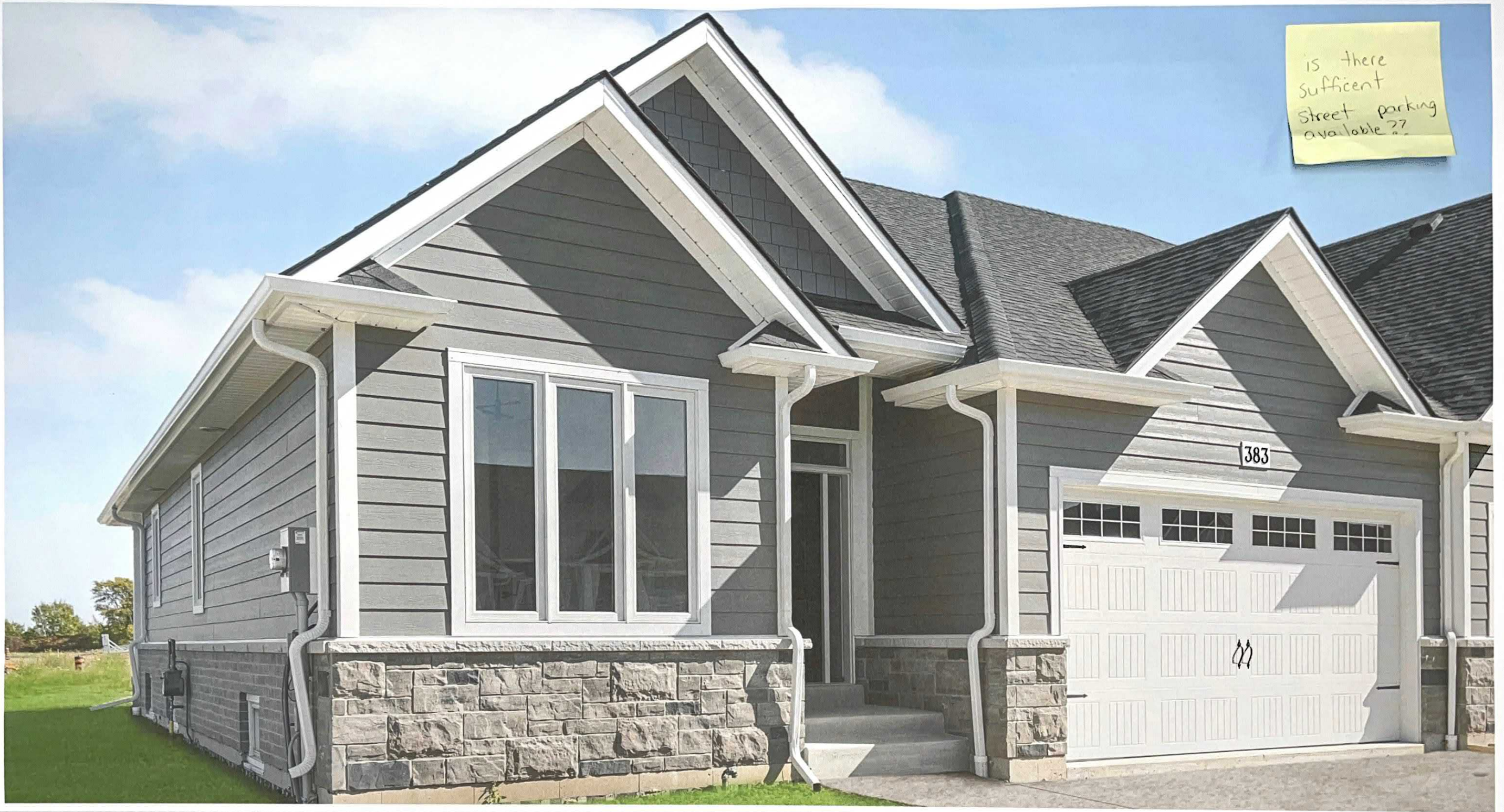
SOURCE: COUNTY OF ESSEX AERIAL MAP (2019)

MAP/DRAWING INFORMATION  
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DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE  
VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.  
CREATED BY: AMC  
CHECKED BY: ZCS  
DESIGNED BY: AMC

SCALE: N.T.S



PROJECT: 20-3323  
STATUS: DRAFT  
DATE: 11/22/2021



is there  
sufficient  
street parking  
available??

**MGV DEVELOPMENTS INC.**  
1489 COUNTY ROAD 22

PUBLIC INFORMATION CENTRE

**PROPOSED TOWNHOME -  
FRONT ELEVATION**  
FIGURE 6.0

**EXISTING TOWNHOME BY LAKELAND HOMES:  
383 CASERTA CRESCENT  
LAKESHORE, ONTARIO**

File Location:  
c:\users\32mru\desktop\projects\2020\203323\_22 route\open house - august  
2022\203323 - pic figures - renderings only.dwg  
August, 08, 2022 5:53 PM

SOURCE: LAKELAND HOMES

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VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.  
CREATED BY: MRU  
CHECKED BY: KDT  
DESIGNED BY: MRU

SCALE: NTS

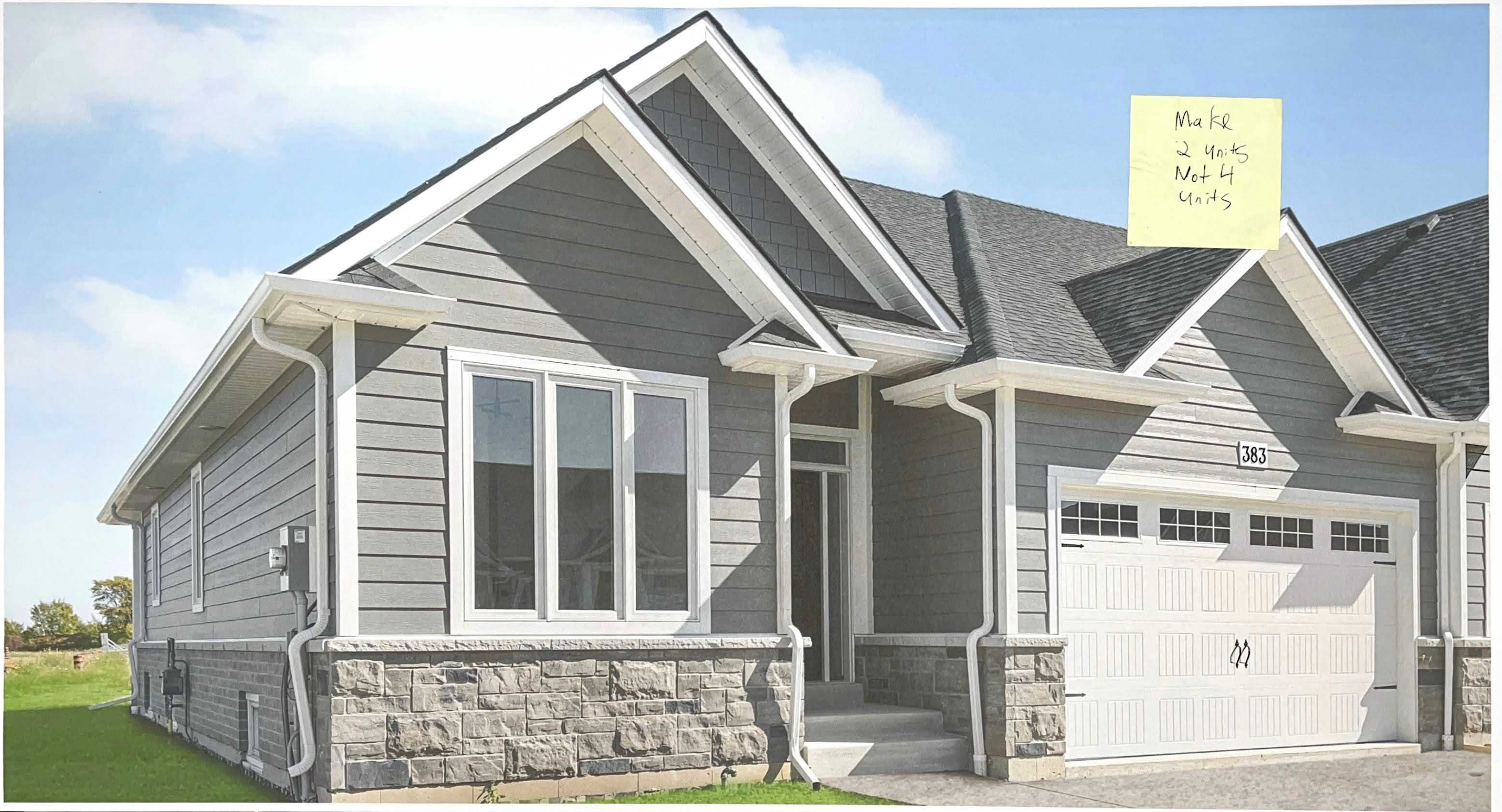


PROJECT: 20-3323

STATUS: DRAFT

DATE: 08/08/2022





Make  
2 units  
Not 4  
units

**MGV DEVELOPMENTS INC.**

1489 COUNTY ROAD 22

PUBLIC INFORMATION CENTRE

**PROPOSED TOWNHOME -  
FRONT ELEVATION  
FIGURE 6.0**

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SOURCE: LAKELAND HOMES

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DESIGNED BY: MRU

SCALE: NTS



PROJECT: 20-3323  
STATUS: DRAFT  
DATE: 08/08/2022

How are they going to solve the traffic problem

it's nice to see option for ones not affording townh

No will cause flooding ~~the~~

FLOODING CONCERNS

NO For this

LACKS SIDEWALKS & TRAILS TO CONNECT US TO BR.

Too MANY STORIES!

height of apartment is not compatible with existing structures <sup>max 3 stories</sup>

DON'T WANT 5-6 story apartment

Condense the size of this complex!  
- Add more greenspace  
- increase traffic capacity areas

Put more housing in other areas first

Parking for visitors?

Will these units be for subsidized housing?

No battery Apt Block  
Trail system lights

Where is the green space for these residents?

TRAFFIC CONCERNS

good option. nice to see some smaller lower cost options

TRAFFIC / SPEEDING DUE TO CONGESTION NOW!

obscure apartment size in comparison to surrounding environment

TOO BIG FOR CURRENT LANDSCAPE

**MGV DEVELOPMENTS INC.**  
1489 COUNTY ROAD 22

PUBLIC INFORMATION CENTRE

**PROPOSED MIXED USE BUILDING -  
CONCEPTUAL RENDERING (LOOKING  
NORTH)  
FIGURE 7.0**

File Location:  
c:\users\32mru\desktop\projects\2020\203323\_22\_rourke\open house - august  
2022\203323 - pic figures - renderings only.dwg  
August, 08, 2022 5:57 PM

MAP/DRAWING INFO  
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DIMENSIONS AND  
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CREATED BY: MRU  
CHECKED BY: KDT  
DESIGNED BY: MRU

SCALE: NTS

SOURCE: PCR CONSTRUCTORS INC.



PROJECT: 20-3323  
STATUS: DRAFT  
DATE: 08/08/2022



Absolutely  
NO Apt Bldg  
Buildings

NO  
For  
This

Perfect!  
No  
Apt Bldg

No Apt  
Building

No Commercial  
Stores

Not  
Very  
Town-like  
NO

NOT the  
Character  
of this  
neighbourhood

Nice option  
for new home  
owner / Sm Fam  
single people  
single parents

Apartments  
our kids  
will need some-  
where to buy  
when they grow  
up

**MGV DEVELOPMENTS INC.**  
1489 COUNTY ROAD 22

PUBLIC INFORMATION CENTRE

**PROPOSED MIXED USE BUILDING -  
CONCEPTUAL RENDERING (LOOKING  
NORTH)**  
FIGURE 7.0

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PROJECT: 20-3323  
STATUS: DRAFT  
DATE: 08/08/2022

# Comment Form

## County Road 22 & Rourke Line Road

### Residents Meeting – August 18, 2022

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name: Charlotte + Kevin Fauteux

Mailing Address: 1456 Heritage Garden Crescent  
Belle River, ON N0R 1A0

I/we prefer to receive information by email.

E-mail \_\_\_\_\_

**Comments/Questions/Concerns (Use back if more space needed):**

① Traffic is ~~awful~~ awful as it is. Add the capacity of a school and an apartment building, it will increase congestion. Takes 10 minutes as it is now to turn left out of the subdivision.

② An apartment building does not constitute a small town, feel as Belle River is.

**NO TO THE APARTMENT BUILDING.**

Please deposit this form in the comment box or return by August 26, 2022

Dillon Consulting Limited	Tel: 519-571-9833 Ext. 3177
3200 Deziel Drive, Suite 609	Fax: 519-948-5054
Windsor, ON N8W 5K8	E-mail: zsotirakos@dillon.ca

**Attention: Zoe Sotirakos**



② give the option to allow those on Heritage Garden to purchase part of the land behind them?

④ Is there a proposal for green space?

⑤ Where the townhomes are going up, is there going to be one long continuous fence going up between the townhomes and the houses on Heritage Garden - Paid for by the township?

⑥ The townhomes butting up against 1456 Heritage Garden, how much room does that leave between backyards? Right on top of each other? Eliminate the last 4' - end of the cul-de-sac.

⑦ We've been here for 20 years and have never flooded. Now with the new townhomes what are the chances? There's always a lot of water that accumulates in that field behind us; where is it going to go now?

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Name:

MARK & NERIE GARCEAN

Mailing Address:

1615 CHERRYWOOD DRIVE

BELLE RIVER ONT NORIAC

I/we prefer to receive information by email.

E-mail

Comments/Questions/Concerns (Use back if more space needed):

TOTALLY AGAINST THIS TRAFFIC ISSUES, PROPERTY

VALUES GO DOWN INFRASTRUCTURE WILL NOT

BE ABLE TO HANDLE THIS FLOODING ISSUES

TOTALLY AGAINST THE VARIANCE (HEIGHT)

Please deposit this form in the comment box or return by August 26, 2022

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Attention: Zoe Sotirakos

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Name:

Jason + Denise Heikkila

Mailing Address:

220 Grandview Blvd  
 Belle River ONT  
 NOR 1A0

I/we prefer to receive information by email.

E-mail

jdheikkila@cogeco.ca

Comments/Questions/Concerns (Use back if more space needed):

This is infilling in a single family neighborhood.  
 This is high density residential, not in line with existing space.  
 proposal  
 potential traffic issues  
 Flooding issues will worsen.  
 not against a proposal like this just put it at Rourke line + the 42  
 or Rourke line + 42

Please deposit this form in the comment box or return by August 26, 2022

See Back

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Attention: Zoe Sotirakos

Build something like this away from existing neighborhoods, like 42 + Renald line or 42 + Renke line

Then see how many people will want to buy or build their million dollar homes next to this.

Property values in Belle River will drop,

people will not move to Belle River in the future

because they will know this could happen to them in the future.



# Comment Form

## County Road 22 & Rourke Line Road

Residents Meeting – August 18, 2022

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Name:

Jeff LeLacour

Mailing Address:

1434 Girard Dr.  
Belle River On  
NOR 1A0

I/we prefer to receive information by email.

E-mail

Comments/Questions/Concerns (Use back if more space needed):

I want to serve you understand my thoughts & feelings of my family and neighbours I've spoken with that can only be understood unequivocally... I, my wife and My son Do Not Want Any apartment buildings or town homes built at your proposed Location.

Please deposit this form in the comment box or return by August 26, 2022

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Attention: Zoe Sotirakos

# Comment Form

## County Road 22 & Rourke Line Road

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Name:

Priscilla LeCacheur

Mailing Address:

431 Girard Dr  
Belle River, Ont  
N0R 1A0

I/we prefer to receive information by email.

E-mail

pjlacheur@hotmail.com

Comments/Questions/Concerns (Use back if more space needed):

Talk to people who have actual experience with Kiss n Ride etc Teachers & Parents not planners

- Buslane & Kiss n Ride set up unsafe - Kids will get hit by cars, High traffic of cars down Girard
- Building is Absolute NO - eye sore - strain on sewer system - decrease property values.
- Wastewater treatment plant "Hazard" - does this make any sense to put a school near it.
- Flooding to existing property's - are you going to be financially responsible for this?

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Attention: Zoe Sotirakos

Continue on Back

- No town homes - decrease property value.
- This will effect going into Belle River etc. - I will stop Shopping in Belle River for anything. It will be quicker for me to go to Tecumseh due to traffic.
- No School on Residential Street period. Both Exit and Entrances need to be on Route.
- Buildings can not be higher than existing houses.

Note:

Just because something works on paper or in theory. Does not mean it's actually functional or ~~practical~~ practical.

# Comment Form

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Name: Barb Charcko

Mailing Address: P.O. Box 908  
Harrow ON.  
NOR 1G0

I/we prefer to receive information by email.

E-mail bcharcko@yahoo.ca

**Comments/Questions/Concerns (Use back if more space needed):**

Love to see the work & planning that has  
gone into this by developer. Our daughter & family  
live directly across from where school will be  
on Huron. They are happy with development plans  
at meeting / open house. I'm afraid a couple loud  
opinionated people are not allowing many that  
are happy to see growth.

Please deposit this form in the comment box or return by August 26, 2022

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**Attention: Zoe Sotirakos**



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Name: JEANNINE JACQUES

Mailing Address: 1480 COUNTY RD 22  
BELLE RIVER  
NOR 1A0

I/we prefer to receive information by email.

E-mail \_\_\_\_\_

**Comments/Questions/Concerns (Use back if more space needed):**

- FLOODING
- TRAFFIC CONGESTION
- TRAFFIC SPEEDING
- APARTMENT - 3 STOREY MAX., NOT LO
- CONSTRUCTION NOISE, DIRT, DISTURBANCES, ETC.
- NO ACCESS FROM LY RD 22
- ELECTRICITY ISSUES

Please deposit this form in the comment box or return by August 26, 2022

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Name:

Amy & Jay Brosseau

Mailing Address:

1453 Girard Dr.  
Belle River ON N0R1A0.

I/we prefer to receive information by email.

E-mail

brosseaufam@gmail.com

Comments/Questions/Concerns (Use back if more space needed):

No to all of this !!  
 Why are we not looking to fill current vacancies with commercial property already developed - Emeryville?  
 What are the plans to control traffic/speed on Girard. School = more traffic travelling along Girard - cars already speed by my home.  
 Are the current developments near lakeshore discovery already full - we question the need. Girard can't handle more traffic especially with a kiss + ride + parking lot for a school.

Please deposit this form in the comment box or return by August 26, 2022

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Attention: Zoe Sotirakos

pond currently on property (on Rego) is considered  
park land - really?? With keep off signs + weeds overgrown  
now welcoming! - NOT.

We would like to see the town pay more attention to developing  
the old property on the main Street First - so much  
potential in this town - focus on that first!  
Lakeshore could ~~also~~ learn a lot from Kingsville!

# Comment Form

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Name: Robert & Lucille Ledgerwood

Mailing Address: 215 Maple Leaf Court  
Belle River, Ontario  
N0R 1A0

I/we prefer to receive information by email.

E-mail rledgerwood@copeco.ca

**Comments/Questions/Concerns (Use back if more space needed):**

A SIX STORY 90 UNIT APARTMENT BUILDING DOES  
NOT FIT WITH THE EXISTING RESIDENTIAL  
NEIGHBORHOOD - THIS MUST BE ELIMINATED FROM  
THE PLAN - UNSIGHTLY EYESORE, ALREADY TOO  
MUCH TRAFFIC, TOO MANY FLOODED BASEMENTS  
ALREADY, TOTALLY INSUFFICIENT INFRASTRUCTURE

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Name: MICHAEL TOROK.

Mailing Address: 1457 GIRARD DR  
SENECA RIVER, ONT  
NOR 1A0.

I/we prefer to receive information by email.

E-mail mr mike 2010 @ live . ca .

**Comments/Questions/Concerns (Use back if more space needed):**

*My concern mostly is with traffic, most by with calosing measures and stop signs. There are no stop signs along Girard dr. between Auburn and Rourke line. Over the years, I've seen traffic just fly down Girard at times. Now with ~~the~~ the new developments there'll be more traffic. I think stop signs are a must for this area.*

Please deposit this form in the comment box or return by August 26, 2022

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Name:

Marianne LaForest

Mailing Address:

Caille Ave

I/we prefer to receive information by email.

E-mail

romoclaf@gmail.com

Comments/Questions/Concerns (Use back if more space needed):

- Great plan. Happy there will be a traffic light on that intersection! Good job

Please deposit this form in the comment box or return by August 26, 2022

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Attention: Zoe Sotirakos

# Comment Form

## County Road 22 & Rourke Line Road

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Name:

JANINE & ANDREW MORRIS

Mailing Address:

1464 Heritage Garden Cr.  
Belle River, Ont  
NOR1A0

I/we prefer to receive information by email.

E-mail

jeepj9.n.ca@gmail.com

Comments/Questions/Concerns (Use back if more space needed):

- ① Far too many <sup>town</sup> homes / too dense
- ② Apt. Bldgs uncharacteristic for our existing neighbourhood
- ③ Property too saturated - already faced with flooding & horrendous traffic

Please deposit this form in the comment box or return by August 26, 2022

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Fax: 519-948-5054  
E-mail: zsotirakos@dillon.ca

Attention: Zoe Sotirakos

★ See attached

Aug 15<sup>th</sup> objection

Janine T. Morris  
1464 Heritage Garden Cr.  
Belle River, Ontario  
N0R 1A0  
Home Phone (519) 727-4623  
Cell Phone (519-567-5368  
email – jeepj9.n.c@gmail.com

August 15, 2022

Town of Lakeshore  
419 Notre Dame St.  
Belle River, Ont.  
N0R 1A0

Attention: Ian William Search, Secretary/Treasurer

Dear Mr. Search:

**Re: REZONING APPLICATION OF 1477 COUNTY RD. 22**

On behalf on myself & my husband, Andrew I am writing this correspondence to express our strong opposition to the proposed rezoning of the above-noted property located at County Rd. 22/Rourke Line/Girard Dr., Lakeshore. The massively large, proposed build plan does not fit into the existing neighbourhood & would drastically change the aesthetics of this area.

We have been residents of this area since 2001 & purposely relocated to this area to escape the extreme traffic & concrete jungle environment of the City of Windsor. Our beautiful Heritage Garden home (with no rear neighbors) backs onto the intended area currently seeking rezoning to Multi-Use. The quiet, open enjoyment of our rear property will be adversely compromised with the erection of 40 townhomes. We would now be facing someone else's backyard & interior of the rear of several townhomes. Single home property values are likely to go down in the area as the high-density of multi-townhomes & apartment buildings are out of character & inconsistent with our long-established, single-family home neighbourhoods.

On a daily basis, we are faced with an extreme traffic situation on County Rd. 22 whereby we are unable to exit Grandview Gardens without first having to wait an average 5-15 min., or even longer on numerous occasions. County Rd. 22 is currently unable to sufficiently handle current traffic loads and the huge development being proposed for this corner would only exacerbate the current traffic nightmare to a more horrific & possibly deadly level. Oversaturation of property should be reserved for a large city such as Toronto where the lack of available property would substantiate such a dense build. Dense housing developments does not necessarily provide affordable housing.

We are of the opinion that the size of the property does provide sufficient space for the proposed plans intended by the developer and exceeds the lot percentage coverage allowed. Too much density for such a small area with insufficient infrastructure & extreme increase in traffic is beyond comprehension.

The proposed 6 story apartment building intended for County Rd. 22 is also severely out of character and scale for this area. Our neighbourhood would be adversely affected by obstructing our open view & privacy, many well established trees would be replaced with multiple structures resulting with an impact to our local environment, destruction of local wildlife habitat and potentially lower the property values of the existing community. It is not a climate sensitive plan and utterly fails to recognize its carbon impact. This project would deliver unprecedented density and extreme change, while providing no benefit to the existing people living in the surrounding area. The access to County Rd. 22 being sought after from the County, along with the proximity to the Rourke Line intersection would create nothing more than a recipe for absolute disaster and potential for loss of human life.

Regarding the potential school & retention pond portion of the property, this also creates a high degree of safety issues with both the danger of the pond with the children & high volume of traffic surrounding the school property. Erecting a school in an existing, well established neighbourhood seems absolutely backwards as both St. Anne's High School & Lakeshore Discovery came first and the growth of the neighbourhood was secondary. If Lakeshore Discovery has room for numerous portables, there should be adequate room for expansion. The overflow of parking from a new school would invade our streets to an overwhelming degree and create safety concerns for our children & all pedestrians. Feel free to speak to some of the home owners surrounding St. Williams School and they can attest to the severe traffic concerns.

As long standing, tax paying residents of Lakeshore, we feel we have been more than patient & tolerable regarding the continued flooding issues resulting in sky high insurance premiums in addition to the ever growing, daily County Rd. 22 traffic nightmare. These current, imperative issues must be prioritized and rectified before any further development is approved. Council has a responsibility to fix what needs to be fixed first before further stress is added to current infrastructure and resources.

Please note that the lack of notice & transparency with this entire development is beyond alarming. Why did we learn of the details regarding a potential school in our backyard from the AM800 News website???? Simply shocking & inexcusable. A previously scheduled open house would have been beneficial. We have failed to receive the basic courtesy of being notified & consulted with regard to the particulars of this development. Local homeowners have been largely ignored. In our opinion, the only goal achieved at this point is a severe degree of deceit & mistrust.

To reiterate, we strongly and emphatically oppose the application for rezoning of the County Rd. 22 & Rourke Line property to mixed-use development.

Please accept this correspondence of our request to receive written notice of any Council decisions. Thank you for your time & consideration.

Sincerely,

*Janine T. Morris*

cc—Kelsey Santarossa/Ward 3 Councillor

# Comment Form

## County Road 22 & Rourke Line Road

### Residents Meeting – August 18, 2022

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Name:

Simran Cheema

Mailing Address:

310 Couetli Dr  
Belle River  
NOR 1A0

I/we prefer to receive information by email.

E-mail

simrancheemamail@gmail.com

Comments/Questions/Concerns (Use back if more space needed):

No more than 5-6 storeys. Ok with commercial as far as it has good decent hang out retail for young people and safe for kids to hang around. One family play area. No more than 4 adults for 2hr. Work out something for pond area way to some rides, swings for kids to enjoy

Please deposit this form in the comment box or return by August 26, 2022

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3200 Deziel Drive, Suite 609  
Windsor, ON N8W 5K8

Tel: 519-571-9833 Ext. 3177  
Fax: 519-948-5054  
E-mail: zsotirakos@dillon.ca

Attention: Zoe Sotirakos

# Comment Form

## County Road 22 & Rourke Line Road

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Name: Melissa Compton

Mailing Address: 1401 Traditional Trail  
Belle River

I/we prefer to receive information by email.

E-mail melissa.charko@gmail.com

**Comments/Questions/Concerns (Use back if more space needed):**

I support the growth and ideas put forth  
**FOOD FOR THOUGHT:**  
 - traffic is already very congested - can a crossing light for kids  
 → will apartment bring more rushed <sup>be an idea across Rourke?</sup>  
 drivers? lots of children in area  
 ✓ think about how many homes in area are multiple families/vehicles  
 - using more than planned resources already

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Name:

DIANE SVEINSSON

Mailing Address:

1450 Heritage Cdr. Cres.  
SS#2  
Belle River, ON.  
NOR 1A0

we prefer to receive information by email.

E-mail

dsveinsson@cojaco.ca

Comments/Questions/Concerns (Use back if more space needed):

I am opposed to the car parking for the Apt. Block!

The school property should be town homes - existing schools in area have more than enough land to expand!

Too much Traffic on Hug. 22.

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Name:

Barb Rockett

Mailing Address:

1470 County Rd 22  
 Belle River NOR 1A0

I/we prefer to receive information by email.

E-mail

ROCKETT6672@OUTLOOK.COM

Comments/Questions/Concerns (Use back if more space needed):

I am opposed to the apartment building in general as it doesn't fit with the single family homes already in the area. But most of all I do not want to see the entrance/exit on County Rd 22. I do not like the idea of looking out my front window at a parking lot. I live in the country for a reason, otherwise I'd live in the city.

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Name:

Iounis Martakis

Mailing Address:

155 Alexander Av

I/we prefer to receive information by email.

E-mail

Comments/Questions/Concerns (Use back if more space needed):

Make it a 3 Floor apartment  
extent it from the housing Not a 6  
Floor apartment

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Name:

Dawn Cairns / Jesse Cairns

Mailing Address:

216 Maple leaf crt.  
Belle River, ON  
NOR 1A0

I/we prefer to receive information by email.

E-mail

jessecairns@hotmail.com / imkingo@hotmail.com.

Comments/Questions/Concerns (Use back if more space needed):

We have huge concerns RE: <sup>CURRENT</sup> FLOODING & ITS impact on us. We currently pay<sup>an</sup> obscene amount in flood insurance & want to know what the town is going to do about helping residents afford this. Adding capacity to this is not logical. Traffic is already so dense - a 3 lane road will not fix this. As well this ~~built~~ apartment building does NOT fit in with current landscape. Five to

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Ten years for sidewalks & trails to link Hwy 22 to Belle River is also not reasonable when planning a building of this size.

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Name:

L. GRANT

Mailing Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I/we prefer to receive information by email.

E-mail

\_\_\_\_\_

Comments/Questions/Concerns (Use back if more space needed):

No 6 storey Apt. building Traffic lights  
Trail System Widen County Rd 22  
Save small bush for wildlife  
Save some trees for wildlife

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Name: Anna & Dave Knysa

Mailing Address: 1458 Heritage Garden Cres.  
Belle River, ON N0R 1A0

I/we prefer to receive information by email.

E-mail annaknysa84@gmail.com

**Comments/Questions/Concerns (Use back if more space needed):**

We have many concerns.

- 1) Our home will, above all others, have the closest new build to our property (at 5.7m). Can this be increased?
- 2) There is no green/park area in this area of homes. Has this been considered?
- 3) This new 6-storey apartment will be the tallest building in Belle River — this is not the small town feel we signed up for.

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- 5) Just concerned about what residential townhomes will do for flood-prone areas? Any chance it would/can get worse?
- 4) Was there any consideration for the homes along Heritage Garden Cres, to purchase the property directly behind our home?

Overall, our main concerns are in relation to this 6-story apartment building, and the proximity of the homes directly behind us. We have no parks within close proximity to our home, which is an added concern.

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Name:

Linda Taylor

Mailing Address:

1512 Quille Ave  
 Belle River ON  
 NOR 1A0

I/we prefer to receive information by email.

E-mail

Ltaylor4@protonmail.com

Comments/Questions/Concerns (Use back if more space needed):

We need a walkable town, high density housing + public transportation. Belle River used to be covered w/ thick forests swamps + marshes. We need to reclaim the land + restore back to it's original state. Marshes protect us from flooding, drought + climate change. Current projections forecast vast areas of Belle River will be under water in 100 years. Stop building McMansions!

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Name: Lyszak

Mailing Address: 1615 Whitewood Drive.  
Belle River ON  
NOR 1A0

I/we prefer to receive information by email.

E-mail \_\_\_\_\_

**Comments/Questions/Concerns (Use back if more space needed):**

\* - More green space with mature trees.  
 \* - traffic - County + Town need to rethink new Cty Rd 22 plan - taking away all access from Beechwood + turning from Willowwood is ~~ridiculous~~ ridiculous. Need traffic flow and not through existing subdivisions.  
 Speeding is an issue already not dealt with.

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\* We are for development but all these projects  
 Project #: 20-3323 on 1 ~~site~~ site seems too much  
 we already Flood enough as it is.



Kiss and ride for 2 schools with only access to 22 being Rourke (after 22 "improvements") will be insane and dangerous.

Belle River does need more affordable housing and definitely more apartments. I don't believe these townhomes will be affordable.

- Love the idea of an apartment building but maybe only 4 stories.

\* mackenzie Urban did a wonderful job explaining the project. Well Done!

Good evening, my name is Sheila Prevost and I have lived with my family on Coretti Drive since 2003. We too have concerns with this development including traffic and safety, flooding and the amount of greenspace in our area. I believe town council had similar concerns when creating Lakeshore's Official Plan in 2021.

I would like to highlight some sections of the Official Plan that do not seem to adhere to with this development. Although some wording is subjective, as a resident of the affected area I feel I need to share my interpretations as I understand them.

In terms of safety and the increased traffic a school will bring to Girard, Rego and Coretti Drives, Section 6.6.1.f states elementary schools require direct access to an arterial or collector road. Schedule D2 clearly shows Girard as a residential road, however there is an entrance to the school on Girard. It is my hope that buses and Kiss and Ride only use Rourke Line.

Flooding is also an increased possibility with additional development according to schedules B4 and C1. Although maps show the only Flood Prone area is where the preposed pond is located, houses located on Rego and Coretti are also in the flood prone area. I could not find information in writing indicating the percentage of land that can be covered, however during the June Council Meeting a councillor mentioned it should be 30%. This proposed development is much higher.

All of the following sections highlight concerns I have about the 6-story apartment building and lack of greenspace.

3.3.6 and 3.3.8 states Primary and Mixed Use Nodes will provide appropriate transitions with adjacent land uses to avoid land use conflicts

6.6.1.b.1 – the density and height of the development will be compatible with adjacent uses

6.6.1.b.2 and 6.9.1.h.3 – the height and massing of the buildings at the edge of the medium density residential development will have regard to the height and massing of the buildings in the any adjacent low density residential area

9.4.a.5 - ensure appropriate land use and built form compatibility between adjacent uses through transitions in building height and massing.

In addition, sections 6.6.1.b.5 and 6.9.1.h.6 – the development is adequately serviced by parks. 3.3.6 also states any expansion will have public open spaces. Currently this area does not have safe access to a nearby park and open spaces.

Thank you for holding this information session and for hearing my concerns.