

Public Comments/Questions and Staff Responses – 9 Chestnut Street

Note: Comments/Questions have been summarized in the chart below. The full comments can be found in the pages following the chart.

Member of the Public	Comment/question	Response
Kimberley and Justin Leblanc #1	Losing greenspace and an area for children to enjoy.	The adjacent Lockview Park is proposed to be upgraded significantly.
Kimberley and Justin Leblanc #2	No amenities in the immediate area for residents of the proposed building.	The tenants moving into these affordable housing units can access necessities the same way current residents in the neighbourhood would. They have the option to drive their vehicles, arrange for other transportation whether it be public transportation, taxis or ride sharing, and the closest bus route is one block north of the property.
Kimberley and Justin Leblanc #3	Why this specific park?	Council and Economic Development staff determined this park was a strategic opportunity for the City to partner with Port Cares to create an affordable housing development.
Jessica Nuxoll #1	Affordable housing means higher crime rates in the neighbourhood.	This is an unfortunate stereotype of affordable housing. There are numerous scholarly studies and reports on this stereotype actually being the complete opposite.
Shari Patterson #1	Would like to see a change in occupancy demographic.	Units are proposed to be provided to families/single parents/seniors in need. The City will continue to make this a priority.
Shari Patterson #2	Concerns surrounding parking.	Parking has been proposed in excess of what the By-law requires for Public Apartment Buildings. Parking is not anticipated to be a concerns.

Richard Lascelles #1	Concerns with increased in crime/unwanted activity.	See Jessica Nuxoll #1 response.
Richard Lascelles #2	Concerns with decrease in property values.	This is another unfortunate stereotype of affordable housing. There are numerous scholarly studies and reports on this stereotype actually being the complete opposite.
Richard Lascelles #3	Loss of park facilities that are convenient for residents.	See Kimberley and Justin Leblanc response #1.
Richard Lascelles #4	Development of this proposal in another area would make more sense.	Council and Economic Development staff determined this park was a strategic opportunity for the City to partner with Port Cares to create an affordable housing development.
Barbara deGuerre #1	No amenities in the immediate area for residents of the proposed building.	The tenants moving into these affordable housing units can access necessities the same way current residents in the neighbourhood would. They have the option to drive their vehicles, arrange for other transportation whether it be public transportation, taxis or ride sharing, and the closest bus route is one block north of the property.
Barbara deGuerre #2	Concerns with infrastructure not being adequate for the proposal.	No concerns with respect to servicing were raised by City Public Works staff. Reports are required to be submitted to show how the services will work through the Site Plan Control process.
Donna Hale #1	Concerns with traffic, has a study been completed?	No traffic concerns have been raised with respect to the proposal.
Donna Hale #2	Can we be confident proper signage will be placed on site for traffic?	Yes, signage and directional arrows etc. are handled through the site plan control process.

Penny Turnbull #1	Would like to keep that park as there are not any other parks in the area.	See Kimberley and Justin Leblanc response #1.
Penny Turnbull #2	Concerns with decrease in property values.	This is another unfortunate stereotype of affordable housing. There are numerous scholarly studies and reports on this stereotype actually being the complete opposite.
Roland and Mona Breton #1	Would not like to lose the park.	See Kimberley and Justin Leblanc response #1.
Jim Turnbull #1	No amenities in the immediate area for residents of the proposed building.	The tenants moving into these affordable housing units can access necessities the same way current residents in the neighbourhood would. They have the option to drive their vehicles, arrange for other transportation whether it be public transportation, taxis or ride sharing, and the closest bus route is one block north of the property.
Amy and Steven Forte #1	Loss of greenspace.	See Kimberley and Justin Leblanc response #1.
Amy and Steven Forte #2	Location of the new park is unsafe.	City staff do not have any evidence that the new park location will be unsafe.
Amy and Steven Forte #3	Proposal will impact property values.	This is another unfortunate stereotype of affordable housing. There are numerous scholarly studies and reports on this stereotype actually being the complete opposite.
Amy and Steven Forte #4	Concerns with safety of the area.	See Jessica Nuxoll #1 response.
Amy and Steven Forte #5	Proposed location is not within walking distance of any amenities.	The tenants moving into these affordable housing units can access necessities the same way current residents in the neighbourhood would. They have the option to drive their vehicles, arrange for other transportation whether it be

		public transportation, taxis or ride sharing, and the closest bus route is one block north of the property.
Sam Tavano #1	The building will be an eyesore.	A mix of housing types is supported at a provincial, regional and City level. Staff find this proposal will compliment the area nicely.
Sam Tavano #2	Why in a residential area?	This is a residential proposal. It is important to note that this building will be lived in by people.
MayBeth Szilagyi #1	Why in this location?	Council and Economic Development staff determined this park was a strategic opportunity for the City to partner with Port Cares to create an affordable housing development. Additionally, Lockview Park will be enhanced significantly to create a park for everyone.
Jennefer Driver #1	Location is not suitable.	The tenants moving into these affordable housing units can access necessities the same way current residents in the neighbourhood would. They have the option to drive their vehicles, arrange for other transportation whether it be public transportation, taxis or ride sharing, and the closest bus route is one block north of the property.
Josephine DiGregorio and Catarina Buri #1	We do not know who will be living in this building.	People will be living in this building.
Josephine DiGregorio and Catarina Buri #2	Increase in crime in the area.	See Jessica Nuxoll #1 response.
Andrew Herron #1	A new location should be found.	Council and Economic Development staff determined this park was a strategic opportunity for the City to partner with Port Cares to create an affordable housing

		development. Additionally, Lockview Park will be enhanced significantly to create a park for everyone.
Matthew deGuerre #1	How will people get their basic necessities?	The tenants moving into these affordable housing units can access necessities the same way current residents in the neighbourhood would. They have the option to drive their vehicles, arrange for other transportation whether it be public transportation, taxis or ride sharing, and the closest bus route is one block north of the property.
Matthew deGuerre #2	Why was this location selected?	Council and Economic Development staff determined this park was a strategic opportunity for the City to partner with Port Cares to create an affordable housing development. Additionally, Lockview Park will be enhanced significantly to create a park for everyone.
Gino Castagna #1	A new location should be considered somewhere else.	See comment above.
Bethany Moore #1	Concerns surrounding the location of the new park.	The new park will be upgraded significantly. Safety is not anticipated to be an issue. The park will still be visible from numerous houses.
Bethany Moore #2	Will the same effort be put into the new park from the City and Police to maintain the park and keep it safe.	Yes, this is not anticipated to be an issue.
Patti and Martin Fitzgerald #1	Would like to see the park stay and be upgraded.	Council and Economic Development staff determined this park was a strategic opportunity for the City to partner with Port Cares to

		create an affordable housing development. Additionally, Lockview Park will be enhanced significantly to create a park for everyone.
Jacques and Olga Lieber #1	Would not like to lose the park.	See comment above.
Irma Comazzolo #1	Does not feel this location is the right fit for the building – it will decrease home values and increase crime.	See Richard Lascelles comment #1 and #2.
Irma Comazzolo #2	How will people get their basic necessities?	The tenants moving into these affordable housing units can access necessities the same way current residents in the neighbourhood would. They have the option to drive their vehicles, arrange for other transportation whether it be public transportation, taxis or ride sharing, and the closest bus route is one block north of the property.
Michelle Turcotte #1	Traffic concerns.	No traffic concerns have been raised with respect to the proposal.
Michelle Turcotte #2	Crime levels will increase.	This is another unfortunate stereotype of affordable housing. There are numerous scholarly studies and reports on this stereotype actually being the complete opposite.
Michelle Turcotte #3	Amenities should be closer to the building.	The tenants moving into these affordable housing units can access necessities the same way current residents in the neighbourhood would. They have the option to drive their vehicles, arrange for other transportation whether it be public transportation, taxis or ride sharing, and the closest

		bus route is one block north of the property.
Michelle Turcotte #4	Decrease in home values.	See Richard Lascelles #2.
Jack and Cathy Roseboom #1	How will tenants get their basic needs met with no groceries nearby? This location does not make sense.	The tenants moving into these affordable housing units can access necessities the same way current residents in the neighbourhood would. They have the option to drive their vehicles, arrange for other transportation whether it be public transportation, taxis or ride sharing, and the closest bus route is one block north of the property.
Jack and Cathy Roseboom #2	The park shouldn't be moved as there is no need to do so.	Council and Economic Development staff determined this park was a strategic opportunity for the City to partner with Port Cares to create an affordable housing development. Additionally, Lockview Park will be enhanced significantly to create a park for everyone.
Sylvia Sukkel #1	There are existing issues with garbage in the area. Other places already have garbage and cigarette butts on their property.	Waste collection is a Regional issue. If required, the City By-law Division can put you in touch with the right place at the Region to have this addressed. Garbage on the streets is not a Planning issue. City By-law can assist with unkept properties.
Rudy Sukkel #1	Crime rate will go up.	This is another unfortunate stereotype of affordable housing. There are numerous scholarly studies and reports on this stereotype actually being the complete opposite.
Rudy Sukkel #2	Increase in garbage, unmaintained property.	See Sylvia Sukkel #1
Rudy Sukkel #3	Property value will decrease.	See Richard Lascelles #2

Alexandra Taylor #1	Why this location and not the area where the park is proposed to be upgraded?	Council and Economic Development staff determined this park was a strategic opportunity for the City to partner with Port Cares to create an affordable housing development. Additionally, Lockview Park will be enhanced significantly to create a park for everyone.
Alexandra Taylor #2	No banks, grocery stores or pharmacy within walking distance.	The tenants moving into these affordable housing units can access necessities the same way current residents in the neighbourhood would. They have the option to drive their vehicles, arrange for other transportation whether it be public transportation, taxis or ride sharing, and the closest bus route is one block north of the property.
Alexandra Taylor #3	This will increase traffic in the area.	No traffic concerns have been raised with respect to the proposal. The number of units/vehicles has not triggered the need for a traffic impact study.
Ryan Dyck #1	No banks, grocery stores or pharmacy, basic amenities etc. within walking distance.	See Alexandra Taylor #2 above.
Ryan Dyck #2	The new location of the park will be unsafe as it isn't visible.	The new location is not expected to be dangerous. The park will still be visible by numerous homes and rear yards.
Ryan Dyck #3	We don't just need any housing, we need well-planned, well-designed housing for individuals in need.	This development will house numerous people in need. Studies have shown that the best way to site and plan for affordable housing is to incorporate it into existing neighbourhoods/communities.

Mary Bigford #1	Where will the money come from to pay for these changes?	The funding for a development is not particularly a planning concern with respect to consideration of an Official Plan or Zoning By-law Amendment. Port Cares has secured funding through a number of governmental grants etc.
RB McGinnis #1	This is the only park in the area.	As mentioned in previous comments, the adjacent Lockview Park will be enhanced to create a park for everyone.
RB McGinnis #2	This will cause parking and traffic congestion.	Traffic and parking is not anticipated to be a concern. Currently, there are 20 parking spaces provided.
RB McGinnis #3	The building will be dangerous for the business at the end of the street.	As demonstrated in the Planning Justification Report and Noise Study, the use of the site to the west is minimal.
M. Berry #1	Property values will decrease.	See Richard Lascelles #2
M. Berry #2	Find another location not in a great neighbourhood.	This is a residential use proposed in a residential location. The proposed building will enhance the existing neighbourhood.
Irene L. #1	The area will become noisy and congested.	No noise or traffic concerns are expected as a result of this development.
Melissa Bigford #1	There is no mention in the Parks and Recreation Master Plan 2020 that his park should be considered surplus.	Council and Economic Development staff determined this park was a strategic opportunity for the City to partner with Port Cares to create an affordable housing development. Additionally, Lockview Park will be enhanced significantly to create a park for everyone.
Melissa Bigford #2	Why wasn't the park transition process followed as outlined in the	It is a Council decision to follow the recommendations of a Plan or not. Council and

	Parks and Recreation Master Plan?	Economic Development staff determined this park was a strategic opportunity for the City to partner with Port Cares to create an affordable housing development. Additionally, Lockview Park will be enhanced significantly to create a park for everyone.
Melissa Bigford #3	When was the Public and Park designation changed to Urban Residential in the Official Plan?	The land has been designated as Urban Residential since at least 2006.
Melissa Bigford #4	Which park is next?	Any further changes to City parks is under the purview of City Council.
Melissa Bigford #5	Why has this park been selected?	Council and Economic Development staff determined this park was a strategic opportunity for the City to partner with Port Cares to create an affordable housing development. Additionally, Lockview Park will be enhanced significantly to create a park for everyone.
Melissa Bigford #6	What is the full cost of moving the park to Lockview Park?	This is outside of the purview of a Planning application.
Scott and Lee Mathieson #1	The park will be moved far away across the canal.	Lockview Park is directly adjacent to the south of Chestnut. I believe you are referring to Lock 8 Park across the canal.
Scott and Lee Mathieson #2	Impacts on property values are unknown.	See Richard Lascelles #2

Additional comments received from Melissa Bigford and Christopher Lofquist of 173 Chippawa Road have been received and referenced and responded to in the body of the Recommendation report. The full comment can be viewed immediately following this page.

Revised Comment from Melissa Bigford and Christopher Lofquist - November 1, 2022

Melissa Bigford & Christopher Lofquist
173 Chippawa Rd.
Port Colborne, ON.
L3K1T6

November 1, 2022

To: Mayor and Members of Council

I am speaking to you tonight to express our concerns and questions in regards to the Official Plan Amendment File D09-01-22 and to the Zoning By-law amendment File D14-04-21 for Chestnut Park and why it should be denied. An amendment of zoning from Public and Park (P) to Fourth Density Residential Special (R4-XX) is not the best use of this land in the neighbourhood or within the city.

We disagree that these lands were considered surplus to the City as the Parks and Master Plan (created at a cost of \$70,000) states that even though there is enough parkland to service the current population the City is deficient in the amount of neighbourhood parkland required area based on the Official Plan is 18.31 ha and we only have 10.81ha. It was also stated in the response to the first meeting questions that Chestnut Park was large enough to accommodate the proposed development but if that was the case it would not have had to come back to council for another public meeting requiring an official plan amendment or special by-law zoning provisions and reduced setbacks! You can't fit a square into a circle!

Under the D6 guidelines any sensitive land use should have a minimum separation distance of 70 metres from a Class 2 industry. The building as proposed would only be 44 metres and the property line to which the D6 guidelines are measured is only 24.59metres. The planning justification report states that this is not an issue even though a proper noise study was not possible at the property due to a work stoppage and that special warning clauses warning of potential transportation noises needed to be included in rental agreements. The noise study also indicated that a detailed noise and vibration study is recommended to be conducted for the adjacent facility and the affiliated yard in accordance with the requirements of the NPC-300 guideline. Even so, a recommendation report will be back to council next week without the required noise study! Why are the D6 guidelines to ensure protection of abutting sensitive land uses not being met? Currently, zoned as public and park (a neighbourhood park) none of these issues are a concern!

Another issue from the noise study is that it states that Barber Drive is neither a provincial highway nor a regional road and is not considered a potential noise source. The Region does not have traffic counts for Barber Drive, and it is further assumed that a negligible amount of traffic travels on Barber Drive in this area. However, Logistec a terminal operator that features laydown areas for oversized pieces, easy access for large vessels, flexible working hours and convenient access for trucking companies operates on Barber Drive. It should also be stated that the noise from the increase in docked vessels, outdoor storage areas and increased truck traffic has been an ongoing issue affecting the surrounding neighbourhood being dealt with by the

Ministry of Environment, Conservation and Parks since 2019. So to state that the amount of traffic traveling down Barber Drive is negligible is completely inaccurate.

Where are the Phase 1 and Phase 2 Environmental Site Assessments to determine if there is any soil contamination given the proximity of the site to the industrial lands to the West and the geotechnical investigation that was agreed upon in the MOU between the City and Port Cares? Have these investigations been completed and if so where are those reports?

The other major issue with this proposal is the reduction from 3 metres to 1 metre in the minimum landscape buffer abutting a residential zone and/or public and park zone. It is stated that the 1 metre buffer is sufficient to accommodate a privacy fence and the installation of coniferous trees which grow narrow and tall like cedars. As a landscaper I do not see how 1 metre or 3.26 feet is a sufficient amount of space to accommodate a privacy fence and a cedar row of hedges. Also, considering it is along the main entrance/exit roadway into the property there will be no protection for the cedars which are susceptible to damage caused by snow and salt. Where will the snow from the entrance/exit roadway be placed as there is not enough room in the 1metre buffer to accommodate mounds of snow?

As stated in my email to council and staff the public notice was not posted on the public notices page nor on the Facebook page yet the other public meeting application on tonight's agenda was. All public meetings applications should be treated equally in order to demonstrate continuity and transparency across the board and not decided by staff on a case by case decision. It is also concerning that the recommendation report to council will be brought back at next week's council meeting; posted on the city's website this Thursday providing yet again, another example, that this public meeting is just a formality (putting the cart before the horse) in the eyes of staff and council.

In conclusion, under the Official Plan the infill and intensification does not match the pre-established building character of adjacent buildings low density users or an official plan amendment would not be required. This proposal that has doubled in height is not the best use of an exceptional neighbourhood park or compatible with the adjacent uses of land. We have a limited amount of parkland available and once it is gone it's gone!

The Zoning By-law special provisions and the major reduction in the established minimum D6 guidelines for a Class 2 industry to allow this development on this property shows that it does not fit at Chestnut Park. We think too many important aspects are being omitted and that surrounding homeowners will feel the greatest effects of these shortcomings. All questions, concerns and required studies should be brought forward and clearly addressed before any recommendation report comes back to council.

Thank you,

Melissa Bigford & Christopher Lofquist

Prior Public Comments

From: Kimberly LeBlanc [REDACTED]
Sent: February 6, 2021 8:23 PM
To: Charlotte Madden
<charlotte.madden@portcolborne.ca> **Subject:** Chestnut park re zoning

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening,

We Kimberly and Justin LeBlanc of 290 Clarke Street in Port Colborne, Ontario want to outline our concerns with Chestnut Park being relocated and re-zoned.

When we purchased our home in February of 2020 we chose this location because of the park being so close to us. As well as the greenspace around our property.

A concern we have with relocating the park is that we will be losing the greenspace and an area for our little ones to enjoy.

Makes zero sense to us why you would want to build anything here for affordable housing. There are no grocery stores, laundry facilities, pharmacy, schools within a decent walking distance for people to see it as an advantage.

Just like we they residents are not opposed to affordable housing we just do not want our greenspace gone to do it.

As we drive around Port Colborne we see abandoned buildings, empty store fronts, which would also be able to be rezoned for affordable apartments. Why would you want affordable housing away from amenities that people need? Why this specific park? Why build up an area where people have made it a community, purchased their home because of the park? Yes we get it, we understand the park is supposed to be going closer to Lakeshore School. Will I feel comfortable walking my 5 and 3 yr old down there...nope.

I sincerely hope you read and consider everyone's input as this directly impacts every single home owner within a 2 block radius.

Sincerely,

Kimberly & Justin LeBlanc

From: jessica Marr-Nuxoll [REDACTED]
Sent: February 7, 2021 12:23 AM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: chestnut Park

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I do not agree with losing the Chestnut Park. I am very concerned that this is happening to our community and no one seems to think about the children or what about the residents that already live in the area. My kids love that park over any park because it offers a lot more and they love the big trees around the park. We also bought this house 12 years ago and the main reason we bought a house in this area was because of the park and how the neighbourhood was a clean and very low crime if at all. We all pay taxes and this discussion should've been brought up with all of the residents in this area instead of behind our backs. Subsidized housing means higher crime rates in our neighbourhood. My family moved from a low-income high crime area to this Neighbourhood because it was a better option to raise a family. This is not suitable because there is a lot of areas other than Chestnut Park to build a home for the homeless and for the low-income families. The park belongs to the municipality therefore it belongs to the tax payers. Maybe we should have been consulted BEFORE the sale of our public areas to see if it was okay. Our children's safety and recreation are what's important. The park should stay.

My name is Jessica Nuxoll and I live on 155 Humboldt Pkwy Port Colborne
I'm also pre-registering for the virtual meeting on this matter on February 16 at 6:30pm

From: emmanuel boudreau [REDACTED]
Sent: February 7, 2021 8:23 AM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Chestnut park

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Good morning!

My name is Emmanuel Boudreau i live in the neighborhood of chestnut park, I read about the project of relocating the park for new housing for lower budget, I'm agree Port Colborne need housing for those people but please is it possible to do a project and using common sense? Port Colborne have a lots of empty space like I nice one by nickel beach, instead of people park there to go to the beach in summer you will have tax payer all year round! Make sense to me, relocating a park come with cost so why doing it because tax payer pay?? It will be nice for once elected people spend tax payer money the proper way, we are not milk cow!! Port Colborne tax is already way to high for the service we have!

So I saying it clear in again of relocating chestnut park build your housing somewhere else!!

Thanks for your time!

Emmanuel Boudreau
203 Wellington street
Port Colborne
Get [Outlook for iOS](#)

Dear Town Council,

My name is Shari Patterson and I own a home at 69 Chestnut St. The purpose of this email is not to express outrage at the construction of affordable housing in my neighbourhood. I am on the Board of SafetyNet Children and Youth Services in Oakville and am well aware of the lack of affordable housing in much of south western Ontario. While I find the lack of community consultation and announcement of the project via the media to be appalling, I understand the positive intentions behind it. My concern lies not in the socioeconomic status of the residents but in the fit of the proposed project to the location of where it is to be erected.

I have obtained a copy of the proposal from the Town's Deputy Clerk and have looked it over. Chestnut Park is a small parcel of land but the construction of a 2 storey, 20 unit building seems like a reasonable size to me. The proposed occupants, however, do not seem like a reasonable match to the location to me.

The drawings show a two storey structure of 20 units with gardens and a 15 space parking lot at one end. Doing the math, that means that there will be some units without a parking space, which is not necessarily a concern. However, when you factor in that the residents will be made up of families, I am now concerned.

While there may be a family or two without transportation, it is highly unlikely that 5 families will be without a personal vehicle. Chestnut St is not within walking distance of a grocery store so it is a virtual certainty that access to transportation will be a requirement in deciding to live there. It is also highly likely that some families will have older children with a vehicle and I would hope that that these families would be entertaining visitors from time to time as well. So my question is, where are residents and their visitors going to park on a 3 car wide street?

When looked at through the lens of traffic and parking, it is obvious to me that the proposed residents do not match the location. There is, however, a demographic equally in need of affordable housing that would be much better suited to this location ... seniors. In this scenario, it would be more reasonable to assume that every unit would not have a personal vehicle and while they would have visitors, it would not likely be at the same volume as those that families would have.

So I am asking Council not to necessarily stop the project but to consider a change in occupancy instead, to a demographic which is equally deserving but more suited to the size and location of Chestnut Park. Affordable housing for families is definitely needed and I hope that Council continues to explore ways to meet their needs, but demonstrating consideration for matching the existing communities to the residents will make that an easier task and diminish the "not in my back yard" responses that you are currently receiving.

Thank you for your consideration and I would be happy to communicate with you further if you should so desire. Port Colborne is a welcoming, vibrant, charming town; I hope you choose to maintain its strong sense of community by working with the people who have chosen to call it home.

Sincerely,

Shari Patterson

From: R Lascelles [REDACTED]
Sent: February 7, 2021 1:20 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Re: Chestnut Park proposed redevelopment

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Re: Chestnut Park Redevelopment
Name: Richard Lascelles & Family
Address: 109 Humboldt Parkway.

As a concerned citizen, I am hereby voicing my opposition to the planned redevelopment of the current Chestnut Park located at the corner of Clarke and Chestnut streets in Port Colborne.

My reasons are as follows:

- Potential increase in crime as low income / single dwelling units may attract and/or increase an unwanted element in this area
- Safety concerns as our neighborhoods have been recently inundated with drug related activity, petty crimes, break ins and thefts that police services have been unable to contain/stop.
- Decrease in area property values as this area is currently all single family homes
- Loss of park facilities that are convenient for area residents
- Development of this type of project in the downtown area would have logistic benefits for its residents

I believe that affordable housing is needed in many communities, but in this case there may be other more suitable sites that may accommodate this type of project, without detracting from our neighborhoods, the safety serenity and charm that residents in our area have come to expect and enjoy.

I sincerely hope that Port Colborne City Council takes the time to rethink this current direction, as I and many other local area residents are truly concerned for the future of our neighbourhoods.

Please develop this project elsewhere, like the downtown core.

Rick Lascelles.

From: noreply@portcolborne.ca <noreply@portcolborne.ca> On Behalf Of Gayle Pulak
Sent: February 7, 2021 2:24 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: building an apartment building in chestnut park

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I say no to building an apartment building in chestnut park, that is for children, seniors, and what little wildlife that may live there, I do not support this as a tax payer~

From: Barb deGuerre [REDACTED]
Sent: February 7, 2021 2:31 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Written submission Chestnut park

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Charlotte,

I am writing to you in regards to the removal and rezoning of Chestnut Park.

I do not want the Park removed, and I believe that doing this will not benefit the existing property owners, or in fact, the potential new tenants of the proposed housing complex.

Consider the fact that the East side is already horribly neglected. There are no grocery stores, doctors, pharmacies etc. on the East side, so how will lower-income people get their basic necessities met? Port Colborne has terrible transit that is not easily accessible and is not ever reliable if only because of the bridges.

The City of Port Colborne should be investing in the infrastructure on the East side first to help the existing residents before adding more of them to it.

I am also incredibly disappointed that the City of Port Colborne did not use an existing property that is already zoned correctly. And I want to know why?!

I am vehemently opposed to removing an existing park/green space to be replaced by a building of any kind! Chestnut Park is used on a daily basis and has been a beautiful addition to the neighbourhood for generations and should remain that way in the future.

Please consider this as a formal request to be included in the virtual meeting on February 16th.

Sincerely,

Barbara deGuerre
289 Clarke St
Port Colborne, ON
L3K 2G7

From: Donna Hale [REDACTED]
Sent: February 7, 2021 4:26 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: File # D14-04-21 Chestnut Park

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With regards to the zoning by-law amendment that's been initiated by the City. I am voicing my concern with the traffic flow on Clarke Strret that exists now , even without the apartment building .
I have resided on Clarke Street, close to Chestnut Park for the past 8 years. My question is has a traffic study been completed by a consultant and/or will one be completed before any unit is constructed ? Does the City feel this study is necessary ? residents do !
Currently residents are subject to traffic from Lakeshore HighSchool, school buses , residents of Clarke Street & all other vehicles cutting threw Main Street . Residents are subject not only to cars but motorcycles & snowmobiles using the street and not always at a safe speed !
Traffic at the corner of Chestnut & Clarke Street's is a very busy & can be a unsafe intersection at any given time !
Safety must be a priority , many times i can hear vehicles racing down the street , which they can because the first stop sign is not until Crescent Avenue which is another busy intersection !
Once the building is completed vehicle traffic will definitely be increased !
Can we be confident that proper signage will be clearly visible for all those leaving or entering the building & parking areas ?
I personally feel the decision has been already made to proceed and this hearing is only protocol !
Do I want this building at the end of my street NO but
I would hope that my City will consider the traffic flow & potential hazards if not addressed.

Thank you,
Donna Hale
286 Clarke Street , Port Colborne
L3K 6S4

From: Penny Turnbull [REDACTED]
Sent: February 8, 2021 12:33 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Chestnut st. Park

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Penny Turnbull
301 Clark st
Port Colborne L3K 2G7

I'm writing to save our PARK.
I would like to Pre register for the virtual meeting on Feb. 16th at 6:30pm

We would like to keep our park, we're it is for the simple reason that there is no other park around for the children. This park is used daily by many people in this area. We had some problems with the people who lived right beside the park. They were always yelling obscenities and the police were called. They have moved away and everything is wonderful again.

We babysit our grandchildren and we use the park every day. My son and family are looking to buy a house in this area, and the park is a good buying point.

My husband and I bought this house specifically for the park and to watch the boats. If you build we will loose both, and if we sell our home the price will go down because of that building.

If you want to build affordable housing, there is tons of room on the west side of the bridge. There is lots of people in affordable housing that doesn't have a vehicle, so closer to grocery stores, Doctors etc. would be better for them.

PLEASE don't take our park away

PLEASE don't take our view away of the boats

Thank you Penny Turnbull

From: Roland Breton [REDACTED]
Sent: February 8, 2021 3:30 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Attn: Chestnut Park

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From:
Roland and Mona Breton
17 Wellington St.
Port Colborne, ON L3K 2J6

Dear Madam:

We are writing to oppose the proposed relocation of Chestnut Park, due to the re-zoning and building of residential apartments.

This park is for the children of the community and has been there for many years. There are very few parks on the East Side of Port Colborne that the kids can play in. This park is part of our community and the residents of this area use the park frequently.

Also, children in this area do not have to cross busy streets to get there. Please reconsider this proposal.

Thank you,

Mona and Roland Breton

From: Jim Turnbull [REDACTED]
Sent: February 9, 2021 1:04 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: chestnut park

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To all concerned

I do support affordable housing but I do feel it should be in an area where the residents would have better access to groceries, doctors, drug stores etc. Which are not available in this area. As well I do not feel that moving the park to a less safe area is good for the area children, therefore I am against the rezoning of Chestnut park. Thank you

Jim Turnbull
301 Clarke st Port Colborne

From: Amy F [REDACTED]
Sent: February 9, 2021 2:52 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Chestnut Park

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Good afternoon,

My name is Amy Forte and I live on Humboldt Parkway in Port Colborne, which is on the next street over from Chestnut Park. It has come to my attention that the City of Port Colborne has made a deal to sell Chestnut Park for \$1 to a charitable organization so that a multi unit affordable housing complex can be built. I am opposed to this plan and would like to voice my concerns.

First of all, while I realize that the City has indicated the current playground equipment at Chestnut Park will be relocated a short distance down the road, this deal still entails **destroying a greenspace** in our city. Chestnut Park is a beautiful space with mature trees, and also recently planted trees. During the summer months, I regularly take my daughter to play at this park several times per week. The proposal for the new playground location is behind some houses, in a secluded area. I feel that **this new location is unsafe, for both children and also women taking their children to play**. Chestnut Park is located on a corner and has a fair amount of traffic, so I feel safe in knowing that people are watching or are close by if I am in need of assistance.

While some people are reluctant to admit this, I will not hesitate to say that the plan for affordable housing will affect **property values**. The house directly next to Chestnut Park sold for \$490k just a week before this deal was announced. The new owners have been active on social media, indicating that if they knew of the plan for the park, they would not have purchased the home. Instead of living next to an established park, they will now live next to construction, a large building and a concrete parking lot, and likely have to smell the dumpsters from the building.

The lack of transparency in this deal is wildly unfair. **Our neighbourhood was not given a voice and that is not acceptable.**

The reality is that "affordable housing" often attracts a poor reputation for a reason. I do not know who is overseeing this building and how it will be decided who lives in the building. I am guessing that there is no oversight, and that spaces will be given to people who are at the top of the wait list. Is there a responsibility to make sure that the residents in this building are upstanding citizens? **This is a family neighbourhood and it needs to remain safe.**

I am confident that the City has other spaces available which are already zoned appropriately and does not entail destroying additional greenspace. In fact, a quick Google search turns up 47 Neff Street and 90 Fraser Street. Both of these locations are

barren land and are within walking distance from shopping, groceries, etc. For individuals in affordable housing, transportation is likely an issue and walking distance of amenities is important. **The proposed location is not within walking distance of any amenities** aside from a convenience store, which has exaggerated prices.

I would like to attend the virtual meeting on February 16th, along with my husband, Steven Forte.

Sincerely,

Amy and Steven Forte
216 Humboldt Parkway
Port Colborne, ON L3K 2H6

From: Sam Tavano [REDACTED]
Sent: February 9, 2021 3:14 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Save Chestnut Park!

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Hello Charlotte Madden,

I'm writing this email as a concerned resident, my name is Sam Tavano, and I live at 193 Humboldt Parkway. I was born in Port Colborne and have lived in this neighbourhood for about 35yrs, I'm 64yrs old. My wife was born and raised in the this neighbourhood, she is 57yrs old. My daughter was born in this neighbourhood also, she is 30yrs old.

We are totally against having a 20 unit affordable housing complex going up in our neighbourhood and take over the playground. This neighbourhood has been a quiet and friendly area, we think that eventually it will be an eyesore. There are people that move into this neighbour that don't keep their houses and yards neat, and some of them are shady, I'm tired of this. Council voting behind closed doors and changing the zoning tells us that we have no say or being included in any decisions, just like when they wanted to close our hospital. We are only included when it's tax time. There are many places where this complex can be built. Why in a residential area? I see the brand new Minto St. apartment building that is smack in the middle of a residential area, I think it looks like an eyesore, it's not kept neat.

Please consider this letter.

Rgds.
The Tavano's

From: mb [REDACTED]
Sent: February 9, 2021 6:31 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Chestnut Park - Proposed Zoning By-law Amendment

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Good day Ms. Madden,

I reside at 19 Bridge Street, approximately 60 metres from Chestnut Park.
I am opposed to the Proposed Zoning by-law Amendment – Lots 504 to 511 Plan 8.

Chestnut Park is one of the reasons that I purchased my home in 2012. As a matter of fact, I'm pretty sure that the Park was mentioned in the original real estate listing.

Do the current residents of the area have any say on what happens in the neighborhood? I would like to know if there are any other vacant spaces available in Port Colborne where the new affordable housing could be built, instead of destroying a perfectly good park. Are there no spaces left in this entire city? No empty lots?

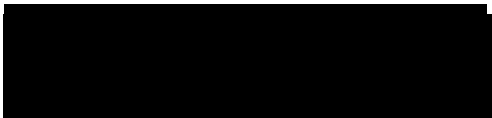
This park is utilized often and in some VERY IMPORTANT ways. This park is a meeting place for **supervised visitation for parents** that are going through difficult times.

There is a basketball court in this park that is utilized constantly during good weather. This is a perfectly good park and there is no reason to destroy it.

I would like to participate in the virtual meeting on Tuesday, February 16th, 2021.

Respectfully,

MayBeth Szilagyi
19 Bridge Street
Port Colborne L3K2L5



From: Jennefer Driver [REDACTED]
Sent: February 10, 2021 2:02 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Cc: [REDACTED]
Subject: Chestnut Park - Port Colborne

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Good afternoon Charlotte Madden,

I am writing to you in regards to the sale/donation of Chestnut Park to Port Cares. I wrote a letter back in December 2020 and forward it to Council and it was to be presented at the Council meeting on January 11, 2021. I have attached a copy of it with this email for you reference. I am hoping that council would reconsider the location of the building. I am for low income housing for sure but I strongly feel that the location is not suitable. With low income housing, the citizens that reside there most of the time require bus access or walking distance to amenities and the Chestnut Street Park does not provide this. The closest store(s) is a corner store. They do not provide fruits, vegetables or meat. If a citizen is to shop every day for nutrition needs, they would not be meet. If the city was to actually provide a location, such as more closer to the Port Cares centre in downtown Port Colborne, the residents then can walk to a grocery store, drug store, even clothing outlets. This is better for everyone all around.

As for relocating the Park, I have a few concerns. There is truly no close park but the Chestnut park which has been there for the residents for 60 years. Yes, there is a park already across the jack knife bridge which is used very often by road and water traffic. I am going to recite a valuable piece of information that was passed down to me from the City of Welland Clerk (passed away now), Mr. Craig Stirtzinger, as I worked for him many years and ran the City of Welland Municipal Elections for multiple years very successfully. He stated, "You never want to make a resident cross a bridge to go to a polling station". I understand it completely as I had to work with many residents for many years. If you make them go further than is needed or make them cross a bridge, there comes much negativity. Port Colborne is capable of being such a beautiful city, why create negativity from this issue that can be avoided.

I will also state, there are people who are scared of crossing bridges. I know it is a fact of life but put yourself into the thought, you are afraid to cross the bridge whether it is the water below, the fear of it falling, the closest of the traffic, you are forced to cross it to have some recreation time in a park. Would you do it? Don't just say, "yes I will do it", you must truly understand the fear. I do, as I have a strong fear of water from almost drowning when I was young and that fear has resided with me to this day. I have to admit, when I first moved here, I took the 140 to go out of my way so I did not have to cross that bridge. Took me almost a year to final drive over it but my heart beats extremely fast when I cross and I pray that the light stays green as if it does not, I actually have a little panic attack if I have to stay for just a few seconds. Now there is no way that I can walk across that bridge. So there is no way I can actually enjoy a park in that location, and I know, I am not the only person with this fear.

Council is elected for the citizens of each ward. They represent us and they should be taking the time to ask the citizens they represent if we want, or don't want certain issues. I understand you can't ask for every issue but this is a major issue as it is the only park in this area and taking it away is a very large issue that should have been brought to the people who live there. If a

councillor is receiving multiple negative feedback from whom they represent as indicated in the news article in the Port Leader, they should be looking at the situation very closely then. Why are they receiving this feedback in this way? Is there something that they should be listening to or look further into? They are elected by the people, for the people. Now they need to also listen to the people.

I would like feedback of my letter from when it was presented to council on the January 11, 2021 meeting please.

I am also requesting to pre-register for the February 16, 2021 virtual online meeting that is to commence at 6:30 p.m., so please take this as my written submission.

I am not for the rezoning of Chestnut Park and I am asking to participate in this discussion.

I look forward to hearing from you,

Regards,
Jennefer Driver

Dear Charlotte,

Chestnut Park has been its location for 60 years. It has been a lovely place to have this park. It is quiet, safe and is lovely to look at through my front window. With moving this park and building this 20+ unit complex, it will make the area very busy, noisy, and unsafe. We don't know who will be living in these residences but it will increase traffic and make it less safe for the older people that live in this area. This unit could increase crime and make it less safe to raise a family. I think there are much better places for this project.

We want there to be a place for these families and people to go but this isn't the place. We appreciate what you are doing and we know affordable housing is an issue in the Niagara region and especially Port Colborne but this will ruin the whole dynamic of this area. We have never had problems in this area and we would like to keep it that way.

This park is a great piece of history and a great location. We just planted the trees and it is a beautiful park and we believe it should stay where it is. I want to help find a new location for this project. This throws me off because I feel that the city went ahead and made the decision before coming to the public. I know the information was released in December but even then it feels that way. So please, consider moving this project to a different location.

Name: Josephine DiGregorio

Address: 56 Chestnut St. Port Colborne
[REDACTED]

Name: Catarina Buri

Address: 296 Clarke St. Port Colborne

Name: Andrew Herron

Address: 62 Janet St. Port Colborne

Phone Number: [REDACTED]

Dear Charlotte,

My name is Andrew Herron and I have been in this community for 3 years. That park in its location is why I moved here. I believe the zoning should stay what it is and find a new location for it. This community is quiet and safe and who know's what this building will bring. Most of this community is older and the building should be put in a lower income area that is closer to amenities like the grocery store and bank. There are no busses to take them there if they do not have a car. This could bring the safety of our community down and we want it to be a safe place for our children.

From: Matthew deGuerre [REDACTED]
Sent: February 11, 2021 10:33 AM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Concerning Chestnut Park

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Charlotte,

I am writing to you regarding the removal and rezoning of Chestnut Park.

I absolutely do not want the Park removed, and I believe that doing this will not benefit the existing property owners. Or, in fact, the potential new tenants of the proposed housing complex.

Please recognize that the East side is already grossly neglected; there are no grocery stores, doctors, pharmacies, et cetera on the East side. So how will lower-income people get their basic necessities met? Port Colborne has lousy public transit that is not easily accessible and is unreliable, for no other reason than the bridges.

I believe the City of Port Colborne should be investing in the infrastructure on the East side first to help the existing residents before adding more of them to it.

I am also incredibly disappointed that the City of Port Colborne did not use an existing property that's already zoned correctly. I would like to know why.

Furthermore, I am particularly concerned about the fact that you voted about this behind closed doors. Port Colborne is our city too. We, as taxpayers, have the right to have a say in what happens in it.

I am vehemently opposed to removing an existing park/green space to make room for a building of any kind. Chestnut Park is used daily and has been a beautiful addition to the neighbourhood for generations, and should remain that way in the future.

Please consider this as a formal request to be included in the virtual meeting, February 16th.

Sincerely,

Matthew deGuerre
289 Clarke St
Port Colborne, ON
L3K 2G7

From: Gino Castagna [REDACTED]
Sent: February 11, 2021 11:49 AM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Chestnut Park

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Hello, my name is Gino Castagna. I was born in 1956 and my parents lived across the street from Chestnut Park & never moved until their passing.

Although I live in Welland, I was at my parents home every day from about 2016 until my dad passed away Oct. 30, 2019 to take care of him.

I first heard the news about the probability of getting rid of the park from my aunt who also live across the street from the park, but on the Chestnut street side.

Great memories of my childhood as in those days parents paid a small fee to have their kids join basically a summer camp at their local park. So much fun!

I ask any reasonable person, especially the ones that were able to have a park across the street, would you be OK if they demolished the Park & built a high rise there??

My aunt & her family are quite upset as her kitchen sink window faces the park and she still cooks 3 meals a day and gets to see kids playing there.

It was a blessing for her because her 3 kids played there constantly and she was able to keep an eye on them.

After doing some information seeking and contacting the mayor & local alderman (they were both very approachable) I am still puzzled.

I was very surprised that local residents were NOT NOTIFIED by the city when they decided to sell the park to Port Cares.

Their (city of Port Colborne) intention is to extend Lock St. southbound & relocate the park to the west side of the extended street.

I was told the new park was going to be bigger & better after being told not many people use the Park currently???

To the east side of the street (behind the houses on the west side of Clarke St.) their intention is to sell to builders.

I was told there is a great need for affordable housing in the city and this is why I believe there is a better choice.

It makes no sense to me to relocate the park and to become bigger when the bulk of the local population lives less than a kilometre from the Thomas A. Lannan Sports Complex.

It makes much more sense to build this affordable housing on the west side of an extended Lock St. as they can get much more affordable housing due to more land.

Chestnut Parks current location will address the need of future families on the west side of Lock St. for a playground.

By building more units of affordable housing with much less affect for local single family homes residents, it is a Win Win.

Thank You

Gino Castagna

February 11, 2021

Subject: Relocation of Chestnut Park

Good Afternoon,

I'm writing to address the situation regarding the relocation of Chestnut Park to build affordable housing units. I fully understand and support the need for low-income housing in our city, and while I'll admit that I have some concerns about the units being built in my community, I am more concerned about the new proposed location of the park.

Parks should be visible to the public eye and located on or near a street where you can easily gain access to it. This new location is bordered by trees and backyards. Far too often these days, our city is seeing and experiencing more and more vandalism, theft, and crime. I already feel the need to scour the playground (any playground in the city for that matter), for needles and other dangerous paraphernalia or items that may have been left behind, and the fact that this new playground is so secluded and concealed scares me. My fear is that this will be an invitation for those who don't have the best intentions in mind (older kids and adults alike, drug addicts, etc...).

My backyard happens to be one that will directly border this park. While my children will likely be thrilled that they will have a park "in their own backyard", this is a huge safety issue for my husband and I. Currently, we don't have a fence along the back of our property. There is little activity in the field and quite frankly, we like the view. However, last summer we had a very scary incident. Two men entered my backyard from the field and spoke very inappropriately to my children. I was just out of their view. It scared my children and it scared me, so much so that I called the police to file a police report. The men were gone by the time the police showed up. With the increased activity that this park will bring with it, will this be more of a risk for me and my family? Is the city willing to erect a fence to maintain the safety and privacy of those of us who do not already have one? And what about the safety of the kids who may be old enough to attend the park without an adult with them. Would you feel comfortable letting your kids go to a park that is basically hidden from plain sight? Has there been any thought put into how the police will ensure that this is a safe area for our kids? Are city workers prepared to stay consistent with upkeep and regular checking of this park (likely more so than other city parks) to ensure it is safe to use?

There are many other properties and areas for consideration on where the affordable housing units can be built. Taking a neighborhood park away from a community and relocating it to a very unsafe location is quite frankly an appalling and unacceptable decision that city council has made. I am extremely disappointed. If our concerns will fall on deaf ears and the relocation of this park goes through, I expect the city to put extra measures in place to ensure the safety, security, and privacy of both the kids who will use the park, and the members of the community immediately surrounding the park. Please advise what those measures will be.

Our children deserve better than this.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Moore", with a long horizontal flourish extending to the right.

Bethany Moore
256 Clarke St.



From: Martin Fitzgerald [REDACTED]
Sent: February 12, 2021 12:59 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Chestnut Park should stay

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We are writing to you in support of keeping Chestnut Park where it is with possible improvements. We moved to Port Colborne in 2015 and enjoy this park on a regular basis. We would like to see the basketball court improved, put up the other basketball pole backboard and rim, paint the lines. We see mothers and fathers playing with their kids on the swings on a regular basis. This park services our community. Don't take it away. There is an empty lot at the corner of Welland and Killaly, put your housing on the vacant lot. Please do not remove our park.

Sincerely,
Patti and Martin Fitzgerald
Rober Fitzgerald
Nicholas Fitzgerald
10 page street
Port Colborne, On, L3K5V1
[REDACTED]

From: Rachel Lieber [REDACTED]
Sent: February 13, 2021 10:37 AM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Chestnut Park

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Charlotte Madden

We are writing to you today concerning the project of removing Chestnut Park and replacing it with a building complex. It would be a detriment to the neighborhood to lose the park for families with children. It is such a necessity for our children to be able to have outside activities, both for physical and mental health. We have been dealing with a pandemic that has changed our lives. Life as we knew it, has changed the situation for now and the future. Let's not lose necessities like the park. Please save our park.

Thank you

Jacques & Olga Lieber
121 Humboldt Parkway
Port Colborne

Hello Charlotte,

I am against this zoning being changed and having this social housing project put where the city is planning to put it. I do not believe that this area is the right fit for this type of building. It is a nice and quiet family area that has a lot of families or elderly like myself. If this gets passed there will be plenty of damage done to this area and as a result, there will be decreased home value. This could potentially put this area at a higher risk for danger and crime as well. With an increase of traffic this is another cause of danger to the younger children in this area who would want to play in this park. If you tuck the park away near the train tracks, it will be out of sight and not as safe as Chestnut Park with its visibility to the public and on the corner.

I would hope to believe that there are many other places in this city for the social housing to go. It should be closer to amenities that can be accessed by people who do not have a car. They cannot walk to Clarence St. from there, that is not fair to them to have to have that burden of not being close to groceries, and pharmacies.

Name: Irma Comazzolo

Address: 292 Clarke St. L3K 2G4

From: Anthony Titan [REDACTED]
Sent: February 15, 2021 10:59 AM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Zoning and building on Chestnut Park.

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To whom it may concern,

This is
Tony Pruyn at 240 Humboldt Parkway
Phone Number [REDACTED]

I would like to Pre-register for the virtually online meeting, Feb 16th at 6:30pm.
As of right now I am having a serious problem connecting to the internet Belle is trying to resolve this for me. It may not be possible at the time of 6:30 for me to get on the internet. I hope that I will be able to connect.

I am against the building of a 20 + unit affordable housing. I am not against any residential detached housing just like the other ones on the street no more than two stories high.

You mentioned 20-plus building is a fairly large size and you are not sure how many units will be there which is hard for me to believe that you do not know.

I would like the housing to be the same I see other detached housing on the same street. If I were to apply for permit I would have to build housing similar to the ones that are on the street close to me.

Thank you for your understanding.

I hope we can come to some understanding.

Tony Pruyn

Good evening Mayor Steele, City Councillors, and staff. Thank you for the opportunity to voice my concerns this evening regarding the proposed zoning by-law amendment that's been initiated by the City.

My name is Michelle Turcotte, I'm a resident of Clarke Street, my husband and I purchased our home, just a few houses down from Chestnut Park in 2019, it was the location of the park that was the main reason for buying our home. Our hearts sank when we received the Notice of Public Meeting in the mail just lately. We also know that decisions and sales have already been made before the public was aware, but felt it was important to voice our disappointment in the City, and appeal the rezoning from P to R4 in our neighbourhood.

The following reasons are why we are appealing the change of zoning.

A. Traffic throughout the area will be negatively affected and will increase tremendously, which is a cause of great concern for Resident safety. Especially the main intersection of Clarke and Chestnut Street, as this is an already busy and high traffic intersection. Adding more entrances and exits in this area will be logistically unsafe and dangerous. This will be true especially for children walking to bus stops and school. Has the City done surveys of this area to see if this logistically works, looked into specific signage needed, and adding crossing guards. Do you feel this is in the best interest of safety for your Residents in this neighbourhood?

B. Crime levels have increased greatly in this area, especially lately. There is a real concern from Residents that it may become worse with more traffic and added population to the area. What proof from the City do we Residents have that this will not only get worse?

C. The proposed rezoning to add an apartment building and parking lot changes the dynamic and environment completely in a small residential neighbourhood. An urbanized lot that is already zoned for such a unit should house an apartment building of 20+ units, and offer quick walking distance to places of employment, banking, groceries and pharmacies.

D. It is of concern that home values in this surrounding area will inevitably decrease with the rezoning, as buyers will find this neighborhood less desirable to live in with a 3 story apartment building placed directly in it. We have many young families that have just purchased because of the Park being where it is. Changing the zoning creates a large level of regret from recent home buyers, and disappointment from long term Residents. How do we know our homes will keep their value?

E. Residents living in direct proximity to this rezoning, and proposed property could be impacted negatively. This could affect their well-being, mental health, anxiety and

depression. Furthering an already ongoing crisis within our community.

I ask you Councillors, how will this neighborhood keep it's close knit, family friendly, and small residential feel that has been here for the past 60 years after being rezoned? By adding a massive building and concrete parking lot built directly in the heart of it. I urge you, to reconsider, and hear the voices of the concerned and disappointed Residents in front of you and at home viewing right now. To hear the over 400 individuals that have signed the Petition for you to leave Chestnut Park zoned as a Park, and to go back to the drawing board for the relocation of this project where an R4 zoning is more suitable. Not to destroy a beautiful, beloved green space and park in the process. Keep Chestnut Park, zoned as a Park, for the next 60 years, for our children and future generations to enjoy.

Thank you,
Michelle Turcotte

From: Cathy Roseboom [REDACTED]
Sent: February 15, 2021 4:33 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Subject: Chestnut Park rezoning

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Hi Charlotte:

We are Jack and Cathy Roseboom who reside on Janet Street, Port Colborne and we are NOT in support of the proposed rezoning to Chestnut Park to become a 20+ unit affordable housing complex.

We do not believe the City has considered pros and cons of such an undertaking. The children of the neighbourhood (and our grandchildren when they visit) enjoy the use of this park, within walking distance and unique to our neighbourhood. Doesn't matter that they propose to move it down the street. There is no need for this move at all.

It seems that the City has not given much thought, once again, to their decisions made in haste in regards to what advantage it would be for our community to put such a housing complex there. What's wrong with vacant lands on the West side of town?

Affordable housing in this day and age is almost unheard of, so this unit primarily would be geared to one income earners raising a family, or those persons having to use welfare or ODSP benefits on which to live. I have nothing against these unfortunate folks, but this does not do them any favours.

It is usually a fact that these persons do not usually have reliable transportation to take care of the necessary needs of life and so this property is too far away from the downtown core, a bit far for walking for groceries, etc. so HOW is this a smart move? The only perks to a housing unit on the Chestnut park property is that the Dairy Queen is right around the corner and one mini mart variety store on the highway.

Would it not be smarter for the City to make available lands closer to the downtown core? What about the property that sits on King Street between the Laundry mat and the video store, right behind Super Marios. Rezone that for housing. That would be so much more efficient.

If there was a housing unit placed here, or on any other vacant or abandoned building/lands owned by the City, then people living there would have very easy access to grocery stores, laundry mat, library, banks, drug stores, Doctor offices, Optometrists, schools – both Elementary and Secondary within walking distance – that would make these residents lives so much more efficient than way out on the East side of town, taking over a Park which is already being made good use of and there is

nothing else there to benefit a housing unit going up on that property of the current Chestnut Park.

Hopefully, City councillors will re think this decision, and revisit some other options to this project.

Again, we are NOT in support of a housing unit for our East side of town Chestnut Park.

Thank You. May common sense prevail!

Jack and Cathy Roseboom
58 Janet Street
PORT COLBORNE, Ontario.
L3K 2E7



From: Sylvia Sukkel [REDACTED]
Sent: February 15, 2021 5:31 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Relocating Chestnut Park

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Feb 15th 2021.

Deputy Clerk: Charlotte Madden

My name is Sylvia Sukkel. I live at 251 Clarke Street. Port Colborne, Ontario.

I feel that a 20 unit low income housing building on the Chestnut Park property would not be a benefit to anyone.

We have worked very hard to improve our homes in this community, which has brought up the value of our homes and property.

We have issues with garbage from the high school students already in our area, that still has not been resolved.

We also have a low income building at the other end of our street that is disgusting. Garbage, cigarette butts, unkempt property. Definitely not maintained properly.

This is an older community with many elderly people whom are comfortable with their neighbors. I believe that this would hinder the community and health of the elders.

Covid has already put stress on all our lives and our health, this is an unnecessary burden to add to this community.

This is a small area, a beautiful park that has been kept up for almost 60 years.

Every day I go by Chestnut Park, there are children playing, people with their pets and it has been kept cleaner than the park at the Vale Centre that the City takes care of.

I'm sure there are many other areas that can accommodate a large 20 unit building for low income housing.

Please reconsider this decision.

Thank you, Sylvia, Sukkel

From: mirella meneguzzo [REDACTED]
Sent: February 15, 2021 5:47 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Chestnut Park

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Feb 15 21

Hello my name is Mirella Meneguzzo, I live with my daughter and son in law at 251 Clarke St, Port Colborne. I am a senior. I am hoping that you will reconsider the Low Income Housing unit at the Chestnut Park Location. I am very concerned with this change. Presently I feel safe here. When I heard of this low income housing and issues that may arise I no longer feel safe.

Please reconsider this decision

Thank you, Mirella Meneguzzo

From: Sylvia Sukkel [REDACTED]
Sent: February 15, 2021 6:10 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Low income housing

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Feb 15 2021.

My name is Rudy Sukkel, 251 Clarke Street. Port Colborne, Since this has become public about the low income housing in our neighborhood, I've heard so much negative feedback from so many people regarding the problems with low income housing. Crime rate goes up, increase in garbage, unmaintained property. Property value going down.. We have a beautiful comfortable community that we are constantly upgrading and maintaining. We need the city to put money into upgrading our sewers, road and sidewalks here. We need the city to clean up our Vale Center Park. Fix the lighting on our streets. Getting the city to have laws against pet owners not picking up dog poop in our parks that our children play in. We are the people that pay taxes and expect the city to help resolve these issues. They are not being addressed. How can you ask us to support low income housing. So I am seriously against the low income housing.

Rudy Sukkel

My Name is Alexandra Taylor and as of February 20th 2020, my boyfriend and I moved to 303 Clarke St. I lived in Port Robinson, and he lived in Welland. Since then we have fallen in love with this community and city and hope to stay here for a very long time.

Chestnut Park has added to part of that love for this city. We know that the City only wants to move the park 150 meters, but that is not the issue. When I think of the zoning being changed that drastically to accommodate for affordable housing, I see it having a negative impact on the surrounding area. I am 100% on board for providing more families with places to live and more affordable housing units, but I believe that it has the potential to substantially decrease the safety of my community. Being able to afford housing is a huge problem in the Niagara Region and especially Port Colborne. There has to be locations where this zoning is already in place, going from Parkland to R4 zoning is very drastic and ultimately unheard of in a community of this size. The City has sold off a lot of land and we are wondering why those places could not be used for this project. We were told that there is no other place for this complex to go and many others and myself have a hard time believing that.

I went and checked out the location to where the park is planning to be relocated and I was wondering why that land couldn't be used to build housing? There is plenty of space that is much more suitable for housing and development to go and this will make less work of moving the park and cost the city less money to put a brand new park in. Extending John St. and putting townhomes, or semi's in place of where you plan to build the new park would add value to this area and not decrease it like it would by taking out Chestnut Park and putting the 20+ unit housing there.

There are no banks, grocery store, or pharmacies within walking distance in this location. Having the social housing in place of Chestnut Park will make it quite difficult for someone without a car to get to these said places. It takes approximately 40 minutes to walk to the Food Basics from Chestnut Park, and that is a long way carrying groceries and potentially having children with you (this is also if you don't catch the bridge). There is also no bussing system available to get them to these destinations (I do not consider calling a community bus and waiting for it to get to you a bus system). That is why I believe putting this project closer to them will benefit them more than us in the community.

With Algoma ship repair being sold and the unknown of what will be happening there and the addition of the social housing being put in place, this could really increase the levels of traffic coming through this area. There is a very high population of elderly in this area and also young kids. This could make this area a lot less safe and busy with cars and the population that will be moving into this building. Clarke and Chestnut are already busy as is, and adding this apartment building will only increase the traffic and likelihood of putting children in danger.

We have had over 400 people sign the petition to stop this project from happening. I have had countless phone calls with the concerned public and we are all thinking the same thing. We appreciate the council trying to make a positive change Port Colborne for affordable housing, but putting this housing

complex here does not make any sense. We have researched countless projects similar to this one, and there are always negative results. We do not want to burden these people who need this housing, we want to make it as easy as possible for them. The new location for the park is also a very secluded place where there could be potential drug use, vandalism, and it is out of the view of the public eye where people are expected to let their children play.

I understand not being able to have this meeting at City Hall due to COVID concerns, but having it virtual has drastically limited the amount of people being able to participate. This area is majority elderly who do not have access to computer, Zoom, etc. I believe this is unfair because if we had a way to include them, they would all want their voices to be heard.

We are all extremely upset with how the city has handled this situation. We were not notified until after the decision was basically made and that we did not get to voice our concerns until now. The surrounding area was not approached or questioned on how this new zoning would affect us. This makes myself and the dozens of people with whom I have spoken, feel like the priority is getting this project through when it should be the residents who actually live here. This community is 100% on board with wanting to help provide affordable housing for those in need, but we just please ask that the location is reconsidered.

Thank you.

To Whom It May Concern:

I am writing today to let it be known that I have concerns about the proposed zoning and developmental changes for Chestnut park. My concerns stem from 3 major issues: the success of the proposed social housing project, the success of the new park, and finally the success of the surrounding neighbourhood.

My first concern is the ultimate success of the social housing project of which our community is in such desperate need. When I look at successful social housing projects across the globe they all have a few things in common: Good design, community areas within the complex, many of which have sustainable components, but what all of them have in common is a location which is within **walking distance** to markets (grocery), restaurants, public services, healthcare, and other amenities. The reason for this appears to be quite intuitive as individuals who need housing may very well need transportation. If one is disadvantaged from an economic perspective it is quite logical to conclude that their access to both a vehicle and a home may be limited. Therefore, it seems contrary to good planning and design to develop a social housing project over a mile from the nearest grocery store or pharmacy. Additionally, this is not a mile of straight walking due to the Port Colborne canal system. Although this canal system was very well designed to minimize delays for people traveling in a motor vehicle it certainly is not helpful to those who have to walk from one side to the other. Now imagine that one is carrying a child, groceries, and/or other household supplies, and one can see that any bridge interruption becomes quite prohibitive to the small task of acquiring household items. Thus, instead of helping those in need we are further perpetuating economic disparity by all but forcing those who are less fortunate to pay more for their basic goods (milk, bread, meat, vegetables). We have effectively forced them to shop at convenience stores opposed to grocery stores because WE have chosen to provide housing in an area which is not conducive to individuals without vehicular transportation. This has the effect of not helping those in need, but suppressing them through our supposed benevolent initiative.

The second concern I have with the proposed development of Chestnut park is the relocation of the current park. Again, I find it prudent to look at successful past projects. When I look at what makes a park successful there are a few key factors: location, connection, and community. The location of a park is important for its ultimate success as it needs to be in an accessible location for the community. Those who live in the community should be able to access it easily via walkways that are uninterrupted by high-traffic roads, railways, or other unsafe barriers to access. Chestnut park can currently be accessed via two sidewalks, three streets, and the neighbouring park. This provides adequate access to the park for the citizens of the current community. Moreover, the park is currently situated in a highly visible area for many neighbours in the community. This provides a two-fold benefit: It is a nice view for those neighbours who, either by luck or design, have the privilege to view it from a window. Secondly, it provides a measure of safety for those individuals who play or have family who play in the park. It is widely known that the more visibility an area has the safer it is generally deemed. If the park is moved to its proposed location it will have bushes and a railway on one side and industrial real estate on the

other (Algoma has sold, but will most likely stay industrial). This greatly reduces the visibility of the park to the community which subsequently reduces its inherent safety.

The second factor that is important when determining the success of the park is the connection it has with its surroundings. Although the current park is simplistic in nature it aligns with the current neighbourhood. It provides an area for kids to play, families to relax, dogs to run, and most importantly, a place for the community to gather (pre- & post Covid). The relocation of the park to a more secluded area threatens to break the connection the community has with the park by replacing safety for the shiny object. Would it be nice to have a splash pad, or a bigger playground? Absolutely! But does a splash pad and a big playground help a community if people are afraid to use it? The simple answer is no.

Finally, parks are only as good as the community who uses them. Currently the citizens of the area take exceptional care of the park. Garbage is almost non-existent, paraphernalia is nowhere to be found, and the park is used by many members of the community. From teenagers playing basketball, seniors enjoying the greenspace, and young children and families using the playground, this is truly OUR community park. Is this going to change if the park is moved? I for one do not have a crystal ball, and this I cannot determine. What I can conclude, however, is that a community has been enjoying this for generations. Sixty years of kids playing, dogs walking, and families laughing. The names have changed, but the joy this park has brought the individuals in the community has not. Long live the many memories created at Chestnut Park.

To this point in my letter, I have spoken of what is known. We know what works and what doesn't for social housing based on past projects. We know what parks are great and why they are that way. We know that a community has been enjoying an area for almost 60 years. But what, you may ask, do we do about the future? Our nation is growing, our province is growing, our community is growing, and we have to grow and evolve with it. We can't just stand by while homeless numbers continue to climb, while members of our own community go without food and shelter. We just can't! It is our civil duty to help those individuals who were not born with the same advantages as others, or whom through one way or another have run into a tough stretch of luck. This is our responsibility! I could not agree more with this statement, and this is why I feel so strongly on this issue because it is up to us to be the change we want to see in the world. So then... what do we do?

In the growth of a community it is common practice to use Public investment to act as a catalyst for private investment. Prudent urban design not only allows, but plans for this to be the case. The current developmental plan employs Public funds to be the driver of the growth in the community. It is proposing a 20 unit building at a cost of \$265,000 a unit (or thereabouts). This is approximately 5.3 million dollars of public funds being put forth for just the building component of this project. There is still the new park component along with any associated road extensions. It is foreseeable that the public funds will exceed 6 million for this project. That will then leave a small portion of land which can be opened up for private investment to further develop housing. This may very well be done through private investment; however, it

would be a noticeably smaller development compared to the publicly funded apartment building. One is now left to wonder if there would be a better way to develop this area of the community with a greater percentage of private funds driving investment? To answer this question, we must now look at what is possible in this area of the community. For that we can start with the surrounding area. The north east quadrant of Port Colborne has seen incredible residential growth over the past 5 years when compared with other areas of the city and region. One major reason for this is consumers (of residential housing products) agreeability to either commute or work from home. When we look at this area of Port Colborne it is quite clear that due to its proximity to major thoroughways, highway 3 and 140, it is very accessible to other areas of the region. This combined with its current relative affordability to other areas of the region make it an ideal place for commuter workers, young families with vehicles, and mobile seniors who drive.

If the city was to stimulate development in the Chestnut park area (by extending both John and Lock St.) to allow for mixed housing by utilizing land already owned by the city (Lock view park a park which is not frequented by the community) it would solve many of the aforementioned issues. First, it would be able to utilize private investment to develop much of the area. Second, through planning it could provide mixed-income housing in the proposed development which would alleviate some need for housing. Third, it would keep the park in a highly visible area and would actually increase visibility and usability of the park by providing safer access points and increasing the number of members of the community. Finally, and most importantly, it would allow for the much-needed social housing project to flourish by allowing it to be relocated to more user-friendly location.

The last point in the above paragraph is really what this letter is about, the success of the ultimate social housing project. We need housing, but we don't need just any housing, we need well planned, well designed housing for individuals who are in need. The creation of a great building does not guarantee success just look at Lindsay or Toronto. What does, is a thoughtful plan to account for the needs and potential issues of the individuals who will be living there. Looking at other successful projects in places like Quayside Village in North Vancouver, or Savonnerie Heymans in Brussels and we see that attention to the needs of individuals who will be living there is what matters. Unfortunately, in the case of Chestnut park it appears as though the needs of the ultimate users of the housing project have been forgotten. Instead it appears as though after many failed attempts to get this project through, council has decided to settle for an area which not only is not conducive, but actually further disadvantages the very individuals it is trying to help. As the great Martin Luther King once said, "There comes a time when one must take a position that is neither safe, nor politic, nor popular, but he must take it because conscience tells him it is right." I believe in this city, and this community, let's do what is right by them.

Ryan Dyck

TO : DEPUTY CLERK-CHARLOTTE MADDEN

My Dad, as well as two contractors, cleared the land and built our home in 1955 at 50 CLARK ST. One of my brothers owns and still lives there. As a young girl, my friends and I rode our bicycles up the street as often as we could and played at that playground. Back then as well PT. COLB. recreation hired high school students who worked at most playgrounds in town. My older sister was hired by Art Stead, and she was a playground leader too as their jobs were to oversee the huge numbers of kids that flocked to the playgrounds in the summer to enjoy outdoor games, art & crafts and camaraderie.

THAT PLAYGROUND still remains a place ~~where~~ where children play, as well as a beautiful "GREEN SPACE" on the east side. My husband and I live at 274 Humboldt and we enjoy walking through the park too. We see many children still enjoying playing there all year round.

We don't have much on the east side. Don't take what little "PARK" we have away! That 20+ unit housing complex could be built ~~out~~ elsewhere. We have a large housing unit around the corner on Main and Shellington St. didn't

you realize that!!!

In all good conscience, I hope
that each council member when
voting takes that into account.

Put a complex such as this in
your area, close to your house, and
take away your little parkland.

Find another location!!!!

David J. Beck + Jennie Beck

274 HUMBOLDT. PKWY.

PORT COLBORNE, ON.

L3K 2H8

February 13, 2021

To: Mayor and Members of Council

I am notifying you of my concerns and questions regarding the proposed by-law amendment for Chestnut Park.

If this by-law were to be approved there is currently no plan, no price tag and no timeline of when or if the changes will be made to Lockview Park. Also where will the money come from to pay for these changes? These questions should be addressed first and made public before any by-law amendment is made to Chestnut Park.

Yours Sincerely,

Mary Bigford

147 Kilally St. E.

FEB 16 2021

CORPORATE SERVICES
DEPARTMENT

Mar 13/2021

To Whom it may Concern
Re / Reasoning

I am writing this to ask that you reconsider the building of units on the Chestnut Park as a resident in this community for the following reasons

1. It's the only Park in our area where Adults and children alike can enjoy the little bit of nature that there is in our neighbourhood. It's a safe & quiet place for seniors like myself to take our walks and exercise.
2. It's a nice Park to have our little summer picnics as we don't have the to travel to go to meet our neighbors once in a while.
3. If allowed it will cause parking problems galore and outrageous traffic congestion on our little streets as well it will not be safe for our daily walks.
4. It will as well cause many problems for the children in our area as the school is just a block from where I live at the end of the park and they ~~be~~ will not be able to enjoy it either as they are limited in outside areas at the school now.

5. The Building of these will also be very dangerous for the business at the end of our street with the Trucks coming and going as well

In Closing I feel it should have been brought to the attention of the residents in the Park area before our Council decided to just take a vote to do this and I feel that this will cause more problems for this area as its fairly quiet for the most part and as it is within walking distance for all of us older citizens to enjoy the younger generation interacting & playing there in the park it should be reconsidered and give us the chance & time to consider whether it is a necessity or if our little area of town can even handle the idea of a Complex here or not.

Sincerely
KB McGinnis
290 Humboldt
Parkway

M. Berry
117 Humboldt PKY
Port Colborne On
L3K 2H3

City of Port Colborne
RECEIVED

FEB 16 2021

CORPORATE SERVICES
DEPARTMENT

I do not want the

Chestnut St. Park
for kids to play outside
be replaced for a apt. building.
I live close to Chestnut St.
and my single dwelling
home would lose value
if a low income aptment
building would replace
where the park is located
end of Clarke St. & Chestnut St.
Port Colborne.

Property assessment will
change if this apt. building
and lower the value of
houses.

Find another location not
near a great neighbourhood.

Thanks. MB.

FEB 14. 2021

TO THE CITY HALL

City of Port Colborne
RECEIVED

FEB 16 2021

CORPORATE SERVICES
DEPARTMENT


To whom it may concern,

OUR NEIGHBOURHOOD is quite
and lovely. But looks like, it will
ALL CHANGE AFTER THE LOW INCOME
BUILDING WILL BE UP. It will become
Noisy, CONGESTED AND ABUSIVE
IT WILL BE SLUMS

I try to beautify my house and
street with beautiful flowers and
cleanliness.

Please help us to keep Port Colborne
Beautiful - Please don't make it
Please Consider SLUMS
with regard.

Irene
48 CHESTNUT ST
Port Colborne ON
L3K 1R4.

Melissa Bigford & Christopher Lofquist
173 Chippawa Rd.
Port Colborne, ON.
L3K1T6


February 16, 2021

To: Mayor and Members of Council,

We are writing this letter to inform you of our concerns and questions in regard to the zoning by-law amendment for 9 Chestnut Park (D14-04-21) and why it should be denied. A change in zoning from Public and Park (P) to Fourth Density Residential (R4) is not the best use of this land in the neighbourhood or within the city.

The city website states that the City of Port Colborne is home to 21 beautiful parks, comprising of approximately 88 hectares of parks, open spaces and natural areas. Each park is unique to its neighbourhood and amenities. When did council decide that having too much park land and amenities to be excessive and a hindrance to a city that is growing? These parks are precisely the reason why Port Colborne is a beautiful place to live and raise a family- we should be maintaining the current parkland area within the city not selling off parkland.

For those of you who do not know Chestnut Park, this community gathering place has been around since 1968. Chestnut Park is one of the few playground parks on the East side of the city, a neighbourhood park defined by your Parks and Recreational Master Plan 2020 report. In this recent report Chestnut Park was noted as being well-maintained and having play structures in good condition while all contained within a chain link fence, providing for the utmost safety for our children. This same report made the recommendation to add saucer swings a small shade structure and a bench for seating. This extensive and well considered, publicly funded report also added that the basketball court needed upgrades to promote a cohesive package that unifies the sites elements. There was NO mention, not once, of this beloved Park being considered surplus.

Recent actions of the City, including the planting of trees, is in direct opposition to this Park being considered surplus, not to mention a waste of taxpayers hard earned funds.

The city's official plan states that the purpose of a parks and open space hierarchy is to provide a wide range of recreational opportunities and to ensure that each type of open space is situated to meet the needs of an immediate neighbourhood and that the existing system of interconnected parks and open space shall be expanded and enhanced utilizing the city's Park and Recreation Master plan as a guide. Every effort shall be made to retain and or acquire the maximum amount of land which is available. Parks shall be distinctive and express the character of the area in which they are located and parks should be

framed by continuous street frontage whenever possible. Everything that currently is available in Chestnut Park.

We are deeply concerned with the proposal to remove Chestnut Park for the aforementioned reasons, but what is equally concerning is the lack of transparency and public input that has taken place.

At the December 14, 2020 meeting of council report number 20202-188 states that Port Cares Board of directors on November 24th approved a recommendation to work with the city to acquire the Chestnut Park property. So how long has this plan been in the works? The reason I bring this to your attention is:

According to the city's own Parks and Recreation Master Plan 2020 for the process for transition of use it states that in the process for transition of use for the partial/full disposition of Park lands the city should undertake the following approach:

1. City staff identify and recommend park to consider for partial or full disposition council consideration to confirm direction, including public input.
2. Assess current parkland supply based on standards for park provision
3. Survey residents and other stakeholders within 500 metres of park to gather data on park usage.
4. Hold public meeting with surroundings residents and stakeholders to discuss.
5. Based on public feedback and usage data, present options to committee/Council for consideration.
6. Develop an action plan.
7. Hold public meeting to discuss process and action plan.
8. Present final plan to Committee/Council for approval.
9. Comply with city by-law regarding of disposition of land.

As you can see, none of your own master plan procedures were followed. Why were these steps not followed? Who decided to disregard these steps in the process? Who determined that Chestnut Park is underutilized and could be repurposed and redeveloped? Your own 2020 Parks Master Plan Report clearly states that this was a well-maintained park, and that resources should be directed to the City's existing parks rather than being utilized to create new parks. Why develop and invest taxpayer money on a Parks and Recreation Master plan if you do not intend to follow it?

Your plan also states that the funds leveraged from selling off parcels of larger parks could be used to help offset costs for improvements - we don't see how \$1.00 will be used to offset the costs of improving Lockview Park. Lockview Park clearly needs to be upgraded in order to be enjoyed by the community. The park no playground equipment and limited parking, in fact people, who use that field, park by Chestnut Park.

Furthermore, your own report states Lockview Park has many concerns as the washrooms are not fully accessible and access to the park is hindered by a drainage ditch (a culvert or small bridge to cross the ditch needs to be built) and

that there are no walkways. The park is only a large open green space. There are safety concerns as well as there is no lighting and limited site visibility and access, and trees on site need to be maintained, removed and replanted.

In addition, and according to council report number 2020-188 there is no timeline, no plan and no cost outlined for a Lockview Park revitalization plan. Where will the money come from and if it is not currently allocated in the budget does this mean that you our councilors will vote to leave our neighbourhood without a viable park for years?

Some other questions that should be addressed by council are as follows:

When was the Public and Park Land designation changed to Urban residential in the official plan? I have maps showing the entire area as parks and then all of a sudden it is urban residential. Maybe the neighbourhood would have like to have been informed of that change in description. Again another lack of transparency!

Which neighbourhood park in the city is next on the chopping block?

Why is the park being sold? Why does Port Cares believe that this park land is available and suitable for affordable housing development? What makes this parcel of land ideal for an affordable housing unit compared to other properties within the city? The city just sold off 6 lots within the city, could none of these properties been developed for the affordable housing project.

What is the full infrastructure cost to make Lockview park accessible? Will that require the extension of Locke St or John St to access the park?

How can council agree that minimal time is required of staff for the moving of the playground, as stated in report number: 2020-188?

How much money has been allocated to the relocation of the playground equipment? Is the playground equipment easily transportable?

In conclusion, we do not believe that this proposal is in the best interest of the neighbourhood and the community as a whole, or that all of the implications of the zoning by-law amendment have been reflected. We do not think that this housing development is compatible with the adjacent uses of land. We feel that this development is inappropriate to the land use and will put undue stress on the surrounding community, leaving the neighbourhood without a park for years. We think too many important aspects are being left out and that we, as homeowners, and especially the City's children in the surrounding area will feel the greatest affects of these shortcomings.

We have a vested interest in the decision making process regarding the disposition of Chestnut Park. My family uses this park; we want this park to remain a neighbourhood park with the improvements stated in the Parks Master Plan Report 2020. However, if the decision for the housing development has

already been made then we expect the first priority, prior to the rezoning to be approved or the development taking place, would be for council to establish and create a safe and sustainable park at Lockview Park with the same we currently have access to at Chestnut Park. Families deserve a safe place to play, exercise and enjoy one another in their own community, with facilities that are appropriate for the demographics of the neighbourhood.

Sincerely,

Melissa Bigford & Christopher Lofquist

Jan 30, 2011

City of Port Colborne

Re: Proposed Zoning Bylaw Amendment

Lots 504 to 511. Chestnut St Playground



To: Councilors, City of Port Colborne

I have lived at (and owned) 307 Clarke St for 30 years. Directly across from Chestnut Playground.

The park has been heavily used for all of those years. It was a factor in our decision to buy this house in 1990.

I am fully supportive of housing for seniors and low-income families. I am concerned with losing the playground.

Although my kids have all moved on, there are many young children who use this park daily. It was stated in the local newspaper that the playground facilities would only be moved "a few meters" away. Not true. A mom with 2 or 3 kids will now have to walk through a very busy intersection (Hwy 3 & Welland Ave), and cross the canal. That is far more than a few meters. If there is a boat going through, you could be delayed 25 minutes. Walking around to the middle bridge is a poor option. Too far, and no sidewalk. Not safe.

The impact on property values is unknown. Most homeowners will have an issue with this.

I don't know what other options the city, and Port Cares, have looked at. Other parks, vacant property etc. But there must be a list of options. I do think that public input would have been a good idea prior to committing the land to Port Cares. Also, for the ward councilor to call concerned residents out for voicing opposition was wrong. I don't get my news from Facebook so I don't know what concerns were raised. I feel disrespected somehow, even though I didn't take part.

On a regular day (not winter) there will be numerous young families and pets using the swings and slide. Older groups playing basketball. Kids playing catch with their dads. Lakeshore Highschool students on lunch break, seniors just watching it all. It's a busy spot.

In summary, I see the need for community housing. I also see the need for Chestnut St playground.

Once it's gone, it's gone.


Scott & Lee Mathieson

Port Colborne