



## 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:**

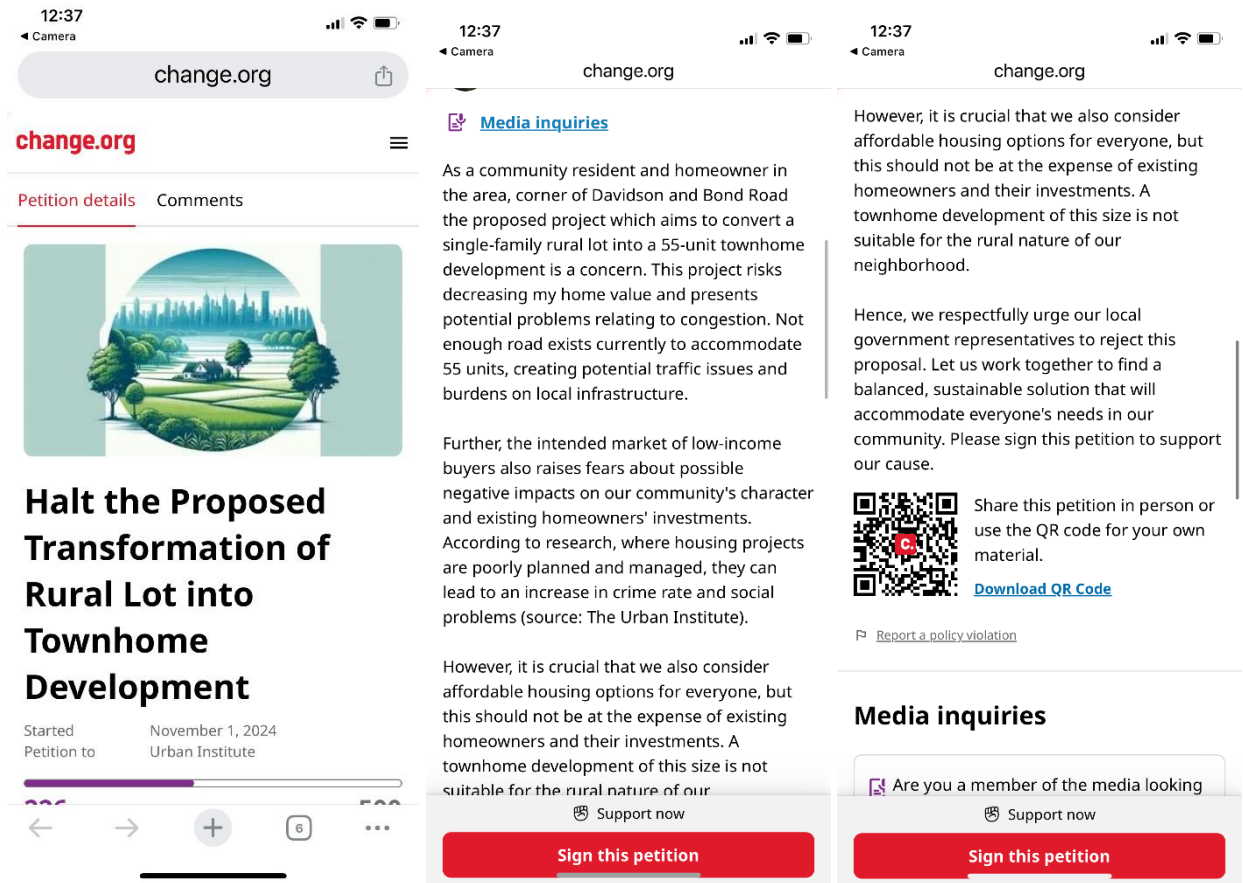
There were many members of the public there who were very engaged and had intelligent questions in attempt to truly understand the application and process. They were delightful.

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 Stephe 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 what “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”.

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.



**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

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