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rbrown@oakviewlup.ca

Date: February 25, 2025

To: Municipality of Chatham-Kent, Planning Services
Attn: Anthony Jas
Manager of Planning Services

RE: Planning Justification Report for
Proposed Application for Zoning By-law Amendment
85 Taylor Ave, Pt. Lot 3, Concession 1
Roll # 3650 420 053 10900

Author: Robert Brown, H. Ba, MCIP, RPP

Purpose

To provide an overview of the related land use planning considerations in support of a zoning by-law amendment to rezone the subject property to a site-specific Residential Medium Density Zone (RM2) for the development of a new multi-unit apartment dwelling on the subject lands.

Background

The applicant is proposing the redevelopment of a residential lot located on the east side of Taylor Avenue, south of McNaughton Avenue. The property is an irregular shaped lot with an area of 0.57 ha (1.42 ac.) and lot frontage of 19.73 m (64.73 ft.). The parcel contains an existing single detached dwelling and two outbuildings. (see Figure One - Location Map). The property abuts single detached dwelling lots to the north and south. To the east is a former rail corridor with single detached dwellings beyond that. To the west along Taylor Avenue is a mix of single and multi-unit dwellings.

The applicant is proposing to redevelop the site for a new apartment dwelling with a total of up to 70 units in an up to five storey building. (see Figure Two - Concept Plan). The property is zoned Residential Medium Density (RM2) Zone which does permit an apartment dwelling but limits it to a medium density of 70 units per hectare and height to 10.97 m (36 ft.). Application for a zoning by-law amendment has been submitted to

change the zoning to a site-specific Residential Medium Density (RM2) Zone in order to address certain zoning provisions necessary to permit the proposed apartment.

85 Taylor Ave

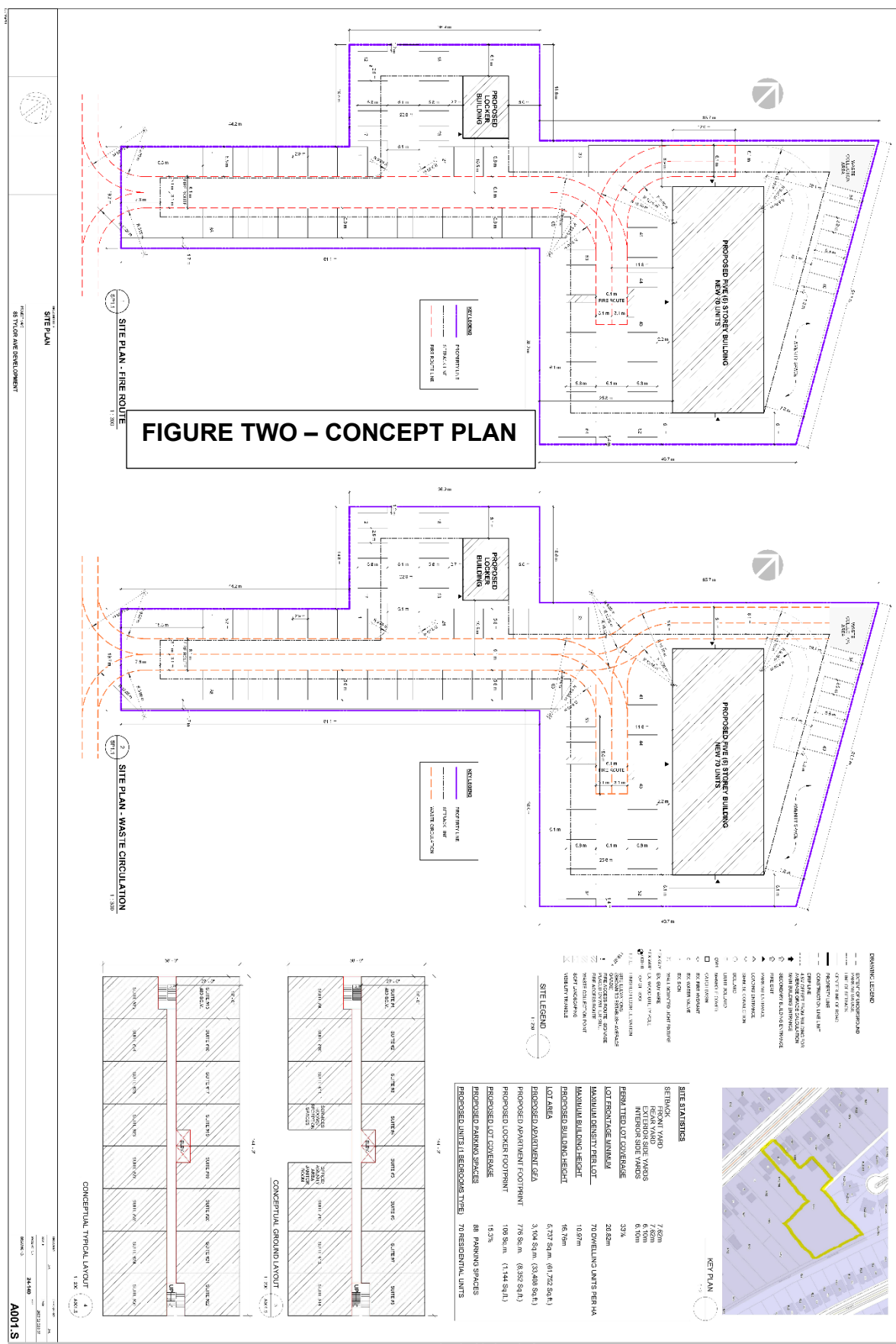


FIGURE ONE – LOCATION MAP

12/20/2024, 12:21:01 PM

Available Civic Address Roads Assessment Parcel

1:1,128
0 0.01 0.02 0.04 mi
0 0.01 0.02 0.04 km
Chatham-Heist, ON, Mapbox, Microsoft







Planning Rationale

1) Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The lands are designated Residential by the Windsor Official Plan and located within the settlement area.

Section 2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents of the *regional market area* by:
 - a) establishing and implementing minimum targets for the provision of housing that is *affordable* to *low and moderate income households*, and coordinating land use planning and planning for housing with Service Managers to address the full range of *housing options* including *affordable* housing needs;

Comment: One of the most expedited ways to achieve housing goals is the utilization of existing lands within a settlement area. The property in question has a number of qualities that make it ideal for the proposed type of development as follows:

- i) the subject property and adjacent lands are zoned for multi unit development;
 - ii) it is located in an area with mixed density in the form of several multi unit buildings;
 - iii) Taylor Avenue is classed as a local collector road, and
 - iv) The street and supporting infrastructure has been updated to current standards.
- b) permitting and facilitating:
 1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
 2. all types of residential *intensification*, including the *development* and *redevelopment* of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new *housing options* within previously developed areas,

and *redevelopment*, which results in a net increase in residential units in accordance with policy 2.3.1.3;

Comment: The proposed development for the site seeks to increase the number of units possible to facilitate the provision of affordable and attainable housing options. Although the site is irregularly shaped this in combination with its larger size and access to full municipal infrastructure make it ideal to accommodate increased density.

- c) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation*; and

Comment: Taylor Avenue on both sides from McNaughton Avenue East to Grand Avenue East is within a medium density zone with the goal of promoting added development. This is further facilitated by the increased depth and width of many of the lots. The street itself was reconstructed several years ago with new services, is a local collector designed for added traffic and includes sidewalks on both sides.

- d) requiring *transit-supportive* development and prioritizing *intensification*, including potential air rights development, in proximity to transit, including corridors and stations.

Comment: The subject property has access to transit route #2 approximately 240m (787 ft.) to the north on McNaughton Avenue East or 610 m (2,001 ft.) south to Grand Avenue East. Both of these locations are within what is considered walkable range.

The proposed development does not raise any other issues of Provincial significance and as such is consistent with the Provincial Planning Statement.

2) Chatham-Kent Official Plan

The lands in question are within a primary urban centre identified on Schedule E2 (attached) of the Official Plan and more specifically within the residential land use designation. The Official Plan, under Section 2.3.4 Housing, outlines that, “a portion of Chatham-Kents’ housing supply will be accommodated through residential intensification.

Section 2.3.4.2.4 the Municipality has established a residential intensification target of 10% within the built-up portions of the Primary and Secondary Urban Centres, Residential intensification may include any of the following:

- a) Small-scale intensification by modifying an existing dwelling to include additional residential units;

- b) Residential infill development of vacant or underutilized land in existing neighbourhoods; and
- c) Redevelopment through the replacement of existing residential uses with compatible new residential developments at a higher density or the replacement of non-residential uses with compatible residential or a residential mixed-use development.

Comment: The subject proposal would be considered under both item b) as residential infill development on underutilized lands and item c) redevelopment at higher density. The current development on the subject lot only utilizes about 25% of the total lot area for the existing single dwelling. The proposed development will utilize the entire lot and accommodate up to a total of 70 dwelling units.

Section 2.3.4.2.5 continues by stating that, “The Municipality will consider applications for infill development, intensification and redevelopment of sites and buildings, including brownfield or former institutional sites, through intensification based on the following considerations:

- a) The proposed development is within an urban area and is appropriately suited for intensification in the context of the specific community;

Comment: The subject property is within the Chatham Urban area. The immediate area, including Taylor Ave, Valley Road and Carolinian Place, are predominantly single detached residential. Taylor Ave however also accommodates several low-rise apartments and is zoned for medium density development on both side from McNaughton Ave to Grand Ave East. Both the irregular shape and size of the lot lend themselves well to placing the building toward the rear of the lot, afford enough space to maintain separation from surrounding uses and provide adequate space for the required on-site parking.

- b) Intensification will be permitted in all areas designated for urban residential use or residential mixed-use, provided that the development is consistent with the policies of the appropriate land-use designation associated with the land and in compliance with the general intent and purpose of the Zoning By-law;

Comment: The proposed use is residential in a residential area with an existing mix of single detached and multi-unit development. The proposed building is being developed so as to comply with many of the standard regulations such as front and rear yard, lot coverage and parking. The requested zoning change will provide the ability to enhance the feasibility

of the project and in turn increase the number of units providing a mix of sizes for both attainable and accessible units. The increase in height allows the ability to maintain a more compact footprint and maintain adequate setbacks while positioning the building at the rear of the property reducing impact on the lower profile streetscape.

- c) The existing water and sanitary sewage services can accommodate the additional development;

Comment: With the newer updated infrastructure in the area the Municipality has indicated that there are no concerns with the provision of the necessary water and sanitary sewage services to the proposed development. New service connections will be necessary to the site as part of the site plan approval process.

- d) The road network can accommodate the additional traffic;

Comment: Taylor Avenue is a collector road with direct connections to two of the main arterials to the north and south (McNaughton & Grand). Total traffic generated from the building would be based on up to 70 units, potentially with up to 88 cars, based on the required parking. This would generate additional traffic however not to a level beyond what a collector road is designed to manage. It is also important to keep in mind that although there will be peak times of the day where there is more in and out traffic to the site it does not mean that all 70 units are leaving for work or other activities at the same time nor are they returning at the same time. Lastly, the intersection at Taylor and McNaughton is signalized. Grand and Taylor is not signalized.

- e) The required parking can be accommodated; and

Comment: The size of the lot, the compact nature of the proposed building along with its placement toward the rear of the property will allow for adequate space to accommodate the necessary on-site parking. It is also important to note that reduction in parking requirements, particularly when there is access to transit is becoming a more standard approach to assist with the provision of higher density development.

- f) The proposed development shall comply with municipal development standards and guidelines;

Comment: The goal of the development is to maintain a compact footprint on one of the larger lots in the surrounding area. This allows the building to comply with many the standard setbacks and lot coverage while also providing room for landscaping to help provide buffer space, room for adequate parking on-site not impacting on the

street and the ability to set the building itself well back from Taylor Avenue to reduce the impact of any proposed increased in height.

Municipal development standards and guidelines are primarily addressed through the site plan approval process. From a practical standpoint, particularly when considering higher density development, factors such as privacy of existing residents along with impacts to sunlight i.e. shadow impacts are important considerations.

Comment: The proposed zoning amendment would allow an increase in the permitted height from 10.97 m (36 ft.) to 16.76 m (55 ft.). One of the main concerns with increases to the permitted height in an existing built-up residential area is the potential for shading or shadow impact on the abutting lots. The placement of the building on the lot helps to minimize the shadow impact which will vary depending on the time of year. Much of the impact will be in the early morning or late afternoon/evening. A shadow analysis was completed on the proposed building with the detailed findings outlined in Figure Three of this report.

- g) Proposals shall comply with the Zoning By-law, or the By-law must be amended or a minor variance granted.

Comment: The proposed use of the property for the apartment is a permitted use. There are, however, some minor exceptions required to address lot area, the existing frontage and side yard setbacks. As such a zoning amendment application has been filed with the Municipality to address these items.

Section 2.3.4.2.8 the Municipality shall encourage the provision of affordable housing through:

- a) Supporting increased residential densities in appropriate locations, a full range of housing choices, adequate land supply and redevelopment and residential intensification, including additional units in existing dwellings, where practical and feasible;
- b) Supporting a variety of building forms to meet the housing needs of a socially and economically diverse population in support of a broad range of employment opportunities;
- c) Supporting the reduction of housing costs by streamlining the development approvals process while maintaining sound planning practices;

- d) Negotiating agreements with the public and private sectors to address the provision of affordably priced housing through the planning approvals process; and
- e) Considering innovative and alternative residential development standards that facilitate affordable housing and a more compact development form.

Comment: The overall goal of the development on the subject property is to provide the opportunity to include a variety of housing consistent with the goals of the Chatham-Kent Official Plan while maintaining consideration of the existing makeup of the area. One of the key drivers of providing affordable, accessible or attainable housing is to reduce costs at all levels of the development. This can involve a variety of different approaches including Community Improvement Plan funding, tax incentives, CMHC financing and understanding the necessity of project feasibility through added density, alternative formats, mixed use, easing certain regulations and better using the lands already within our urban boundaries.

3) **Comprehensive Zoning By-law – Municipality of Chatham-Kent**

The subject lands are zoned Residential Medium Density (RM2) Zone. The proposed development is considered higher density and as such an amendment is required that would rezone 85 Taylor Ave. from Residential Medium Density (RM2) to a site-specific Residential Medium Density (RM2-____). The site-specific requirements would address the following:

Required Lot Area for 70 units – 6,868.1 sq. m

Existing Lot Area – 5,737 sq. m

Required Lot Frontage – 26.82 m

Existing Lot Frontage – 19.72 m

Interior Side Yards – ½ building height but not less than 7.62 m

Proposed Side Yards – 6 m on south side / 8.9 m on north side

Relief from Section 4.19 q) i) to permit the full width of front yard area to be used for parking, a driveway and sidewalk

Maximum Building Height – 10.97 m

Proposed Building Height – 16.76 m (55 ft.) (5 storey)

Maximum Density – 70 units per hectare

Proposed Maximum Density – 125 units per hectare.

The purpose of leaving the property in a site-specific RM2 rather than RH2 is to continue to permit the full range of existing uses under the RM2. The requested lot frontage and side yard amendments are necessary, in part, due to the irregular shape of the lot. Although a reduction in the lot area is requested the building is not exceeding the permitted lot coverage nor does it require any reduction in the necessary parking. The applicant is also proposing to construct a storage building on the site to accommodate the needs of the tenants. There are no accessory building regulations in the Chatham-Kent Zoning By-law which address this. As such the amendment is also requesting the addition of provisions that would provide specific guidance for this building as follows:

Notwithstanding any other provision of the by-law to the contrary the following shall apply to a storage building accessory to a permitted apartment dwelling:

- i) minimum setback from all lot lines shall be 6 m;
- ii) maximum permitted height 5 m, and
- iii) maximum permitted lot coverage 10%.

4) Site Plan

The concept plan included in the report has a footprint of 776 sq. m (8,352 sq. ft.) positioned toward the rear of the lot. A total of 88 parking spaces are provided, along with an enclosed garbage area and detached storage building to provide tenants with individual storage lockers. Areas not used for parking will be landscaped. Since the building is positioned toward the rear of the lot a side walk is proposed along the southerly edge of the property that leads back to the apartment and provides a safe route for pedestrian from the existing Taylor Ave. sidewalk.

5) Public Feedback

As part of the application process Planning staff recommended that the applicant circulate information to all residents within the 120 m public notice radius to provide an opportunity to both review the preliminary plans and provide feedback. A copy of the plan was circulated with a letter outlining the proposed development on February 3rd and are included as Appendix A.

Introduction of apartment into a single detached area is not appropriate.

Comment: Although the area proposed for the apartment is within a primarily low er density section of Taylor Ave it is important to keep in mind that Taylor Ave from McNaughton Ave to Grand Ave is zoned to permit medium density development including apartments as of right, subject to site plan approval. The request amendment is primarily about height and density to better utilize the existing lot.

Decreased privacy

Comment: This is a concern that has been expressed in a number of cases related to more recent development of larger apartment buildings in a around Chatham-Kent. The proposed building, although proposed as five storeys, does not have balconies, is setback from existing development similar to that of recently approved buildings, has no units facing the north side where it is the closest to existing residential at the end of Carolinian Place and has a number of large trees or tree rows that will partially or completely block views of the building or block views of residents from the building into neighbouring properties.

Increased traffic

Comment: The addition of a new apartment will increase traffic however Taylor Ave is a collector road and designed with increased traffic in mind. The building is however located close to a transit line so there is alternative transportation available.

Removal of existing trees

Comment: My client has no plans to remove trees along the boundary of the property as they act as a buffer and screening for both the neighbours and the subject property and are costly to remove just for the sake of removing.

Noise impact in a quiet neighbourhood

Comment: Although there will be increase activity on the property with additional people and vehicles on the property it is unclear why there would be any significant noise increase.

Shadow Impact

Comment: A shadow impact assessment was completed on the property to determine potential impact that is outlined in Figure Three. This analysis assumes that there are no existing nature or manmade features already impacting on the area. Additional aerial photos have been provided in this report that show both mature trees, tall hedgerows and existing buildings that are creating and will continue to create shadow on adjoining lands. Overall, it is anticipated that shadow impact should be limited.

Decreased property values

Comment: There is rarely evidence that the introduction of a residential use such as this will have any impact on property values. The construction of the new apartment

should be viewed as an investment in the area and may actually have the opposite effect.

Security and crime

Comment: It is noted that the Taylor Ave area has had issues in the past however police presence in the area has significantly decreased. Most developers will not knowingly invest in an area if there is a significant issue such as this.

Parking overflow

Comment: The site plan includes 1.25 parking space per unit which complies with the required parking for an apartment building under the Chatham-Kent Comprehensive Zoning By-law.

Service capacity

Comment: New larger service connections will be required however the municipality has not indicated that there are any servicing concerns for the development. The services in this area were upgraded several years ago as the Taylor Ave area does permit medium density development as-of-right. In terms of storm water the development will be subject to site plan approval and will be required to develop a comprehensive storm water management plan that collects and controls storm water.

Lighting and fencing

Comment: Site plan approval will require the completion of a photometric (lighting) plan to demonstrate that lighting does not impact on surrounding properties. Privacy fencing along certain areas of the property can also be addressed as part of the site plan approval process.

Conclusions

The subject area has been a mix of both single detached and low-rise apartments for many years. The zoning of the entire area supports a variety of as-of-right medium density housing types. The introduction of a higher density development on a larger parcel that can accommodate the proposed use, and density is consistent with both the Provincial Planning Statement and Chatham-Kent Official Plan goals and overall needs to increase housing stock and maintain compact form while working within the existing urban boundaries on fully serviced lands. The proposal is also not particularly unique in terms of mixing increased densities. Recent development of the twin apartment buildings on Park Ave, the new apartment on Mill St. in Tilbury and the ongoing development in the Riverview Dr. and Merritt Ave. area are good examples of mixed density. Many newer subdivisions also include mixed zoning that allows for singles, semis, townhouses and even apartments in some cases.

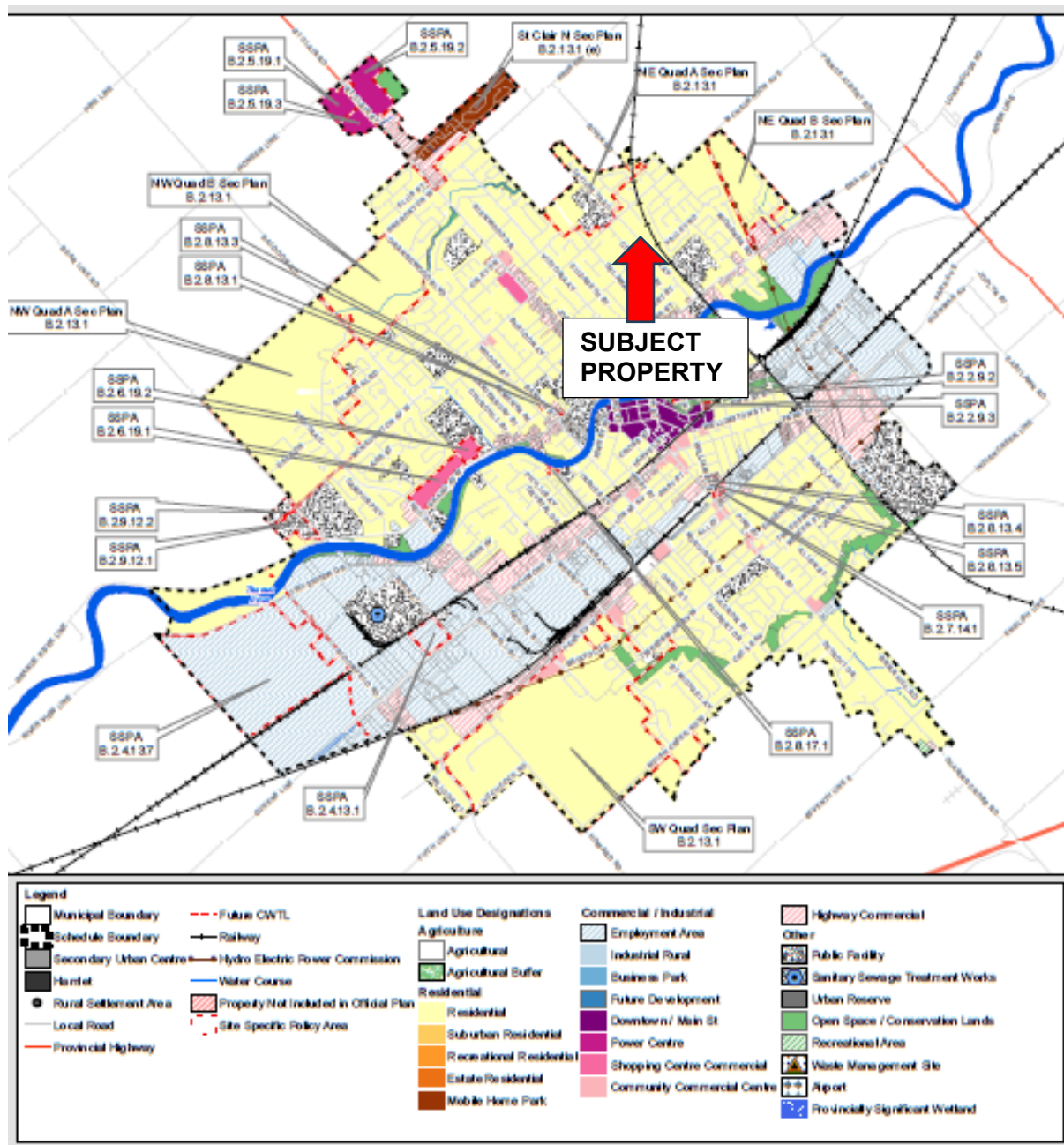
The subject property is well suited to the proposed development as it is not seeking to proportionally over develop the lot despite the requested increased height and density. This factor on its own is very critical to any type of intensification or redevelopment as it is important to provide adequate space for buffering, maintenance of setbacks, green space, parking, drainage and amenity area. The site is located on a collector road with nearby access to transit as well as day-to-day services to the northwest on St. Clair Street and to a lesser extent to the southeast on Grand Ave East. Overall, the development represents good land use planning for the Municipality and new investment in this area.

Prepared by:

A handwritten signature in black ink, appearing to read 'Robert Brown', with a long horizontal flourish extending to the right.

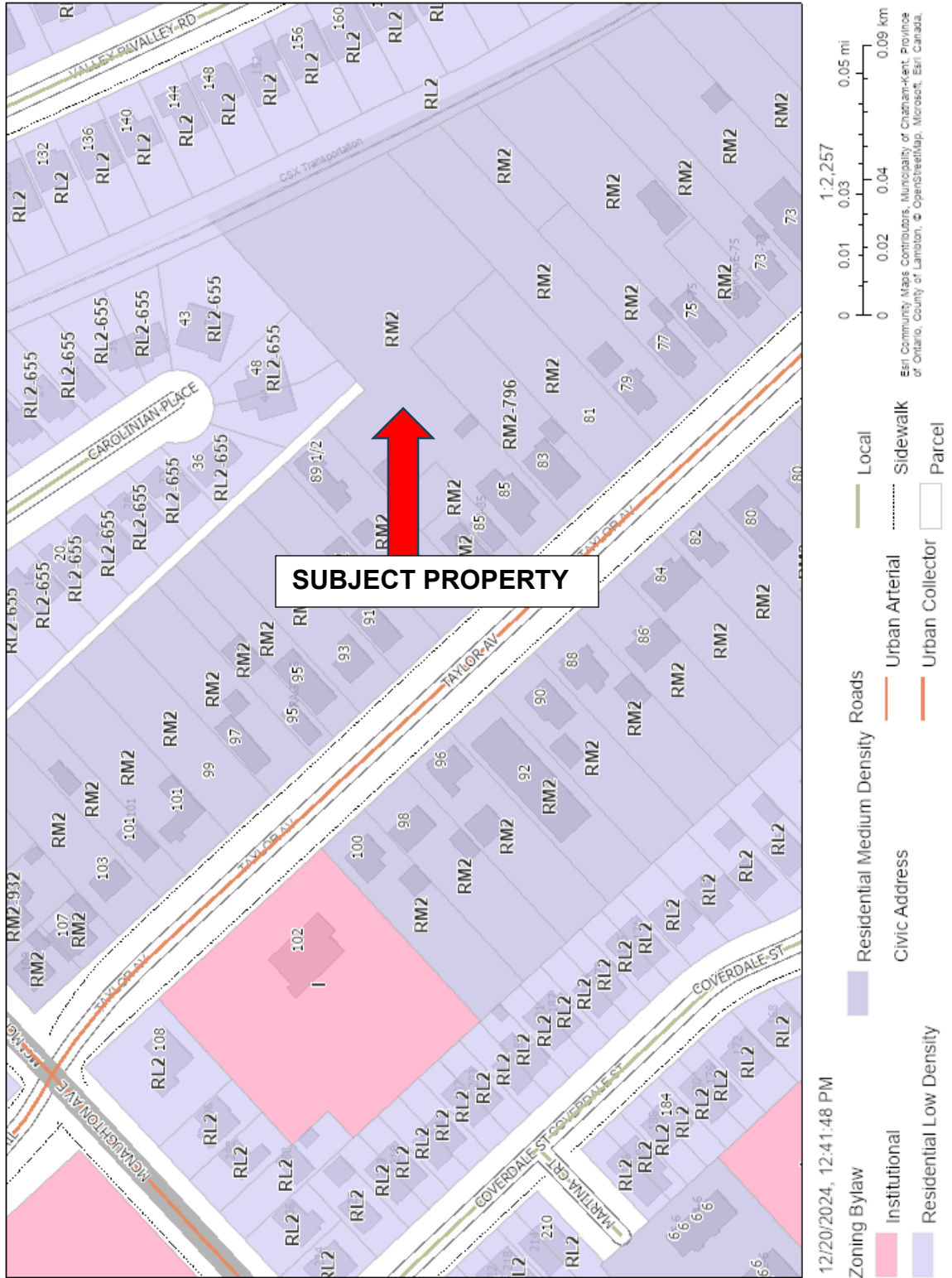
Robert Brown, H, Ba, MCIP, RPP
Principal Planner
Oakview Land Use Planning

Chatham-Kent Official Plan Schedule E2



Chatham-Kent Zoning By-law

Zoning Map





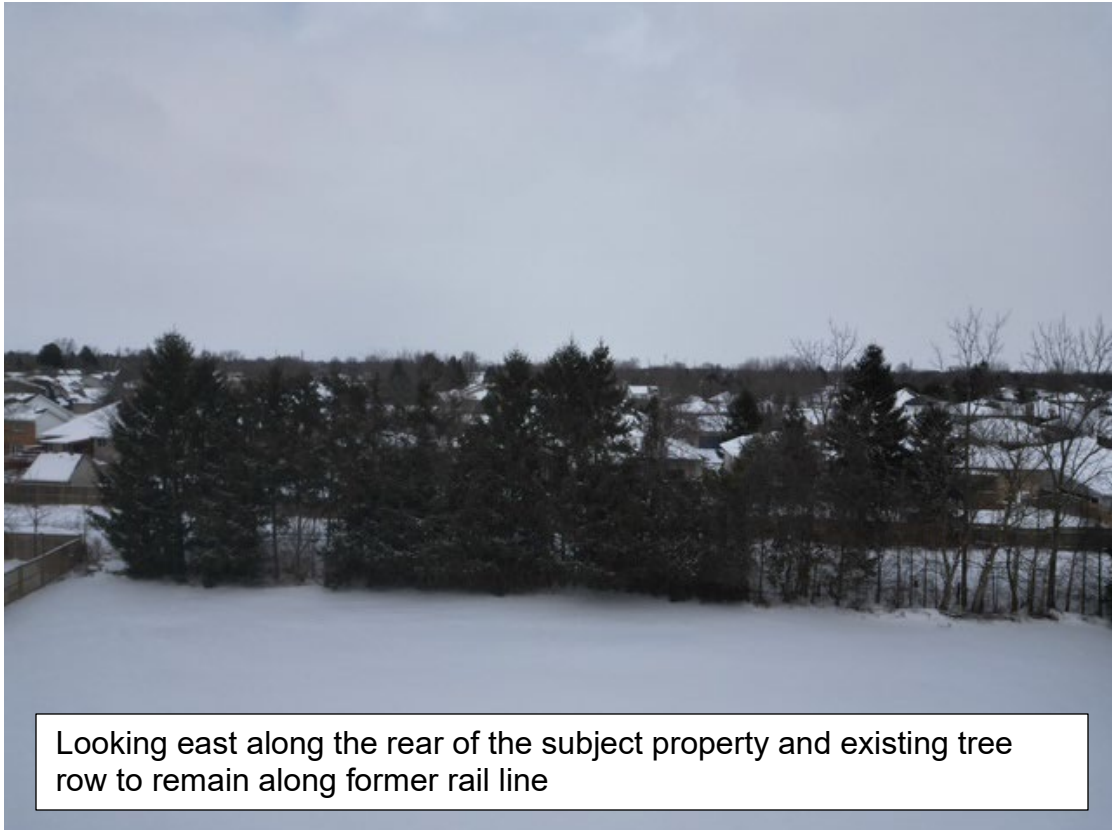


Looking northeast along the residential uses to the north of the subject property



Looking south along Taylor Ave and toward the existing low rise multi dwelling units to the south of the subject lands







Aerial view looking east across the rear of the property toward Valley Road





Looking north from new Mill St. W apartments (Tilbury) toward single detached dwellings to the rear along Centre St W



Looking south to the rear of Mill St. W apartments from Centre St W.

FIGURE THREE – SHADOW IMPACT ANALYSIS

A shadow impact assessment was completed using Shadowmap an online system designed to provide a detailed overview of the potential impact of a given building on surrounding properties. An analysis of the development at 85 Taylor Ave used the proposed footprint of the building at 43.89 m (144 ft.) x 17.67 m (58 ft.) with a potential height of up to 16.76 m (55 ft.). The analysis looked at four times for 2025 including the Spring Equinox (March 20), Summer Solstice (June 20), Fall Equinox (September 22) and Winter Solstice (December 21)

March 20, 2025

Shadowing was observed during the following time range on the following properties:

8:10 am to 8:25 am - 98, 100 & 102 Taylor Ave.

8:10 am to 8:55 am - 91, 93, 95 & 95 ½ Taylor Ave.

8:10 am to 10:10 am – 89 & 89 ½ Taylor Ave.

9:25 am to 12:55 am – 44 & 48 Carolinian Place

5:20 pm to 7:10 pm – 156 – 168 Valley Road

June 20, 2025

Shadowing was observed during the following time range on the following properties:

6:25 am to 7:07 am – 86, 88 & 90 Taylor Ave.

6:25 am to 8:10 am – 83, 85 ½ & 87 Taylor Ave.

6:50 pm to 8:50 pm 168 to 192 Valley Road

September 22, 2025

Shadowing was observed during the following time range on the following properties:

7:50 am to 8:05 am – 98, 100 & 102 Taylor Ave.

7:50 am to 8:30 am – 91, 93, 95 & 95 ½ Taylor Ave.

7:50 am to 9:45 am – 89 & 89 ½ Taylor Ave.

9:10 am to 9:40 am – 44 to 48 Carolinian Place

4:50 pm to 7:00 pm – 156 to 168 Valley Road

December 21, 2025

Shadowing was observed during the following time range on the following properties:

8:10 am to 8:45 am – 306 & 310 McNaughton Ave.

8:25 am to 10:15 am – 24, 28, 32, 36 & 40 Carolinian Place

8:45 am to 11:40 am – 44 & 48 Carolinian Place

10:15 am to 1:30 pm – 43 & 47 Carolinian Place

2:05 pm to 4:25 pm – 140, 144, 148 & 152 Valley Road

3:30 pm to 4:25 pm – 156 Valley Road

The majority of the impact on surrounding properties is during the morning hours and primarily during the winter and early spring months when it is less likely to impact outdoor activities. In the summer months impacts are considerably reduced in the morning. However, there are some later evening impacts to dwellings along Valley Road. The one property that appears to be impacted the most is a semi-detached dwelling at 44 and 48 Carolinian Place. This property is in shadow for two to three hours in the morning in March and December. However, the rear yard area is already impacted by at least one mature tree that would generate shade for much longer.

The photos included with Figure Three are provide to demonstrate some of the visual impact of shadow based on the current time of year when shadowing is more impactful but area also included to show the impact of existing features that will remain and already impact on abutting uses.

It is important to keep in mind that the overall impact of shading in an area is also impacted by existing tree cover which is present on the subject lot and will have established some level of impact prior to any new development.

Overall the development does generate some level of shading on a limited number of properties and for a limited amount of time minimizing total impact particularly when considering the time of the year and day. Although the proposed placement and orientation of the building is the preferred option the analysis did look at what impact orienting the building with the long sides north/south versus east/west. The primary difference was a slightly reduced impact to 44 and 48 Carolinian Place and a general shifting of shading further south along Valley Road. Overall the difference was minimal and in most cases didn't reduce the level of shadow.





5 pm shadow cast - February

APPENDIX A

Public Feedback

Taylor Ave.

From Krisy Shanks <krisymom@icloud.com>
Date Tue 2025-02-18 3:39 PM
To Robert Brown <RBrown@oakviewlup.ca>

Hi there,

I am writing in response to the zoning by law amendment regarding 85 Taylor ave.

I am extremely unhappy that this is even being proposed.
When homeowners are purchasing a home, there are criteria they search for in finding the right fit.

We chose this neighbourhood because there are no apartments close by.
-You will be taking away that reason we bought our house by building this apartment.

We chose this neighbourhood as it was a quite neighbourhood with many of the residents being the original home owners in a quite friendly place.
-adding an apartment of people in our backyards is taking this away.

We chose this neighbourhood because the large spaces between our backyard and the backyard of those on Taylor Avenue.
-You will be taking away our privacy by building this apartment.

We chose this neighbourhood for the beautiful mature trees
- you will be taking away another big reason we purchased this house.

The plans show the apartment is more close to our backyards than Taylor ave as they will have the parking lot and this massive building will be built right behind us.

I chose my house to live here forever and to build beautiful gardens and enjoy the beauty of my neighbourhood.
This apartment will ruin all of those things.

This apartment will cause alot of noise, will block the sun, will cut down our matured trees, will surround us with renters-not home owners which was not the neighborhood I purchased my house into.

This will cause my dogs more stress with people basically towering over our backyard when before we had a massive open space between our house and the ones on Taylor.

We already have people who try to steal from all of our backyards due to the train track and this will cause more issues with more people.

I did not buy a house that backed onto an apartment and shouldn't have to now have this because someone wants to make a lot of money.

I think that if the potential buyer wants to create an apartment it should be done in a zoned area for that

I am hoping that this is not passed as it is disrespectful to all of the surrounding neighbours who WILL be affected by this. I have not yet spoke with a neighbour who would welcome this. The option is to try to move and if this is built that will also affect the value of our homes we spent our hard earned income to have.

I would ask that unless you would fully welcome a 5 rise apartment into your backyard and take away many of the reasons you yourself bought your house I ask that you please not impose that on all of us.

Apartments should be built in apartment zoned areas.

My neighborhood is not zoned for this and shouldn't remain as such!

Thank you for taking the time to read and I hope you can see our perspective as I am certain you too do not want a 5 rise in your backyard.

Kindly,
Krisy

Application for Planning Approval (85 Taylor Ave Chatham On)

From Lacy Medd <lacymedd@outlook.com>
Date Thu 2025-02-20 4:42 PM
To Robert Brown <RBrown@oakviewlup.ca>

Good morning,

I am writing in response to the letter we received from your company regarding an Application for Planning Approval Zoning By-law Amendment:

Owner/Applicant - 100012608 Ontario Inc 85 Taylor Ave, Chatham

We are not in favour of this build for the following reasons:

- The size of the building is far too large for a single family home neighbourhood.
- My husband and I purchased this property & built our home on it 30 years ago. We love our quiet neighbourhood!
A large part of the reason we chose this property was the size of the backyard and the privacy we have because of the deep lots directly behind our property.
- Our, and our neighbours very private back yards & beautiful view's will now be impacted by a five storey apartment building every time we step out the door of our homes.
- It is very disconcerting to know that our private property will now be in full view by the tenants in the proposed building.
I wonder if you would be comfortable with this building going up in your backyard?
- The existence of this building will also make it harder to sell our property in the future. Our property value will be diminished because of the size of the building you are proposing, loss of privacy in our yard and increased foot traffic along the abandoned train tracks between Taylor Avenue & Valley Road.

I understand there is a high need for more housing in Chatham-Kent. I also feel there must be other options for land available that is better suited to build a five- storey apartment building.

Feel free to contact myself or my husband with any questions you may have.

Lacy & Paul Medd
180 valley Rd
Chatham ON N7L 512

Lacy (519) 437-0826
Paul (519) 365-4626

Outlook

85 Taylor

From Brooke Swain <b_swain@hotmail.com>

Date Tue 2025-02-18 12:26 PM

To Robert Brown <RBrown@oakviewlup.ca>

Hello,

I am emailing you this as a concerned resident of Taylor Ave. I purchased my home almost 15 years ago and have enjoyed living in my home and just recently did renovations in hopes to continuing living there for some time to come.

I am not for this proposed apartment building as I don't feel it will fit in this space nor on this street.

Taylor Ave is a busy street as it is and this will make it that much busier.

I also feel there will be a loss in privacy which I don't want.

I will be talking to other neighbors and getting their feelings about this.

If granted I may even move forward with a petition to provide to council to show there are citizens who do not want to see this happen.

Thank you for your time,

Brooke

Strong Objection to Proposed Development at 85 Taylor Ave

From albz <jinsbastian@gmail.com>

Date Sat 2025-02-15 3:03 PM

To Robert Brown <RBrown@oakviewlup.ca>; ckplanning@chatham-kent.ca
<ckplanning@chatham-kent.ca>

Dear Mr. Brown,

I am writing to formally express my strong opposition to the proposed redevelopment of 85 Taylor Ave into a 70-unit, five-story apartment building. As a homeowner living directly opposite the proposed site, I have serious concerns regarding the security and privacy of my property, particularly my backyard and swimming pool, which will be in direct sight of this multi-story development.

One of my biggest concerns is the complete loss of privacy that my family and I will experience if this project proceeds. Our backyard, which has always been a safe and private space for our children to play and for our family to relax, will be directly exposed to numerous apartment units overlooking it.

The idea that dozens of residents will have a clear view of our personal space is deeply unsettling and will significantly limit our ability to enjoy our home in peace. Our swimming pool, in particular, will no longer feel like a secure, private amenity, creating discomfort and concerns over unwanted attention.

Additionally, large apartment buildings often bring an increase in social disturbances, including noise, loitering, and a potential rise in crime. The peaceful nature of our residential neighborhood could be disrupted, leading to social intolerance and a decline in the overall quality of life for existing homeowners. The influx of a high number of residents in a single complex also raises concerns about increased traffic, congestion, and parking overflow, which could further impact the safety of our community.

For these reasons, I strongly urge the planning committee to reconsider the approval of this development. I would also like to know what, if any, measures are being taken to address these serious privacy and security concerns for homeowners like myself, who will be directly affected. I appreciate your time and consideration and look forward to your response.

Best regards,

152 Valley Rd, Chatham,
ON N7L 514]

Jins Sebastian

Building

From Cakeism Trader G-MONEY inc.

<ttoml38@gmail.com> Date: Sat, 2025-02-15

1:20 PM

To: Robert Brown <RBrown@oakviewlup.ca>

I'm not in favour of having more apartment complex's built in my neighbourhood we already have enough issues with the ones on the other end of the street with people jumping fences and coming into our backyards and stealing our stuff. Let alone a 5 story unit creating an invasion of privacy over looking our backyards not to mention an eyesore.

85 Taylor Ave redevelopment

From Jenna McKenzie <jenna.mckenzie@rmgeoscience.com>

Date Sat 2025-02-15 2:27 PM

To Robert Brown <RBrown@oakviewlup.ca>

Cc Dominic Chartier <doumchartier@gmail.com>, • Rod McKenzie <rmckenzi1949@gmail.com>

Hi Robert,

I received your information circulation about a by-law amendment for 85 Taylor Ave. Is it possible to receive the digital copy of the conceptual plan as mentioned in the letter?

If the by-law is amended, would it only apply to this building? If not, what would the maximum height of new buildings on Taylor be and would the rezoning also be extended to Coverdale Street?

Thanks,
Jenna

Jenna McKenzie, P.Geo. (she/ her)

Principal Geophysicist | Ronacher McKenzie Geoscience Inc. | Providing Integrated Geological and Geophysical Services

The Exchange Tower | 130 King Street west, Suite 1900 |

Toronto, ON | M5X 1E3 m +1 (647) 378 2648 |

Jenna.McKenzie@RMGeoscience.com | RMGeoscience.com |

[LinkedIn](#)

85 Taylor Trail

From Ninamariepisquem <ninamariepisquem@gmail.com>

Date Fri 2025-02-14 5:54 PM

To Robert Brown <RBrown@oakviewlup.ca>

My name is Nina Marie Pisquem and I am a resident of Valley Rd in Chatham, Ontario.

I received your letter dated Feb 3rd today, February 14 at 4:20pm, and am writing to advise you of our contesting of the proposed rezoning of 85 Taylor Trail. At this time I have already spoken to 11 neighbours and will continue to speak to everyone affected by a 5 story apartment in our backyards. You can expect to hear with more detail from our community in due course.

You're truly,
Nina Marie

Request for electronic version of proposal

From JB <jonathan.beauvais@protonmail.com>

Date Fri 2025-02-14 4:41 PM

To Robert Brown <RBrown@oakviewlup.ca>

To whom it may concern,

I am formally requesting an electronic version of a zoning by-law amendment application for 100012608 Ontario Inc.

Location of application is:

85 Taylor Ave, Chatham ON

Thank you

85 Taylor Ave

From Shadd Smith <shsmith@clc-k.ca>

Date Tue 2025-02-18 9:07 AM

To Robert Brown <RBrown@oakviewlup.ca>

Morning Robert,

In regards to your project at 85 Taylor Ave. We are the neighbours that back on to the property by the waste collection area(north side), and we have no issue towards the amendment. Best of luck with the project.

Thank you,

Shadd Smith

Facilities Manager / Gestionnaire des Installations

Community Living / Intégration Communautaire Chatham-Kent

P.O. Box 967 , 650 Riverview Drive, Unit 2, Chatham, Ontario N7M 5L3

> | T: 519.352.1174 Ext. 228 | F: 519.352.5459 | E: shsmith@clc-k.ca | W: <http://www.clc-k.ca>

Application for Planning Approval 100012608 Ontario Inc 85 Taylor Ave.

From jatbourdeau <jatbourdeau@gmail.com>

Date Thu 2025-02-27 3:05 PM

To Robert Brown <RBrown@oakviewlup.ca>

I strongly oppose the 70 unit, 5 story apartment building you are planning to erect behind my property on 148 Valley Road. This would be a complete invasion of my privacy. Not only of my backyard but also of the privacy of my home.

J. Bourdeau

Sent from my Galaxy Tab@ E

Discussion with Mr. Hope — Valley Rd resident (Feb 18)

Concerns from neighbours: Privacy re: height
and possible loss of trees Additional green
space needed

Distance from parking at front to building

Shift building to the west

3 storeys vs 5 would be preferred.

Other Comments:

89 Taylor Ave. (Dylan Pare) — concerned with impact on privacy, service capacity, would like
to see fencing along the north side of the property to provide some screening from parking and
storage building.

48 Carolinian Place (owner) — similar concerns regarding privacy, services, traffic, increase
people in area.

83 Taylor — (Hearn) — position of lights in parking area

Service capacity for water/sanitary

Storm water run-off

Inclusion of privacy fencing

85 ½ Taylor (Hanley) — general inquiry about the project similar to other residents