COMMENTS RECEIVED FOR ZBA 33 PUBLIC MEETING
March 29, 2021

1) Comments from Chris Hachey, Historic Saugeen Metis
2) Comments from Doug Barfoot, City of Owen Sound, Fire Prevention
3) Comments from Mac Plewes, Grey Sauble Conservation Authority
4) Comments from Hiba Hussain, Grey County Planning and Development
5) Comments from Adam Parsons, City of Owen Sound, Parks & Open Space
6) Comments from Dana Goetz, City of Owen Sound, Engineering Services
7) Comments from Barbara M.J. Baranow, Enbridge Gas Inc.
8) Comments from Chris Gavaris, Strathtay Capital Inc.
9) Comments from Leonard Cepler and David Fieldstone
10) Comments from Dave Gill, Homelife Silvercity Realty Inc.

Item 1

From:	Chris Hachey
To:	OS Planning
Subject:	Request for Comments - Owen Sound (Thompson Centres) - Proposed Zoning By-law Amendment
Date:	February 8, 2021 11:16:38 AM

Your File: ZBA-33
Our File: Owen Sound Municipality

Ms. Robart,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
email: hsmlrcc@bmts.com
phone: 519-483-4000
site: saugeenmetis.com
address: 204 High Street Southampton, ON

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Staff Report

Fire Prevention

owen sound
where you *want* to live

DATE: February 8, 2021

TO: Sabine Robart, Community Planner

FROM: Doug Barfoot, Fire Chief

SUBJECT: **PRE-APPLICATION FIRE PREVENTION REVIEW**

PLANNING FILE: Zoning By-law Amendment No. 33

MUNICIPAL ADDRESS: 1960 16th St E

APPLICANT: Thompson Centres

BACKGROUND: The proponent has submitted a proposal for:

The purpose of the application is to permit a multi-unit commercial development, including a mix of restaurants and retail/service commercial uses tentatively contained in four (4) detached buildings. The proposal facilitates the future construction of shared surface parking area, internal road system, landscaping and the extension of 20th Avenue East north of 16th Street East.

ASSUMPTIONS: The recommendations below are based on the following assumptions:

- The comments are from the drawings submitted by Greystone dated April 27, 2020.

DETAILED REVIEW: Documents reviewed in conjunction with this application are:

- Ontario Building Code
- City of Owen Sound Fire Route By-Law 2009-086
- Ontario Fire Code

REQUIREMENTS:

The following will be required in order to achieve compliance with the Ontario Building Code and other referenced documents:

a) The drawings do not show the location of the fire route signs as per City of Owen Sound Fire Route By-Law.

b) The drawings show fire routes but the turn radius is not noted on the drawing as required by Article 3.2.5.6. of Div. B. of the Ontario Building Code.

RECOMMENDATIONS:

The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:

a) Where required, fire department connections should be located as close as possible to the entrance to be used by responding fire fighters. The fire department connection for a sprinkler system shall be located so that the distance from the fire department connection to a hydrant is not more than 45 m and is unobstructed.
b) Buildings not equipped Hydrants shall be located within 90 m horizontally of any portion of a building perimeter that is required to face a street in Subsection 3.2.2. of the Ontario Building Code.
c) The existing hydrants adjacent to the proposed site are a significant distance from the proposed buildings and entrances. We consider the existing hydrants to be obstructed due to the 4 lane highway immediately south of the site. In order to provide adequate fire protection a fire hydrant should be installed as per OBC requirements and be unobstructed.

Reviewed by: Greg Nicol, Fire Prevention Officer

Submitted by: Doug Barfoot, Fire Chief

Grey Sauble CONSERVATION

519.376.3076
237897 Inglis Falls Road
Owen Sound, ON N4K 5N6
www.greysauble.on.ca

Protect.
Respect.
Connect.

February 17, 2021
GSCA File: P21-074

City of Owen Sound
808 2nd Ave East
Owen Sound, ON
N4K 2H4

Attn: Sabine Robart
Planner
srobart@owensound.ca

Dear Sabine Robart,

Re: Zoning By-law Amendment 33
1960 16th Street E
Roll No's 42-59-010-006-230-00, 42-59-010-006-229-04, 42-59-010-006-231-01, 42-59-010-006-231-02, 42-59-010-006-231-03
City of Owen Sound
Applicant: Thompson Centres (Lou Meandro)

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 151/06. Grey Sauble Conservation Authority (GSCA) has also provided comments as per our Memorandum of Agreement (MOA) with the City of Owen Sound representing their interests regarding natural heritage and water identified in Sections 2.1 and 2.2, respectively, of the Provincial Policy Statement. Finally, GSCA has provided advisory comments related to policy applicability and to assist with implementation of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan under the Clean Water Act.

GSCA staff have reviewed the subject application to amend the zoning by-law from 'General Industrial' (M1) with Special Provision 14.88 to apply the 'Retail Commercial' (C2) zone provisions to the subject property and to provide for site specific zone regulations with regard to setbacks from lot lines, among other matters.

Ultimately, the purpose is to permit a multi-unit commercial development, including a mix of restaurants and retail/service commercial uses tentatively contained in four (4) detached buildings. The proposal facilitates the future construct of shared surface parking area, internal road system, landscaping and the extension of the 20th Avenue East north to 16th Street East.

We note, GSCA provided pre-circulation comments dated May 29, 2020.

Documents Reviewed

- Conceptual Site Development Plan, prepared by Greystone, dated April 27, 2020, received by GSCA staff May 22, 2020.
- Planning Report, prepared by Cuesta Planning Consultants Inc., dated January 2021, received by GSCA staff February 5, 2021.
- Geotechnical Report, prepared by Paterson Group Inc., dated October 19, 2020, received by GSCA staff February 5, 2021.
- Servicing Feasibility Study, prepared by Tatham Engineering, dated December 18, 2020, received by GSCA staff February 5, 2021.

Site Characteristics

Existing mapping indicates that the subject property is:

- Is not regulated under Ontario Regulation 151/06
- Designated East City Commercial in the City of Owen Sound Official Plan
- Zoned 'M1 light industrial with special provisions' in the City of Owen Sound Comprehensive Zoning By-law
- Located within an area that is subject to the policies contained in the Source Protection Plan;
- We note, this review was completed using a desktop review. A site inspection has not been conducted at this time due to the challenges surrounding COVID-19.

Delegated Responsibility and Statutory Comments

1. **GSCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement.**

GSCA Comment: There were no natural hazards identified on the subject property.

2. **GSCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 151/06. This regulation, made under Section 28 of the Conservation Authorities Act, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. GSCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

The subject property is not regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses administered by the GSCA. Therefore, a permit is not required from our office.

Advisory Comments

3. **GSCA has reviewed the application through our responsibilities as a service provider to the City of Owen Sound in that we provide comment on natural heritage features under Section 2.1**

of the Provincial Policy Statement and on water under Section 2.2 of the Provincial Policy Statement through a MOA.

2.1 Natural Heritage

2.1.1 Natural heritage features and areas shall not be protected for the long term.

There were no natural heritage features identified on the subject property. Significant woodland is mapped adjacent to the east of the subject property.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The County Official Plan and Natural Heritage Reference Manual utilize an adjacent lands width of 120 metres for consideration of negative impacts. The property falls within 120 metres of the significant woodland feature. Upon review of the site, it was notably disturbed due to anthropogenic uses and experiencing regeneration. We understand a tree inventory was completed and no unique or endangered species were identified. Tree removal is proposed to occur prior to breeding bird timing window, which is May 1st to August 15th in any given year. Avoidance of the breeding bird timing window will be recommended as a condition of site plan approval. Based on our review, we do not anticipate any negative impacts with the development of the site.

2.2 Water

GSCA Comment: Our office has reviewed the proposed approach to stormwater management provided in the Servicing Feasibility Study and have no objections at this time. We recommend the final stormwater management report be provided for the site plan application.

4. **GSCA has reviewed the application in terms of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the *Clean Water Act, 2006*. The Source Protection Plan came into effect on July 1st, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities.**

The subject property is located within an area that is subject to the local Source Protection Plan.

<u>Summary</u>
Given the above comments, it is the opinion of the GSCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 151/06 does not apply to the subject site.
3. Consistency with PPS Sections 2.1 & 2.2 has been demonstrated at this time;
4. The subject site is located within an area that is subject to the policies contained in the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan.

<u>Recommendation</u>
GSCA has no objections to the proposed zoning by-law amendment as it does not impact any areas regulated under Ontario Regulation 151/06, natural hazards and/or significant natural heritage features.

We recommend the final stormwater management report be provided for the proposed site plan application

Should you have any questions, please contact the undersigned.

Sincerely,

Mac Plewes
Watershed Planner, Environmental Planning & Regulations

cc via email Scott Greig, GSCA Director, City of Owen Sound
Marion Koepke, GSCA Director, City of Owen Sound
Planning Department, County of Grey

Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

February 18th, 2021

Sabine Robart
City of Owen Sound
808 2nd Ave. E
Owen Sound, Ontario N4K 2H4
*Sent via E-mail

RE: Zoning By-law Application 33
1960 16th Street East – Sydenham Heights Centre
City of Owen Sound
Applicant: Thompson Centres (Lou Meandro)

Dear Ms. Robart,

This correspondence is in response to the above noted applications. We have had an opportunity to review the applications in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP), Recolour Grey. We offer the following comments.

The applicant, Thompson Centres (Lou Meandro), has submitted an application to amend the City's Zoning By-law 2010-078, as amended.

The purpose of the application is to permit a multi-unit commercial development, including a mix of restaurants and retail/service commercial uses tentatively contained in four (4) detached buildings. The proposal facilitates the future construction of shared surface parking area, internal road system, landscaping and the extension of 20th Avenue East north of 16th Street East.

The effect of the application is to amend the Zoning By-law from 'General Industrial' (M1) with Special Provision 14.88 to apply the 'Retail Commercial' (C2) zone provisions to the subject property and to provide for site specific zone regulations with regard to setbacks from lot lines, among other matters.

Schedule A of Recolour Grey designates the subject property as a 'Primary Settlement Area'. Section 3.5 states,

2) Land use policies and *development* standards in areas designated Primary *Settlement Areas* will be in accordance with local official plans and/or secondary plans

3) This Official Plan promotes the *development* of Primary Settlement Area *land use type*s for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the *County*.

County Planning staff have no concerns with the above noted policy. Further comments should be received from the City of Owen Sound.

Appendix A of Recolour Grey indicates that the subject property is within 'Intake Protection Zone – 2' (IPZ-2). IPZ's are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes. Within the context of Grey County, vulnerability scores for IPZ's range from 4 to 7. IPZ-2 s policies shall not constrain the subject applications.

Under section 4.3(1) of the County OP, the policy speaks to building healthy environments.

- The County will require the provision of shade, either natural or constructed, to provide protection from sun exposure, mitigate urban heat island effects within our settlement areas, and reduce energy demands. We want to promote shade and UVR (Ultraviolet Radiation) protection within our communities.
- Include active transportation infrastructure (i.e. sidewalks, bike lanes, trails, and pathways) while giving consideration for complete streets (Section 8.2) within both the rural and urban landscape of the County. Design this infrastructure to work jointly with surrounding amenities in order to increase access and connectivity in order to minimize travel distances between destinations.

The current development proposal is primarily catered to vehicular traffic given there is very little nearby residential development. Although, staff would encourage minimizing where possible the removal of green space to enhance the natural aesthetics and comfort for future visitors (members of the public). Staff also encourage further tree and shrub plantings throughout the site to provide shaded pedestrian routes from one store to the next. There also may be an opportunity to allow for seating along the store fronts for people to rest and eat.

Section 8.9.2(8) of the County OP states,

Permeable parking areas will be encouraged where feasible to reduce the amount of stormwater runoff.

Maintaining greenspace and including sidewalk pocket parks may be possible design initiatives that serve as water management opportunities.

County Planning staff have no further concern with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

Hiba Hussain
Planner
(519) 372-0219 ext. 1233
hiba.hussain@grey.ca
www.grey.ca

From: Adam Parsons
To: Sabine Robart; OS Planning
Subject: RE: Request for Comments - ZBA 33 Thompson Centres
Date: February 19, 2021 3:02:06 PM

Hi Sabine,

For the purpose of amending the zoning bylaw related to this file, Parks and Open Space have no comments. The landscape plan, and tree planting plan will form part of the site plan approval process.

Adam

Adam Parsons
Manager of Parks and Open Space
519-376-1440 x 1221

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Staff Report

Engineering Services Division

DATE: 2021 February 17

ENG. FILE: 1960 16th Street East

ROLL NO: 4259 01000 622904
4259 01000 623000
4259 01000 623101
4259 01000 623102
4259 01000 623103

TO: Sabine Robart, Planner
Pam Coulter, Director of Community Services
Dennis Kefalas, Director of Public Works & Engineering

FROM: Dana Goetz, C.E.T., Engineering Technologist

SUBJECT: **SYDENHAM HEIGHTS CENTRE ZONING BY-LAW AMENDMENT ENGINEERING REVIEW**

Applicant: Thompson Centres

PLANNING FILES: ZBA 33

LEGAL DESCRIPTION: Range 6 EGR PARK Pt Lot 8 incl. RP 16R-712 Part of Pt 1, RP 16R-1883 Part of Pt 2, RP 16R-1883 Part of Pt 1 and RP 16R-1883 Pts 3, 4

RECOMMENDATIONS: Further to our review of the above noted application, the Public Works & Engineering Department has no objection to this application subject to site plan approval.

BACKGROUND: The applicant, Thompson Centres (Lou Meandro), has submitted an application to amend the City's Zoning By-law 2010-078, as amended.

The purpose of the application is to permit a multi-unit commercial development, including a mix of restaurants and retail/service commercial uses tentatively contained in four (4) detached buildings. The proposal facilitates the future construction of shared surface parking area, internal road system, landscaping and the extension of 20th Avenue East north of 16th Street East.

The effect of the application is to amend the Zoning By-law from 'General Industrial' (M1) with Special Provision 14.88 to apply the 'Retail Commercial' (C2) zone provisions to the subject property and to provide for site specific zone regulations with regard to setbacks from lot lines, among other matters.

ANALYSIS:

This document incorporates comments from all divisions of the Public Works & Engineering Department.

The following comments reflect the results of this review:

DETAILED REVIEW:

Documents reviewed in conjunction with this application are:

- *City of Owen Sound Site Development Engineering Standards, 1st Edition*
- *City of Owen Sound Official Plan adopted by City Council March 20, 2006*
- *Stormwater Management Planning and Design Manual, March 2003; Province of Ontario Ministry of the Environment – published by: Queen's Printer for Ontario*
- *Planning Report prepared by Cuesta Planning Consultants Inc., dated 2021 January;*
- *Servicing Feasibility Study prepared by Tatham Engineering, dated 2020 December 18;*
- *Geotechnical Investigation prepared by Paterson Group, dated 2020 October 19;*
- *Greystone, Project No. 20129, Dwg. No. SK-5 "Concept Plan", dated 2020 December 04*

PHASING:

Buildings A, B & C comprise Phase 1 of this development while Building D is proposed for a future phase. The hard services and stormwater management facilities have to be completed before building permits can be issued for any of the proposed buildings.

STORMWATER MANAGEMENT (SWM):

A stormwater management plan to the City's standards is required as a component of site plan approval.

The proposed SWM strategy will control site runoff to pre-development levels. A Stormceptor EF8 OGI unit will provide water quality treatment to enhanced, Level 1, criteria.

GRADING & DRAINAGE:

The development grading and drainage shall support the SWM plan and conform to Section 2.2.2 of the City's Property Standards By-law 1999-030.

SITE SERVICING:

SERVICING FEASIBILITY STUDY (SFS): A Servicing Feasibility Study has been submitted in support of this development. The study demonstrates that the proposed development can be supported by existing service capacity.

WASTEWATER SEWER: Wastewater will be collected and conveyed to the existing 450mm Ø wastewater sewer on 17th Street East. The Owen Sound Wastewater Treatment Plant and infrastructure has sufficient capacity to accommodate flows from the development.

WATER SERVICE: Potable water will be supplied from the Industrial Pressure Zone by connecting to the existing 457mm Ø municipal watermain on 17th Street East. The City of Owen Sound Water Treatment Plant and infrastructure has sufficient capacity to supply the water demand.

PARKING, SITE ACCESS & ROADWAYS:

TRAFFIC IMPACT STUDY (TIS): A traffic impact study has not been submitted with the application. A scoped TIS will be required as a component of site plan approval.

SITE ACCESS: Site access will be provided from the proposed extension of 20th Avenue East, as well as 17th Street East. Construction of a portion of 20th Avenue East will be required to provide access to the site.

TRANSIT ACCESS: The City's transit system is accessible on 16th Street East. There is no requirement to provide transit service routes through the proposed development.

TRANSPORTATION PLAN: A Transportation Plan is not required.

ROAD ALLOWANCE WIDENING: This development is bounded by 17th Street East, a designated Future Collector road on the north side requiring a minimum 25m wide road allowance, 16th Street East, a designated Arterial / Connecting Link road on the south side and by the future extension of 20th Avenue East, a designated Future Collector road on the east side. To achieve the required road allowance width, a 3.0m road allowance widening will be required along the 17th Street East frontage of the property. The 20th Avenue East and 16th Street East roads have the required road allowance widths and road allowance widening is not required.

ENVIRONMENTAL:

There are no known environmental issues relating to this property.

Prepared By: Dana Goetz, C.E.T.

Reviewed By: For/Chris Webb, P.Eng.

From: ONTUGLLandsINQ <ONTUGLLandsINQ@enbridge.com>
Sent: March 8, 2021 7:04 AM
To: Jamie Eckenswiller <jeckenswiller@owensound.ca>
Subject: RE: Notice of Public Meeting and Application Package for Zoning By-law Amendment No. 33

Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, operating as Union Gas, does have service lines running within the area which may or may not be affected by the proposed Site Plan.

Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes…) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.

We trust the foregoing is satisfactory.

Barbara M.J. Baranow
Analyst Land Support

Enbridge Gas Inc.
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

Strathtay Capital Inc

March 20, 2021

RE: Zoning By-law Ammendment No. 33
1960 16th Street East, Owen Sound

Notice to City of Owen Sound Planning Department:

I am the owner of the corner property fronting onto 17th St., E. and the 'proposed' continuation of 20th Ave., E., Owen Sound ; shown on your Notice of Public Meeting Key Map as land parc 1990.

My letter is in response to the application related to the property known as 1960 16th Street East, Owen Sound; Legal Description RANGE 6 EGR PT PARK LOT 8; RP 16R-1883PART OF PART 1, PART OF PART 2, PARTS 3 & 4; RP 16R-712 PART OF PART 1; RANGE 6 EGR PT LOT 8.

Kindly note, my support for the applicant's application to amend Comprehensive Zoning By-law 2010-078 under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended for lands located at 1960 16th Street East is unequivocal and confirms my approval of whatever the Applicant has requested as related to said Application.

Yours truly,

Chris Gavaris,

President

14 Mohan Court
Snelgrove, On
L6Z 3N6

Telephone: 416-277-0396
Fax: 905-840- 4742
Email: cgavaris@rogers.com

From: Amy Cann
To: Sabine Robart
Subject: FW: Regarding the application referenced hereinbelow - aka - No. 33 Will the recipients please transfer this email to Ms. Sabine Robart (with our thanks)
Date: March 26, 2021 11:37:50 AM

Amy Cann, M. Pl., MCIP, RPP
Manager of Planning & Heritage
519-376-1440, ext. 1232

-----Original Message-----
From: David Fieldstone [redacted]
Sent: March 23, 2021 3:35 PM
To: Amy Cann <acann@owensound.ca>; Pam Coulter <pcoulter@owensound.ca>; Sharon Edwards <sedwards@owensound.ca>
Cc: Leonard M. Cepler [redacted]
Subject: Regarding the application referenced hereinbelow - aka - No. 33 Will the recipients please transfer this email to Ms. Sabine Robart (with our thanks)

Leonard Cepler and David Fieldstone

[redacted]

North York, ON

[redacted]

March 23rd, 2021

BY EMAIL

Ms. Sabine Robart

Planner

Planning Department

City of Owen Sound

808 2nd Avenue East

Owen Sound, ON

N4K 2H4

COPIES - as noted above.

Dear Ms. Robart:

RE: Zoning By-law Amendment Application No. 33

1960 16th Street East

Owen Sound, ON

We are the joint owners of a +/- six (6) acre property fronting on the north side of 17th Street East, immediately north of the subject property, regarding the Zoning By-law Amendment No. 33 - currently before your Council for its consideration.

Being fully aware of the intended development of the subject lands at 1960 16th Street East, we are writing to offer our support for this proposed
Zoning Amendment. We have no concerns regarding this Application - which will benefit all parties concerned, given its location in relation to the
property immediacy to its East, which is much too expensive to develop at this time - given its large height - and the costs associated therewith.

Kindly feel free to contact us should you have any questions regarding our support for this Application ,which will benefit the City as well as others.

Sincerely

David Fieldstone

for himself, and at the request of
Leonard Cepler, [redacted].

From: dave gill <gillhomelife@hotmail.com>
Sent: March 26, 2021 7:29 PM
To: Sabine Robart <srobart@owensound.ca>
Cc: [redacted] Lou Meandro <lmeandro@thompsoncentres.com>
Subject: Public notice Re support

Good evening,

I am a realtor for a buyer that just purchased a lot 8 on 17th st east in Owen Sound. I understand a property nearby at 1960 16th Street East has applied for zoning amendment. My buyer has read the changes being recommended and he fully supports the amendment change. I am sending this email on behalf of my buyer. If you require any additional information please advise me. I have also cc my buyer and Below is his contact info.

[redacted]

Thank you

Regards,

Dave Gill
Salesperson
Homelife Silvercity Realty Inc.
O: 905-913-8500