

Presentation at Public Meeting, Kingsville, July 8, 2019

Re: Proposed Official Plan of Lakeshore Residential West

From: Mr. J. Manias, 115 Crosswinds Blvd.
Mr. V. Delorme, 114 Crosswinds Blvd.

We look forward to the proposed development in our area. The two six-story buildings will bring new residents to the west end of town. The developers have assured us that the new people they are attracting will fit in nicely, not only in our neighbourhood, but also in the entire Kingsville community. Although the curling club will be sorely missed, that plot of bare land cries out for development. More population in the west end of town will balance out Kingsville and keep it growing in a natural but controlled manner.

We are, however, concerned about the *Stay and Play*. This is a commercial not a residential building. Visitors will stay for a day or a few days, with no ties to the Kingsville community, something we locals prize highly. The plan is for golfers to *play* at the Kingsville golf course and *stay* in this building. And hopefully play again the next day since that is such a wonderful course.

I have no doubt that Kingsville Golf will attract golfers from out of town. It is that good. We also know that the excellent wineries we have in Essex county will attract visitors as well. Nevertheless, there are other areas in Ontario with similar facilities. Consider the Niagara region. They have good golf courses, many very good wineries, and a casino as good the one in Windsor. Competition to bring in tourists and residents is tough. Thank goodness we also have the amazing Folk Music Festival and a strong pickleball club.

But these are all summer items. In order to be profitable, in order to stay in business, this *Stay and Play* must become what it really is: a motel. I'm sorry, but motels have a reputation, and usually well deserved. A set of golfers, usually men, in groups of four, eight or twelve will not just golf. There will be drinking and carousing. And in a motel, that will not happen just inside the rooms but back and forth between the rooms and in the parking lot. Not so good for the neighbours.

Now, add in the other individuals who will be using this motel. With 700 to a thousand new homes to be built in Kingsville; with all the new greenhouses going up; with all the facilities needed for this population (grocery stores, medical offices, restaurants, etc.), the motel will attract engineers, architects, construction workers and others. These people may stay for a couple of days or for several weeks until their project is done.

Which will help make the motel profitable. But these people will be away from home all this time. AND they have money! Often their employers will be paying their costs. They are lonely, affluent and have time. Drugs and prostitution are a natural result. Law enforcement will not be happy and neither will the neighbours.

Is it likely this will happen in Kingsville? Perhaps not.....possibly not. Could it happen in Kingsville? Well it's happened in lots of other places, so, sure, it could happen here as well. I would hate to see it necessary for Kingsville to need to hire more law enforcement at current costs. No one wants higher taxes. All of us want Kingsville to keep its sterling reputation as a safe, comfortable town.

I know the residents of Crosswinds condominiums strongly recommend that, if the council approves this project, then a high privacy fence be built by the developers to separate this project from our peaceful, retirement community. They also recommend a 90 degree rotation of the *Stay and Play* building so the parking faces the pro shop rather than our gentle community. I would rather not have the commercial building there at all and keep this as residential only. But, if the council does approve this application as it stands, then I strongly support the Crosswinds recommendations.

Thank you.

Vic Delorme

John Manias

