

ATTACHMENT "A"

FACT SHEET- 144 FANSHAW ST. (B25)

Property Location: 144 Fanshaw Street
Roll Number: 5804020101732000000
Legal Description: PCL BLOCK-1 SEC M325; BLK L PL M325 MCINTYRE; THUNDER BAY ("the Lands")
Area: 12,333.19 sq. metres or 132,753.35 sq. ft.
File Number: 25 504394

EXISTING STATUS:

Present OP: Residential
Present Zoning: UL - Urban Low-rise 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. The following feedback was received:

Total Number of Inquiries/Comments: 34

- **Traffic** - Twenty-nine (29) residents expressed concern that additional traffic from the proposed conceptual development and other planned development in the area would lead to higher levels of traffic congestion, particularly at and around the intersection of Fanshaw St. & Golf Links Rd.
- **Sewer/Stormwater Management** - Sixteen (16) residents expressed concern about the impact that the proposed conceptual development could have on flooding and sewer backups in the area and capacity of existing sewer and water infrastructure to support the increased demand.

- **Loss of Greenspace/Wildlife Displacement** – Sixteen (16) residents expressed concerns regarding loss of greenspace/trees, wildlife displacement and other negative environmental impacts.
- **Loss of Privacy/Increase in Noise Pollution** – Twelve (12) residents expressed concerns they would suffer a loss of privacy and/or an increase in noise pollution.
- **Impact to Property Values** – Five (5) residents expressed concern their property values would be negatively impacted.
- **Neighbourhood Safety** – Two (2) residents expressed concern the proposed conceptual development would lead to a decrease in neighbourhood safety.

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.