

This is a summary of the Oral Presentation to the Town of LaSalle Council, Public Meeting, November 26, 2019. A more detailed version will be read by John Coulthard, President of Propower Mfg. Inc. at the meeting, a copy of which will be provided then.

RE: Town of LaSalle File # Z-02/19 and T-01/19  
County of Essex File #37-T-19001.

Our business location is 5000 Howard Business Parkway in the North East corner of the Amended Draft Plan of Subdivision and identified as "INDUSTRIAL" on the Amended 37-T-19001 drawing dated September 24, 2019 prepared and provided by Dillon Consulting.

We are opposed to being abandoned as an industrial island in an industrially zoned area that was started with the construction of our building on Howard Business Parkway in the early 1990's. We have advocated that Howard Business Parkway be completed from the Sixth Concession to Laurier Parkway as planned decades ago when the entire subject area was zoned as M1 and M1(h). This is a designation the land still holds today and a key reason we purchased our property back in 2014 and located our thriving business to the Town of LaSalle in 2015.

We are the only property utilizing the current M1 zoning designation and therefore the most negatively impacted property by both the original and this Amended Draft Plan of Subdivision.

Some of our concerns about being surrounded by residential buildings have been addressed throughout the Planning Advisory Process by concessions made to the original Draft Plan of Subdivision with Blocks directly adjacent to our land being changed and designated as Neighbourhood Commercial instead of Residential.

The amendments to the Draft Plan of Subdivision have left the most important issue to our location unchanged. Block 26 and 11, directly adjacent to our property to the south and west respectively, are still included in the amended plan and effectively hem us in.

The Amended Draft Plan of Subdivision is now missing a key employment element with the Business Park and significant portions of the mixed use blocks removed. The Provincial Policy Statement refers to the need for *mixed use development that incorporates compatible employment uses to support livable and resilient communities, and provide opportunities for a diverse economic base, taking into account the needs of existing and future businesses.*

- What's the point of providing people a community to live in if they don't have a place to work nearby?
- Why limit the development to a few 'mixed use' only businesses that provide limited income potential to residents?
- Doesn't the term 'mixed use' mean more than boutiques, offices, medical services, convenience stores and restaurants?
- Don't we have enough plazas already?
- Why not provide within that mix an industrial environment, so we have a community where people can re-locate to, where good living wages can be earned?
- How are the needs of my existing business being taken into account with either the original or this Amended Draft Plan of Subdivision?

Our proposed Industrial Corridor would round out, fulfill and satisfy the Official Plan, providing a walk-able, bike-able place to live **and work** that is close to existing public transportation routes. What we are advocating is good for us, the Town of LaSalle and the Developer.

There is a significant lack (zero) of available 20,000-50,000 sq. ft. industrial buildings in our area. The very reasons that the Development and Strategic Initiatives Department extolled for the original Draft Plan of Subdivision's Business Parks in the Staff Report to council in May, is also true for the adjacent and surrounding lands to our existing building location.

- New economic development opportunities for businesses
- Employment opportunities for area residents
- The advantage of the proximity to highway 401 for moving goods in and out of the area (another key reason we bought our building)
- Quick and easy access to the border (not in the report but another key reason we bought our building)
- A lower business tax rate in LaSalle than the City of Windsor (not in the report but another key reason we bought our building)

We are asking this Council to **not approve** the Amended Draft Plan of Subdivision today. **Do not** send this plan to the County of Essex for approval consideration at this time.

Instead vote to send the Department of Strategic Initiatives and the Developer, back to the drawing board and make the revisions necessary to the lands adjacent to Howard Business Parkway so that they can become the industrial corridor that they were destined to be. Designate this small corner of the original and Amended Draft Plan of Subdivision bounded by the D'Amore Drive extension to the west, Laurier Parkway to the south and the 6<sup>th</sup> Concession to the north, as an Industrial Corridor that maintains its original zoning as M1. Up to Nine additional buildings, similar in size to ours, each on approximately 3 acres of land could be built in this area. It is easily conceivable that up to 300 or more people could be directly employed in this industrial area and of course the economic impact and benefits of this will be significant.

We made an investment that was significant to us when we liked what we saw in the Town of LaSalle and moved our business here. We are not urban planners but we know business and business opportunities and we truly believe a very important and significant opportunity is being missed by The Town of LaSalle and the Developer.

Thank-you for listening and I hope also for your support in rejecting this Amended Draft Plan of Subdivision as presented today in favour of making it better.