

Committee of the Whole Meeting
Public Meeting under the Planning Act
Minutes

Meeting #: PCOW-07/2021
Date: Monday, December 13, 2021
Time: 5:30 PM
Location: Town of Pelham Municipal Office - Council Chambers
20 Pelham Town Square, Fonthill

Members Present: Mayor Marvin Junkin, Councillor Lisa Haun, Councillor Bob Hildebrandt, Councillor Ron Kore, Councillor Wayne Olson, Councillor Marianne Stewart, Councillor John Wink

Staff Present: Holly Willford, Town Clerk, Sarah Leach, Deputy Clerk, Shannon Larocque, Senior Planner, Barbara Wiens, Director of Community Planning and Development, Jason Marr, Director of Public Works, Derek Young, Manager of Engineering

1. Call to Order and Declaration of Quorum

Noting that a quorum was present, the Mayor called the meeting to order at approximately 5:30pm.

1.1 Land Recognition Statement

The Mayor Read the Land Recognition Statement into the record.

Ms. Sarah Leach, Deputy Clerk read opening remarks regarding the Zoom Webinar meeting and procedures for public participation.

2. Adoption of Agenda

Moved By Councillor Bob Hildebrandt

THAT the agenda for the December 13th, 2021 Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as circulated.

Amendment:

Moved By Councillor Bob Hildebrandt

THAT the agenda be amended to add item number 5.3.1.

For (7): Mayor Marvin Junkin, Councillor Lisa Haun, Councillor Bob Hildebrandt, Councillor Ron Kore, Councillor Wayne Olson, Councillor Marianne Stewart, and Councillor John Wink

Carried (7 to 0)

Motion as Amended:

Moved By Councillor Bob Hildebrandt

THAT the agenda for the December 13th, 2021 Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as amended.

For (7): Mayor Marvin Junkin, Councillor Lisa Haun, Councillor Bob Hildebrandt, Councillor Ron Kore, Councillor Wayne Olson, Councillor Marianne Stewart, and Councillor John Wink

Carried (7 to 0)

3. Disclosure of Pecuniary Interest and General Nature Thereof

Councillor Kore declared a conflict of interest with respect to agenda item 4.1.1.

4. Planning Act Application: 26T19-03-2020, OP-AM-03-2021 & AM-12-2020 - Located East of Station Street, South of Highway 20

Councillor Kore declared a conflict of interest with respect to this agenda item.

The Deputy Clerk read into the record the Notice Requirements regarding this application.

Councillor Kore left the meeting electronically.

4.1 Planning Report

Ms. Shannon Larocque, Senior Town Planner provided an overview of the application before Council. A copy is available through the Clerk.

4.1.1 Applications for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - Park Place North, 2021-0204-Planning

4.2 Applicant's Presentation

The Agent, Mr. Matt Kernahan, Mr. Michael Spaziani and Mr. Matt Vartanian provided a short presentation to further explain the application. A copy is available through the Clerk.

4.3 Public Input

Ms. Leach, Deputy Clerk, indicated she checked the clerks@pelham.ca email address at 6:15 pm and confirmed no e-mails has been received with regard to the subject application. Ms. Leach indicated the public comment portion of the application could be closed. The Committee agreed to close the public portion of the meeting and move to Committee input.

4.4 Committee Input

A Member of Council asked if the development design considered the isolation of corridors and additional preventative measures in response to the pandemic. Mr. Spaziani, Architect, responded that the Councillor's comment is a growing concern. Mr. Spaziani indicated that a current trend is to create a housing unit, which groups 10-15 units within a sequestered location on the floor with the ability to shut down in response to a pandemic. Mr. Spaziani further commented that another trend is to break down central facilities such as dining. He stated that techniques include satellite dining, food service on each floor as well as flex floors.

A Member of Council asked for the ratio of units to stalls for visitor parking. The Member of Council identified the potential for increased visitation during holidays and celebrations. Mr. Spaziani responded that there are 70 stalls for the 140 units. Mr. Spaziani indicated that seniors housing does not experience the same parking pressure as an apartment building. He indicated that he does not foresee an issue, noting that similar developments offer less parking than 0.5 stalls per unit. Mr. Spaziani stated that employee parking is a known quantity and is planned for. In considering the parking demand ratio, Mr. Spaziani stated that location is a key factor as there is less need to rely on a personal vehicle to access local businesses.

A Member of Council asked if there would be consideration for accessible apartments available to young residents in the non-senior apartment buildings. Mr. Spaziani responded that building's B and C are fully accessible. He further indicated that the Ontario Building Code requires 10 percent of units to be barrier free in the interior design. Mr. Spaziani indicated that a young buyer would have options for accessibility and affordability.

A Member of Council inquired about heated walkways to clear snow and ice. Mr. Spaziani identified this technique as geothermal heating and cooling. He indicated that this technique may be utilized, as the energy is relatively free through the geothermal system. The Member of Council asked if the landscape plan would consider pollinator gardens and/or native trees. The Member of Council further asked if permeable surfaces such as asphalt and concrete would be used. Mr. Spaziani stated that pollinator gardens, rooftop apiaries as well as environmental initiatives such as permeable paving will be explored during the site plan process.

A Member of Council asked if consideration will be given to charging stations for electric vehicles. Mr. Spaziani identified this as a growth area that will be explored in addition to green roofs. The Member of Council stated support for the project, noting the effort to connect with local businesses, Town facilities as well as set a new standard for development.

4.5 Presentation of Resolutions

Moved By Councillor Marianne Stewart

THAT Committee receives Report #2021-204 for information as it pertains to File Nos. 26T19-03-2020, OP-AM-03-2021 & AM-12-2020;

AND THAT Committee directs Planning staff to prepare the Recommendation Report on this topic for Council's consideration.

For (6): Mayor Marvin Junkin, Councillor Lisa Haun, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor Marianne Stewart, and Councillor John Wink

Carried (6 to 0)

Moved By Councillor John Wink

THAT Committee receive the applicant's presentation for information.

For (6): Mayor Marvin Junkin, Councillor Lisa Haun, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor Marianne Stewart, and Councillor John Wink

Carried (6 to 0)

5. Planning Act Application: 26T19-01-2021 - 1114 Haist Street

Councillor Kore returned to the electronic meeting.

The Deputy Clerk read into the record the Notice Requirements regarding this application.

5.1 Planning Report

Ms. Shannon Larocque, Senior Town Planner provided an overview of the application before Council. A copy is available through the Clerk.

5.1.1 Information Report - Application for Draft Plan of Subdivision - 1114 Haist Street (26T19-01-2021), 2021-0203-Planning

5.2 Applicant's Presentation

The Agent, Ms. Susan Smyth provided a short presentation to further explain the application. A copy is available through the Clerk.

5.3 Public Input

Mr. Peter Maillet indicated he had no comments.

Ms. Kelly Citrigno stated that the presentation addressed many of her concerns. Ms. Citrigno asked if there would be dedicated parking for the tennis courts. The Agent, Ms. Smyth, responded that there are approximately 20 spaces that will be dedicated

parking for the paddle tennis court. Ms. Citrigno asked if the roadway would contain on-street parking or act as a drive through to access the homes and townhomes. Ms. Smyth responded that the roadway will function for two purposes; a public road with public access as well as a laneway that will service the townhomes that front on the park.

With respect to the sewer, drainage and infrastructure, Ms. Citrigno identified past flooding in the park as well as Meadowvale and Welland Avenue. Ms. Citrigno asked if drainage would be improved. Ms. Smyth stated that to receive final approval, the Town must be satisfied with the storm water management design.

The Mayor asked if the block to the east is dedicated parking. Ms. Smyth confirmed the additional dedicated parking. Ms. Smyth noted that she will confirm the number of parking stalls and provide the information to the Senior Planner for inclusion in the recommendation report.

Mr. Thomas Murray indicated he had no comments.

Ms. Jennifer Fretz-Joseph stated her home backs onto the subject property. Ms. Fretz-Joseph asked for a comparison of the number of homes between the original plan presented in the past and the current draft plan proposed. Ms. Shannon Larocque, Senior Planner stated that the comparison will be provided to Ms. Fretz-Joseph following the meeting. Ms. Fretz-Joseph stated that she was glad that sewer capacity had been considered as part of the development.

Ms. Fretz-Joseph asked if the laneways were designed to accommodate emergency service, snow removal and garbage vehicles. Ms. Larocque stated the development proposal was circulated to the Niagara Region, Public Works department and Fire department for review of the waste collection, snow removal and emergency services. Ms. Larocque indicated that no concern or objection regarding the proposed size and width of the street had been received at this time. Ms. Fretz-Joseph asked for confirmation that no specialized snow removal equipment would be acquired to service this development. Mr. Jason Marr, Director of Public Works stated that the Public Works department does not have any concerns with the snow removal for the laneways. Ms. Fretz-Joseph asked if any similar area within the Region has been designed with this footprint for preview. Ms. Smyth identified Saffron Meadows in Fonthill.

Ms. Leach, Deputy Clerk, indicated she checked the clerks@pelham.ca email address at 7:10 pm and confirmed no e-mails has been received with regard to the subject application. Ms. Leach indicated the public comment portion of the application could be closed. The Committee agreed to close the public portion of the meeting and move to Committee input.

5.3.1 Additional Pre-Registered Speakers

5.4 Committee Input

A Member of Council asked how many homes were eliminated from the original development proposal. Ms. Smyth stated that the development was reduced by six single detached and 12 townhouse dwellings. The Member of Council suggested that traffic may then be reduced by approximately 18 vehicles on Haist Street.

A Member of Council asked who is responsible for the storm water management design for this subdivision. Derek Young, Manager of Engineering, stated that the storm water management design is approved by the Town. The Member asked if there is a storm water pond designed for this area. Mr. Young stated that there is not. The Member of Council further asked if the sewer lines have been reviewed to ensure there is the capacity to handle the sewage properly. Mr. Young indicated that the current design meets the Town's design guidelines and reduces the flow off of this site. Mr. Young stated that they are working on a better way to recharge groundwater as opposed to all water flowing off-site.

The Member of Council asked for clarification if the storm water run-off behind the properties has the capacity to handle the water. Mr. Young responded yes, provided it does not exceed what was there previously. The Member of Council expressed concern given the recent rainfalls. Mr. Young stated that the hope is to reduce the run-off to approximately 70 percent of what it was previously. Mr. Young stated that all effort will be made to mitigate future flooding problems. Mr. Young further stated that the outlet and ditch were designed to accommodate a five year storm, whereas we routinely experience a 10 to 100 year storm. Mr. Young stated that the entire outlet would need to be re-designed to accommodate a 100 year storm. He indicated this would be explored at the direction of Council.

A Member of Council expressed concern that the sewage line capacity is limited and asked how it is being addressed. Mr. Young responded that the previous, larger development proposal was sent to the consultant responsible for sanitary modeling to review capacity. Mr. Young stated that the sewage line capacity was deemed sufficient for the subdivision. He further stated that the proposed development has been reduced and therefore will have sufficient capacity.

A Member of Council expressed satisfaction with the steps taken to achieve low impact development including the inclusion of charging stations for electric vehicles. The Member of Council further stated that the proposed soak away ponds will be a big feature and expressed hope that native trees and plants would be included in the landscape design. The Member of Council asked if there is a walkway behind the townhouses facing the

park. Mr. Greg Taras, Agent, responded that a path is proposed along the front of the townhouses facing the park. Mr. Taras indicated that they are working with the Town to clarify who owns the path.

5.5 Presentation of Resolutions

Moved By Councillor John Wink

THAT Committee receive Report #2021-203 for information as it pertains to File No. 26T19-01-2021;

AND THAT Committee directs Planning staff to prepare the Recommendation Report on this topic for Council's consideration.

For (7): Mayor Marvin Junkin, Councillor Lisa Haun, Councillor Bob Hildebrandt, Councillor Ron Kore, Councillor Wayne Olson, Councillor Marianne Stewart, and Councillor John Wink

Carried (7 to 0)

Moved By Councillor Wayne Olson

THAT Committee receive the applicant's presentation for information.

For (7): Mayor Marvin Junkin, Councillor Lisa Haun, Councillor Bob Hildebrandt, Councillor Ron Kore, Councillor Wayne Olson, Councillor Marianne Stewart, and Councillor John Wink

Carried (7 to 0)

Moved By Councillor Marianne Stewart

THAT Committee receive the written correspondence as listed on the agenda; and

AND THAT Committee receive the verbal presentations made by the public listed on the Agenda.

For (7): Mayor Marvin Junkin, Councillor Lisa Haun, Councillor Bob Hildebrandt, Councillor Ron Kore, Councillor Wayne Olson, Councillor Marianne Stewart, and Councillor John Wink

Carried (7 to 0)

6. Adjournment

The meeting adjourned at 7:24pm.

Moved By Councillor Ron Kore

THAT this Special Committee of the Whole, Public Meeting Under the Planning Act, be adjourned.

For (7): Mayor Marvin Junkin, Councillor Lisa Haun, Councillor Bob Hildebrandt, Councillor Ron Kore, Councillor Wayne Olson, Councillor Marianne Stewart, and Councillor John Wink

Carried (7 to 0)

Mayor: Marvin Junkin

Deputy Clerk: Sarah Leach