

CORRESPONDENCE  
FROM  
K. CAMPAGNA

To Mayor Ken Antaya & Members of Council,

My name is Kevin Campagna. My wife and I are residents and ratepayers in the Town of LaSalle. I am writing today regarding the proposed construction of a new fire hall at the corner of Hazel and Superior/Hazel and Huron. I have lived in the neighbourhood for three years, and the John Dupuis Park ("the Park") was a main selling feature for the neighbourhood. My wife and I plan to have children and raise our family in this very neighbourhood and having this option within a few minutes from our home was a great selling point for us. Your proposal for the proposed new fire hall will very negatively impact the park.

I strongly oppose the proposal to place the fire hall in this location, and after speaking with others in my neighbourhood, I am not alone. My concerns can be grouped into three categories: the safety of our children, the intended use of this land, and overall disruption to the neighbourhood and our property values.

### **Safety of Our Children**

My neighbourhood is one full of young families. Our residential neighbourhood is less than ten years old and the homes have been purchased by those newly married, or with young children. Today, it is thriving with young children, ranging from newborn into their teenage years. For us, the number one priority is the safety of our children and any precautions the Town can take in protecting them must also be the Town's priority.

An immediate concern is in regards to the proximity of our homes to the nearby schools, LaSalle Public (Greater Essex District School Board) and Sacred Heart (Windsor Essex Catholic District School Board). Per review of a mapping tool, these schools are 1.2 km and 850 m, respectively, from the Park. This is relevant because Policy GT-03 of Buskids, who provides school bus services to the region, states that school bus transportation will be provided to children if they live beyond 1.6 km from the school for those between first and eighth grades. School bus transportation is thus not provided to children in this neighbourhood, many of those who will have to pass by the fire station, creating a needless risk to their wellbeing. While the likelihood of an incident remains low, the impact of such an occurrence is incalculable. This is a risk that can be easily mitigated.

For children playing in what remains of the park, they will be close to the fire hall at all times and face a greater risk at any time.

### **Intended Use of the Land**

Referring to the Town of LaSalle's zoning maps, the surrounding area is designated as "Residential One Zone" while the park itself is considered to be a "Recreational Zone". Per review of the current Town Zoning Bylaw, Residential One Zones are restricted to single home or group dwellings and accessories. Recreational Zones are permitted to erect buildings on the property, but short of listing them all here, a fire hall is not among them. In fact, the only place where a fire hall may be built, as per the bylaw, is in an Institutional Zone, which is not to be found in our area. Thus, the current recommendation provides that a fire hall be built on land where it was never intended to be placed, surrounded by residential properties.

This would appear to be a "forced in" resolution, as it does not fit with the use of the surrounding area, whereas a park certainly does.

While fire response times remain important, there is commercial land within a kilometer on Front Road, including the old arena, which provides quick access to a road without traffic obstructions, and allows for quick response to any incident within our neighbourhood.

### **Impact on the Neighbourhood**

Finally, being a neighbourhood with young families, and a dense residential zone, fire trucks will cause significant noise pollution as they leave to their destination. Whether it be the bright lights in the evening, or sirens in case of an emergency, it will disturb the peace of this neighbourhood, which we have come to appreciate. Bouffard Rd, a busy throughfare, is one block north of Superior, thus sirens could be used almost immediately. There is great concern as to the impact this will have on the neighbourhood, both in terms of the tranquility we experience, and potential impact to our property value. While this impact pales in comparison to the safety of our children and the general enjoyment we experience living here, this is a major consideration for those choosing to live here.

I thank you for your time and consideration. In closing, I would like to ask you the following questions:

- 1) If you were a ratepayer living in our neighbourhood, enjoying the use of our park, would you want this to be built?
- 2) If you had young children or grandchildren who made use of this park, would you want to have the concern of them possibly being struck by a vehicle where the driver is in a rush to get to an emergency? Would you be comfortable with this likelihood, albeit minimal?
- 3) Does it make sense to change the zoning such that an institution zone is surrounded completely by a residential one?
- 4) If this proposal were approved, would you pay the current market value for a home in this area?