

From: [David Annable](#)
To: [Wendy Van Keulen](#)
Subject: Delegation to Council - November 6th
Date: November 1, 2023 10:35:21 AM
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[1593-SP1 SP2 Rv9-Nov01_2023.pdf](#)
Importance: High

Good Morning Wendy – Thanks for your patience, we are happy to provide you with the Proposed Development plans that my clients have requested I present to Council. This latest revision does extend a bit further into the Township Lands than our initial proposal, but not without reason and rationale. There were concerns raised from both the Township and the United Counties during our first pre-consultation with regards to Parking Requirements, Amenity Area's and Garbage Stations. In this latest revision we have been able to address all these concerns with use of the Vacant and Unused Township Lands that are the lands for the Former Adelaide Street. We are aware and have had located (illustrated) the Township Services that do exist to date on these vacant lands, and my clients have been made aware that if any maintenance, repair or alteration is required – the cost would be on them to repair any damaged development over these services.

The Lands we are seeing to use would be approximately 895.0 sqm. of the unopened Road Allowance (Adelaide Street). The Amenity Zone would comprise of 28% of the Lands, Parking would comprise of 50% of the Lands and the remaining 22% would be Grass / Buffer use. We have done our best to meet our clients wishes, while protecting the neighboring residents – ensuring the Refuse/Garage Sites are not in close proximity, we have also proposed Fencing and Vegetation Buffers to ensure Car Lights and Privacy is offered to our neighbors as well.

Our Clients are all about Going Good for the Community – they feel that the need for Infill projects like this far exceed the concern of repairing an asphalt parking lot. They are hopeful that the Township will show support for a Land Use Lease for the Lands as shown on our Proposed Site Plans.

For Annable Designs Co, we hope that council will see that our long-time dedication to rationale, thorough and good planning strategies stand true again with this proposal. With the Proposed Land Use Agreement for the Unopened road allowance this project would be a boost for the Village of Cardinal providing much needed infill development with attainable units for rent to the residents. Projects like these are imperative to moving forward with the initiative of our government and Bill 23 put forward by our own MPP Steve Clark.

We hope Council will provide us with some feedback on potentially supporting this proposal so that we have some sense of support as we move through the process with Township Staff, County Staff and our Clients.

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Cheers,

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