

## Kunda Park Phase 4

### Points for Submission to Town Clerk for Public Meeting Oct. 13 2020

#### 1. Rezoning R1 to R2

In light of various documents (see below) that state that Kunda Park Phase 4 would be submitted concurrently with the Forest Park Draft Plan, why did residents only receive information re Kunda Park Phase 4, and why is the meeting only re **Subject Lands: Part of Thorold Township Lot 173; Part 1 on RP 59R-1905 (Roll # 2732 030 020 22000)?**

Does the proper consideration of the zoning changes not include the Forest Park subdivision?

What assurances do residents in the established area to the west have, that if R2 zoning was achieved, the lots in Kunda Park Phase 4 would remain single family, as on the current proposal?

Is there a need to rezone that area (smaller lot size, increase in housing units, Provincial Policy Statement?) if the consideration included Forest Park?

*"This application is submitted concurrently with the Forest Park Draft Plan of Subdivision. When taken together, these developments provide for a wide range of dwelling types including single detached, street and block townhouses and low rise apartment dwellings as well as second dwelling units which will add variety to the housing stock in the neighbourhood consistent with Provincial housing policies."*

26T19-02002 Planning Justification Report 2020.05.01

*"Town: Prefer 1 comprehensive draft plan of subdivision application to encompass Kunda Park Ph.4 + Forest Park ○ However, if applications are separate they should be submitted concurrently and reviewed concurrently to justify density and PPS consistency."*

Kunda Park Ph. 4 (Sterling Realty)-( 2019) redacted. pdf

#### 2. Stella St. access to Kunda Park Phase 4

As in #1. above, if both Kunda Park Phase 4 and Forest Park are NOT considered as one application together at one time, there is concern that the Stella St. access might be the ONLY access to Kunda Park Phase 4. This might occur if the Forest Park plans were not approved in the future.

Concern about the two proposed exits to the east crossing the Steve Bauer Trail (trail user safety at crossings, tree removal required to construct) might affect the overall plans. As could a different Council or change of laws. The Station St. extension south of Port Robinson Rd is not in the Capital Budget (until 2025-to be confirmed). It is crucial that this Station St. extension be constructed before any construction in Kunda Park Phase 4 can begin.

Stella St. is not adequate or appropriate for construction access, or for the amount of traffic that would result if it were the only access after construction.

#### 3. Drainage/Water/Sewer

Again as in #1. above, all the plans for drainage, water, sewer, parkland are interconnected with the Forest Park subdivision.

As such, the approval and construction of those services must occur before those in Kunda Park Phase 4.

4. **Parkland**

Again as in #1. above, the parkland space for Kunda Park Phase 4 is tied in with Forest Park. And the proposed parkland is east of the Steve Bauer Trail and the Station St. extension (which will be a busy roadway). This raises concern for public safety and convenient access. Is it normal practice to combine parkland with another development?

The park is proposed to be adjacent to the stormwater management pond and flood channel. This too raises concern re public safety.

Based on the above, as a resident of the Stella St. area of the current Kunda Park, I strongly feel that the new Kunda Park Phase 4 needs to be developed after the Station St. extension and all services are provided. Stella St. MUST NOT be the construction access or only access to the development.

The Town can and must control the staging of this development based on logical progression.

*"Each subdivision application can be phased, and Subdivision Agreements can be drafted with intricate clauses requiring certain servicing obligations in a specific time frame." per Curtis Thompson Planner, Town of Pelham Sept. 24 2020 email*

Muriel Heska

■ Vera St.,  
Fonthill