

-----Original Message-----

From: admin@fishn.ca < >  
Sent: July 16, 2024 12:01 PM  
To: Mark Kluge <mkluge@townofgrandvalley.ca>  
Subject: Re: 50 Emma St South Roll #352100

Caution! This message was sent from outside your organization.

Hello Mark, I am the fellow who attended today's council meeting regarding this proposal. This may be easier in case you need my email address.

On 2023-05-11 08:48, Mark Kluge wrote:  
Hello

There is a proposed development over the 3 lots (40, 50 & 60 Emma Street) of 2 blocks of street town homes, with 4 units in each block for a total of 8.

We are in the Pre-consultation stage of the process and when the application is final and submitted you will be notified of the Public Meeting.

Regards,  
Mark H. Kluge MCIP RPP, Planner  
Town of Grand Valley 5 Main Street North GRAND VALLEY ON L9W 5S6  
Tel: (519) 928-5652 Fax: (519) 928-2275  
[mkluge@townofgrandvalley.ca](mailto:mkluge@townofgrandvalley.ca)

-----Original Message-----

From: < >  
Sent: Wednesday, May 10, 2023 1:43 PM  
To: Mark Kluge <[mkluge@townofgrandvalley.ca](mailto:mkluge@townofgrandvalley.ca)>  
Subject: 50 Emma St South

Hello Mark

My name is Ralph Kraskiewicz and I am the owner of 73 Leeson St S which backs onto 50 Emma St South.

My questions and concerns are in regards to the development planned at 50 Emma. I have received a letter from the developers lawyers asking me to sign-off on the location of the our property line which I need to review but, I am curious if you are able to tell me what the developer plans on building on this site (which is combining 3 existing lots into 1). I can be reached at NUMBER or at this email.

best regards  
Ralph Kraskiewicz

-----Original Message-----

From: Brittney Stewart <>

Sent: November 14, 2023 7:34 PM

To: Mark Kluge <mkluge@townofgrandvalley.ca>

Subject: 40,50 & 60 Emma Street

Caution! This message was sent from outside your organization.

Good evening,

I was just at the public meeting tonight at 7pm and thought I would share my thoughts.

I am the owner of 71 Leeson St South in Grand Valley which backs onto the proposed development of townhomes.

I am all for the development as I feel Emma street is lacking some character and the town could use some more affordable housing. The townhouses proposed would add great value to our town.

If I could request for some trees to be kept at the back of the lot beyond our current fence for privacy & greenery that would preferred and in my opinion as the trees are mature.

Thank you!

Warm Regards,

Brittney Stewart



November 8, 2023

Town of Grand Valley Council & Staff  
5 Main Street North  
Grand Valley, ON L9W 5S6

Re: **OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION - File Nos. OPA01-2023 and Z05-2023** 40, 50 and 60 Emma Street - Roll #s - 352000, 352100 and 352200

Hello,

The Grand Valley Small Business Group is a local non profit group that was founded in 2021. Our group comprises 309 Grand Valley and immediate surrounding areas (Damascus, Belwood, Laurel etc..) business owners and operators. The group also counts local organizations including the Lions Club, Library and BIA among its members. The focus of this group is improving the experience of local business owners/operators in Grand Valley through connection, education, sharing of resources etc.. You will also note some of our local outreach initiatives including (Grand Valley New Resident Welcome bags, Farmers Market, Business Directory (new this year) and more. Our members are also active in the community with volunteer initiatives including the Santa Claus Parade, Minor Sports, Food Bank etc..

Our group is writing to you today regarding the application referenced above and the request in front of Council to approve a zoning by-law amendment from the current zoning of Downtown Commercial to Residential.

Our group does have concerns with changing the zoning of one of the few properties in town that is zoned Downtown Commercial to Residential Zoning. We are continually seeing more business owners move into the area with the residential growth our town has experienced and we feel that our communities current commercial availability does not meet their needs.

Although we do have a few local downtown commercial properties for sale at the moment we do not have any commercial properties for lease and that seems to be a consistent concern, as expressed several times at our monthly meetings. (Commercial financing for

the purchase of a property can be more complex and require more up front costs compared to leasing which is more favorable financially for a business just starting out not to mention the additional costs of build out to renovate the properties to suit the potential businesses needs).

Our members have expressed that having more commercial properties available that would suit various needs, such as size of space, warehouse space, office space off the main street etc.. would be more advantageous to the small business community in our town and would encourage more local entrepreneurs to open up a brick and mortar store.

We appreciate the applicant's plan to develop a space that is sitting vacant in town but we highly encourage consideration of the commercial aspect of the property by making the development a mix of commercial and residential. The West side of Emma Street between Mill Street and Water Street (25) has already been established as a commercial area and not a residential area. A development plan that was previously approved within the last few years by Council (unfortunately the developer Golden Homes has not built yet) that received support from residents and Council was a mix of commercial and residential.

We recognize that Council and town staff are working diligently to develop employment lands in the south end of town but we have a historic and vibrant Downtown commercial area currently that services our residents and if Council votes in favour of approving this application we fear that a precedent will have been set and the possibilities for developing and expanding our commercial options in the downtown core will be greatly reduced.

Kind Regards,

**Grand Valley Small Business Group**

-----Original Message-----

**From:** Loghman Azar <>

**Sent:** November 3, 2023 3:16 PM

**To:** Mark Kluge <mkluge@townofgrandvalley.ca>; Mohsin Sam <>

**Subject:** Comments re Proposed Development On Emma St.

**Thanks Mark,**

We welcome new developments in Grand Valley and hope to be of some help in ushering good projects in the neighbourhood. We have no objection to this application in principle, but we'd like to be assured this application will not have any detrimental impact on our project for site servicing, water, and sewer allocations.

To avoid repeating the same issues, we'd need to see your report which is likely to address the same concerns herein:

- 8 curb cuts are too many interruptions on Emma St. An alternative solution with 2 curb cuts to enter and exit may be possible.
- It would be impractical for the residents in each individual townhouse to back out of a long and narrow driveway.
- Particularly in the proposed tandem parking when cars are to back over 60' distance out of the driveway to reach Emma St. This is a traffic and safety issue and may cause traffic congestion or worse, accidents.
- No commercial uses are proposed contrary to Downtown Commercial Zone where mix-use is an essential part of maintaining continuity and strengthening of the small business and for supporting economic opportunities?
- Commercial street fronts in downtown areas are also good for public safety on sidewalks and are instrumental in enlivening the public open spaces in the city.

Please call me if you have any questions.

Regards,

**Loghman**

416.408.4488

Loghman Azar, M.Arch.UD. OAA

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