

## APPENDIX D – PUBLIC COMMENT

From: Bruce Pottle [<mailto:bvpottle@gmail.com>]

Sent: May-10-17 9:06 PM

To: Kristina Brcic <[kbrbic@kingsville.ca](mailto:kbrbic@kingsville.ca)>

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Subject: Re: NOTICE OF PUBLIC MEETING - Tuesday, May 23, 2017

Kristina: thank you for forwarding me a notice of the upcoming council meeting regarding the zoning by-law amendment presentation for 6 Park Street.

I do have a question on this application apart from my initial concern about parking space for this development. How can I or any other citizen make a formal complaint at this time when the owners still have not presented the town of Kingsville with a finalized site plan showing garbage bin location (if outside) as well as all final above ground parking spaces including necessary handicapped areas and spaces for visitors.

Safety will be compromised for all at this extremely busy intersection which is on a designated truck route in constant use daily by gravel trucks and huge tandem trailer semis not to mention heavy regular vehicular traffic.

The application also states "parking for the building is to be located below grade under the building". It is my understanding that only occupants who pay a \$25,000.00 fee will be allowed a deeded parking spot there. Am I correct in thinking that all who do not pay this fee will have to park outside? It also doesn't state how many spaces will be available below ground. This is especially pertinent now that they have decided to increase the number of units to be built from 32 to 39. Do they have enough spaces underground to accommodate?

Using Kingsville's parking space factor for apartment buildings (that you supplied to me) of 1.3 spaces required per unit, at the original 32 units, 41.6 spaces were needed. Now, increasing to 39 units, 50.7 spaces are necessary. Possibly; this doesn't even include handicap, visitor parking or multiple vehicles owned per unit.

We have visited many friends living in condos/apartments in Windsor and have found guest parking to be virtually non-existent. This leaves guests to seek refuge in the use of the lots at riverfront parks, nearby marinas or McDonald's. 6 Park Street has none of these alternative locations and so overflow will lead to on-street parking on Park Street and Division -- probably even in bike lanes.

In my opinion, this building doesn't have enough land to provide adequate on-site parking for the residents' needs. Division and Park Street could become overly congested due to the additional on-street parking. This, added to the many pedestrians, cyclists, etc. moving between two parks, a busy new restaurant along with a projected King's Landing banquet facility, will almost certainly present the possibility of serious accidents.

In closing, I ask that Kingsville council give this matter careful consideration before accepting this zoning-by-law amendment - ZBA/01/17 for 6 Park Street.

Respectfully yours,

BruceV. Pottle