

From: [Maryse Forcier](#)
To: [Zoning Zonage Clarence-Rockland](#)
Subject: EXTERNAL Fwd: Tennis/Pickleball concerns - message complet
Date: Monday, April 1, 2024 11:37:54 PM

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Désolée, s.v.p. ignorer mon autre courriel. Ceci est le courriel complet :

Bonjour,

J'aimerais vous faire part de nos inquiétudes concernant les plans possibles pour le tennis/pickleball dans le quartier résidentiel de Clarence-Crossing.

1. Notre quartier résidentiel est rempli de familles avec de jeunes enfants. Une grande partie d'entre nous se rassemblent souvent dans la zone verte (soit le terrain actuel à côté des condos, ce qui est considéré l'endroit pour le projet de l'académie de tennis/terrains de pickleball). Si vous allez de l'avant avec ce projet, les familles perdront leur lieu de rencontre où plusieurs enfants / familles s'y rassemblent pour jouer au ballon, courir, socialiser, d'autres pour faire marcher leur chien et j'en passe. Il n'y a aucun autre endroit désigné dans notre quartier qui nous permet de faire ainsi. Il n'y a aucun parc ou terrain à notre disponibilité pour permettre aux enfants de socialiser ou tout simplement s'amuser. La seule mention d'un parc éventuel devait être fait l'autre côté du pond sur la rue Pageau. Deux défis viennent avec ceci : soit la distance que ceci sera de notre projet puisqu'on aura à marcher tout le quartier résidentiel en plus de traverser le pond et deuxièmement, ceci sera fait dans combien d'années (nos enfants auront eu le temps de vieillir énormément avant même que la construction débute et ça, si le projet demeure). Ceci dit, la zone verte est nécessaire pour notre communauté. S.v.p. pensez aux familles actuelles qui habitent ici.

2. Pensez aussi aux animaux, oiseaux, cette zone verte est leur maison aussi.

3. Est-ce que le sentier va demeurer disponible aux résidents de Clarence-Crossing? Nous avons déménager ici sachant que nous avons accès à un beau sentier, et un pond éventuel qui traversera sur Pageau. Allons-nous encore même avoir accès à ce futur pond?

4. Une grande inquiétude pour nous aussi d'ailleurs est les étudiants de l'académie. Est-ce qu'ils auront un endroit propice pour leur cour extérieur pendant leur temps libre ou est-ce que leur cour deviendra notre quartier résidentiel? Nous voyons parfois les étudiants de l'académie de hockey dans notre quartier (soit des adolescents en grand groupe qui se promènent le soir, qui parlent et/ou cri fort). Ces étudiants habitent beaucoup plus loin et ont accès à un grand terrain. Si l'académie de tennis a lieu dans notre quartier résidentiel, où est-ce que ces adolescents vont passer leur temps libre? Dans le sentier derrière nos maisons? Parce que contrairement à l'académie de hockey, leur espace sera beaucoup plus limité, ce qui forcera les adolescents et jeunes adultes à se promener dans notre quartier.

5. Le trafic que ceci apportera à notre voisinage. Il y a déjà plusieurs voitures qui se stationnent dans la rue quand on entre dans notre projet. Souvent, on ne peut pas passer deux

voitures en même temps et on doit attendre pour passer dû aux maintes voitures stationnées dans la rue (plusieurs résidents de la rue Enclave se stationnent là). Donc il y aura du trafic additionnel dans notre quartier. Allez-vous réouvrir l'entrée pour l'aréna pour limiter des vas et viens dans notre quartier?

6. Pensez aussi aux bruits que ces terrains de tennis et pickleball vont causer. Je suis certaines que plusieurs ont partagé cette inquiétude parce que ceci aura un impact majeur sur nous tous.

L'idée de l'académie à Clarence-rockland est bonne, je vois et comprends les bénéfiques mais ceci n'appartient pas dans un quartier résidentiel.

Merci de prendre le temps de nous écouter et surtout, de considérer nos inquiétudes dans votre processus de décision.

Maryse Forcier

From: [Daniel Paquin](#)
To: [Zoning Zonage Clarence-Rockland](#)
Subject: EXTERNAL Concern - Tennis Academy
Date: Monday, April 1, 2024 9:16:28 PM

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Good evening,

I'm writing to you as a concerned citizen following the proposed planned Tennis/pickleball academy.

One of my greatest concern is that we purchased our house in Clarence -Crossing with no mention of such project being a possibility. Furthermore, since we learned of the project we received a lot of mixed information, mainly that we will lose access to the only green space (right next to the condo building) for our children. We currently don't even have a park or play structure for our kids without having to cross the highway.

Ever since moving on Du Rivage 4 years ago, the zoning around our house keeps changing in order to appease big companies looking to make money. EQ couldn't sell its 4 condo building so zoning changed to townhouses. Commercial didn't work on Enclave so zoning changed to residential so EQ could sell more houses. And now, Tennis Canada will get a new facility that's not exactly a Not-for-profit, not to mention the tax break that were probably promised in order to lure them to Rockland. Multiple changes in order to line the pockets of others without a second thought to your residents.

Furthermore, having a second academy so close I am worried about the safety of our families. Will there be curfews for the students attending the academy? We have already experienced students from the hockey academy roaming our streets late a night, being rowdy. Clarence-Rockland, being a young community with lots of young children, having teenagers being loud late at night is definitely not ideal. Will anything be done to mitigate this?

I've raised multiple issues, and I did not even mention the noise pollution that tennis and pickleball will bring. It is constantly an issue on the news in Ottawa. Will courts be closed at a reasonable time?

We are extremely disappointed that our beautiful, quiet and friendly neighborhood will become an eye soar, loud and busy corner.

As for traffic, the city already closed the access to the arena from the highway, causing the traffic to be rerouted to La Berge/ Du Rivage. Now adding courts and more facilities will just increase said traffic even more. Again, we barely have any space for our children and now they will have to navigate the danger of increase traffic.

What's most discouraging is the fact that this public hearing on April 11th, 2024, is all for show. We know going into this we already lost our case. We learned of the this project through a press release stating the project was concluded and going forward. The land was already giving (or sold at a greatly reduced price) to Tennis Canada and zoning was also modify in order to meet said purpose. (I am referring to the green space right next to the condo

on Du Rivage.)

Thank you,
Daniel Paquin



From: [Connie Iatauro](#)
To: [Zoning Zonage Clarence-Rockland](#)
Subject: EXTERNAL Concerns - Tennis Academy
Date: Sunday, March 31, 2024 9:05:42 AM

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Good day,

I am writing to you today to voice my concerns regarding the new tennis academy project, i live in Clarence-Crossing.

I support and am in favour of community growth, what i have heard in the past few months regarding the tennis academy project has me concerned and surprised.

The road that enters our community is used as a entrance to the hockey area, which is becoming dangerous for the children and people of this community, i have seem vehicles speed down the street in a rush to get to the area. I have had to yell at speeders almost as there were children that could have been seriously injured, should the project proceed, you must create another entrance for the academy and i would highly recommend limiting traffic on the road going to the area to bikes and pedestrians, this way it would eliminate the speeding, the traffic and create a safer community.

When i moved to rockland, i was proud of the fact that the community served all its citizens not only the more affluent and from what i have seen and read, the academy will be for richer families and adults, this is unacceptable, we must grow this community for all not only the citizens that can afford to pay the high price of the community. In addition to that, it seems in your drawing the soccer field will be taken away, this is a global sport that brings communities together, and is inexpensive, why would you eliminate them.

I would like to address one other concern, when i bought in this community, i was told the area along the river would be protected and continue to be built, i dont see anything in the plans that provides any sort of assurance that the area will be protected and beautified. As citizens we must find the balance between a thriving community and the protection of our land, i do not want to loose the natural beauty of this area and want it protected, would also want to see a plan on how is will be protected and beautified, so many wonderful things could be done to conserve and develop it.

The other thing that was promised by EQ was a park for our children, that has not been built and i think the city should honour that commitment or ask EQ to pay for it, we need to stop accepting less from developers and hold them to account on their promises and commitments.

I would also like to share the VISION i have for this community, a place where families can walk or bike up the street and there they will find a multitude of sport areas in addition to hockey and tennis, indoor and outdoor soccer fields, basketball courts, and more. Build a space where families can be together, children introduced and grow with a multitude of sport options, leverage the facilities of the other for hockey and tennis, perhaps the hockey academy could also house tennis players from out of town during off season. I would hope that the city and the developers would leverage what is already there.

I look forward to hearing from the counsel on April 11th, as i will be attending the meeting with my neighbours, we have legitimate concerns and would like to co-design this with the city.

Sincerely,

C. Iatauro

March 27, 2024

Comments Regarding THE PROPOSED ZONING BY-LAW AMENDMENT (File No. D-14-609)

To whom it may concern,

I am writing to you today to express my concerns regarding the proposed zoning by-law amendment (File No. D-14-609). My specific concerns are:

1. Three of the parcels in the proposal are adjacent to Clarence Creek and include some forest and flood plains. This area is home to a wide variety of plants and animals. The forest is an important natural physical barrier to human incursion into this delicate ecosystem, providing a buffer to the flora and fauna in the area. The roots of the vegetation are essential for erosion control, and they also provide a natural filtering system for any potentially harmful runoff, which could be detrimental to the abundant flora and fauna in and around the Creek. In light of growing concerns related to climate change and loss of forest through urbanization, forest fires and logging, preservation of this ecosystem is essential and therefore it should not be cut down to allow for the development of a tennis academy;
2. The proposed construction of a tennis academy, including pickleball and tennis courts and other infrastructure, represents a real threat to the wellbeing of the flora and fauna in the forest and creek area. Firstly, the proposed facilities would replace part of the forest, exposing the flora and fauna to increased human incursion. Secondly, the light pollution would most definitely be disruptive to birds, animals and insects in the area. Thirdly, the noise pollution from tennis play, and to a greater extent, from pickleball, will most certainly negatively impact the lives of the birds and animals that make their homes in the area around the creek;
3. Tennis is considered an elite sport and participation is much more costly than many other more family-oriented sports and recreation activities. Currently, access to tennis and pickleball courts in Clarence-Rockland is free. The proposed off-peak court rental fee is undoubtedly cost prohibitive to many Clarence-Rockland residents. I suspect that the on-peak court rental fee will be substantially more, which will create a considerable obstacle for potential school aged and working patrons who are not able to take advantage of off-peak times. In addition to court rental fees, one must also consider membership fees and lessons, which will add significantly to the overall cost of participation. Prior to undertaking a project of this magnitude, it would be wise to inform Clarence-Rockland residents of the full cost of membership, court rentals and lessons to determine level of interest. It would be unfortunate if this private endeavour were

to fail because of underutilization and become a white elephant for the city of Clarence-Rockland to manage and the citizens to fund through taxes;

4. I will return to my concern about light and noise pollution, mentioned earlier with respect to the flora and fauna in the area. Those same concerns apply to the people living in close proximity to the proposed tennis academy. Many communities have had to deal with complaints from residents who are very unhappy with the noise from pickleball, which is irritatingly high-pitched, and a whopping 70 dB at 100 feet from the court. The high frequency pulsating noise generated from repeated contact of the pickleball with the solid core racquet has been demonstrated to be much more disruptive than comparable noise levels generated by lower frequency sources such as industrial machinery. Increased evening traffic, facility lights and most importantly noise, will be significant dissatisfiers for the nearby neighborhood, which is home to many families with young children, who are in bed early. The noise from pickleball has been shown to cause increased stress and anxiety and be detrimental to overall health and wellness for those living in close proximity to the courts.

In conclusion, I believe that a tennis academy might be better suited to more affluent communities than Clarence-Rockland. This said, if the city of Clarence-Rockland is intent on allowing the construction of a tennis academy, a more suitable location, away from the Clarence Creek ecosystem and established residential neighbourhood should be selected. I appreciate you taking the time to consider my concerns. I would be happy to discuss these issues further with City of Clarence-Rockland representatives should you wish.

Respectfully,

David Sanschagrin

[REDACTED]

Clarence-Rockland

From: [REDACTED]
To: [Zoning Zonage Clarence-Rockland](#)
Subject: EXTERNAL Rezoning concerns for D-09-108 and D-14-606
Date: Sunday, March 31, 2024 4:59:42 PM

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As a resident in the nearby EQ project, I have some concerns/questions with this proposal.

They include:

- 1) increased traffic in the area and noise from the tennis facilities especially for the townhomes on Premiere Lane ; will speed limits be reduced and on street parking disallowed on De Berge and De L'Etang going to the industrial park? I understand there will be no traffic light installed at the highway and De Berge.
- 2) loss of green space in the project;
- 3) providing the land free to the developers and not charging property tax or development fees. I thought that the goal of bringing new business to the area was to increase the tax base and reduce the tax burden on residents? What are tax payers getting for this other than reduced membership fees?
- 4) will there still be a school going in on the land or is the tennis academy taking over the whole of the subject area?

Some of these questions may not be related to the rezoning and have been answered in previous emails by residents to the city, however they should be addressed clearly on April 11th to alleviate any misunderstandings and concerns.

Thank you

Doreen Dyet
[REDACTED]

Sent from [Mail](#) for Windows

From: [Ellen Thompson](#)
To: [Zoning Zonage Clarence-Rockland](#)
Subject: EXTERNAL zoning @ Clarence Creek
Date: Tuesday, March 26, 2024 3:20:32 PM

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To Whom it May Concern

I am not averse to industrial development between Clarence Crossing Homes and the Arena, however I am averse to outdoor pickleball courts at this location. Outdoor pickleball is very noisy, and several neighborhoods in Ottawa have had problems with this issue. The proposed outdoor pickleball courts are too close to the dock and the gazebo and will ruin the tranquility of the area.

Pickleball courts should not be placed close to nature trails. The constant bonk bonk is enough to drive anyone mad. We were in a resort in Arizona last winter not too far from pickleball courts and homes as far as three blocks away were having trouble selling in the real estate market due to the noise of the courts. Yelling was loud, and the ambulances frequented the area due to injuries from falling and for cardiac events.

Please allow tennis outdoors, but please place pickleball inside!

Please consider what you are doing to our neighborhood and the resale values of our beautiful homes. Please think about our peaceful nature path along the creek and how we wish to keep it quiet!

Thank you
Ellen Thompson

From: [Vanessa Sanschagrin](#)
To: [Zoning Zonage Clarence-Rockland](#)
Subject: EXTERNAL Tennis Academy Proposed Site
Date: Tuesday, March 26, 2024 2:19:36 PM

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Hello,

I am writing to you about Score Tennis Academy's recent announcement regarding the new 8 acre campus they are planning to build around the CIH arena.

My family and I live on Première Lane, which is directly behind the arena, and we are extremely devastated by this news. I wanted to bring to your attention the concerns we have with this build:

1) Green Space: when we purchased our home from EQ Homes in June of 2020, we were told that the green space behind our house was a conservation area and would never be developed. This space between us and the arena is extremely important to us. It helps separate the houses from the parking lot. Even now, when we go to the EQ site, the site plan shows the green space on their design. The proposed phase 2 of the tennis academy seems to encompass this entire area.

2) Parking: this Clarence Crossing development already has very limited parking. Our street, Première Lane, does not have street parking available, and neither does Enclave Lane. Many cars are parked in the surrounding streets, and this is already an issue during winter time. The new tennis academy will likely worsen this issue.

3) Traffic: When we purchased our home in 2020, the CIH entrance was still open, which was very useful as there is lots of traffic coming and going from the arena. Last year, it was permanently closed off, and now all traffic to and from the arena comes into our neighbourhood from De La Berge, and then passes onto De L'Étang. Many drivers are not careful and go way above the speed limit to get to the arena, which is already a huge concern for us as many families on Première Lane and the surrounding streets have young children. The tennis academy will bring along tons of new traffic, which will greatly increase our risk.

4) I have spoken to many of our neighbours in the Clarence Crossing neighbourhood and nobody had ever heard about this project until yesterday, when another neighbour brought it to our attention. I cannot believe that we would not have been notified of such a huge construction project affecting us so tremendously. I am extremely disappointed that we would have no say in this matter, that we would not have been able to add our input on this decision. There are no signs on any of the green space notifying us of the rezoning that will be required for this new project.

5) Noise: I have done some research and have found that the noise level that comes with tennis and pickleball courts is quite extreme, resulting in many noise complaints from residents living near these courts. Many of the neighbours, including myself and my family, work from home. This noise will surely be very disruptive to our every day living. We also have young children that go to bed early. If the courts are being used in the evenings, this will affect our children's sleep. We already have many issues with the arena parking lot being used at night by cars drag racing and doing donuts. We have had to call the police on a few occasions as these occur any time of day and night, well past 11pm. I am certain that this tennis campus will only increase the disruptiveness in the evenings. We also have huge lights shooting right into our back windows from the parking lot. Likely there will be lights for the courts, which will also be an issue.

6) We already have tennis courts in parc Simon which are barely used. We often visit the kids' park there

and the courts are empty most days. I am very surprised that a whole new tennis and pickleball academy would be a priority in our community. We have barely any soccer fields and baseball fields, and this new project's phase 1 seems to suggest that the soccer fields beside the arena will be replaced. Tennis is an elite sport, which costs a lot of money. I am disappointed to hear that other sports will be affected by this. We already have the CIH academy which focuses on elite athletes and leaves barely any room for public skating. This tennis academy will be doing the same, taking away from regular sports for the general public to boast elite teams.

7) Funding: will this project be funded by the city? Will this result in tax increases?

Although on paper this new Score Tennis Academy sounds appealing, I would urge you to consider that the residents of Clarence Crossing all chose this particular neighbourhood based on the fact that it was a small area that had tons of green space. We are a tight knit community living here, and I strongly believe that this new project will be a detriment to our beautiful neighbourhood, as well as the wellbeing of our residents.

I have already expressed these concerns to Mr. Zanth, and I hope to hear back from you soon.

Thank you.

Vanessa Sanschagrín
Sent from my iPhone

From: [Fabien Lalande](#)
To: [Tom Gale](#)
Subject: RE: EXTERNAL Re: EXTERNAL Re: Additional information official plan amendment file D-09-108 and zoning by-law amendment D-14-606
Date: Thursday, March 14, 2024 4:10:32 PM

From: Tom Gale [REDACTED]
Sent: Thursday, March 14, 2024 8:09:34 PM
To: Fabien Lalande <flalande@clarence-rockland.com>
Subject: EXTERNAL Re: EXTERNAL Re: Additional information official plan amendment file D-09-108 and zoning by-law amendment D-14-606

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Fabien,

All good, thank you for clarifying.

Cheers.

Tom

On Thu, Mar 14, 2024, 16:02 Fabien Lalande <flalande@clarence-rockland.com> wrote:

Good afternoon Mr. Gale,

Both are accurate.

The news paper notice is the entire area subject to the rezoning in general and the captures I shared are the specific future lots for the tennis academy.

Hope it clarifies. If not, please let me know.



Fabien D. Lalande, B.Sc.Soc., J.D.

Urbaniste Junior

Junior Planner

Cité de / City of Clarence-Rockland

613-446-6022 (2260)

flalande@clarence-rockland.com

clarence-rockland.com

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From: Tom Gale <[REDACTED]>
Sent: Thursday, March 14, 2024 3:51 PM
To: Fabien Lalande <flalande@clarence-rockland.com>
Subject: EXTERNAL Re: Additional information official plan amendment file D-09-108 and zoning by-law amendment D-14-606

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Thank you Fabien, much appreciated.

I read through the attachments and did see the full page add in the Vision which arrived today.

Are you aware that there is a significant discrepancy between areas identified for rezoning in the newspaper and the site plan provided in the attachments.

Specifically, the area North and East of Premiere LN up to the 700 Du Rivage Street Condominiums is included in the Phase 2 area on the Site Plan but this area is specifically notched out and not included in the rezoning application. Can you please confirm which is accurate.

For reference, it is my understanding that this area is identified, and maintained as green space for the Clarence Crossing subdivision residential area. This area is currently used by residents daily and on multiple occasions during the summer months for community related gatherings.

Thanks again for your assistance.

Cheers.

Tom

On Thu, Mar 14, 2024 at 11:36 Fabien Lalande <flalande@clarence-rockland.com> wrote:

Hi Mr. Gale,

Thank you for taking the phone call to discuss your inquiry.

At your request, please find the attached additional information related to above noted proposal. In addition, I also included a CBC article that is a nice summary that can add to the press conference of the City.

Any comments pertaining to the proposal must be submitted in writing to zoning_zonage@clarence-rockland.com with reference to the file number and by providing the name and address of the resident.

Thank you and have a nice day

City of Clarence-Rockland Logo



Fabien D. Lalande, B.Sc.Soc., J.D.

Urbaniste Junior

Junior Planner

Cité de / City of Clarence-Rockland

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From: [Shawn Scott](#)
To: [Zoning Zonage Clarence-Rockland](#)
Subject: EXTERNAL Public Meeting - draft by-law Number 29 (File No. D-09-108) - EQ homeowner Questions
Date: Saturday, April 6, 2024 9:06:23 AM
Attachments: [Tennis Club Hearing PDF.pdf](#)

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To the City of Clarence-Rockland and the Zoning By-law Committee,

Attached are questions from the EQ community regarding zoning by-law proposed changes in support of construction of a tennis complex immediately adjacent to the EQ community.

While I do understand that these questions have been filed with the city later than the posted notice, we do hope the city will be prepared to address these questions.

--

Sincerely,

Shawn J. Scott, J.D.

[REDACTED]

Questions to be posed to city counsel regarding rezoning property to accommodate building a tennis club. Include the following questions posted by Shawn Scott homeowner in the EQ residential community of Rockland, Ontario.

What are the specific reasons behind the proposal to rezone the property for the construction of a tennis club adjacent to the EQ community? How has the community been engaged to understand this proposal?

How does the city intend to address concerns regarding potential impacts on property values, quality of life, and the overall character of the EQ community resulting from the construction of the tennis club?

Has the city conducted any studies or assessments regarding the potential traffic implications and increased congestion in the area due to the tennis club's proximity to the EQ community?

What measures will be implemented to mitigate any adverse effects on traffic flow and safety for residents of the EQ community?

Are there any plans in place to ensure that the design and aesthetics of the tennis club will be compatible with the surrounding residential area?

How will the city address concerns about potential noise pollution from activities at the tennis club, particularly during evenings and weekends, and its impact on the peace and quiet of the EQ community?

Has there been an environmental impact assessment conducted to evaluate any potential effects on local ecosystems, wildlife habitats, and natural resources as a result of the construction and operation of the tennis club?

What steps will be taken to minimize any negative environmental impacts and ensure the preservation of green spaces and natural areas surrounding the EQ community?

Will there be provisions in place to address concerns about increased light pollution from the tennis club's facilities, particularly if they operate late into the evening?

How does the proposed rezoning align with the city's long-term urban planning goals and strategies for sustainable development, community well-being, and enhancing recreational opportunities for residents?

Has the city sought input and feedback from residents of the housing community regarding their views, concerns, and preferences regarding the proposed rezoning and construction of the tennis club? If so, what were the key findings and how have they been taken into account in the decision-making process?

What methods did the city use to notify the EQ community immediately adjacent to the new project?

Did the city use a direct survey approach to question EQ community regarding possible objections to rezoning?

If the city did initiate other means of surveying where did the the city do so and what areas did the city specifically target?

What were the results of those surveys?

Did the city specifically question the property owners in the EQ community regarding their support or objection to the tennis club project.

Did the city consult with other partners and interested parties including the South Nation Conservatory?

Did the city consult with the South Nation Conservatory specifically regarding possible disruption of migratory bird and fowl as well as other wildlife population on Clarence Creek.

If the city did consult on the migratory bird population as well as other wildlife, what were the conclusions if any?

What were the results of those consultations?

What if anything did the city do to address possible noise abatement issues including but not limited to pickle ball as well as other potential noise impact on the EQ community?

Did the city consult with other communities in Ontario regarding the noise levels and possible levels which may be contrary to the city's noise abatement by-laws?