

195 Main Street East – PIC REPORT

A Public Information Center (PIC) meeting was held on Tuesday, February 28, 2023, from 6pm to 8pm, in Room B of the Kingsville Arena. The purpose of the meeting was to provide an opportunity for the residents of the community to learn about the proposed development located at 195 Main Street East and to speak with the developer. The meeting was attended by several members of the community and a sign-in sheet was used to track attendance. However, not all attendees signed in.

A copy of the sign in sheet is attached to this report.

During the meeting, several comments/questions were brought up by attendees and are included below.

My responses at the meeting are in green and included below:

- Concerns were raised regarding the size and type of homes in the proposed development. Attendees suggested keeping lot sizes at 60 ft. or larger and not including small lot sizes and making all homes single detached dwellings (This was received several times, 60 ft. lots minimum).

Most of the lots are 60 feet wide, no lots currently are proposed to be smaller. To include only single family lots is not feasible as there needs to be some diversity in the lots. Semi-detached are included as an option for those who do not want a single family home, and the apartment offers rental units for those who would be looking for a rental option. A good mix of options are available at this development.

- Attendees requested the inclusion of affordable housing in the development.

Although we are not labeling this development as affordable housing, the lot sizes are not considered estate size lots where you would typically see homes over a million-dollars.

- Questions were raised regarding zoning amendments and the M1(h) designation, including the timeframe and notice requirements.

I did not receive this comment personally. However, as the developer we will continue to work with the Town to ensure the correct process is followed.

- Attendees suggested moving the location of the apartment complex closer to Main Street.

This comment was received a couple times and the apartment was overall well received. The reason the apartment was placed near the rear of the property was to ensure minimal impact to most of the residents. Additionally, an interim control by-law is in place on the north section of the property as the Town reviews its options.

- To alleviate traffic, attendees suggested using 58 Walker Drive (Town Park) as a road access through Walker Drive to Mill St E.

Although a good comment, it was mentioned that this would not alleviate traffic enough for the Town to consider it as a viable solution. Additionally, a traffic impact study was completed for the

development and the surrounding area and it indicates that the surrounding streets will still operate at an acceptable service level.

- Concern with lack of playgrounds for youth, noting that park space is only included in lands currently outside the subdivision proposal.

I did mention that my discussions with the Town are ongoing with this topic. However, there is a park directly adjacent (Murray Street) to this property that is currently not being utilized. There is a potential to utilize that space as green space for this development with developer's (195 Main) help.

- Access trail onto the greenway.

ERCA was not open to another access point on the greenway. This can be discussed with the Town moving forward.

- Traffic in general and on Main Street, including multiple residents wanting direct access to Main Street.

Since this was raised multiple times, my position remained the same. A traffic impact study was completed for the proposed development and the surrounding area. The study concluded that the surrounding roads will continue to operate at an acceptable service level.

Additionally, due to the interim control by-law, access to Main Street is not accepted at this time.

Therefore, any development to the north of the site will be required to exit to the south.

Although this may change in the future, we are continuing to progress with no access to Main Street.

- Concern with Hydro Right of Way over rear of existing properties; and how Hydro will access hydro lines should there be problems or servicing needs.

The Hydro easement has been established for many years. This development will not encroach on the existing Hydro easement. Hydro will continue to access their lines through the easement as this is what the easement is for.

- Parkland off Murray use for Parkland designation.

A few residents mentioned it would make sense to use the Murray St. open space as a park for this development and I confirmed I would discuss this with the Town.

- Phasing and anticipated timelines.

Phasing was discussed which are included in the design drawings, and a timeline of around a year was presented to the residents. I also mentioned that market trends may impact construction scheduling.

- Height of the proposed apartment in terms of privacy.

The current proposal is for 6 stories and some residents feel it may be too high. I mentioned I will continue to work with the Town and ensure I maintain the zoning provisions to ensure that it will be built as per Town standards.

I also mentioned from a financial standpoint that it would be less cost effective to be below six stories and they understood.

I offered that the units on the west side of the upper floors may not have a balcony to overlook the residential homes to the west. This was also well received.

Overall, the apartment was well received with some minor comments as mentioned above.

- Concerns regarding stormwater management (mainly on Train Court).

I spoke to a few residents regarding SWM and mentioned that a SWM plan was completed for the development. I also mentioned a grading plan has been completed to ensure the site will be responsible for maintaining its own stormwater through sewers and catchbasins.

- Concern related to dust control during development due to winds from Agricultural lands.

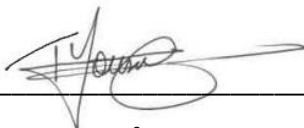
This comment was not received directly, however, normal construction practices will take place to complete the development. Water trucks will most likely be used to ensure the surrounding streets remain free of dirt and dust.

The meeting was successful in providing residents with an opportunity to learn about the proposed development and to ask questions to the developer. The developer was able to address the concerns raised by attendees and provide reassurances about the project's potential benefits.

The feedback received during the meeting will be considered as the development progresses. The developer will continue to engage with the Town throughout the project's construction and will provide updates as appropriate.

Overall, the PIC meeting was a positive and productive event, providing valuable insights into the concerns of the community about the proposed development located at 195 Main Street East. The developer will continue to work with the Town to ensure that the project is completed in a way that benefits the entire community.

Trusting you find the above satisfactory, however, should you have any comments or questions please contact the undersigned accordingly.



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