

LAKEPORT

— BEACH —



TOWNHALL PUBLIC ENGAGEMENT SUMMARY

JUNE 23, 2022

IN-PERSON TOWNHALL MEETING

On June 23rd at 7:00 PM, Landlab hosted an in-person townhall meeting at the Centreton Community Centre to discuss its Lakeport Beach proposal with the residents of Alnwick/Haldimand. By Canada Post, residents of Alnwick/Haldimand were mailed a notice for the meeting with an invitation to participate. It's worth noting that some residents do not have addresses registered with Canada Post, so Landlab also ran ads for the townhall on social media, sent out a newsletter to all those registered for our newsletter and sent an email to those who attended the last townhall. We also listed the details on our website (www.LakeportBeach.ca). A total of 37 people were registered to attend, and a total of 35 attendees were present at the townhall.

TOWNHALL PANELISTS

Moderator:

Aidan Grove-White, Strategy Corp

Moderator Assistant:

Alex Glista, Strategy Corp

Landlab Representatives:

Sean McAdam, President

Fred Brisco, Vice President, Operations

Jules Ribí, Managing Director

Toby Root, Communications Coordinator

Environmental Assessment Consultation and Engagement Lead:

Jeremiah Pariag, WSP Canada



Landlab presentation



Landlab presentation



Question & answer period



Townhall attendees providing input



The first portion of the meeting consisted of Landlab providing an overview of the proposed Lakeport Beach development. The slide deck can be found at LakeportBeach.ca/Documents.

The second portion involved an activity where attendees were invited to visit eight different questionnaire panels to indicate their priorities on several different topics—the results of which can be found in this report. Members of the Landlab and StrategyCorp teams were also circulating during the activity and answering questions from attendees.

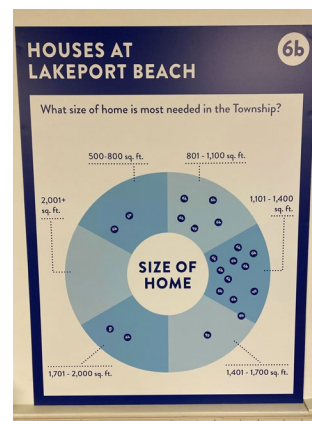
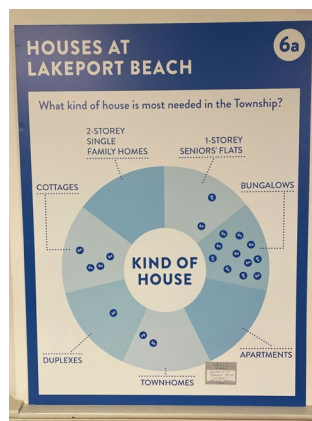
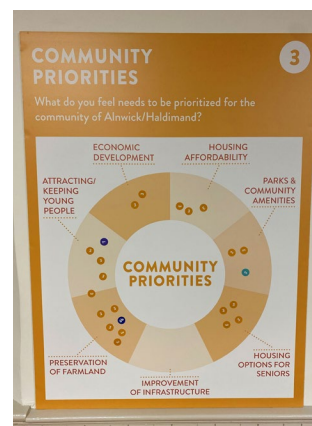
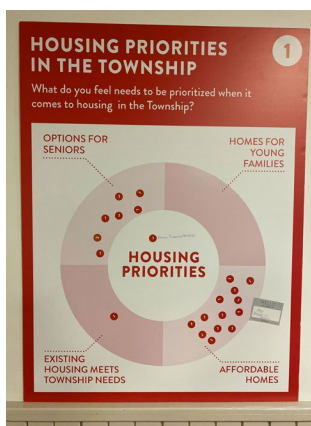
The final portion of the meeting was a group question and answer session. Participants were given the opportunity to ask questions to both members of the Landlab team and a representative from the firm WSP that is working on the Environmental Assessment. A moderator from StrategyCorp assisted in ensuring that everyone had an opportunity to speak. A member of the Landlab team took notes on the questions asked, and these questions are listed below. The Landlab team provided in-person responses, and is providing written responses in this report for those who were unable to attend. Furthermore, this report is available on the project website at LakeportBeach.ca/Documents to ensure open access to information about the proposal as it advances.



RESULTS OF ENGAGEMENT ACTIVITY

The Landlab team prepared several panels with questions for Townhall attendees. The purpose of these panels and this exercise was to gather community feedback in an effort to allow Landlab to have the end result best reflect the wishes and needs of the surrounding community.

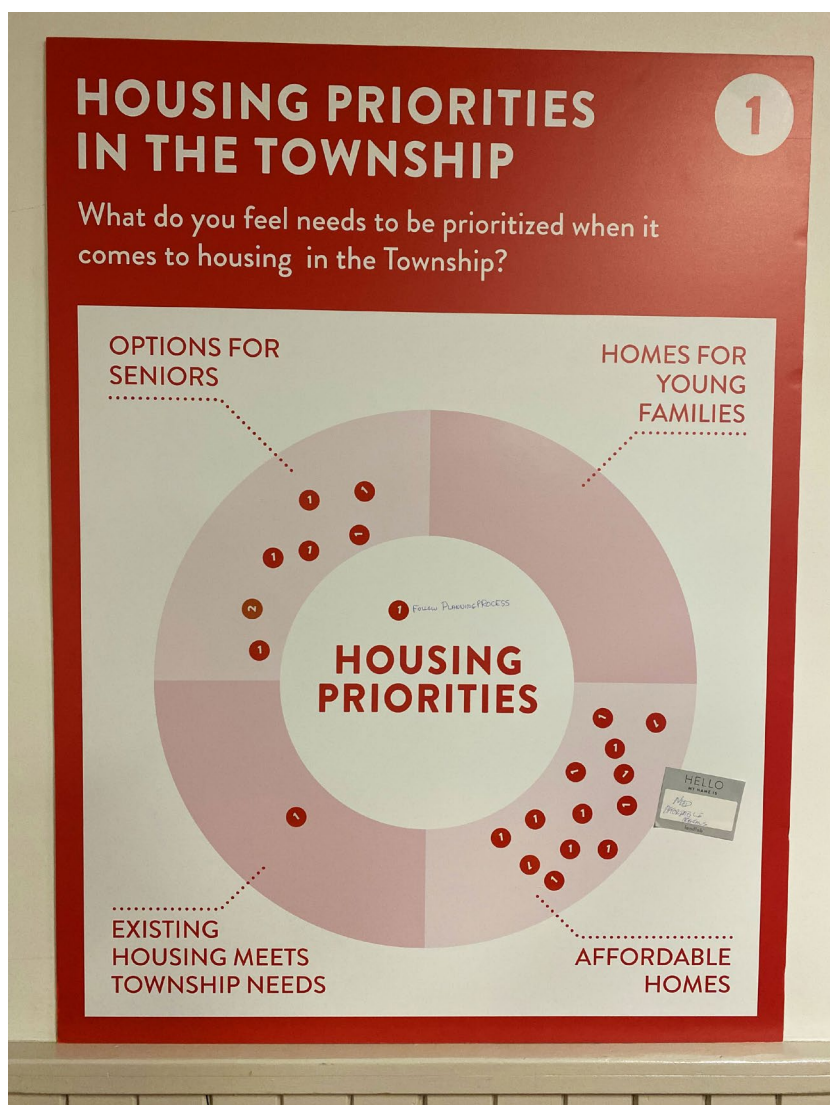
On the following pages we have included the questions that were posed on the panels, photos of those panels after the activity was completed, and the percentage breakdown of the responses for each one.



PANEL 1

HOUSING PRIORITIES IN THE TOWNSHIP

What do you feel needs to be prioritized when it comes to housing in the Township?



Options for seniors: 32%

Homes for young families:0%

Affordable homes: 59%

Existing housing meets Township needs:5%

Other:5%

*22 participants

PANEL 2

ECONOMIC PRIORITIES IN THE TOWNSHIP

What do you feel needs to be prioritized when it comes to economic growth in the Township?



More jobs: 16%
 Support for existing businesses: 47%
 New professional services: 11%
 The township doesn't need economic growth: 0%
 Mitigating tax increases: 26%

*19 participants

PANEL 3

COMMUNITY PRIORITIES

What do you feel needs to be prioritized for the community of Alnwick/Haldimand?



Attracting/keeping young people:	17%
Economic development:	9%
Housing affordability:	13%
Parks & community amenities:	13%
Housing options for seniors:	17%
Improvement of infrastructure:	0%
Preservation of farmland:	26%
Other:	4%

*23 participants

PANEL 4

ENVIRONMENTAL PRIORITIES AT LAKEPORT BEACH

What do you feel needs to be prioritized for the community of Alnwick/Haldimand?



Preservation of wetlands:	5%
Maintenance of a natural shoreline:	18%
Access to nature:	9%
Educational components:	5%
Renaturalization of drainage ditch:	0%
Preservation of green spaces:	50%
Other:	14%

*22 participants

PANEL 5

COMMUNITY CONCERNS ABOUT LAKEPORT BEACH

What concerns you most about the Lakeport Beach proposal?



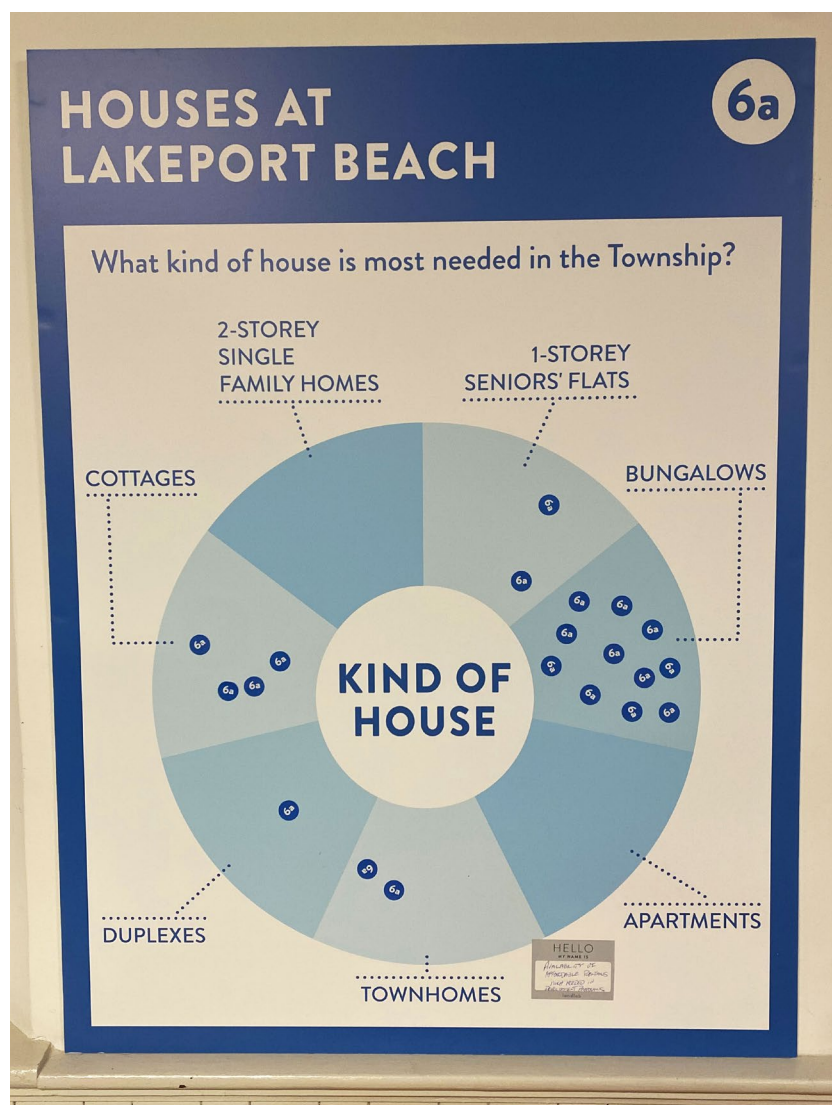
Environmental impact:	17%
Lack of municipal services:	9%
Influx of new residents:	0%
Increase in traffic:	4%
Affordability of homes:	39%
Lack of professional services:	17%
Tourists and visitors:	4%
Cost to existing residents:	9%

*23 participants

PANEL 6A

HOUSES AT LAKEPORT BEACH

What kind of house is most needed in the Township?



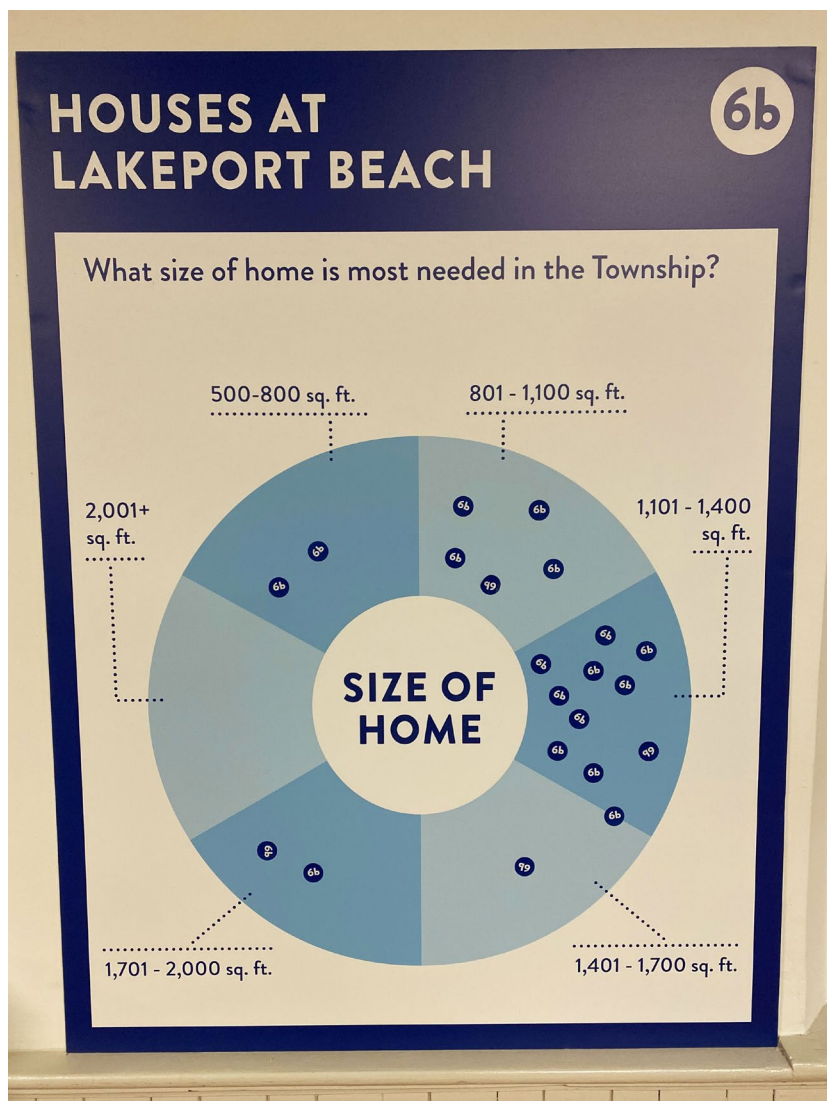
2-Storey Single Family Homes:	0%
1-Storey Seniors' Flats:	10%
Bungalows:	55%
Apartments:	0%
Townhomes:	10%
Duplexes:	5%
Cottages:	20%

*20 participants

PANEL 6B

HOUSES AT LAKEPORT BEACH

What size of home is most needed in the Township?



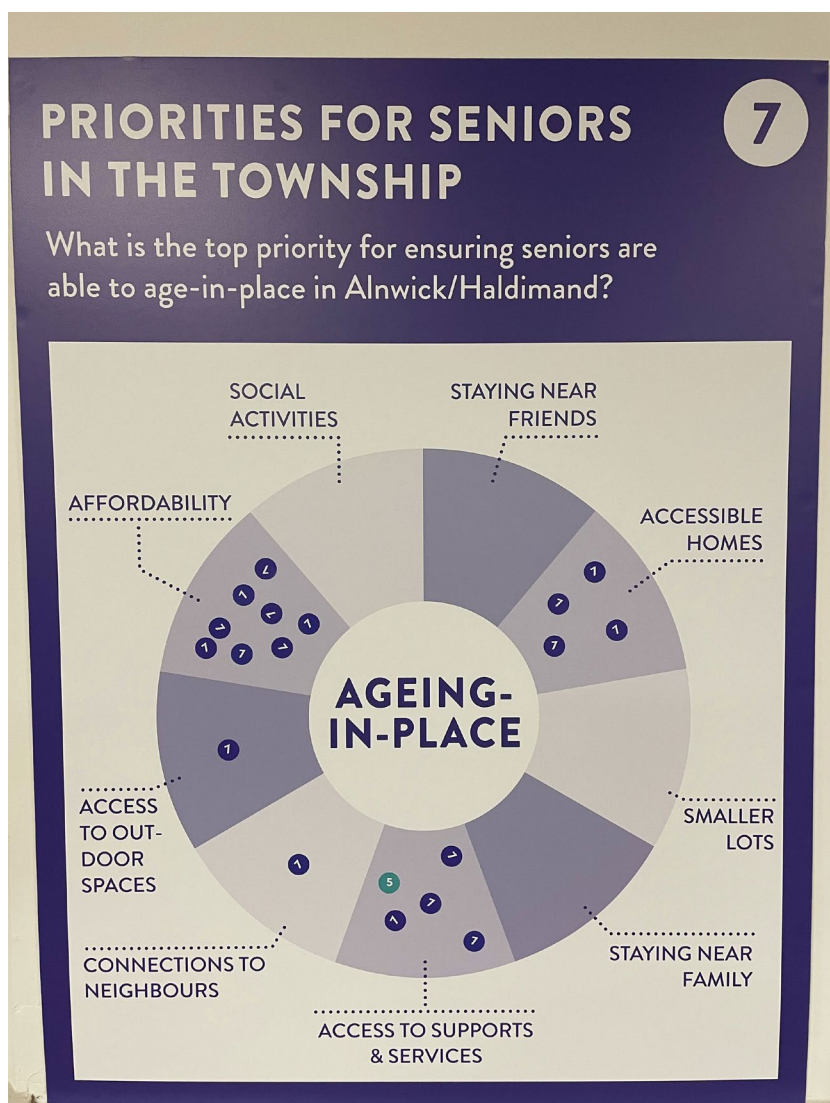
500-800 sq. ft.:	10%
801-1,100 sq. ft.:	24%
1,101-1,400 sq. ft.:	48%
1,401-1,700 sq. ft.:	5%
1,701-2,000 sq. ft.:	10%
2,001+ sq. ft.:	0%
Other:	5%

*21 participants

PANEL 7

PRIORITIES FOR SENIORS IN THE TOWNSHIP

What is the top priority for ensuring seniors are able to age-in-place in Alnwick/Haldimand?



Social activities:	.0%
Staying near friends:	.0%
Accessible homes:	21%
Smaller lots:	.0%
Staying near family:	.0%
Access to supports and services:	26%
Connections to neighbours:	5%
Access to outdoor spaces:	5%
Affordability:	42%

QUESTIONS + ANSWERS

PLANNING PROCESS AND ZONING

A participant asked about the current approval status of the Lakeport Beach proposal.

“Can you tell us the current position from township, municipality, and the province’s position at this time?”

Neither the Province nor the County or Township, have expressed a position on the proposed Lakeport Beach development.

At a meeting in September 2021, Council did turn down a proposal for the municipality to request an MZO from the Minister of Municipal Affairs and Housing related to Lakeport Beach in a 3-2 vote.



PROJECT DESIGN

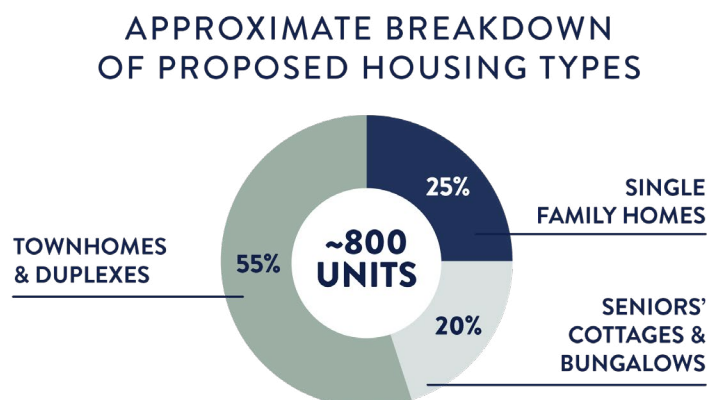
A participant asked how many residents are expected to live in the Lakeport Beach proposal.

“Regarding the mix of housing types: is there a chart so we can accurately see the breakdown?”

“What the percentage and the potential total number of residents are?”

The Lakeport Beach proposal envisions a mix of housing types, from single family homes and townhomes, to bungalows, small cottages, and ground floor one-storey units for seniors. While it is too early to provide an estimate on the number of residents—because the types of housing will impact this number—approximately 800 units are anticipated.

Landlab committed to providing an approximate breakdown of the proposed housing types at the townhall based on the current draft plan. For reference, they have been provided below, and have also been added to the Lakeport Beach [website](#).



A participant asked what the expected timeline is for the project to get underway.

“What is the timeframe we are looking at to build out the community?”

Right now, Landlab is engaging with residents and the Council from the Alnwick/Haldimand Township, Northumberland County, and the Province of Ontario and timing of approvals is contingent on the various levels of government.

There is a series of required approvals to ensure that the project can advance, so it is too early to be able to provide a start date. Landlab expects the project would be built over a 5-10 year period, starting within two years of approvals. The sooner the project is approved, the sooner construction can start.

A participant asked if the proposal would have commercial spaces and nearby options for groceries.

“Are there provisions for infrastructure like grocery stores?”

It’s important to note that existing local businesses will see a large influx of new customers, which would allow them to expand and, in turn, create more local jobs. According to the independent [Altus Fiscal Analysis](#), the new residents at Lakeport Beach are expected to spend \$39.5 million per year on goods and services, with a significant portion of this spending being done at stores, businesses, and service providers in the Township and County.

Landlab's Lakeport Beach plan also calls for a small number of commercial spaces that can enhance the proposed community without bringing in competition for local businesses.

Landlab envisions ground floor access for small commercial businesses that residents might frequent on a more regular basis like a corner convenience store (for between grocery runs), a coffee shop, a small restaurant—businesses that would allow residents of the project to take a stroll over to them rather than drive elsewhere.

Landlab envisions second and third storeys for service-based businesses that are currently missing in the Township, like doctors, dentists, physiotherapists, hair salons, etc.

A participant asked if Landlab would explore including rented units in the project.

“Would you consider building rental housing?”

This is certainly something Landlab would be interested in exploring.

At Hendrick Farm, we've seen a number of homebuyers purchase second homes that they rent out as long term rentals. This has provided units for younger couples and sets of friends who may not have the ability to purchase a home at this stage in their lives. Several of these renters have also gone on to purchase homes in the neighbourhood.

We believe that healthy neighbourhoods include individual rental units sprinkled throughout. This prevents the creation of whole blocks of rental units that isolate, or make a distinction, between those who are renting and those who are homeowners. This, in turn, protects property values for homeowners throughout the neighbourhood.



A few participants asked about land ownership within the project, how the homeowner association fees work, and what the strategy for the seniors' housing is.

“Ownership of the land. As a homeowner do I own the land? HOA fees. Senior homes - who runs those homes? Are there any condos?”

Over the years, Landlab has developed a very effective model of greenspace preservation which puts shared green spaces under public easement. That means that they're open to public use, irrespective of whether or not one lives in the neighbourhood.

Landlab establishes homeowner's associations for the development. The residents own their homes and lots freehold. In addition, they jointly own the land on which the green spaces sit via their homeowner's associations (HOA). Each homeowner contributes a small monthly fee to their HOA, and it is collectively used to pay for the private upkeep of the green spaces,

as well as to fund special projects that are of interest to the residents (mini free-libraries, bulletin boards, play structures, etc). This means that maintenance is privately funded by the homeowners who live in the development, but access is provided for the public at large. If all 800 proposed units contributed \$50/month to their HOAs, they would have a collective budget of \$40,000/month. This is ample funding to maintain the green spaces outlined in the project proposal and to ensure that those greenspaces are in no way a burden for the municipality.

Interestingly, in many cases at other Landlab developments, municipalities have asked if they can take over green spaces after they have been built because they realize what a benefit these spaces are to everyone.

In terms of Senior's homes we envision a ground level senior's complex by the lakefront that would contain one- and two-bedroom units with their own kitchens, bathrooms, and garden spaces, and that would have shared covered hallway access to communal spaces in the complex. This would mean that residents could live independently, while pooling resources through a homeowners' association or other mechanism to have support from onsite healthcare workers, and recreational spaces as required. There is also the potential for this complex to be run by a company specializing in these types of services. At this stage, these details have not been finalized but it is certainly an important part of the Lakeport Beach project and Landlab is eager to pursue it.

By positioning this complex by the lake and in the heart of the community, seniors would be surrounded by a community of varying ages to prevent any sense of isolation.

This complex would be in addition to one-storey bungalows and cottages that will allow for fully independent living for seniors who don't yet need added support.

INFRASTRUCTURE

A participant asked questions about the plans for the water and wastewater systems, and how they will work in terms of financing, operation, and ongoing maintenance.

“Not one single person can move into their home before there’s water and sanitary; let’s say it’s 10 million dollars per plant. Is Landlab willing to construct the water and sewer before one single house is built? In this province there cannot be private water treatment plans - 50 homes- who is going to operate that? A/H? Who operates that and takes those losses? Infrastructure costs etc will be considerably higher.”

“How will those homes be serviced?”

Landlab is currently conducting a Municipal Class Environmental Assessment (MCEA) as permitted under the Private Developers Regulation of the Environmental Assessment Act. Once completed, this study will answer many of the specific questions residents of the Township may have about the water and sewer systems. The process requires two points of public engagement but Landlab has decided to proceed with four.

Residents of the Township can find out more at LakeportBeach.ca/Environmental-Assessment.

The MCEA study is what will determine precisely what the water and wastewater systems look like. Whichever system is chosen, it will provide sustainable drinking water to the proposed project and will not affect neighbouring wells.

As it stands, a communal system is being proposed for Lakeport Beach. This system will draw water from Lake Ontario. This type of system is used in many small municipalities because it is modular and thus scalable. This means that water and wastewater systems will always operate at the optimal rate for the needs of Lakeport Beach, even during the build out of the community.

Management of community water and wastewater management systems is heavily regulated by the Province of Ontario. Water and wastewater systems of this type return water significantly cleaner than it comes in.

As outlined in the [Altus Fiscal Analysis](#), the costs for operation, maintenance, repair, and lifecycle (replacement) will be charged to the residents of the Lakeport Beach project only via their monthly water bill. The Township would be responsible for charging users of the system—generally through a local improvement tax that is charged only to users of the system. The estimated cost would be \$86/month per Lakeport Beach household. This is in line with the costs of these systems to users in other municipalities who utilize them. This cost assumes 800 households using the system, but because the system is scalable, it would be operating at optimal rates irrespective of how many users are currently on the system. The system would grow commensurate with the growth of the project. This is a highly efficient way of providing servicing to new projects, and is regularly used in other municipalities.

All operational and maintenance costs are outlined in the [Altus Fiscal Analysis](#). Landlab will pay for 100% of the costs associated with the initial building of the system. The future costs of the management of the Lakeport Beach water and wastewater management systems will be 100% borne by the residents of Lakeport Beach. We would encourage those with questions about the costs to read the Fiscal Study that can be found at LakeportBeach.ca/Documents (Landlab has also written a blog post summarizing the study, that can be found [here](#)) and those with technical questions about the system to attend the public engagements associated with this study and whose details can be found at LakeportBeach.ca/Environmental-Assessment.



A participant brought up the local shortage of tradespeople and asked how Landlab would handle this.

I appreciate the idea of hiring local tradespeople, but there are none available. So you'd be competing with those of us with existing businesses for a constrained resource. We're hiring trades out of Oshawa because everyone is booked up in this area. Is there an alternate plan? Respecting the reality that it's nice to use local businesses, OPG is hiring people away from this community at rates we can't compete with. What's the plan/plan B?

There are a number of competing problems that have led to a trades shortage in Canada, from bad public policy which discouraged several generations of young Canadians from going into the trades, to the housing crisis which has exacerbated the shortage of skilled tradespeople. Locally there's an ever greater problem because, for years now, young skilled workers have had to go elsewhere to find work. We want to change that.

Landlab's intent is to work with local construction companies. We develop the land and design all the infrastructure, landscaping, and houses, but we then hand these plans to local construction companies, builders, and landscapers to administer and build-out those plans. Our goal is to hire local companies and to provide support where possible to ensure that those local companies are given the opportunity to grow.

We believe that a project like this will send very strong signals that there is once again opportunities in the Township and will result in an influx of young, skilled workers returning to the area.

A participant asked about plans for the railway line in case of emergency, and how emergency access will be guaranteed to the new development.

Railway tracks? Please explain what will happen if there is a 911 emergency and the trains are blocking the tracks?

Fire protection is built into the infrastructure plan. The design of the proposed neighbourhood will include fire hydrants. The ability of firefighters to respond to emergencies at Lakeport Beach will be substantially improved over many other areas in the Township because of the existence of fire hydrants on the site.

There are railroad crossings to the east and to the west of the Lakeport Beach land. The distance between the two crossings is roughly 3.5 km, while the longest trains allowed in Canada are 3.7 km-long. In the absolute worst-case scenario of a single train stopping at exactly the right place to block both of those crossings, there is another crossing 0.4km to the

east of the easternmost crossing, and one just under 2km to the west of the westernmost crossing. In the highly unlikely worst-case scenario, the firefighters would need to drive only a few thousand meters out of the way to access the neighbourhood.

Landlab is also in early talks with a Canadian technology company that is able to track trains and provide information to emergency responders in real time so they know where the trains are passing and when. Our intention is to work with the County to implement the system County-wide, since residents currently living along the southern end of the Township would presumably also already be at risk should a train block any crossings. This approach would solve a problem that already exists for hundreds of households in that area.

Approval of the project will be contingent on satisfying the Township, County, and Provincial requirements on these matters.



AFFORDABILITY

A participant asked if Landlab could provide an estimated cost to purchase a new home.

Looking at the median family income - \$75,000 is an old stat, everyone gets 3% inflation raise which makes it around \$91,000 in current day. You want to spend 3x or 5x your income on a house. The smallest one - what would that cost?

Landlab feels very strongly that a healthy community includes a variety of housing price points. That's why our proposal not only guarantees that 10% of Lakeport Beach units will be at least 10% less than market prices, but also includes a broad mix of housing types and sizes. While it's impossible to predict the exact building prices at this time, Landlab's current target prices range from the mid-\$400,000s to over \$1 million. This means Lakeport Beach will be selling homes that are several hundreds of thousands of dollars cheaper than the existing average house price in the Township, which last month was over \$1M.

It's also important to note that if you want affordable housing you can't talk only about price, you also need to talk about size. Offering smaller units is just as important as larger units, especially when considering those buying their first home, younger couples, and retirees/downsizers. At the end of the day, smaller units are less costly to build, require less land, and are less expensive to heat and maintain. Even with the increase in building costs that we've seen over the last couple years, allowing for more modest units will result in more housing affordability.

Prices will also be affected by how long it takes for a project to receive approvals. The longer it takes the more costly a project becomes because of the financing costs associated with carrying the land.

A participant asked if Landlab could discuss what routes are being taken to ensure affordability after purchase.

There's affordability on the initial purchase price, but we also need affordability for maintenance costs, infrastructure, etc. Low quality housing costs more to operate. What's your position on efficiency?

We design our homes and specify architectural and material requirements beyond what the building code demands. For example, we included forced air heating and air exchange systems in our homes for years before these exchange systems became a code requirement. We did so precisely because we felt efficiency was an important part of a high-quality home. Our insulation R-values are, in many instances, significantly higher than those required by the building code. For example, the Ontario building code requires exterior walls to have a minimum thermal resistance of R22, and our exterior walls are built to R33.5. We specify windows with an energy efficiency rating of 33, while the code only requires a rating of 25. Perhaps more importantly, we believe that good design and specifying quality materials means less maintenance and greater sustainability. That's a good way to manage longer term costs and it's also good for Mother Nature.



ENVIRONMENT

A participant asked about the requirements associated with using Lake Ontario water for servicing.

Do you need to engage with the federal government to use Lake Ontario water?

Yes, any interaction with waters in Lake Ontario must be approved by both the provincial and federal governments. Landlab is currently conducting a Municipal Class Environmental Assessment (MCEA) that will work with local residents as well as the various government bodies to ensure that proposed servicing solutions meet all requirements. Residents of the Township can find out more at LakeportBeach.ca/Environmental-Assessment.





NEXT STEPS

Landlab has retained WSP to undertake a Municipal-Class Environmental Assessment (MCEA) for the Lakeport Beach site, and this process is ongoing. More information on this and opportunities for engagement can be found at LakeportBeach.ca/Environmental-Assessment.

Landlab has committed to continuing the engagement process to ensure that local stakeholders will continue to have a voice in the process as these important elements are considered and decisions are made.

The best way to stay informed about upcoming townhalls is to subscribe to the Lakeport Beach newsletter via the form at the bottom of the webpage at LakeportBeach.ca and to regularly check out the website. We've also been made aware that Canada Posts mailing lists appear to miss many of the houses in the Township, and so we have added a [form on our website](#) where you can input your address so we can personally mail you notices for the townhalls.

Once Landlab has completed this stage of planning, much more work will remain on refining some of the more detailed elements of the plan, including specifics for designing, building, programming, and animating the significant portions of green space, parks, and other public amenities within the proposed area.