

VIRTUAL NEIGHBOURHOOD OPEN HOUSE

Proposed Apartment Building Development

You are invited by **2728539 Ontario Inc.** to attend a virtual neighbourhood open house to learn more about the proposed development. The planned development is to construct a 48 unit apartment building. Information will also be provided regarding the developer and the proposed operation and management of the project.

Strik Baldinelli Moniz Ltd. (SBM) are the land use planners retained by **2728539 Ontario Inc.** to assist with acquiring the necessary planning approvals. This open house is being held by **2728539 Ontario Inc.** as an opportunity for input and discussion with regards to the proposed development.

Due to the COVID-19 pandemic, we are unable to host an in-person Open House, and have elected to proceed using a virtual platform to gather your input and comments. The following are the details on when to participate this virtual Open House:

Date: **18th day of November, 2021**

Time: **6:00 PM to 7:30 PM**
Presentation at 6:05 pm

If you wish to attend this **Virtual Open House** we ask that you register by sending your contact information to ndyjach@sbmltd.ca to be added to the list of participants. Registered participants will receive the Open House Link (Zoom) in an email a few days prior to the event. On the day of the Open House please log in between 5:45pm and 6:00pm to ensure all participants are entered into the Open House prior to the presentation beginning.

Proposed Application:

SBM is proposing a Zoning Bylaw Amendment to permit the development of a new, 48 Unit Apartment Building on lands legally known as: PT LT 25, CON 3, SER, PART 1, 33R6710 ; STRATHROY , The Site is generally located south of the Holy Cross Catholic Secondary School, and Strathroy District Collegiate Institute. The current Site Plan provides 1.25 parking spaces per unit, with 5 visitor parking spaces. Each unit will have private amenity space in the form of a patio, or balcony, and a common outdoor amenity space is provided. The proposed development will be a 3-storey rental apartment building, comprised of 1 and 2 bedroom units.

If you are unable to attend the Open House but wish to make comments, please submit them in writing by mail to:

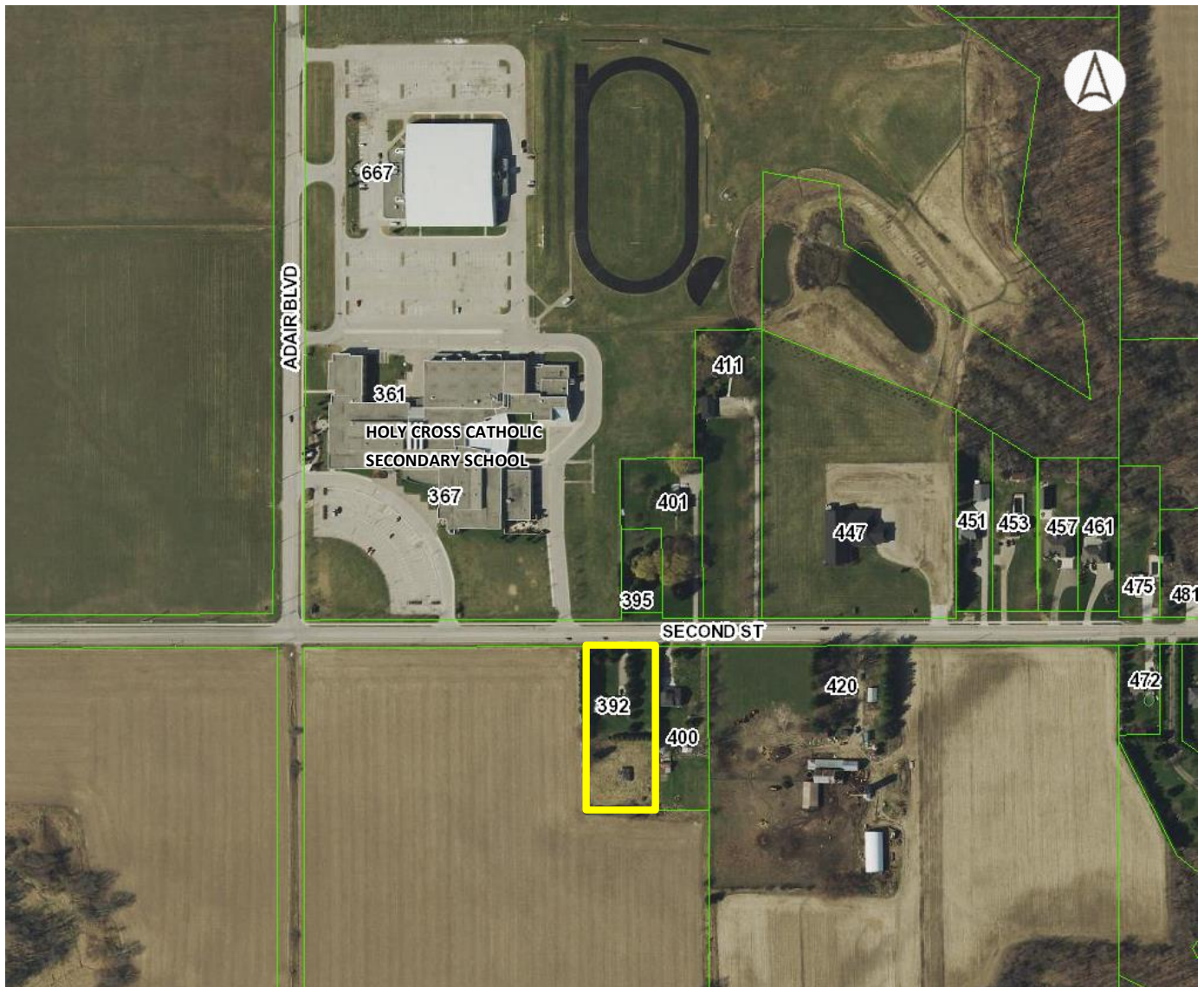
Attn: Nick Dyjach
Strik Baldinelli Moniz Ltd
1599 Adelaide Street North, Unit 301
London, ON, N5X 4E8

Or by email to:

ndyjach@sbmltd.ca

Requests for additional information can be obtained by contacting **Nick Dyjach (SBM)** at the email address noted above.

ANY QUESTIONS OR CONCERNS YOU MAY HAVE COULD BE ADDRESSED AT THIS MEETING. WE ENCOURAGE YOU AND YOUR NEIGHBOURS TO ATTEND THE MEETING AND LEARN MORE ABOUT THE PROPOSED DEVELOPMENT PROJECT.



The ZBA application will also require a statutory Public Meeting to be held by Strathroy-Caradoc Council, which will occur once the applicant has an opportunity to review and address comments received during the Open House, from municipal staff and other agencies. The Statutory Public Meeting is not to be confused with the Open House held solely by 2728539 Ontario Inc. to engage the Residents that live in the area. You will be notified separately of the Statutory Public Meeting. With that being said municipal staff will be in attendance to observe the comments and questions.

Proposed Site Plan

