



1260 2nd. Ave. E
Owen Sound, Ont.
N4K 2J3
P: 519-371-5228
F: 519-416-5229

Tue, Aug 6, 2024

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

RE: Public Meeting Comments

In response to some of the concerns presented at the Public Meeting by 10th Ave. neighbors, we have the following comments.

1) With the challenges of getting sufficient density for the site, the grading of the site, storm water management, sanitary pumping station, all other service, building shadows and the poor soil conditions, we had to completed 9 different concepts before getting to where we are now. The design and layout we are applying for is the most efficient way to handle all the issues.

2) The A2 Life Lease Apartment at the west end of the site, is a 3 floor residence that is built into the side of the hill. The south and west side of the building is 3 floors high and as the grade slopes down to the east, the east side of the building has an extra level exposed for access to the parking garage.

Due to the slope of the land on the west section of the site, townhouses and a roadway are very difficult to layout and construct without also drastically effecting the east end of the site and negatively effecting the density to a point where the economics will not work.

3) All the building set backs meet or exceed what is required by the residential zone. There is over 16M distance between the closest existing house on the southwest corner and the A2 new apartment and the shadow study supports all building locations.

4) The Tenth Avenue Estates is a private retirement development for independent living that legally controls the age of the residents. It is designed for Baby Boomers and the projected average age is just over 70.

This age group has a much lower traffic count than any other multi-residential development, where you cannot control the age of the resident.

5) With over 40% of Owen Sound's population being over the age of 60, the shortage of all types of retirement housing is substantial, and never been seen before. This is not just unique to Owen Sound, it is a growing problem all over Canada.

A recent RBC forecast indicates that in the next 6 years (by 2030), the number of Canadians needing some type of senior's housing will double, and that is why the fully accessible independent living housing that Sound Lifestyles is building is an option that will help.

This "Grey Tsunami" is driven by the Baby Boomers who make up 30% of Canada population, and having a fully accessible worry free suite in a Sound Lifestyles community will significantly reduce the need to move again! Especially since there will be very few option to move to.

Everywhere there is a major housing shortage for all ages, and when Boomer's and Seniors move to this "Tenth Avenue Estates" development, it will help to free up existing "Owen Sound family homes" for the next generation of younger families.

We hope you see the significant importance of this type of development for Owen Sound.

Regards

Clarence H. Graham Design & Construction Ltd.



Richard D. Graham
CEO
519-378-7978