

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, disc golf, exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons just running around.

Please do not destroy the park.

Sincerely, Kevin Orchard

Wendy Orchard

Address: 829 Phair Ave
Fort Frances

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: meeting of April 12/2021: an application to amend the Zoning By-law (file B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee - 19 Apr 2021

We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for repurposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

Please do not destroy the park.

Sincerely,

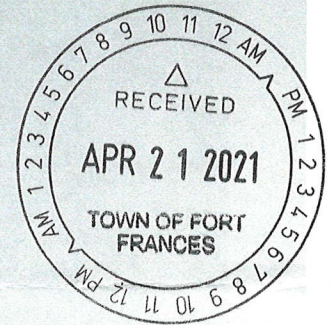
Kristie Green Patrick Green

Address: 911 Frenette Ave

F.F.

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

Please do not destroy the park.

Sincerely,

LARRY KIEKTEWSKI Larry Kiekwski
603 CROWE AVE FORT FRANCES ONT
P4A2K5

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: meeting of April 12/2021 : an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the
Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law
Amendment. We would like to make the specific point of objection to the development
of the potential five-eight unit multi resident buildings, outlined in item 4 of the
application.

We are not objecting to the school retro fit that would allow for re purposing of the
existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best
interest of the citizens of Fort Frances. It is a well used park that has been a green space
for over six decades. It has been used for many activities over the years; soccer, dog
exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and
just running around.

Please do not destroy the park.

Sincerely,

Laura Gustafson

Address: 265C SCOTT STREET

FORT FRANCES, ON P9A1G8

Laurel Basaraba
907 Frenette Aveune
Fort Frances, Ontario, P9A2N6
807 274 3997
laurelbas@hotmail.com

April 18, 2021
Mayor and Council
Town of Fort Frances

Dear Mayor and Council

I am writing to you, regarding the RRDSSAB's request to amend the Zoning at 820 Fifth Street East, St. Michaels School site.

I am opposed to the recommendation of the Planning and Development Executive Committee, that Council approve the requested zoning change.

My primary concern is the loss of the **Green Space** area to the east of the St. Michaels School building. I appreciate this property is owned by the Northwest Catholic District School Board and the sale to RRDSSAB is a transaction between these two entities.

I also appreciate the green space I refer to is a school playground and is not, and has never been, a designated park. Regardless, this area has been used by the surrounding residents as a park and play area for families for decades.

Over the years, our children and grandchildren and many other families have spent many days enjoying the playground and green space. The wide open green space has been well used for many soccer games, boccie ball, baseball games, golf, kite flying etc. It is noteworthy that the demographics of the residential areas surrounding the St. Michaels School site are changing. There is a generational shift. Many of the area homes are and have been owned by seniors. These are in large part being sold to young families with children. By observation, there are many more children today living in this area than 10 years ago. The 27 Erin Crescent lots will likely add to this changing demographic.

I acknowledge a park/play area exists on Sixth Street and Phair Avenue. Unfortunately, it is small and poorly situated, with very little unused space. Its location, immediately adjacent to the "bush" and the incidental traffic in and out of the "bush" is, anecdotally, a concern to many parents.

An opportunity exists to convert the St. Michaels School playground to a park. In my opinion this is the most desirable and best situated location for a park, considering the historical use by area families. Once green space is gone, it is gone for ever.

In support of the RRDSSAB, I feel their plan for redevelopment of the St. Michaels School building is reasonable and appropriate. The proposed 13 Seniors Apartments and location of the Children's Program are an appropriate usage of an existing building. The scope of that portion of the proposed project and the impact on the surrounding residential area is reasonable.

I also do not dispute the need for housing as proposed by RRDSSAB with construction of the 5 Eight Unit buildings. However, they do not need to be built on the last remaining green space in the centre of a large residential area.

The Town has a plan for the Shevlin Woodyard that proposes residential units, commercial space and green space. Locating the Eight Unit buildings there would be consistent with the proposed plan. There is, I believe, Town owned property on Portage Avenue between Sixth Street and Eight Street that could accommodate the proposed Eight Unit buildings and would still leave a green space area. I am sure there are other alternatives available to the Town and RRDSSAB.

The Mission of the Town of Fort Frances states:

“Through partnerships we will create a safe, inclusive, sustainable and attractive community that enhances quality of life and promotes growth and prosperity.”

I urge you and council to be creative, consider “Quality of Life” and find a way to work with your partners to build the Eight Unit buildings and preserve the Fifth Street green space as a park for the use and enjoyment of families and children.

Thank you for the opportunity of presenting my views and opinions.

Respectfully yours,

Laurel Basaraba

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the
Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law
Amendment. We would like to make the specific point of objection to the development
of the potential five-eight unit multi resident buildings, outlined in item 4 of the
application.

We are not objecting to the school retro fit that would allow for re purposing of the
existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best
interest of the citizens of Fort Frances. It is a well used park that has been a green space
for over six decades. It has been used for many activities over the years; soccer, dog
exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and
just running around.

Please do not destroy the park.

Sincerely,

Leah Rodrigues

Address: _____

April 14, 2021

Jeff Tilbury
932 Frenette Avenue
Fort Frances, Ontario P9A 3N4



RE: Zoning by –Law Amendment (B1-2021) for 820 Fifth Street East

I would like to submit my objection to the above request for Zoning By Law Amendment. I would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings. Outlined in item 4 of the application. Where each eight plex consists of two bachelor apartment, two one bedroom accessible apartments and four one bedroom apartments. 30% of the apartments must be at 20% of market rent, and the remainder would be market rent.

I am not objecting to the School retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

I do not believe that this application and proposal to build 5-8 plexes is desirable to the public interest of this neighborhood. For the following reasons:

- 1) Character of the neighborhood, I believe that the development of 5- 8 plexes would be out of scale, out of character and inappropriate and destabilize the character of the neighborhood as it is insensitive and visually incongruent to the current street scape and housing in the existing neighborhood. If you were to consider the existing nature and characteristics of the homes adjacent to the proposed development, most are 1 or two story homes, most in the 2 to 3 bedroom range, and the proposed mass and bulk of adding 5- 8 plexes and a 39 and 38 parking space lots does not fit with the existing character of this neighborhood.

It also seems very inappropriate and incongruent to bring into close proximity 2 vulnerable populations such as seniors and youth (early year's children). To units of lower income populations that most often have higher rates of crime, drug use, family violence and police intervention, all of which pose risks directly to these vulnerable populations, and cause an unacceptable adverse impact to the neighborhood.

People purchased homes in this area because it is a quiet, safe area with the existing green space and should continue to enjoy these qualities and are entitled to protection from a reduction in zoning standards. As legal doctrine assumes the validity of the status quo I therefore submit that Town Council and RRDSSAB prove that this proposed rezoning benefits the residents of this neighborhood.

- 2) Privacy and insensitive development: The existing property Consistent of an area of green space that has an existing playground with play equipment on it. Both of which are well utilized by the existing children, families in the area, it offers children the privacy to play close to home without concerns of safety for their parents. Removing this space to add in 5-8 plexes is both removing the privacy of the area and is insensitive to the current function of the play area and green space.

- 3) Traffic and parking: With the proposed addition of the senior units (space for 22-24 residents) and 5-8 plexes this would create living space for up to 60 + residents in this area. Within the proposal it includes 77 parking spots split between two parking areas. As well the addition of an early year's facility with staff, and parents dropping children off would increase the traffic in this area to levels I would consider to be potentially hazardous. I would like to see what impact studies have been under taken for this proposal by the developer, to indicate how this will be dealt with safely. IT also seems that trying to find space for all occupants and attempting to accommodate so many vehicles on site, seem to have the potential to create problems of parking easements and would have a negative visual impact on adjoining yards and street scapes in this neighborhood

I would also like to bring up existing issues with RRDSSAB, as there is also an already established community history of RRDSSAB parking out of service ambulances on their existing properties. Case in point 3 ambulances that had been parked at Green/Rose Manor for several years up until this past year (end of 2020) when they were finally removed. I therefore worry that with so many additional parking spots that the RRDSSAB will continue this bad habit of parking out of services vehicle throughout the community.

Another issue is the existing curb and entrance into the parking lot to the existing 8 plex on Fifth Street East. The curb and the road and the parking area were never finished appropriately and as you can see from the picture (Picture 1) attached there is a considerable drop between the road and the parking area, which does not offer very flat access into the parking area for vehicles and does not allow proper drainage. I believe someone has made efforts to put gravel in the space to allow for smoother access into the parking area. I am not sure who is responsible for such issues but this was left after the 8 plex was constructed on Fifth Street East by the RRDSSAB and highlights my concern about their ability to complete projects with good planning principles appropriately in the community.

4) Drainage: I have included a picture of the already existing drainage issue at the corner of Fifth and Frenette (Picture 2). As you can see after 2 days of rain that the water has pooled and is not draining at this corner. Further Issues of drainage appear to have also been identified in the April 5, 2021 Report to the Planning and Development Executive Committee regarding Zoning By-law Amendment to 820 Fifth Street East, from Cody Vangel. See the following from this report. Fort Frances Public Works

- water/sewer connects to Fifth Street mains near intersection of Fifth/Frenette – possibly require upgrade (unsure of sizing). Would each building have a separate curb stop?

- 2 fire hydrants in existence currently at site

- Existing storm sewer will need to be upgraded

- The Storm Sewer that exists to the parking area is 300mm and runs all the way to Frenette Ave.

The area of the new parking lots will be at least four times the area of the existing and will take the water from the housing area as well. Not sure that they have the depth or if the storm sewer can handle the amount of water period. With all of the changes to the curb and entrances on the Fifth Street frontage it would be nice if we could run a larger main down the curb line on the north side of Fifth and that all of the curb was new on the frontage.

- There is currently no storm sewer along this section of 5th to tie additional infrastructure into.

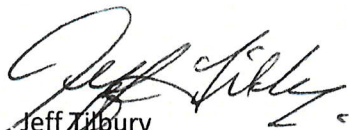
- Concerns as well with the amount of new services tying into older Sewer and Water Mains. Resulting in potentially numerous patches. New services should be consolidated as much as possible.
- Not sure if there is any options for piggybacking on funding for a project like this but it would be nice to reconstruct the whole street at least to the East property limits.

As a resident of this neighbourhood all of the existing issues outlined above create many concerns for me and should for people even closer to the proposed site. It also seems inappropriate to me for the Town or council to approve any rezoning, or to allow the RRDSSAB to make any final plans to purchase this property and or go ahead with any aspect of this proposed project until all of these matters of drainage have been addressed:

- 5) Building maintenance; I have issues with RRDSSAB being the potential landlord of the proposed 5-8 plexes, and would like to bring up the following issues they seem to have with the existing 8 plex on Fifth Street. The curb entrance to this facility is problematic see picture attached (Picture 1). How does town council justify rezoning property to a land lord for 5- 8 plexes when they cannot properly finish all aspects of one 8 plex project over several years. I feel this would need to be explained to the residents of the proposed area prior to any discussion to rezone this area.
- 6) Increased Crime and violence: Statistically lower income housing tends to have higher incidences of crime, drug use, family violence and police intervention. It is also my understanding from Current Community report that there is an increased call for police intervention to the existing 8 plex that is operated by the RRDSSAB and I am sure this could be supported by reviewing police stats showing where and for what they respond to in the community. So I do have concerns that one 8 plex has increased the need for police interventions, what will be the outcome of developing 5-8 plexes in one area, have on this neighborhood.
- 7) After speaking with MPAC representative Steven DeRocco who informed me that MPAC has no ability to determine and forecast how this rezone and development will impact the neighbourhood or housing prices either negatively or positively until such time that this project is actually completed. And with the RRDSSAB announcement that the 5-8 plex project would be a multi year/phase approach as each unit might cost 1.2 million to develop. This causes me to have several issues I will outline. Will it be possible to use the same contractor to develop each unit, so will they look the same or be sufficiently different because they are built by different contractors over several years. How many years of construction will the neighbourhood have to endure and how will this impact housing prices and quality of life. I would therefore submit that town councillor and/or RRDSSAB explain to me and the neighborhood how they have determined that this project will benefit this neighborhood in a positive manner.



Thank you



Jeff Tilbury

932 Frenette Avenue

Fort Frances, On P9A 3N4

Phone: 274-6848

Email jwtilson@tbaytel.net.

I am in agreement with Jeff Tilbury's
concerns and remarks. Please take
them into consideration

ELAINE ALLEN

Elaine R. Allen

805 Fifth St. E.



April 14, 2021

Cody Vangel
Chief Building Official / Municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: meeting of April 12, 2021: An application to amend the Zoning By-law (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of Mayor and Council at the Planning & Development Executive Committee - 19 Apr 2021

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective:** as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** When families bordering the St. Michael's property purchased their lots over 40 years ago one of the most attractive features was the privacy in their back yards. Two story residences will violate that privacy whether they were expensive condos or the proposed apartments.
4. **Loss of Green space:** the proposed rezoning permanently eliminates the third and last significant recreational green space that existed east of Frenette Avenue in 1980. The Huffman School yard is now housing. The large field east of the arena is now parking lot and the library.
 - a. At the same time the development of Erin Crescent will bring more young families to our area. There are several hundred single family homes in the area bordered by the east side of Frenette Avenue and the river east and south.
 - b. When families in this area tell their young children to go outside and play, small children could go to the Phair Avenue Park. Where will children go for a game of pickup soccer, softball or touch football? Phair Avenue Park is far too small for that. If councilors want healthy active citizens, then they must provide green space for recreation.
 - c. Two and a half miles west of the field at St. Michael's, Fort Frances has outstanding outdoor recreation facilities at the complex on McIrvine Road. However, if you eliminate the green space at 820 5th Street East, then the fields at Robert Moore would be the only significant green space south of the CN tracks and east of the McIrvine facilities.

5. **Compromise Solution: Possible land swap?** We support the redevelopment of the former St. Michael's school building for senior housing and the EarlyOn Center. Would the town planning department and/or town council consider swapping part of the property with RRDSSAB? The land swapped would be from approximately the current location of the maintenance shed at 820 5th Street East to the east side of green space in exchange for space in the Shevlin Wood Yard development. This compromise solution would accomplish two important community objectives: (1) The addition of 17 units of senior housing in the St. Michael's building, (2) preservation of the only significant recreational green space east of Crowe Avenue.
6. **Request for additional public meeting.** Before COVID there would have been in person public meetings where citizens would be able to comment and ask questions. We request another meeting for the public to ask questions before town council considers the proposed rezoning request.

Sincerely,

Elaine R. Allen

ELAINE ALLEN

Address:

805 FIFTH ST. E.

F.F.

April 20, 2021

To all Council Members of the Town of Fort Frances

Re: Zoning By-Law Amendment (B1-221) for 820 Fifth Street East

This is a correction to (paragraph 1) of my original letter of April 15th which I e-mailed to Cody Vangel, June Caul and members of the Executive members of the Planning and Development Committee. Cody has e-mailed me the Notice of Public Meeting regarding the Zoning By-Law Amendment published in the Fort Frances Bulletin of Thursday, March 2021; which I appreciate. Obviously I missed reading it as I would have marked the date on my calendar.

Since my letter of April 15th I have taken a survey of the number of children in the area from Third Street E , bordered by Crowe Avenue, east to Shevlin Avenue, to the north including the residents from Third to Kaitlyn Drive which would include Patcin, and the Bays. The 1000 block of Fifth from Shevlin to Minnie was also included in this survey as they are in close vicinity. With assistance of residents living in those areas we count approximately 88 children that could use the park and green space.

This does not include three private day cares; which cannot use Robert Moore's facilities or the Fifth St E equipment (if the amendment to the re-zoning is approved) during the daytime hours. It also does not include at least 6 grandparents in the area who entertain their grandchildren in the green space. These numbers of course will change. As seniors move, younger families with children will find the area attractive --if it is safe, lower traffic levels and a green space to run and get fresh air. Not all families can afford the majority of the many organized activities that Fort Frances has to offer.

Thanking you for your time.

Respectfully submitted,

Elaine Allen
805 Fifth St E
jrerallen@shaw.ca

April 15, 2021

Cody Vangel
Chief Building Official/Municipal Planner
Town of Fort Frances

Re: Zoning By-Law Amendment (81-2021) for 820 Fifth Street East

Dear Sir:

Please present this letter to Mayor and Council at the next Planning & Development Executive meeting.

1. The first I heard of this Zoning By-Law being on the agenda of the 12th April town council meeting was by an article in the Fort Frances Bulletin. By the time it was received and read I did not have time to connect to the virtual meeting, even if I did know how. There must be another means to advertise and contact the taxpayers affected. Hopefully the Planning and Development Executive committee will not recommend to council the passing of such an important decision without contacting the residents who live in this large area. A town hall meeting should be held, but not virtually. Covid hopefully will not last forever. **What is the rush to pass this By-law amendment?**
2. I certainly am in favour of converting St. Michael's into senior housing and retain the day care. However, I think that it is extremely important to save **our green space** for the children of the many young families who have moved into this well established neighbourhood. This green space is very important to the young families, and for many it was a selling point to move to this area of town. There will be many young families building in Erin Crescent; whose children will also be in the vicinity of this playground and green space. Yes we have the Phair Ave Park which is tucked away close to the bushes with not much supervision from surrounding homes. Also the Second Street Lion's Park is a great asset to this neighbourhood, but the interest would be for smaller children. Fifth Street park is out in the open; with many homes that have sight of the park and could provide assistance if necessary. My front windows have a great view of the playground and field. This green space is used by many. This morning there were two adults with children playing soccer. There is a lot of open space for football, soft ball and flying kites, etc. Where else in Fort Frances can you fly a kite? **It's time to get the kids in the neighbourhood off the screens and keep them active and healthy.** They can jump on their bikes or scooters and ride to Fifth St Park and field.
3. The governments have given RRDSSAB funding for providing shelter to our homeless; which is definitely a problem in our community and many other communities and it is extremely important to address this issue; but taking away our children's green **space** is not the answer.
4. As a taxpayer for 50 years in this location along with other residents we should have the **opportunity to discuss our concerns at an open meeting with town officials and RRDSSAB representation.**

5. Another concern is with the number of additional residences in the area. Is our sewage system adequate? I remember the basements flooding with raw sewage in about 1997/68 and again in 2002. Almost every home from Shevlin Ave to Frenette Ave was affected. Can town council assure us that this will not happen again?

I would like to thank the mayor, all councilors and the citizens who give up their time to sit on the many boards that the town is responsible. The many hours that you spend at meetings to give us a great community to live are sometimes not appreciated. Keep up the good work.

Please listen to our concerns and meet with us before making a decision on this amendment to the by-law.

Respectfully submitted,

Elaine R. Allen
805 Fifth Street E.
jrerallen@shaw.ca

cc : Mayor June Caul
Committee Members
Wendy Brunetta
Douglas Judson
John McTaggart

April 14, 2021

Cody Vangel
Chief Building Official / Municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: meeting of April 12, 2021: An application to amend the Zoning By-law (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of Mayor and Council at the Planning & Development Executive Committee - 19 Apr 2021

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective:** as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** When families bordering the St. Michael's property purchased their lots over 40 years ago one of the most attractive features was the privacy in their back yards. Two story residences will violate that privacy whether they were expensive condos or the proposed apartments.
4. **Loss of Green space:** the proposed rezoning permanently eliminates the third and last significant recreational green space that existed east of Frenette Avenue in 1980. The Huffman School yard is now housing. The large field east of the arena is now parking lot and the library.
 - a. At the same time the development of Erin Crescent will bring more young families to our area. There are several hundred single family homes in the area bordered by the east side of Frenette Avenue and the river east and south.
 - b. When families in this area tell their young children to go outside and play, small children could go to the Phair Avenue Park. Where will children go for a game of pickup soccer, softball or touch football? Phair Avenue Park is far too small for that. If councilors want healthy active citizens, then they must provide green space for recreation.
 - c. Two and a half miles west of the field at St. Michael's, Fort Frances has outstanding outdoor recreation facilities at the complex on McIrvine Road. However, if you eliminate the green space at 820 5th Street East, then the fields at Robert Moore would be the only significant green space south of the CN tracks and east of the McIrvine facilities.

5. **Compromise Solution: Possible land swap?** We support the redevelopment of the former St. Michael's school building for senior housing and the EarlyOn Center. Would the town planning department and/or town council consider swapping part of the property with RRDSSAB? The land swapped would be from approximately the current location of the maintenance shed at 820 5th Street East to the east side of green space in exchange for space in the Shevlin Wood Yard development. This compromise solution would accomplish two important community objectives: (1) The addition of 17 units of senior housing in the St. Michael's building, (2) preservation of the only significant recreational green space east of Crowe Avenue.
6. **Request for additional public meeting.** Before COVID there would have been in person public meetings where citizens would be able to comment and ask questions. We request another meeting for the public to ask questions before town council considers the proposed rezoning request.

Sincerely,

Eva A. Thornton Eva A. Thornton

Address:

840 Frenette Ave.,
Fort Frances, Ontario
P9A 2N5

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

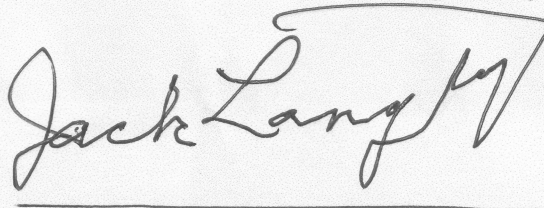
We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

Please do not destroy the park.



Sincerely,

FLORENCE & JACK LANGTRY 

Address: 937 BANTA BLVD
FORT FRANCES.
P9A 3N7

April 14, 2021

Cody Vangel
Chief Building Official / Municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: meeting of April 12, 2021: An application to amend the Zoning By-law (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of Mayor and Council at the Planning & Development Executive Committee - 19 Apr 2021

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective:** as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** When families bordering the St. Michael's property purchased their lots over 40 years ago one of the most attractive features was the privacy in their back yards. Two story residences will violate that privacy whether they were expensive condos or the proposed apartments.
4. **Loss of Green space:** the proposed rezoning permanently eliminates the third and last significant recreational green space that existed east of Frenette Avenue in 1980. The Huffman School yard is now housing. The large field east of the arena is now parking lot and the library.
 - a. At the same time the development of Erin Crescent will bring more young families to our area. There are several hundred single family homes in the area bordered by the east side of Frenette Avenue and the river east and south.
 - b. When families in this area tell their young children to go outside and play, small children could go to the Phair Avenue Park. Where will children go for a game of pickup soccer, softball or touch football? Phair Avenue Park is far too small for that. If councilors want healthy active citizens, then they must provide green space for recreation.
 - c. Two and a half miles west of the field at St. Michael's, Fort Frances has outstanding outdoor recreation facilities at the complex on McIrvine Road. However, if you eliminate the green space at 820 5th Street East, then the fields at Robert Moore would be the only significant green space south of the CN tracks and east of the McIrvine facilities.

5. **Compromise Solution: Possible land swap?** We support the redevelopment of the former St. Michael's school building for senior housing and the EarlyOn Center. Would the town planning department and/or town council consider swapping part of the property with RRDSSAB? The land swapped would be from approximately the current location of the maintenance shed at 820 5th Street East to the east side of green space in exchange for space in the Shevlin Wood Yard development. This compromise solution would accomplish two important community objectives: (1) The addition of 17 units of senior housing in the St. Michael's building, (2) preservation of the only significant recreational green space east of Crowe Avenue.
6. **Request for additional public meeting.** Before COVID there would have been in person public meetings where citizens would be able to comment and ask questions. We request another meeting for the public to ask questions before town council considers the proposed rezoning request.

Sincerely,

Mary L. Angus

Lorna Angus

Address:

829 Kaitlyn Dr.

St. P9A 3X3

Our grandchildren who live in the area of St. Michael's school, play at the green space play area at St. Michael's often.

Also, when our grandchildren come to Fort Frances to visit from Calgary it has been one of their favourite places to play.

Children enjoy the safe ^{open} area to play in.

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: meeting of April 12/2021 : an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the
Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law
Amendment. We would like to make the specific point of objection to the development
of the potential five-eight unit multi resident buildings, outlined in item 4 of the
application.

We are not objecting to the school retro fit that would allow for re purposing of the
existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best
interest of the citizens of Fort Frances. It is a well used park that has been a green space
for over six decades. It has been used for many activities over the years; soccer, dog
exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and
just running around.

Please do not destroy the park.

Sincerely,

Address: 1320 ELIZABETH ST. EAST

April 14, 2021

Jeff Tilbury
932 Frenette Avenue
Fort Frances, Ontario P9A 3N4




RE: Zoning by –Law Amendment (B1-2021) for 820 Fifth Street East

I would like to submit my objection to the above request for Zoning By Law Amendment. I would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings. Outlined in item 4 of the application. Where each eight plex consists of two bachelor apartment, two one bedroom accessible apartments and four one bedroom apartments. 30% of the apartments must be at 20% of market rent, and the remainder would be market rent.


I am not objecting to the School retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

I do not believe that this application and proposal to build 5-8 plexes is desirable to the public interest of this neighborhood. For the following reasons:

- 
- 1) Character of the neighborhood, I believe that the development of 5- 8 plexes would be out of scale, out of character and inappropriate and destabilize the character of the neighborhood as it is insensitive and visually incongruent to the current street scape and housing in the existing neighborhood. If you were to consider the existing nature and characteristics of the homes adjacent to the proposed development, most are 1 or two story homes, most in the 2 to 3 bedroom range, and the proposed mass and bulk of adding 5- 8 plexes and a 39 and 38 parking space lots does not fit with the existing character of this neighborhood.

It also seems very inappropriate and incongruent to bring into close proximity 2 vulnerable populations such as seniors and youth (early year's children). To units of lower income populations that most often have higher rates of crime, drug use, family violence and police intervention, all of which pose risks directly to these vulnerable populations, and cause an unacceptable adverse impact to the neighborhood.

People purchased homes in this area because it is a quiet, safe area with the existing green space and should continue to enjoy these qualities and are entitled to protection from a reduction in zoning standards. As legal doctrine assumes the validity of the status quo I therefore submit that Town Council and RRDSSAB prove that this proposed rezoning benefits the residents of this neighborhood.

- 
- 2) Privacy and insensitive development: The existing property Consistent of an area of green space that has an existing playground with play equipment on it. Both of which are well utilized by the existing children, families in the area, it offers children the privacy to play close to home without concerns of safety for their parents. Removing this space to add in 5-8 plexes is both removing the privacy of the area and is insensitive to the current function of the play area and green space.

- ✓✱ 3) Traffic and parking: With the proposed addition of the senior units (space for 22-24 residents) and 5-8 plexes this would create living space for up to 60 + residents in this area. Within the proposal it includes 77 parking spots split between two parking areas. As well the addition of an early year's facility with staff, and parents dropping children off would increase the traffic in this area to levels I would consider to be potentially hazardous. I would like to see what impact studies have been under taken for this proposal by the developer, to indicate how this will be dealt with safely. IT also seems that trying to find space for all occupants and attempting to accommodate so many vehicles on site, seem to have the potential to create problems of parking easements and would have a negative visual impact on adjoining yards and street scapes in this neighborhood

I would also like to bring up existing issues with RRDSAB, as there is also an already established community history of RRDSAB parking out of service ambulances on their existing properties. Case in point 3 ambulances that had been parked at Green/Rose Manor for several years up until this past year (end of 2020) when they were finally removed. I therefore worry that with so many additional parking spots that the RRDSAB will continue this bad habit of parking out of services vehicle throughout the community.

Another issue is the existing curb and entrance into the parking lot to the existing 8 plex on Fifth Street East. The curb and the road and the parking area were never finished appropriately and as you can see from the picture (Picture 1) attached there is a considerable drop between the road and the parking area, which does not offer very flat access into the parking area for vehicles and does not allow proper drainage. I believe someone has made efforts to put gravel in the space to allow for smoother access into the parking area. I am not sure who is responsible for such issues but this was left after the 8 plex was constructed on Fifth Street East by the RRDSAB and highlights s my concern about their ability to complete projects with good planning principles appropriately in the community.



- ✓✱ 4) Drainage: I have included a picture of the already existing drainage issue at the corner of Fifth and Frenette (Picture 2). As you can see after 2 days of rain that he water has pooled and is not draining at this corner. Further Issues of drainage appear to have also been identified in the April 5, 2021 Report to the Planning and Development Executive Committee regarding Zoning By-law Amendment to 820 Fifth Street East, from Cody Vangel . See the following from this report. Fort Frances Public Works

- ✱✓
- water/sewer connects to Fifth Street mains near intersection of Fifth/Frenette – possibly require upgrade (unsure of sizing). Would each building have a separate curb stop?
 - 2 fire hydrants in existence currently at site
 - Existing storm sewer will need to be upgraded
 - The Storm Sewer that exists to the parking area is 300mm and runs all the way to Frenette Ave. The area of the new parking lots will be at least four times the area of the existing and will take the water from the housing area as well. Not sure that they have the depth or if the storm sewer can handle the amount of water period. With all of the changes to the curb and entrances on the Fifth Street frontage it would be nice if we could run a larger main down the curb line on the north side of Fifth and that all of the curb was new on the frontage.
 - There is currently no storm sewer along this section of 5th to tie additional infrastructure into.

✓ 9.9

- Concerns as well with the amount of new services tying into older Sewer and Water Mains. Resulting in potentially numerous patches. New services should be consolidated as much as possible.
- Not sure if there is any options for piggybacking on funding for a project like this but it would be nice to reconstruct the whole street at least to the East property limits.

As a resident of this neighbourhood all of the existing issues outlined above create many concerns for me and should for people even closer to the proposed site. It also seems inappropriate to me for the Town or council to approve any rezoning, or to allow the RRDSSAB to make any final plans to purchase this property and or go ahead with any aspect of this proposed project until all of these matters of drainage have been addressed.

-  5) Building maintenance; I have issues with RRDSSAB being the potential landlord of the proposed 5 -8 plexes, and would like to bring up the following issues they seem to have with the existing 8 plex on Fifth Street. The curb entrance to this facility is problematic see picture attached (Picture 1). How does town council justify rezoning property to a land lord for 5- 8 plexes when they cannot properly finish all aspects of one 8 plex project over several years. I feel this would need to be explained to the residents of the proposed area prior to any discussion to rezone this area.
-  6) Increased Crime and violence: Statistically lower income housing tends to have higher incidences of crime, drug use, family violence and police intervention. It is also my understanding from Current Community report that there is an increased call for police intervention to the existing 8 plex that is operated by the RRDSSAB and I am sure this could be supported by reviewing police stats showing where and for what they respond to in the community. So I do have concerns that one 8 plex has increased the need for police interventions, what will be the outcome of developing 5-8 plexs in one area, have on this neighborhood.
- 7) After speaking with MPAC representative Steven DeRocco who informed me that MPAC has no ability to determine and forecast how this rezone and development will impact the neighbourhood or housing prices either negatively or positively until such time that this project is actually completed. And with the RRDSSAB announcement that the 5-8 plex project would be a multi year/phase approach as each unit might cost 1.2 million to develop. This causes me to have several issues I will outline. Will it be possible to use the same contractor to develop each unit, so will they look the same or be sufficiently different because they are built by different contractors over several years. How many years of construction will the neighbourhood have to endure and how will this impact housing prices and quality of life. I would therefore submit that town councillor and/or RRDSSAB explain to me and the neighborhood how they have determined that this project will benefit this neighborhood in a positive manner.

Thank you



Jeff Tilbury

932 Frenette Avenue

Fort Frances, On P9A 3N4

Phone: 274-6848

Email jwtilson@tbaytel.net.

Gordon Gushulak



847 5th St. E.

PH: 807-276-1747

April 14, 2021

Cody Vangel
Chief Building Official / Municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: meeting of April 12, 2021: An application to amend the Zoning By-law (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of Mayor and Council at the Planning & Development Executive Committee - 19 Apr 2021

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective:** as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** When families bordering the St. Michael's property purchased their lots over 40 years ago one of the most attractive features was the privacy in their back yards. Two story residences will violate that privacy whether they were expensive condos or the proposed apartments.
4. **Loss of Green space:** the proposed rezoning permanently eliminates the third and last significant recreational green space that existed east of Frenette Avenue in 1980. The Huffman School yard is now housing. The large field east of the arena is now parking lot and the library.
 - a. At the same time the development of Erin Crescent will bring more young families to our area. There are several hundred single family homes in the area bordered by the east side of Frenette Avenue and the river east and south.
 - b. When families in this area tell their young children to go outside and play, small children could go to the Phair Avenue Park. Where will children go for a game of pickup soccer, softball or touch football? Phair Avenue Park is far too small for that. If councilors want healthy active citizens, then they must provide green space for recreation.
 - c. Two and a half miles west of the field at St. Michael's, Fort Frances has outstanding outdoor recreation facilities at the complex on McIrvine Road. However, if you eliminate the green space at 820 5th Street East, then the fields at Robert Moore would be the only significant green space south of the CN tracks and east of the McIrvine facilities.

5. **Compromise Solution: Possible land swap?** We support the redevelopment of the former St. Michael's school building for senior housing and the EarlyOn Center. Would the town planning department and/or town council consider swapping part of the property with RRDSSAB? The land swapped would be from approximately the current location of the maintenance shed at 820 5th Street East to the east side of green space in exchange for space in the Shevlin Wood Yard development. This compromise solution would accomplish two important community objectives: (1) The addition of 17 units of senior housing in the St. Michael's building, (2) preservation of the only significant recreational green space east of Crowe Avenue.
6. **Request for additional public meeting.** Before COVID there would have been in person public meetings where citizens would be able to comment and ask questions. We request another meeting for the public to ask questions before town council considers the proposed rezoning request.

Sincerely,

J. St. Croix

J. St. Croix

Address:

926 Fourth St. East
Fort Frances, ON

Our children often play in
this green space.

Hal & Cindy Fjeldsted
909 Banta Blvd
Fort Frances, Ontario, P9A 3M7
807 274 6679
halcindyfj@gmail.com

April 18, 2021

J. McTaggart - Chairperson
Planning and Development Executive Committee
Town of Fort Frances

Dear John,

I am writing to you, as Chair of the Planning and Development Executive Committee, regarding the application, by the RRDSSAB, to amend the Zoning at 820 Fifth Street East, St. Michaels School site.

I am opposed to the recommendation of the Planning and Development Executive Committee, that Council approve the requested zoning change.

My primary concern is the loss of the **Green Space** area to the east of the St. Michaels School building. I appreciate this property is owned by the Northwest Catholic District School Board and the sale to RRDSSAB is a transaction between these two entities.

I also appreciate the green space I refer to is a school playground and is not, and has never been, a designated park. Regardless, this area has been used by the surrounding residents as a park and play area for families for decades.

Last Thursday afternoon, over the course of 2 hours, six different families brought their children to enjoy this green space and being outdoors. It is noteworthy that the demographics of the residential areas surrounding the St. Michaels School site are changing. There is a generational shift. Many of the area homes are and have been owned by seniors. These are in large part being sold to young families with children. By observation, there are many more children today living in this area than 10 years ago. The 27 Erin Crescent lots will likely add to this changing demographic.

I acknowledge a park/play area exists on Sixth Street and Phair Avenue. Unfortunately, it is small and poorly situated. Its location, immediately adjacent to the "bush" and the incidental traffic in and out of the "bush" is, anecdotally, a concern to many parents.

An opportunity exists to convert the St. Michaels School playground to a park. In my opinion this is the most desirable and best situated location for a park, considering the historical use by area families. Once green space is gone, it is gone. You don't get it back and no more is being made where you need it.

In support of the RRDSSAB, I feel their plan for redevelopment of the St. Michaels School building is reasonable and appropriate. The proposed 13 Seniors Apartments and location of the Children's Program are an appropriate usage of an existing building. The scope of that portion of the proposed project and the impact on the surrounding residential area is reasonable.

I also do not dispute the need for housing as proposed by RRDSSAB with construction of the 5 Eight Unit buildings. However, they do not need to be built on the last remaining green space in the centre of a large residential area.

The Town has a plan for the Shevlin Woodyard that proposes residential units, commercial space and green space. Locating the Eight Unit buildings there would be consistent with the proposed plan. There is, I believe, Town owned property on Portage Avenue between Sixth Street and Eight Street that could accommodate the proposed Eight Unit buildings and would still leave a green space area. I am sure there are other alternatives available to the Town and RRDSSAB.

The Mission of the Town of Fort Frances states:

“Through partnerships we will create a safe, inclusive, sustainable and attractive community that enhances quality of life and promotes growth and prosperity.”

I urge you and council to be creative, consider “Quality of Life” and find a way to work with your partners to build the Eight Unit buildings and preserve the Fifth Street green space as a park for the use and enjoyment of families and children.

Thank you for the opportunity of presenting my views and opinions.

Respectfully yours,

Hal Fjeldsted



April 14, 2021

Cody Vangel
Chief Building Official / Municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: meeting of April 12, 2021: An application to amend the Zoning By-law (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of Mayor and Council at the Planning & Development Executive Committee - 19 Apr 2021

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective:** as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** When families bordering the St. Michael's property purchased their lots over 40 years ago one of the most attractive features was the privacy in their back yards. Two story residences will violate that privacy whether they were expensive condos or the proposed apartments.
4. **Loss of Green space:** the proposed rezoning permanently eliminates the third and last significant recreational green space that existed east of Frenette Avenue in 1980. The Huffman School yard is now housing. The large field east of the arena is now parking lot and the library.
 - a. At the same time the development of Erin Crescent will bring more young families to our area. There are several hundred single family homes in the area bordered by the east side of Frenette Avenue and the river east and south.
 - b. When families in this area tell their young children to go outside and play, small children could go to the Phair Avenue Park. Where will children go for a game of pickup soccer, softball or touch football? Phair Avenue Park is far too small for that. If councilors want healthy active citizens, then they must provide green space for recreation.
 - c. Two and a half miles west of the field at St. Michael's, Fort Frances has outstanding outdoor recreation facilities at the complex on McIrvine Road. However, if you eliminate the green space at 820 5th Street East, then the fields at Robert Moore would be the only significant green space south of the CN tracks and east of the McIrvine facilities.

5. **Compromise Solution: Possible land swap?** We support the redevelopment of the former St. Michael's school building for senior housing and the EarlyOn Center. Would the town planning department and/or town council consider swapping part of the property with RRDSSAB? The land swapped would be from approximately the current location of the maintenance shed at 820 5th Street East to the east side of green space in exchange for space in the Shevlin Wood Yard development. This compromise solution would accomplish two important community objectives: (1) The addition of 17 units of senior housing in the St. Michael's building, (2) preservation of the only significant recreational green space east of Crowe Avenue.
6. **Request for additional public meeting.** Before COVID there would have been in person public meetings where citizens would be able to comment and ask questions. We request another meeting for the public to ask questions before town council considers the proposed rezoning request.

Sincerely,

Heather Armstrong
Heather Armstrong

Trevor Armstrong
Trevor Armstrong

915 Fifth St East
915 Fifth St East

Address:

915 Fifth St
East.

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

Please do not destroy the park.

Sincerely,

Heather Johnson H Johnson

Address: 570 Scott Street

Fort Frances,
PGA 1H4

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

Please do not destroy the park.

Sincerely,

Megan Pistilli Mike Pistilli

Address: 279 Biddeson Ave
Fort Frances, ON.
P9A 3L7.

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

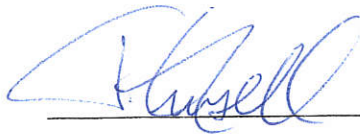
We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

Please do not destroy the park.

Sincerely,

Tyson Grinsell



Address: 801 4th St. E
FF ON P9A1T3

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the
Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law
Amendment. We would like to make the specific point of objection to the development
of the potential five-eight unit multi resident buildings, outlined in item 4 of the
application.

We are not objecting to the school retro fit that would allow for re purposing of the
existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best
interest of the citizens of Fort Frances. It is a well used park that has been a green space
for over six decades. It has been used for many activities over the years; soccer, dog
exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and
just running around.

Please do not destroy the park.

Sincerely,

KEVIN ANDERSON



Address: 1106 SCOTT ST.

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the
Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law
Amendment. We would like to make the specific point of objection to the development
of the potential five-eight unit multi resident buildings, outlined in item 4 of the
application.

We are not objecting to the school retro fit that would allow for re purposing of the
existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best
interest of the citizens of Fort Frances. It is a well used park that has been a green space
for over six decades. It has been used for many activities over the years; soccer, dog
exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and
just running around.

Please do not destroy the park.

Sincerely,

Caryn Myers Caryn Myers

Address: 1106 Scott St

Fort Frances ON
P9A 1S6

Re: meeting of April 12, 2021: An application to amend the Zoning By-law (File B1-2021) from
RRDSSAB for 820 Fifth Street East



Dear Sir,

We request that you bring this letter to the attention of Mayor and Council at the Planning & Development Executive Committee - 19 Apr 2021

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective:** as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** When families bordering the St. Michael's property purchased their lots over 40 years ago one of the most attractive features was the privacy in their back yards. Two story residences will violate that privacy whether they were expensive condos or the proposed apartments.
 - a. At the same time the development of Erin Crescent will bring more young families to our area. There are several hundred single family homes in the area bordered by the east side of Frenette Avenue and the river east and south.
 - b. When families in this area tell their young children to go outside and play, small children could go to the Phair Avenue Park. Where will children go for a game of pickup soccer, softball or touch football? Phair Avenue Park is far too small for that. If councilors want healthy active citizens, then they must provide green space for recreation.
 - c. Two and a half miles west of the field at St. Michael's, Fort Frances has outstanding outdoor recreation facilities at the complex on McIrvine Road. However, if you eliminate the green space at 820 5th Street East, then the fields at Robert Moore would be the only significant green space south of the CN tracks and east of the McIrvine facilities.
5. **Compromise Solution: Possible land swap?** We support the redevelopment of the former St. Michael's school building for senior housing and the EarlyOn Center. Would the town planning department and/or town council consider swapping part of the property with RRDSSAB? The land swapped would be from approximately the current location of the maintenance shed at 820 5th Street East to the east side of green space in exchange for space in the Shevlin Wood Yard development. This compromise solution would accomplish two important community objectives: (1) The addition of 17 units of senior housing in the St. Michael's building, (2) preservation of the only significant recreational green space east of Crowe Avenue.
6. **Request for additional public meeting.** Before COVID there would have been in person public meetings where citizens would be able to comment and ask questions. We request another meeting for the public to ask questions before town council considers the proposed rezoning request.

Sincerely,

IRIS MIHICHUK

PRINT

Lis Mihichuk

SIGN

941 5th ST. E
FORT FRANCES, ON
ADDRESS

From: [Wayne Maxwell](#)
To: [June Caul](#)
Cc: [Michael Behan](#); [Wendy Brunetta](#); [Andrew Hallikas](#); [Douglas Judson](#); [John McTaggart](#); [Rick Wiedenhoef](#); [Doug Brown](#); [Cody Vangel](#)
Subject: [External] Re: 820 Fifth St.E Property Rezoning
Date: Sunday, April 18, 2021 2:50:35 PM

[EXTERNAL] Don't click links or attachments unless you recognize the sender and know the content is safe. You can forward suspicious messages to support@fortfrances.ca.

The following is an open letter to the Mayor of the Town of Fort Frances, Town Council members and selected senior administration.

Due to short notice and previous commitments, my wife, Janice and I were unable to attend the public meeting regarding the rezoning application requested by Rainy River District Social Services Administration Board (RRDSSAB) concerning their property at 820 Fifth St.E formerly known as St. Michael's School.

Our thoughts and opinions are as property owners at 953 Russell Bay where we have resided for 33 years. Over this number of years we have witnessed many changes to this area of Town with most of the changes coming in last 5 years. These changes have been in several forms including the newest development on Erin Crescent. A considerable number of homes have turned over in this area and for the most part, it seems the new owners are younger working parents with some children. The Erin Crescent development will undoubtedly bring in more families to this area of town. With Erin Crescent and the RRDSSAB proposal progressing as requested, we would have an additional 80 units available within a 2 to 3 block area.

We have no concern with the zoning request submitted to convert the school into 13 supportive housing units and a day care unit. In fact we applaud RRDSSAB for taking this initiative. The school appears to be in good physical condition and it would be a shame to demolish it. However, we wish to take issue with the additional vehicle traffic that will be generated. Based on the 13 units in the school, the daily traffic to the day care, the traffic to the Erin Crescent development as well as commercial/construction equipment to Erin Crescent, school buses during school year plus the number of walkers that frequent Fifth and Sixth St., we see this as a recipe for disaster. Now, what happens if we add 40 more units? To access any services in downtown core, arena, library, pool, the local residents must use either Frenette or Patcin/Shevlin to reach Second St. E. or Scott St. This is a concern.

Another concern that we have is loss of greenscape if the zoning is changed. The existing playground is very well utilized by area children and families. We know there are other options for playground/parks in the east end of town but for the most part they are significantly smaller, not suitable for a pickup soccer game, baseball game, flying a kite, etc. The Phair Ave. Park is subject to various off road vehicle traffic that does not make it conducive to a park experience. Is a family who live in Erin Crescent likely to use the Lions Park on Second St.? Not likely! Is a family who live on Erin Crescent likely to use the Nelson St. Park? Not likely! Is a family who live on Erin Crescent likely to use a potential Shevlin wood yard park? Not likely! But, it's 2 to 3 block walk to reach the playground in question. If 40 more living units are located on this playground, where do those people find a piece of grass to sit or walk on?

We have a resolution to this issue. We would propose that the Town approves a zoning change for the school units, the day care units and appropriate parking stalls as submitted. We would then propose that the Town swap the school playground for a piece of property suitable to RRDSSAB. This swap might take the form of property in the Shevlin wood yard or property near Sixth St. School. Perhaps the five 8-plexes could be the spark to initiate the Shevlin deal. We understand that the Sixth St. School property is privately owned but it appears development is not imminent and it has become an eyesore. The report from Mr. Cody Vangel, CBO/Planner indicates that Public Works are unable to provide much input into sanitary sewer and surface water management in the 40-unit area. The funds required for an upgrade could be used toward the infrastructure requirements in Shevlin wood yard.

If Shevlin yard was the preferred location of the 40 units, it would allow much more direct access to downtown, hospital, clinic, senior centre, arena, pool, library, bowling alley. If Sixth St. was chosen those tenants would also have closer and straight line access to downtown, etc.

There are undoubtedly many issues at stake but from the Town's perspective, there will be few financial gains. The zoning change will not add to the tax base. However the Town does own 27 residential lots that will add to the tax base when they sell. Will those lots sell as quickly if there is no green space/playground/parks in the immediate area? We think not! We are being constantly reminded that our children are not active enough so the answer is to build 40 units on a playground! This does not seem like the progress that the Town needs. Property in town limits is not so scarce that we need to condense this many people into such a small footprint. It is also noted that a new apartment complex near the water treatment plant has just recently been completed and occupied. The west and north ends of Town are envious and would like to share in this development.

We feel very strongly that Town council will ultimately regret the decision to allow this rezoning. It may take several years before both developments are completed but we know for sure that the Town will not relent until all of Erin Crescent is sold. We must act now to make the right choices for all citizens of the Town.

We would welcome a verbal discussion on the issue if anyone wishes to contact us.

Respectfully submitted,

Janice and Wayne Maxwell

Phone 807-274-7157 Home

Phone 807-275-9059 Mobile

Email Address. waynemaxwell953@gmail.com

April 19, 2021

Cody Vangel

Chief Building Official & Municipal Planner

Town of Fort Frances

Re: Application to amend Zoning By-law (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Cody Vangel:

I am aware that Rainy River District Social Services Administration Board has plans to re-develop the land that sits at 820 Fifth Street East. It is my understanding that St. Michael's School will be remodeled and retro-fitted to meet the housing needs of seniors in our community. I whole-heartedly applaud this decision as my mother was fortunate to have been able to secure housing at Columbus Place at a time in her life when she needed it most.

As you are probably aware, the second phase of the redevelopment, (the building of apartment complexes in the green space east of the school), is garnering much attention and concern in our neighbourhood. I fully recognize that making available affordable housing and rental supports for residents is becoming increasingly challenging for leaders tasked with finding housing solutions.

I am not an urban planner; nor do I profess to understand the 'whole' picture as it relates to the decisions that have already been made regarding this matter. I am, however, never keen to readily eliminate green space in a community as I believe it provides healthy conditions for physical and mental well-being. Research shows that proximity to green gathering spaces lead to closer-knit communities which also increases community safety. Our neighbourhood is growing with the addition of Erin Crescent now underway. Having public parks, playgrounds and trails that promote active and safe lifestyles can only benefit our community in the future.

It would be helpful if more discussion with residents who are impacted by this decision could take place before final decisions are made about re-zoning. Perhaps, with public input, other creative solutions will become evident.

Sincerely,

Jean Bujold

903 Frenette Avenue

Fort Frances

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: meeting of April 12/2021 : an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the
Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law
Amendment. We would like to make the specific point of objection to the development
of the potential five-eight unit multi resident buildings, outlined in item 4 of the
application.

We are not objecting to the school retro fit that would allow for re purposing of the
existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best
interest of the citizens of Fort Frances. It is a well used park that has been a green space
for over six decades. It has been used for many activities over the years; soccer, dog
exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and
just running around.

Please do not destroy the park.

Sincerely,

Jean Austin _____

Address: 925 Mica St East
Fort Frances, ON.

April 14, 2021

Jeff Tilbury
932 Frenette Avenue
Fort Frances, Ontario P9A 3N4

RE: Zoning by –Law Amendment (B1-2021) for 820 Fifth Street East

I would like to submit my objection to the above request for Zoning By Law Amendment. I would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings. Outlined in item 4 of the application. Where each eight plex consists of two bachelor apartment, two one bedroom accessible apartments and four one bedroom apartments. 30% of the apartments must be at 20% of market rent, and the remainder would be market rent.

I am not objecting to the School retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

I do not believe that this application and proposal to build 5-8 plexes is desirable to the public interest of this neighborhood. For the following reasons:

- 1) Character of the neighborhood, I believe that the development of 5- 8 plexes would be out of scale, out of character and inappropriate and destabilize the character of the neighborhood as it is insensitive and visually incongruent to the current street scape and housing in the existing neighborhood. If you were to consider the existing nature and characteristics of the homes adjacent to the proposed development, most are 1 or two story homes, most in the 2 to 3 bedroom range, and the proposed mass and bulk of adding 5- 8 plexes and a 39 and 38 parking space lots does not fit with the existing character of this neighborhood.

It also seems very inappropriate and incongruent to bring into close proximity 2 vulnerable populations such as seniors and youth (early year's children). To units of lower income populations that most often have higher rates of crime, drug use, family violence and police intervention, all of which pose risks directly to these vulnerable populations, and cause an unacceptable adverse impact to the neighborhood.

People purchased homes in this area because it is a quiet, safe area with the existing green space and should continue to enjoy these qualities and are entitled to protection from a reduction in zoning standards. As legal doctrine assumes the validity of the status quo I therefore submit that Town Council and RRDSAB prove that this proposed rezoning benefits the residents of this neighborhood.

- 2) Privacy and insensitive development: The existing property Consistent of an area of green space that has an existing playground with play equipment on it. Both of which are well utilized by the existing children, families in the area, it offers children the privacy to play close to home without concerns of safety for their parents. Removing this space to add in 5-8 plexes is both removing the privacy of the area and is insensitive to the current function of the play area and green space.



- 3) Traffic and parking: With the proposed addition of the senior units (space for 22-24 residents) and 5-8 plexes this would create living space for up to 60 + residents in this area. Within the proposal it includes 77 parking spots split between two parking areas. As well the addition of an early year's facility with staff, and parents dropping children off would increase the traffic in this area to levels I would consider to be potentially hazardous. I would like to see what impact studies have been under taken for this proposal by the developer, to indicate how this will be dealt with safely. IT also seems that trying to find space for all occupants and attempting to accommodate so many vehicles on site, seem to have the potential to create problems of parking easements and would have a negative visual impact on adjoining yards and street scapes in this neighborhood

I would also like to bring up existing issues with RRDSSAB, as there is also an already established community history of RRDSABB parking out of service ambulances on their existing properties. Case in point 3 ambulances that had been parked at Green/Rose Manor for several years up until this past year (end of 2020) when they were finally removed. I therefore worry that with so many additional parking spots that the RRDSSAB will continue this bad habit of parking out of services vehicle throughout the community.

Another issue is the existing curb and entrance into the parking lot to the existing 8 plex on Fifth Street East. The curb and the road and the parking area were never finished appropriately and as you can see from the picture (Picture 1) attached there is a considerable drop between the road and the parking area, which does not offer very flat access into the parking area for vehicles and does not allow proper drainage. I believe someone has made efforts to put gravel in the space to allow for smoother access into the parking area. I am not sure who is responsible for such issues but this was left after the 8 plex was constructed on Fifth Street East by the RRDSSAB and highlights s my concern about their ability to complete projects with good planning principles appropriately in the community.

4) Drainage: I have included a picture of the already existing drainage issue at the corner of Fifth and Frenette (Picture 2). As you can see after 2 days of rain that he water has pooled and is not draining at this corner. Further Issues of drainage appear to have also been identified in the April 5, 2021 Report to the Planning and Development Executive Committee regarding Zoning By-law Amendment to 820 Fifth Street East, from Cody Vangel . See the following from this report. Fort Frances Public Works

- water/sewer connects to Fifth Street mains near intersection of Fifth/Frenette – possibly require upgrade (unsure of sizing). Would each building have a separate curb stop?
- 2 fire hydrants in existence currently at site
- Existing storm sewer will need to be upgraded
- The Storm Sewer that exists to the parking area is 300mm and runs all the way to Frenette Ave. The area of the new parking lots will be at least four times the area of the existing and will take the water from the housing area as well. Not sure that they have the depth or if the storm sewer can handle the amount of water period. With all of the changes to the curb and entrances on the Fifth Street frontage it would be nice if we could run a larger main down the curb line on the north side of Fifth and that all of the curb was new on the frontage.
- There is currently no storm sewer along this section of 5th to tie additional infrastructure into.

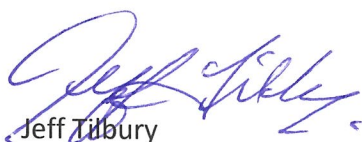
- Concerns as well with the amount of new services tying into older Sewer and Water Mains. Resulting in potentially numerous patches. New services should be consolidated as much as possible.
- Not sure if there is any options for piggybacking on funding for a project like this but it would be nice to reconstruct the whole street at least to the East property limits.

As a resident of this neighbourhood all of the existing issues outlined above create many concerns for me and should for people even closer to the proposed site. It also seems inappropriate to me for the Town or council to approve any rezoning, or to allow the RRDSSAB to make any final plans to purchase this property and or go ahead with any aspect of this proposed project until all of these matters of drainage have been addressed.

- 5) Building maintenance; I have issues with RRDSSAB being the potential landlord of the proposed 5 -8 plexes, and would like to bring up the following issues they seem to have with the existing 8 plex on Fifth Street. The curb entrance to this facility is problematic see picture attached (Picture 1). How does town council justify rezoning property to a land lord for 5- 8 plexes when they cannot properly finish all aspects of one 8 plex project over several years. I feel this would need to be explained to the residents of the proposed area prior to any discussion to rezone this area.
- 6) Increased Crime and violence: Statistically lower income housing tends to have higher incidences of crime, drug use, family violence and police intervention. It is also my understanding from Current Community report that there is an increased call for police intervention to the existing 8 plex that is operated by the RRDSSAB and I am sure this could be supported by reviewing police stats showing where and for what they respond to in the community. So I do have concerns that one 8 plex has increased the need for police interventions, what will be the outcome of developing 5-8 plexs in one area, have on this neighborhood.
- 7) After speaking with MPAC representative Steven DeRocco who informed me that MPAC has no ability to determine and forecast how this rezone and development will impact the neighbourhood or housing prices either negatively or positively until such time that this project is actually completed. And with the RRDSSAB announcement that the 5-8 plex project would be a multi year/phase approach as each unit might cost 1.2 million to develop. This causes me to have several issues I will outline. Will it be possible to use the same contractor to develop each unit, so will they look the same or be sufficiently different because they are built by different contractors over several years. How many years of construction will the neighbourhood have to endure and how will this impact housing prices and quality of life. I would therefore submit that town councillor and/or RRDSSAB explain to me and the neighborhood how they have determined that this project will benefit this neighborhood in a positive manner.



Thank you

A handwritten signature in blue ink, appearing to read "Jeff Tilbury".

Jeff Tilbury

932 Frenette Avenue

Fort Frances, On P9A 3N4

Phone: 274-6848

Email jwtilson@tbaytel.net.

A small, stylized handwritten signature in blue ink at the bottom right of the page.



Picture 1. Shows Entry from Fifth Street East into 8 plex operated by RRDSSAB currently. And the lack of appropriate completion of surface grading between the road, curb and parking area.

April 14, 2021

John



Pictured to show already existing drainage issues at Corner of Fifth Street and Frenette Ave. April 14, 2021.

- House also indicates the type of residences that are characteristic of the neighborhood.

Just

Re: meeting / April 12, 2021: An application to amend the Zoning By-law (File B1-2021) from
RRDSSAB or 820 Fifth Street East



Dear Sir,

We request that you bring this letter to the attention of Mayor and Council at the Planning & Development Executive Committee - 19 Apr 2021

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective:** as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** When families bordering the St. Michael's property purchased their lots over 40 years ago one of the most attractive features was the privacy in their back yards. Two story residences will violate that privacy whether they were expensive condos or the proposed apartments.
4. **Loss of Green space:** the proposed rezoning permanently eliminates the third and last significant recreational green space that existed east of Frenette Avenue in 1980. The Huffman School yard is now housing. The large field east of the arena is now parking lot and the library.
 - a. At the same time the development of Erin Crescent will bring more young families to our area. There are several hundred single family homes in the area bordered by the east side of Frenette Avenue and the river east and south.
 - b. When families in this area tell their young children to go outside and play, small children could go to the Phair Avenue Park. Where will children go for a game of pickup soccer, softball or touch football? Phair Avenue Park is far too small for that. If councilors want healthy active citizens, then they must provide green space for recreation.
 - c. Two and a half miles west of the field at St. Michael's, Fort Frances has outstanding outdoor recreation facilities at the complex on McIrvine Road. However, if you eliminate the green space at 820 5th Street East, then the fields at Robert Moore would be the only significant green space south of the CN tracks and east of the McIrvine facilities.
5. **Compromise Solution: Possible land swap?** We support the redevelopment of the former St. Michael's school building for senior housing and the EarlyOn Center. Would the town planning department and/or town council consider swapping part of the property with RRDSSAB? The land swapped would be from approximately the current location of the maintenance shed at 820 5th Street East to the east side of green space in exchange for space in the Shevlin Wood Yard development. This compromise solution would accomplish two important community objectives: (1) The addition of 17 units of senior housing in the St. Michael's building. (2) preservation of the only significant recreational green space east of Crowe Avenue.
6. **Request for additional public meeting.** Before COVID there would have been in person public meetings where citizens would be able to comment and ask questions. We request another meeting for the public to ask questions before town council considers the proposed rezoning request.

Sincerely,

Jennifer + Matt Berti

PRINT

Jennifer Berti / Matt Berti

SIGN

908 Fifth St. E.

ADDRESS P4114

From: [Jerrica Forsyth](#)
To: [Cody Vangel](#)
Subject: [External] give the people what they want!
Date: Sunday, April 18, 2021 5:07:38 PM

[EXTERNAL] Don't click links or attachments unless you recognize the sender and know the content is safe. You can forward suspicious messages to support@fortfrances.ca.

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: meeting of April 12/2021:an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee - 19 Apr 2021

We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around. Development is not always the answer, DO NOT "fix" what isn't broken.

Please do not destroy the park.

Sincerely,

Jerrica Forsyth

Address: 923 Frenette ave. Fort Fances, ON P9A 2N6

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: meeting of April 12/2021: an application to amend the Zoning By-law (file B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee - 19 Apr 2021

We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

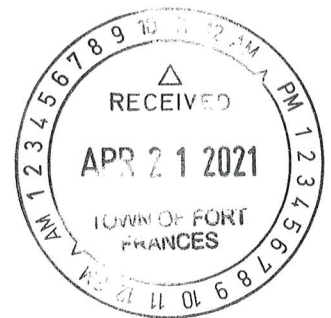
Please do not destroy the park.

Sincerely,

Joelle Katona SHANE KATONA
Address: 805 Fourth Street E
FORT FRANCES, ON

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee

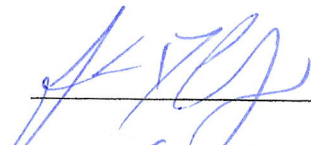
We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

Please do not destroy the park.

Sincerely,

Jordan Delagré 
Address: 642 First st. W Fort Frances, ON

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: meeting of April 12/2021: an application to amend the Zoning By-law (file B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee - 19 Apr 2021

We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for repurposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

Please do not destroy the park.

Sincerely,

Judy Flatt

Address: 314 Fifth St. W
Fort Frances

Re: meeting of April 12, 2021: An application to amend the Zoning By-law (File B1-2021) from
RRDSSAB for 820 Fifth Street East



Dear Sir,

We request that you bring this letter to the attention of Mayor and Council at the Planning &
Development Executive Committee - 19 Apr 2021

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective:** as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** When families bordering the St. Michael's property purchased their lots over 40 years ago one of the most attractive features was the privacy in their back yards. Two story residences will violate that privacy whether they were expensive condos or the proposed apartments.
4. **Loss of Green space:** the proposed rezoning permanently eliminates the third and last significant recreational green space that existed east of Frenette Avenue in 1980. The Huffman School yard is now housing. The large field east of the arena is now parking lot and the library.
 - a. At the same time the development of Erin Crescent will bring more young families to our area. There are several hundred single family homes in the area bordered by the east side of Frenette Avenue and the river east and south.
 - b. When families in this area tell their young children to go outside and play, small children could go to the Phair Avenue Park. Where will children go for a game of pickup soccer, softball or touch football? Phair Avenue Park is far too small for that. If councilors want healthy active citizens, then they must provide green space for recreation.
 - c. Two and a half miles west of the field at St. Michael's, Fort Frances has outstanding outdoor recreation facilities at the complex on McIrvine Road. However, if you eliminate the green space at 820 5th Street East, then the fields at Robert Moore would be the only significant green space south of the CN tracks and east of the McIrvine facilities.
5. **Compromise Solution: Possible land swap?** We support the redevelopment of the former St. Michael's school building for senior housing and the EarlyOn Center. Would the town planning department and/or town council consider swapping part of the property with RRDSSAB? The land swapped would be from approximately the current location of the maintenance shed at 820 5th Street East to the east side of green space in exchange for space in the Shevlin Wood Yard development. This compromise solution would accomplish two important community objectives: (1) The addition of 17 units of senior housing in the St. Michael's building, (2) preservation of the only significant recreational green space east of Crowe Avenue.
6. **Request for additional public meeting.** Before COVID there would have been in person public meetings where citizens would be able to comment and ask questions. We request another meeting for the public to ask questions before town council considers the proposed rezoning request.

Sincerely,

KARL George
PRINT

[Signature]
SIGN

1108 5th Street East
ADDRESS

From: [Kate Norman](#)
To: [Cody Vangel](#)
Subject: [External] Green space
Date: Wednesday, April 21, 2021 11:17:19 PM

[EXTERNAL] Don't click links or attachments unless you recognize the sender and know the content is safe. You can forward suspicious messages to support@fortfrances.ca.

April 21, 2021

Cody Vangel
Chief building official
Town of Fort Frances

Dear cody,

I am writing to you, regarding the application, by the RRDSSAB, to amend the Zoning at 820 Fifth Street East, St. Michaels School site.

I am opposed to the recommendation of the Planning and Development Executive Committee, that Council approve the requested zoning change.

My primary concern is the loss of the **Green Space** area to the east of the St. Michaels School building.

I also appreciate the green space I refer to is a school playground and is not, and has never been, a designated park. Regardless, this area has been used by the surrounding residents as a park and play area for families for decades.

This is the green space I grew up on, soccer in the field, baseball with my brothers, tag with the neighbour hood kids, running, playing, enjoying the outdoors. This is the same green space I took my daughter to last week to play soccer on. Kids need this space. Technology is taking over children's life, eliminating this green space would be eliminating the only locational opportunity for children to run and play and would be harmful to the youth of this town.

An opportunity exists to convert the St. Michaels School playground to a park. In my opinion this is the most desirable and best situated location for a park, considering the historical use by area families. Once green space is gone, it is gone. You don't get it back and no more is being made where you need it.

In support of the RRDSSAB, I feel their plan for redevelopment of the St. Michaels School building is reasonable and appropriate. The proposed 13 Seniors Apartments

and location of the Children's Program are an appropriate usage of an existing building.

I also do not dispute the need for housing as proposed by RRDSSAB with construction of the 5 Eight Unit buildings. However, they do not need to be built on the last remaining green space in the centre of a large residential area.

The Town has a plan for the Shevlin Woodyard that proposes residential units, commercial space and green space. Locating the Eight Unit buildings there would be consistent with the proposed plan. There is, I believe, Town owned property on Portage Avenue between Sixth Street and Eight Street that could accommodate the proposed Eight Unit buildings and would still leave a green space area. I am sure there are other alternatives available to the Town and RRDSSAB.

I urge you and council to be creative, consider "Quality of Life" and find a way to work with your partners to build the Eight Unit buildings and preserve the Fifth Street green space as a park for the use and enjoyment of families and children.

Thank you for the opportunity of presenting my views and opinions.

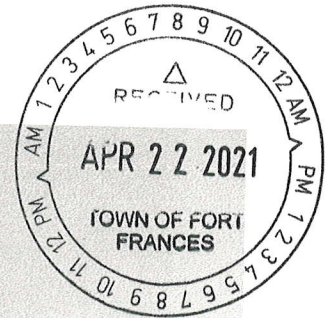
Respectfully yours,

Kate Norman

807 276 8851
Fort Frances

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

Please do not destroy the park.

Sincerely,

Kathie Nugent

Address: 851 5th St E
Fort Frances

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca



Re: meeting of April 12/2021: an application to amend the Zoning By-law (file B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee - 19 Apr 2021

We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

Please do not destroy the park.

Sincerely,

Kathy Pattison _____

Address: 116 Oakwood Road
Fort Frances

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that ~~you bring this letter to the~~ attention of the Mayor and Council at the
Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law
Amendment. We would like to make the specific point of objection to the development
of the potential five-eight unit multi resident buildings, outlined in item 4 of the
application.

We are not objecting to the school retro fit that would allow for re purposing of the
existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best
interest of the citizens of Fort Frances. It is a well used park that has been a green space
for over six decades. It has been used for many activities over the years; soccer, dog
exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and
just running around.

Please do not destroy the park.

Sincerely,

Kayla Prior KP

Address: 1020 Frenette Ave.
Fort Frances, ON



Re: meeting of April 12, 2021: An application to amend the Zoning By-law (File B1-2021) from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of Mayor and Council at the Planning & Development Executive Committee - 19 Apr 2021

1. **Delay in circulation of proposed plans:** The day of the meeting was the first time that we saw the plan for the re-development and like many citizens didn't have much time to process the information.
2. **Public Meeting not effective:** as a result the delay in circulation of the proposed plans the meeting of April 12 was poorly attended by members of the public and unusually brief for such an important issue. Poor attendance should not be viewed as acquiescence.
3. **Loss of Privacy:** When families bordering the St. Michael's property purchased their lots over 40 years ago one of the most attractive features was the privacy in their back yards. Two story residences will violate that privacy whether they were expensive condos or the proposed apartments.
4. **Loss of Green space:** the proposed rezoning permanently eliminates the third and last significant recreational green space that existed east of Frenette Avenue in 1980. The Huffman School yard is now housing. The large field east of the arena is now parking lot and the library.
 - a. At the same time the development of Erin Crescent will bring more young families to our area. There are several hundred single family homes in the area bordered by the east side of Frenette Avenue and the river east and south.
 - b. When families in this area tell their young children to go outside and play, small children could go to the Phair Avenue Park. Where will children go for a game of pickup soccer, softball or touch football? Phair Avenue Park is far too small for that. If councilors want healthy active citizens, then they must provide green space for recreation.
 - c. Two and a half miles west of the field at St. Michael's, Fort Frances has outstanding outdoor recreation facilities at the complex on McIrvine Road. However, if you eliminate the green space at 820 5th Street East, then the fields at Robert Moore would be the only significant green space south of the CN tracks and east of the McIrvine facilities.
5. **Compromise Solution: Possible land swap?** We support the redevelopment of the former St. Michael's school building for senior housing and the EarlyOn Center. Would the town planning department and/or town council consider swapping part of the property with RRDSSAB? The land swapped would be from approximately the current location of the maintenance shed at 820 5th Street East to the east side of green space in exchange for space in the Shevlin Wood Yard development. This compromise solution would accomplish two important community objectives: (1) The addition of 17 units of senior housing in the St. Michael's building, (2) preservation of the only significant recreational green space east of Crowe Avenue.
6. **Request for additional public meeting.** Before COVID there would have been in person public meetings where citizens would be able to comment and ask questions. We request another meeting for the public to ask questions before town council considers the proposed rezoning request.

Sincerely,

Keith Fifield
PRINT

Keith Fifield
SIGN

912 5th Street East
ADDRESS F.F.



April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee


We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

Please do not destroy the park.

Sincerely,


Kellianne Legg

Address: 838 Armit Ave
Fort Frances ON
P9A 2J4

From: [Kelly George](#)
To: [Cody Vangel](#)
Subject: [External] St. Micheals Park Petition
Date: Wednesday, April 21, 2021 4:39:19 PM
Attachments: [Image-6.png](#)

[EXTERNAL] Don't click links or attachments unless you recognize the sender and know the content is safe. You can forward suspicious messages to support@fortfrances.ca.

April 15, 2021

Cody Vangel
Chief building Official/municipal Planner
Town of Fort Frances
cvangel@fortfrances.ca

Re: an application to amend the Zoning By-law(fileB1-2021)
from RRDSSAB for 820 Fifth Street East

Dear Sir,

We request that you bring this letter to the attention of the Mayor and Council at the Planning & Development Executive Committee

We would like to submit our objection to the above request for Zoning By-law Amendment. We would like to make the specific point of objection to the development of the potential five-eight unit multi resident buildings, outlined in item 4 of the application.

We are not objecting to the school retro fit that would allow for re purposing of the existing school into senior apartments and day nursery.

We do not feel the destruction of the neighbourhood park and green space is in the best interest of the citizens of Fort Frances. It is a well used park that has been a green space for over six decades. It has been used for many activities over the years; soccer, dog exercising, picnic area, touch football, softball, kite flying, hockey rink, golf lessons and just running around.

Please do not destroy the park.

Sincerely,

K George

Kelly George

Address:

1044 Fifth St East
P9A1V5

Get [Outlook for iOS](#)