

## SCHEDULE F

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### PUBLIC COMMENTS

- 1) [Public Meeting](#) – July 25, 2022 (Item 8.a)
- 2) [Minutes](#) – July 25, 2022 Council Meeting (Public Meeting – Item 8)
- 3) Public Comments:
  - a. Donna Jansen – August 25, 2022
  - b. Helen and Murray Meneray – August
  - c. Rebecca Ferguson, Alice Ferguson & William Thomas Ferguson – August 29, 2022
  - d. David and Trish Hawkins – September 2, 2022

## Amy Cann

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**From:** Donna Jansen [REDACTED]  
**Sent:** Thursday, August 25, 2022 8:08 AM  
**To:** Ian C Boddy; Amy Cann; OS Planning  
**Cc:** murray jansen  
**Subject:** Re: Former RCA property

Attention Amy Cann

Dear Amy,

This letter is to express our deep concern about the proposed high density housing project that is being considered for the former RCA property. We live very nearby at [REDACTED]. We have a multitude of concerns about this proposal as described below:

- This is a beautiful "signature" piece of real estate along the scenic shore of Georgian Bay. From a planning perspective we think it is not a good idea to showcase our city by shoving several high rise apartment buildings onto it.
- In our experience, SkyView does not have a good track record in looking after their properties. The buildings near 28th St West are shabby and run down. We moved a refugee family there (with several young children) and we had to move them out. There were drug deals happening in and around the buildings and the police frequently were called for noise and other disturbances.
- High density apartments attract tenants, in many cases, who are transient. They may stay a year or two (or less) but generally not as long as home owners - thus a reduced level of commitment to the appearance of the property. This has been our observation.
- the volume of traffic, that over 700 apartments would generate, would be astronomical. This street has many seniors living on it who enjoy walking. High volumes of traffic is not conducive to pedestrians, with or without sidewalks.
- Given our personal work with refugee families and other vulnerable populations we understand the need for affordable housing. It is essential; but this planning model is faulty, in our opinion. In fact, it is the equivalent to JamesTown in Toronto, an experiment that in retrospect was ill advised. Much smaller pockets of affordable housing seems to be the gold standard.
- a mixed housing plan is not offensive - everyone needs a place to live. Mixed, in our view, means some rentals, some single houses, some townhouses, some semis along with the million dollar houses that already exist on this street. We all need to do our share. Building apartments for several thousand renters is not "mixed" or "balanced" in any way.

I understand that technically the city was not required to inform us in writing about his project. However, it would have been nice to do so since there's not that many houses in the immediate area. Furthermore, it seems disingenuous to post a sign notifying the public and then close the road so none of us can drive by it. We are interested to know when the sign was actually posted.

We request notification of the meeting when this proposal will go before Council so we can attend.

Thank you for your consideration of our concerns.

Donna and Murray Jansen

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*Donna*

# Owen Sound Council Deputation



Donna and Murray Jansen on behalf  
of ad hoc East Bayshore residents  
group. September 12, 2022

# **Opposition to the Skyline Proposal for the development of the former RCA property**

# Three concerns....

- ▶ Concentration of one type of housing is inconsistent with best practices for healthy cities
- ▶ Skyline Corporation has a poor track record for responsible management of property
- ▶ Responsibility to develop the city's waterfront to the best advantage for everyone

## Concern # 1 Concentration of one type of housing is not good planning

- ▶ Mixed housing is the gold standard for urban development and this is well established in the literature

# Concern # 1 Concentration of one type of housing is not good planning

Galster and Andersson (2016)

*“The evidence supports on Pareto improvement grounds a social mix policy that attempts to reduce the incidence of lower income dominant neighbourhood environments and replace the with more mixed or middle income dominant ones.”*



# Concern # 1 Concentration of one type of housing is not good planning

Galster & Friedrichs (2015)

*“The preponderance of plausibly causal evidence from Europe and North America indicates that disadvantaged individuals are harmed by the presence of sizable disadvantaged groups concentrated in their neighbourhood.”*

# Concern # 1 Concentration of one type of housing is not good planning

Lischkoff Build & Design

*“Children in racially and economically segregated neighbourhoods in cities are less likely to move out of poverty (i.e. they have reduced economic mobility)”*

# Concern # 1 Concentration of one type of housing is not good planning

Cautionary tale from housing experiments in the GTA that went very wrong:

- ▶ St. Jamestown
- ▶ Regent Park
- ▶ Jane/Finch

## Concern # 1 Concentration of one type of housing is not good planning

- ▶ Skyline apartments rents attract low income tenants because their rents are lower.
- ▶ Proposed new buildings are predicting rents around \$1700 for two bedroom apartment - this is affordable for a family of four on a disability pension.

# Concern # 1 Concentration of one type of housing is not good planning

## Owen Sound Official Plan

- ▶ 3.1.2.3 “*Development on residential land in new planning areas shall be planned for a mix of housing types and achieve a minimum density of 25 dwelling units per net hectare.*”

## Concern # 1 Concentration of one type of housing is not good planning

- ▶ 3.9.5.2 residential development
- ▶ *“in areas adjacent to existing residential areas low rise townhouse development may be permitted as an appropriate transition to the mixed uses of the harbour area.”*

# Concern # 1 Concentration of one type of housing is not good planning

Official Plan 8.6.8.1

New residential development

*“...a well connected safe pedestrian system accessible local amenities such as a neighbourhood park, convenient shopping and an elementary school.”*

Where is the school? The park? The shopping?

# Grey County and Provincial Plans

A review of both these plans emphasizes the importance of **mixed housing** options as a major consideration in residential development.



## Concern # 2

### Skyline's reputation

- ▶ Difference between what we know and what is promised.
- ▶ Here's what we know from the current buildings owned and managed by Skyline in Owen Sound



















# What are the reviews of current Skyline buildings?

- ▶ 2860 6<sup>th</sup> Ave. West apartments
- ▶ Google review average is 2.0
- ▶ Sample comment *“took months for them to even come look at leak we had in bathroom ceiling.. had mold..”*

# What are the reviews of current Skyline buildings?

- ▶ 16<sup>th</sup> Street Apartments
- ▶ Google review average is 3.6
- ▶ Sample review: “*has a bad rap, high crime, way too many dogs*”



# What are the reviews of current Skyline buildings?

- ▶ Somerset Place Apartments; Port Elgin
- ▶ Google review average is 2.6
- ▶ Sample review: *“totally unreliable. I was on a wait list...no call back.. doesn't care about customers”*

# What are the reviews of current Skyline buildings?

- ▶ Fergus apartments , Forfar Street
- ▶ Google review average is 2.9
- ▶ Three recent review (within last few months) of 2.0 stars and no comments

## Contrasting reviews in Owen Sound

- ▶ Victoria Towers average rating is 4.3
- ▶ Odawa Heights average rating is 4.0

# What is promised ...

## Gravenhurst - Talisman Gate

- ▶ Mixed-use development
- ▶ 236 apartments
- ▶ Rents market rates but “affordable”
- ▶ not completed yet
- ▶ Occupancy plan was summer 2022

# What is promised ...

## Collingwood - Silvercreek

- ▶ 260 dwellings including two four-story apartments; 60 bungalow-style townhouses (mixed)
- ▶ Not built

What is promised...

## Tecumseth - Southfield Green

- ▶ Not completed
- ▶ ONE four-story apartment building
- ▶ 71 units (another source says 142)

# What is promised...

## Welland - Lancaster Park

- ▶ ONE building; 98 suites
- ▶ Luxury is described as: 9ft ceilings; quartz countertops; in-suite laundry; stainless steel appliances; tubs with tile; walk in showers; climate control

# What is promised....

## Owen Sound

- ▶ Greg Jones is quoted in the Sun Times 3/22/22 as saying “high quality apartments are envisaged... two recreational buildings are contemplated...”
- ▶ Elsewhere words such as proposed pickle ball courts, fenced in dog run, community garden, fire pit etc. are used.



- ▶ None of the new proposals in the four other cities is anywhere near the density scale that the Owen Sound proposal is.

## Concern # 3: The development and protection of the city's waterfront property

- ▶ Wonderful opportunity to maximize the beauty of the shoreline drive along Georgian Bay within the City's limits.

## Concern # 3: The development and protection of the city's waterfront property

- ▶ What is the plan for the strip of land across from the proposed development that is directly on the waterfront?
- ▶ Official Plan 8.2.1.2 *“the City will maintain public accessibility to the water's edge to the greatest extent possible, to identify and protect view corridors to and across the water where possible.”*

## Concern # 3: The development and protection of the city's waterfront property

Skyline is asking for the following:

*“Permit an increased maximum building height. Recognize that the development will be regarded as one lot for the purposes of zoning regulations if subject to future consent or plan of condominium applications.”*

**What are the implications of this request?**

## Concern # 3: The development and protection of the city's waterfront property

- ▶ This Council is in the unique position to make a decision for this prime land that will have implications for many decades to come.
- ▶ What is the vision for this beautiful view?

## Concern # 3: The development and protection of the city's waterfront property

- ▶ Bungalow-townhouses facing the Bay is a much better use of land - along with other housing options
- ▶ Interestingly, not one of the 712 proposed apartments has a view of the Bay; they are designed so the apartments face each other.

## Concern # 3: The development and protection of the city's waterfront property

- ▶ What are the lessons that can be learned - both positive and negative- from other municipalities with beautiful views of the Great Lakes?
- ▶ Owen Sound can learn from past successes and disasters.

# Summary

- ▶ Concentration of one type of housing is inconsistent with best practices for healthy cities
- ▶ Skyline Corporation has a poor track record for responsible management of property
- ▶ Responsibility to develop the city's waterfront to the best advantage for everyone



# Recommendation

Do not approve this proposal.

Focus on mixed development as per best practices

Look to past performance of developers and not promises for the future

Be creative and fiercely defend our beautiful shores of Georgian Bay

Amy Cann, Senior Planner

Planning Division

Owen Sound City Hall

We wish to express our concerns regarding the future plan to allow the building of 8 six-story apartment buildings on the former RCA Property.

We did go to the council meeting when the last proposal was planned which was a variety of building types. We didn't really favour that plan either, mainly because of the 3 floor apartment building, as we saw this beautiful property best as individual dwellings. At that time there was a concern about 'green space'. It was proposed to use the two sections of land lining the water. We had hoped this would not prevent anyone from using this space. It was a saviour during the pandemic for many people who were able to meet there. Also visitors to Owen Sound seem to find this place to take pictures and look out on the water.

As soon as we heard this NEW development would be completed by a division of Skyline we were concerned, *having visited* their similar buildings on the west side of Owen Sound.

Our hope was that this plan would die as the last one did thus we said nothing.

However, we agree with other concerned neighbours and we feel we must speak up.

**Our concerns are:**

**Why would the city allow such a beautiful property to be anything but privately owned dwellings?**

**We feel the buildings will in no time look run down and sad. The property will NOT be kept up.**

**It is too many buildings and too high! Thus too many people!**

**We feel it would actually devalue our property.**

**The traffic in and out that would evolve from that many apartments, as there is already much traffic connected with the Good Year complex as well as the soccer fields and even McArthur Tire building.**

**The sewer system will it really accommodate that amount of development and STILL be able to accommodate those of us to the city limits?**

We trust the committee will consider very carefully any decision they make in letting this project go forward.

Submitted by:

Helen and Norman Meneray

[REDACTED]

[REDACTED]

[REDACTED]



## The Ferguson's



August 29, 2022

The Planning Division – Owen City Council  
808 2<sup>nd</sup> Ave East  
Owen Sound, Ontario  
N4K 2H4  
Attn: Ms. A. Cann

Dear Ms. Cann

Living in Owen Sound is a beautiful place and being able to live on East Bayshore Road is a blessing. Having a family with two small boys who love to bike, swim, and run is a magical childhood. Parents with kids move here so the worry of strangers is less prevalent. Elder people love walking the water's edge daily for much needed exercise with their fur animal in peace and quiet. A lot of residents that live on East Bayshore Road have worked their whole life to live in a peaceful less traffic area. We hope this will not change because of the massive apartment buildings City of Owen Sound has in store for this area.

The BIG plan to build in a residential area with commercial buildings (intensive residential development) is **NOT OK**. (8) six-story apartment buildings with 712 apartments will completely congest East Bayshore Road and will take away from the whole city. The East side of the water should be kept as natural as possible because this is important to our mental health. This will destroy the quiet solitude and beauty of the area. We as a neighborhood reading this in the local news was depressing. Being pushed through with very little info or knowledge was not appreciated and will be remembered in the next election. City of Owen Sound did not have to legally inform us by law, but trust goes along way.

East Bayshore Road is under construction right now and it is very frustrating having to take the detour to Leith, Ontario, then come back into town with gas prices at record highs, and also the wear-and-tear on our vehicles, it is maddening! This is a short period of time which is livable; however, long periods of construction would be unbearable, noisy, dirty, and with safety issues.

There are no sidewalks, traffic is already busy enough, on soccer nights you have ignorant drivers riding your bumper, Fire and Police safety access, water pressure would decline, and many more problems will arise.

We did some research and found out the builder SkyDev is a division of SkyLine. They are responsible for the apartment buildings across from Zehrs grocery store and that building requires ongoing police involvement. If City of Owen Sound is agreeing to give this company prime real estate with their track record, and records don't lie, this makes us very unsettled about the major decision Owen Sound Council is making for our area in our opinion

Having a huge drug problem and a methadone clinic in Owen Sound, it is now becoming a trash city well known. I am very sad being born and raised watching the decline of this beautiful city because of the people in charge making choices that affect us dearly.

There are many different plots of land around Owen Sound that can be used for much needed affordable housing that make sense and will not take away from the peace and beauty of East Bayshore Road.

In our opinion, Doug Ford should start looking for another city to send his Toronto drug problems to.

Sincerely,

Rebecca Ferguson

Alice Ferguson

William Thomas Ferguson

R.F.

## Amy Cann

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**From:** Dave Hawkins [REDACTED]  
**Sent:** Friday, September 2, 2022 2:12 PM  
**To:** Amy Cann  
**Subject:** SkyDev planning dept.

September 2, 2022

Re:SkyDev development

Dear Amy Cann:

This letter is about the problems that will arise if high density housing project is constructed at the former RCA property. We live at [REDACTED]  
We are not opposed to development. We are opposed to this the level of density.

An approval 700 hundreds is asking for trouble in the following ways.

1. The increase in pedestrian and vehicles traffic on a narrow road with multiple jurisdictions. County and/or city. East Bayshore Road or county road 15. Walking on the road is hazardous now. People feel they can speed because they are leaving the city. Quadruple the number of cars and people walks with dogs and children is foolhardy.
2. Skyline has demonstrated in this city that they do not care about the appearance of interior, exterior or the grounds around their properties.
3. Donna and Murray Jansen have provided the research that demonstrates the folly of high density housing in a neighborhood and in a city. Will Owen Sound not learn from the past mistakes of urban planners focused on tax revenue only. Smaller pockets of affordable housing throughout the city is better for all concerned.
4. The notification boundary for the planning meeting was not thought through in this specific property. Considering the size of the development and the amount of people and properties to be affected this boundary should have been expanded.

Thank you for your consideration of our concerns.

David and Trish Hawkins  
[REDACTED]

Sent from my iPad