

ATTACHMENT “J”

FACT SHEET- 791 ARUNDEL ST. (E104)

Property Location: 791 Arundel Street
Roll Number: 5804010085155000000
Legal Description: PT LT C, PL PA59, S OF ARUNDEL ST, E OF 55R3639 EXCEPT
PL 818; THUNDER BAY (“the Lands”)
Area: 3.17 ha or 7.82 ac
File Number: 25 504394

EXISTING STATUS:

Present OP: Community
Present Zoning: CM - Community Zone
Present Use: Vacant Lands
Services Available: Yes

RECOMMENDATIONS:

Appraised Value: To be determined
Appraisal Date: N/A
Notice Method: Post Sign/City's Web Site/ Neighbourhood mail circulation

SPECIAL CONDITIONS:

Easements to be granted and/or retained, where required.

CONSULTATION:

PUBLIC CONSULTATION:

Public notice was provided through neighbourhood letter circulation, signs posted at the property and notice on the City's website. As of November 21, the following feedback was received:

- Fifty-Two (52) residents provided feedback related to the Lands, of which;
- Forty-one (41) residents expressed the importance of the recreational trails and greenspace to the community as well as the negative effects that the proposed conceptual development would have on wildlife and the environment due to the loss of habitat and trees.
- Thirty-three (33) residents expressed concern about the increased traffic that would result from the proposed conceptual development and questioned the ability of existing infrastructure to handle increased demands. This feedback frequently

mentioned concerns about poor walkability and public transit in the area as well as concerns about the safety of pedestrians.

- Twenty-three (23) residents expressed concern that the proposed conceptual development of 600 units on the property is too great of an increase in density for the area. Several residents expressed general support for growth and development but at a lower density for the site and with assurances that a natural buffer remain between neighbouring properties and any development.
- Eight (8) residents conveyed their support for increased housing development to meet the City's needs.
- Eight (8) residents expressed concern over the capacity of infrastructure.
- Seven (7) residents submitted feedback indicating their concerns that the proposed development will decrease the privacy of their own property and/or increase noise pollution.
- Five (5) residents conveyed that the proposed conceptual development would negatively impact their property values.

In addition, comments were received relating to concerns about additional volume of garbage, the capacity of schools in the area, and a potential increase in crime/decrease in safety. Several residents inquired about the availability of LPH lands for development. A comment was received that suggested single-family residences should be built at this location and several residents felt there was inadequate public consultation throughout this process.

INTERNAL AND AGENCY CONSULTATION:

A circulation was undertaken to the various servicing departments and agencies regarding the surplus of this property, and no objections were received.