



**DEL BROOK**  
GROUP



905-218-3600  
647-930-8548



info@delbrookhomes.com



www.DelBrookGroup.com



@delbrookgroup

## **YOU ARE INVITED TO PARTICIPATE IN A NEIGHBOURHOOD MEETING**

A Neighbourhood Meeting has been organized for you to learn more about changes in your neighbourhood at the former Port McNicoll Public School site. This Neighbourhood Meeting is your first opportunity to hear about the proposed development from Delbrook Group (Owner), understand the planning approval process and timelines, and give you the chance to ask questions.

The proposal is for a Community Infrastructure and Housing Accelerator application for the property located at 722 Seventh Avenue.

The purpose of the Community Infrastructure and Housing Accelerator application is to facilitate planning permissions on the property that would include a variety of densities of residential uses including singles, semis and townhouses. The proposed application would amend the zoning of the subject lands from 'Institutional' to new zones through the Housing Accelerator Order with site specific provisions to facilitate the future development.

The effect of the Housing Accelerator Order will be to facilitate the renovation of the former Port McNicoll school for residential apartment uses and an event centre use, and to permit the creation of residential units on the balance of the property. The residential component of the development will be comprised of 28 apartment units (within the former school building) and the development of 15 single detached dwelling units and 22 townhouse units on the extension of Midland Avenue.

The Neighbourhood Meeting will be held on September 8, 2022, starting at 6:30 p.m., ending no later than 8:00 p.m. The meeting will be held in the Gymnasium in the Former School Building located at 722 Seventh Ave, Port McNicoll. Please use the entrance off of Seventh Street.

### **WHAT TO EXPECT?**

- A presentation from the applicant of the development concept;
- Discussion of the proposed Housing Accelerator process and timing;
- An opportunity to meet the Owner Delbrook Group, the Owner's Agents, Township staff and Mayor/ Councillors;
- Ask questions, provide your thoughts, comments and concerns regarding the proposed development.

### **WHAT NOT TO EXPECT?**

- Township staff recommendations on the application or a detailed analysis on the proposal;



10376 Yonge Street, Suite 307 Richmond Hill, ON. L4C 3B8

- A debate on the merits of the proposal between Township staff and the Applicant.

If you are unable to attend the Neighbourhood Meeting, but would like further information on this proposal and/or would like to receive notice, please contact:

**Jonathan Pauk**, MHBC Planning at [jpauk@mhbcplan.com](mailto:jpauk@mhbcplan.com)

**Mehdi Shafiei**, Delbrook Group at [mehdi@delbrookhomes.com](mailto:mehdi@delbrookhomes.com)

**Todd Weatherell**, Manager of Planning and Development Services at [TWeatherell@tay.ca](mailto:TWeatherell@tay.ca)

### Concept Plan

