

Good afternoon,

You will find the answers to your questions below. [blue]

Let me know if you have any further questions.

Sincerely,



**Marie-Eve Bélanger**

Gérante en urbanisme

Planning Manager

Cité de / City of Clarence-Rockland

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**From:** Martin Walters

**Sent:** Tuesday, January 14, 2025 8:45 PM

**To:** Zoning Zonage Clarence-Rockland

**Subject:** EXTERNAL FilesD-09-111 and D-14-621

As an addition to 1) in our first e-mail (below), we would not be in favour of any high-rise building in this part of Morris Village. Caron Street would seem to be a more appropriate location for any high-density housing.

Also, we would like to add our concern that the additional construction here, combined with the Brigil development on Poupart will bring many new people, which may well overwhelm the existing infrastructure and services in this end of Rockland. Services, like those originally proposed, would benefit both Morris Village and surrounding areas.

Regards,

Martin Walters and Colette Mandeville

**From:** Martin Walters

**Sent:** Tuesday, January 14, 2025 12:59 PM

**To:** Zoning Zonage Clarence-Rockland

**Cc:** Colette

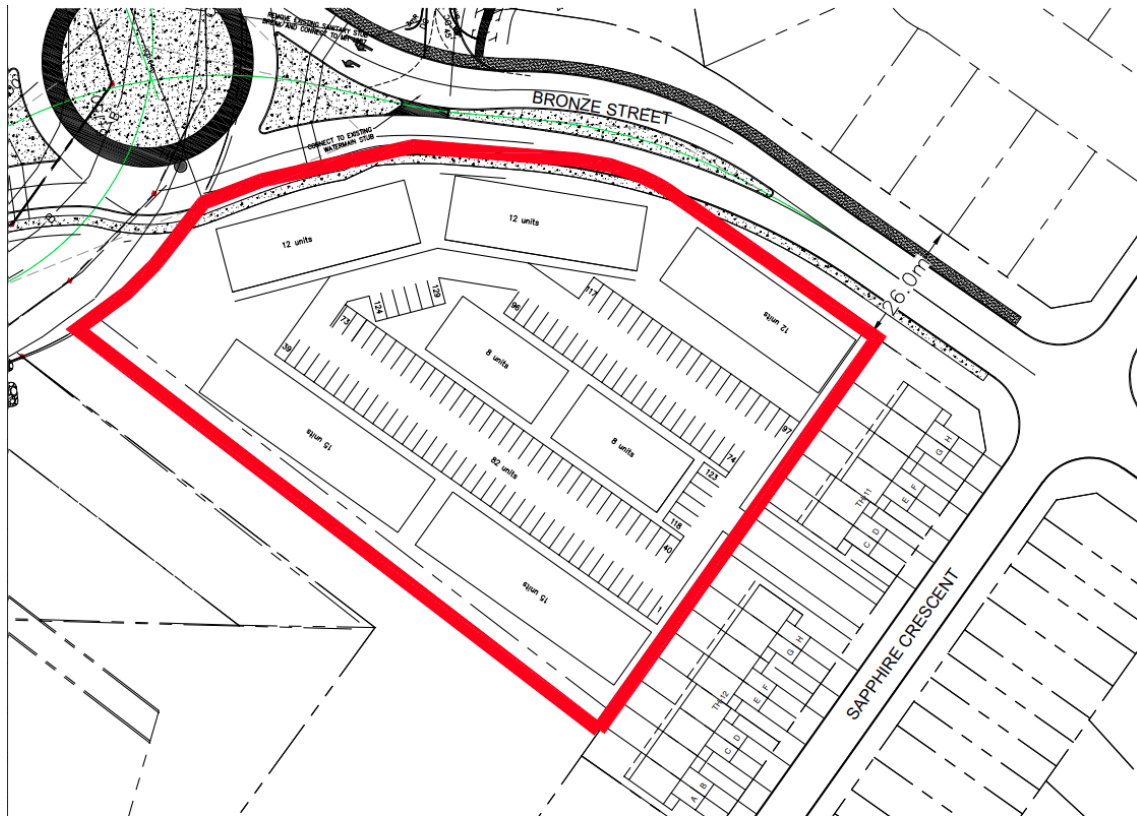
**Subject:** EXTERNAL FilesD-09-111 and D-14-621

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We are residents of Morris Village and have received notification of these proposed amendments to the Official Plan and to the Zoning By-law.

We would like to offer our concerns about these proposed changes. In particular:

1) The proposed change allows for high-density apartment(s) for up to 82 units. This is a significant difference from the types of residences along Bronze and Diamond Streets, for example. However, there is absolutely no indication of what type of building or buildings are proposed. Is/are these going to be high-rise or low rise? If high rise, what height is allowed? **I have included a concept plan with this email. Their plan is to have multiple blocks. However, this is just a concept. They will need to provide the City with a Site plan control application. This mechanism will allow the City to look at parking and zoning requirements. At this time, the zoning for an R3 zone would permit a maximum of 5 stories.**



2) How much parking will be provided and will it be surface or underground? **The parking requirements as listed under the zoning by-law for a mid-high rise is : a) 1.0 per unit where the unit is less than 75 m2 and b) 1.5 per unit if the unit is more than 75m2. At this time, we do not have a site plan control application, but underground parking could be permitted.**

3) Based on a family of four, 82 units could house 328 people and a likely minimum of 82 vehicles. This part of Morris Village is quiet, so are there any concerns about noise? Are there any studies of the implications for traffic of this development? In particular, what are the overall implications of this development and the Brigil development on St-Jean and Poupart Streets? **This block was originally intended to be a commercial block. It is located at the corner of St-Jean and the future connection to Bronze street. A future roundabout will be built on that corner. As you can see on the plan provided in this email, the parcel will be located south-east of the roundabout. St-Jean is a major collector and Bronze is a minor collector. Collectors are designed to accommodate more traffic and higher densities. A traffic study was completed for St-Jean a few years ago and thus the reason why a roundabout is planned. Construction on this portion of St-Jean and Bronze will be ongoing for a few years to come. Here are more information about the St-Jean/Poupart project: <https://www.clarence-rockland.com/en/hotel-de-ville/st-jean-poupart-reconstruction.aspx>**

4) Will this development have any implications for water supply for Morris Village? **The Engineers at the City evaluate the water supply every time a new project is submitted.**

5) We see no notifications posted along St-Jean and the eventual outlet of Bronze Street. We understood that such posting was required by By-law. **Please see picture of the sign that was**

posted on St-Jean and the location map. If the sign has disappeared, please let me know and we will replace it.



**D-14-621, D-09-111**  
**1191 rue St-Jean**  
**Date Installed:**  
**December 17, 2024**  
**Date Removed:**  
**January 30, 2025**

We look forward to your response and clarifications of the development.

Regards,

Martin Walters and Colette Mandeville

1048 Diamond Street.