



## 11470 BOND ROAD PUBLIC ENGAGEMENT SUMMARY

Public Information Session December 5<sup>th</sup>, 2024, Winfield Hall 6-8pm

**Total attendance:** approximately 150 persons

**Display Materials:** 12 display boards can be found along with all supporting documentation [HERE](#)

### **In Attendance on Behalf of the Applicant to Engage with Public:**

Frontside Developments Principal Stephen Duke and two members of his team Justin VanPashaak and Devon Ward, Property Owner Bharat Baratendu and his tenants at two properties within 100m of the subject property; Sales and Marketing Team members Peter Berzins and Callan Power.

### **Highlights of the Survey:**

Of the ~ 150 attendees, 61 registered and completed the survey. The Survey provided 6 Yes or No type Questions related to each of the 3 amendments. Notably, on average 40% of respondents registered affirmative support for the amendments. This is significant given the organized petition to reject the proposed amendments that circulated prior to any information was made Public.

**PowerPoint Summary of Survey Questions and Answers can be found** [HERE](#)

**Survey Registrant data and individual answers can be found** [HERE](#)

### **General Comments:**

There were many members of the public there who were very engaged and had intelligent questions in attempt to truly understand the application and process. They were delightful.

A large number of the “not in my backyard” “*Petitioners*” were also in attendance, and they made their presence known. They were disruptive, rude, argumentative and followed Principal Stephen Duke wherever he went to engage with other interested members of the Public. The Petitioners made it clear they were disappointed there was not stage or microphone on which they could protest or host inquisition.

The Petitioners were comments made that were racist in tone and when called out, the response was “it is what it is” and “think what you want”. They were not there to learn about the application.

Key terms describing the Petitioner’s issues and rationale were: “Not the right place for this type of housing”, “there’s no infrastructure”, “the school is at capacity”, and “the traffic is already a problem”.

## Attachment D-ASP00002-Public Engagement Summary

These issues which are well refuted in the body of the application documentation. Anecdotally, the discussion that arose with the Petitioners uncovered “affordable housing” and what they fear it would bring was their biggest issue. In fact, the Petition itself, which was circulate immediately after our “Notice of Public Information Session” was distributed.

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**Media inquiries**

As a community resident and homeowner in the area, corner of Davidson and Bond Road the proposed project which aims to convert a single-family rural lot into a 55-unit townhome development is a concern. This project risks decreasing my home value and presents potential problems relating to congestion. Not enough road exists currently to accommodate 55 units, creating potential traffic issues and burdens on local infrastructure.

Further, the intended market of low-income buyers also raises fears about possible negative impacts on our community's character and existing homeowners' investments. According to research, where housing projects are poorly planned and managed, they can lead to an increase in crime rate and social problems (source: The Urban Institute).

However, it is crucial that we also consider affordable housing options for everyone, but this should not be at the expense of existing homeowners and their investments. A townhome development of this size is not suitable for the rural nature of our neighborhood.

Hence, we respectfully urge our local government representatives to reject this proposal. Let us work together to find a balanced, sustainable solution that will accommodate everyone's needs in our community. Please sign this petition to support our cause.

Share this petition in person or use the QR code for your own material.

[Download QR Code](#)

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**Media inquiries**

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### Conclusion:

It is the intent of the applicant to take advantage of the available infrastructure, inter-modal corridor, and the benefit of location close to an elementary school to provide a solution to the missing middle housing needs in the District of Lake Country – shown below.

Table 15. Housing Unit Need Estimates by Household Income (2021-2031), District of Lake Country.  
Source: Statistics Canada, 2021 Census, Custom Data Report

	Household Income					TOTAL	%
	<\$20,000	\$20,000-\$49,000	\$50,000-\$79,000	\$80,000-\$119,000	>\$120,000		
Affordability Monthly Housing Cost	\$500	\$1,250	\$2,000	\$3,000	>\$3,000		
1-Bedroom	105	335	110	60	35	645	26%
2-Bedroom	30	280	190	225	300	1,025	41%
3-Bedroom	0	55	50	75	160	340	14%
4-Bedroom	0	30	30	55	215	330	13%
5+Bedroom	0	0	10	35	120	165	7%
TOTAL	105	700	390	450	830	2,505	100%
%	5%	28%	16%	18%	33%	100%	