

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. The following feedback was received:

Total Number of Inquiries/Comments: 52

- **Importance of Recreational Trails/Greenspace/Wildlife Displacement** – Forty-one (41) residents expressed the importance of the recreational trails and greenspace to the community and concerns about the displacement of wildlife and other potential environmental impacts due to the loss of trees.
- **Traffic** – Thirty-Three (33) residents expressed concern about increased traffic and questioned the ability of existing infrastructure to handle increased demand, poor walkability and public transit in the area and general concerns about pedestrian safety.

- **Development Density** – Twenty-Three (23) residents expressed concerns that the proposed conceptual development density is too great for the area. Several residents expressed general support for growth and development but at a lower density and with assurances that a natural buffer remain between neighbouring properties and any potential development.
- **Support for Increased Housing** – Eight (8) residents expressed support for increased housing development in the area.
- **Infrastructure Capacity** – Eight (8) residents expressed concern over the capacity of existing infrastructure (e.g. Sewers, water pressures)
- **Loss of Privacy/Increased Noise** – Seven (7) residents expressed concerns regarding the loss of privacy and/or increased noise pollution.
- **Impact to Property Values** – Five (5) residents expressed concern their property values would be negatively impacted.
- **Additional Comments** – Additional comments included a desire to see the LPH Lands developed, a preference for single family dwellings and concerns about school capacity and increase in crime.

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.