

April 14, 2022

Avenue 31 (Capital) Inc.
801-250 City Centre
Ottawa, ON
K1R 6K7

Attn: Jennifer Murray
Vice President, Land
Development

Subject: Focus Group input, Long Sault Logistics Village

The following information provides a brief overview of the focus groups recently coordinated as part of the Long Sault Logistics Village engagement process.

Background

In late 2021, the Long Sault Logistics Village project team issued an invitation to area residents to participate in focus groups that were designed to gain additional input from the community on the site development. The invitation was extended through the project e-newsletter, and to area community groups and businesses that had expressed interest in learning more about the development.

Three focus groups were scheduled, but were ultimately consolidated in one online session on February 9 / 22 due to the limited number of registrations. In total six participants took part (three through email subscribers / area residents and three other participants from local community organizations and businesses).

The 90-minute focus group included a presentation of the project vision from the design team, as well as an overview of some of the unique challenges and opportunities that are a part of the site. The session also incorporated a questions and answers element, where participants were able to directly talk to the project team about specific issues.

Topics of interest

Discussion highlights included:


- Noise impacts on adjacent residential properties
- Encouragement to pursue noise mitigation strategies like berms and trees
- Traffic implications, both for Long Sault residents and the additional traffic that may use existing village roads
- Opportunity for green space and park elements, particularly those which create connections with the community
- Potential of technology and business partnerships to reduce negative climate impacts. *For example, short distance for electric commercial vehicles to access Cornwall Industrial Park*
- Changing the timing of the five project phases to potentially maximize environmental benefits of changes to traffic flow
- Potential construction of overpass at Hwy 401
- Job creation benefits for the community
- Housing needs of additional residents
- Need for affordable housing in the community and may need more apartments or semi-detached housing
- Timing for the project buildout

- Impacts of railway traffic
- Potential for light pollution
- Water main connections issues

If you have any questions, or require any additional detail, please contact me at jackie@intelligentfutures.ca, or at 403.891.1733.

Thank you for the opportunity to be part of this process.

Sincerely,



Jackie Brown

Communications Lead
Intelligent Futures

Focus Group invitations to register (e-news subscribers):

53 subscribers invited to register November 10 / 21

73 subscribers invited to register November 26 /21

Invitation list (invitations sent by email November 2021):

South Stormont Chamber of Commerce

Lost Villages Museum

Community member

Brownsdale Custom Homes

Falcon Homes

Bruining Bros Inc.

Newtier Properties

Long Sault Marina Owner

Fines Home Hardware

Remax Realtor/Arrowhead Estates

CAO of Cornwall

Township Resident (Newington)

UCDSB Vice Principal

Township Resident/Grocery Store owner/Restaurant Owner

Focus Group registrations:

Lost Villages Museum

Individual / resident

Individual / resident

South Stormont Chamber of Commerce

Brownsdale Custom Homes

Individual / resident

St Lawrence Parks Department

Individual / resident

Focus Group attendees:

Lost Villages Museum

Individual / resident

South Stormont Chamber of Commerce

Bruining Bros

Individual / resident

St Lawrence Parks Department