

Appendix E

Presentation at Kingsville Council on July 8,2019

Re: Proposed Official Plan of Lakeshore Residential West

From: Residents of Crosswinds Condominiums Kingsville

Contact: Nick Di Menna, Vern Batte

The residents of Crosswinds Condos are attentively anticipating the development of the former Kingsville Curling Club properties and welcome this new proposed development to our area. We are firm believers in honest and open communication and fully support an ongoing liaison between the Lakeshore Residence West Developer, the Kingsville Golf and Country Club and the Crosswinds Condominiums. Following the construction phase of this project, we are hopeful that a positive relationship will be established with the residents of the Lakeshore Residence Condominium Corporation.

Below, we have listed a number of concerns that are of paramount importance and need to be addressed at the construction phase of this project.

The Entrance Adjacent to Crosswinds Blvd

I would like to note that the Crosswinds Condominium Corporations had the exclusive use of the entrance and have expended funds to maintain and repair the entrance for the past 20 years. Therefore, we have concerns that should be addressed in a site plan agreement as follows:

We have been informed that the Town of Kingsville has retained ownership of the parcel of land which currently is utilized as the entrance to the Crosswinds Condominiums. We recognize that any necessary modifications and/or alterations will be completed to municipal standards (concrete curbs and gutters, storm drainage and appropriate asphalt surface).

- * Better illumination of the intersection and turning lanes is required to make it safer for drivers entering and exiting from County Road #20. Serious consideration should be given to the installation of a Right Turning Lane off of Hwy #20 running East and West into the development, as well as a Right Turning Lane on to Hwy #20 out of the development. The improvement of lighting would greatly enhance the safety of all concerned along with the ability to read the directions provided by the signage once they enter.
- * Signage -We feel that it is essential for the appropriate street signs be installed to clearly direct visitors, deliveries and tradespeople. These must include signs that:
 - * Clearly direct traffic to the Lakeshore Residential Facilities
 - * A "Stop" sign where Crosswinds meets the entrance way
 - * A "Crosswinds Blvd." street sign
 - * A "Private Road" sign also at the entrance
 - * A "No Exit" sign near the entrance

Traffic Light

The intersection of Conservation Blvd., County Road #20, and Crosswinds Blvd. already has a very high traffic volume which is further complicated by the dangerous curve and valley immediately West and the speed reduction zone from 80km to 70 km to the East. Additional stress will be added to this already dangerous intersection with the introduction of heavy construction equipment and workers and their vehicles. Ultimately the residents of the 96 units from Lakeshore Residential West and the clients from the Stay and Play are also probable users of this entrance. As already stated, we feel that the installation of a traffic light at this intersection before construction is initiated, will help to reduce the potential for traffic accidents. We have submitted this suggestion at several previous meetings but would like to double down on our contention that we see an overwhelming need to install traffic lights at this intersection.

Property Barrier

We are requesting that a low maintenance, high quality 7 foot barrier, manufactured of composite vinyl, be installed, at the expense of the Developer and maintained by the Developer or successor in perpetuity. This barrier would be installed on the East boundary of Crosswinds and stretch from the Crosswinds Entrance in the South to the Golf Course Property in the North. In the construction phase, as a temporary measure, it would be acceptable to install a standard construction fence, covered with a vinyl material. During construction there is no way to measure the amount of dust and dirt that the residents who live immediately adjacent to the Lakeshore West Project will be exposed to. The frantic commotion of equipment, trucks and other noises not currently present at the site will definitely become a reality and a hardship for these residents. The construction experience during the recent demolition of the Curling Rink was far from positive and is no doubt a precursor of what is to come. After the construction phase, we anticipate the possibility of many forms of aberrant and intrusive behaviour from the clients at the Stay and Play facility. Again, in an effort to minimize the impact of these potential problems, we feel that the suggested Property Barrier is warranted. It was suggested at an earlier meeting that an adjustment to the configuration of the Stay and Play building could help in minimizing the impact on the residents at Crosswinds. One possibility would be to rotate the building 90* or less, leaving the parking lot for the facility, facing the Pro Shop of the Golf course.

Landscape

In the schematic drawings we have noted a number of tree plantings. The cost of landscaping is never with the initial planting but with the ongoing maintenance. We encourage consultation with representatives from the Crosswinds Condominiums before selecting shrubs or tree planting. We have noted that large deciduous trees are gorgeous to look at but require extensive pruning and an arduous effort for leaf clean up.

In closing, I would like to sincerely thank you for providing me with this opportunity to voice the concerns of the residents of the Crosswinds Condominiums with respect to the Lakeshore West Development. We expect that our representatives will be included at the Site Development stage and will become integral

members of that committee. We look forward to being invited to the table for those discussions and to the utmost success of this project.

Respectfully Submitted

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