



SAW Developments Inc.  
42076 Hwy #3  
Wainfleet, Ontario  
L0S 1V0

Ms. Holly Wilford, Town Clerk  
Town of Pelham  
PO Box 400,  
200 Pelham Town Square  
Fonthill, On  
L0S 1E0

June 14<sup>th</sup>, 2022

**RE: SAW Developments Correspondence for June 20<sup>th</sup> 2022 Council Meeting**

Our group has once again been denied the opportunity to appear as a delegation at this upcoming Council meeting. We had hoped to have our concerns heard with respect to the Summersides Village Development. We believe the denial, while consistent with protocol, is contrary to what we believe Council voted for at the June 7<sup>th</sup> 2022 Meeting.

Alternatively, we supply this correspondence for Council's consideration.

In Early December we reached out to the Town for information on the Summersides Village Development. On December 10<sup>th</sup> 2021, we received the Complete Application submitted by Hummel Properties Inc. on September 30, 2021. The Complete Application included the Draft Plan of Subdivision with ONE Road connection to Summersides Boulevard. This is the same plan displayed on the Public Notice Sign.

Below are Figure 1: the Draft Plan we received and Figure 2: The Public Notice Sign for Summersides Village.

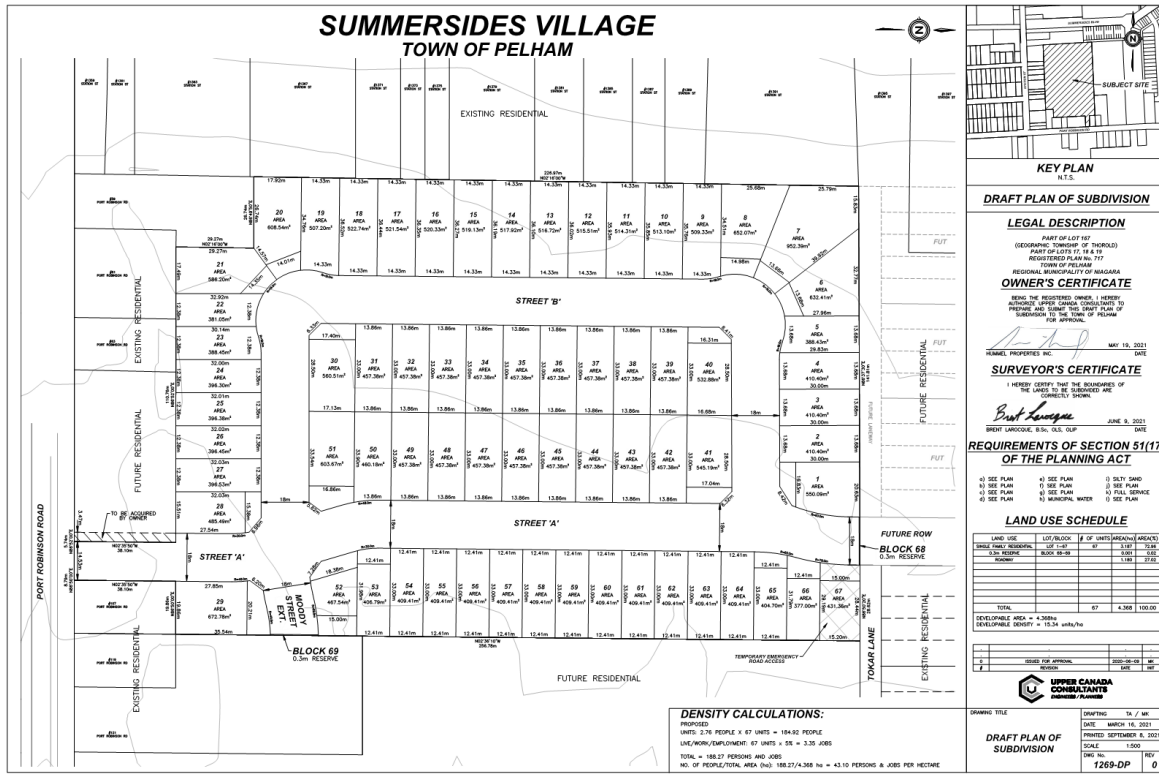


Figure 1: Draft Plan Summersides Village Submitted September 30th, 2021

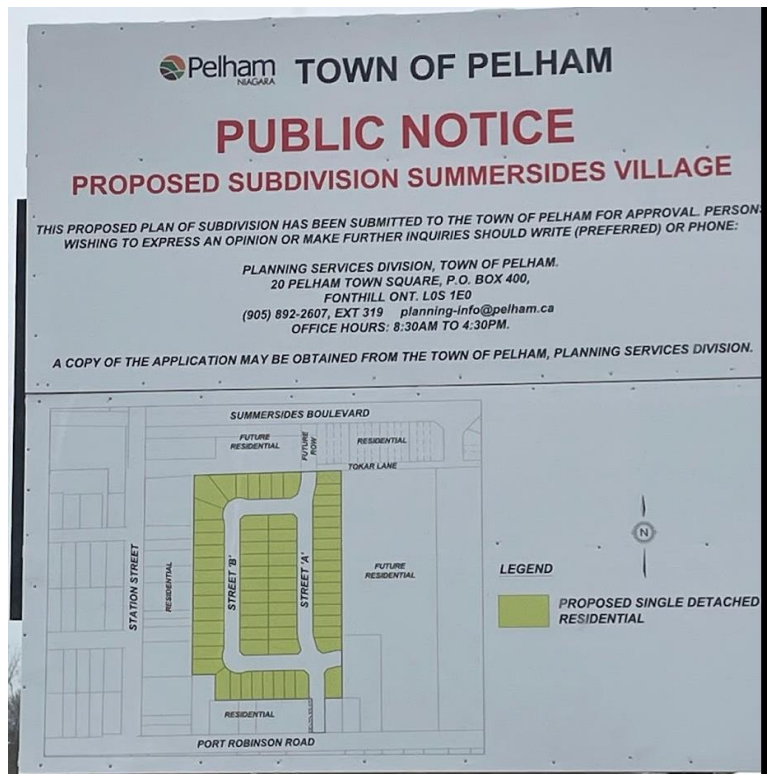


Figure 2: Current Public Notice Sign Depicting Summersides Village Proposal

The Town noted: "There may be revisions to accommodate necessary road connections."

We reviewed the Secondary Plan and on December 12<sup>th</sup> and informed the Town we objected to having a second road connection through our property (Street "B"). We were told these connections could be up for discussion and would like to be included in conversations before revisions were made as it would impact our development plans.

We proceeded to make an offer on 1395 Station Street with a non-refundable deposit based on the understanding we could discuss this second road connection and with the history of neighbouring developments having road connections removed from the Neighbourhood Plan.

With no notification or discussion, we found out on February 16<sup>th</sup> that Hummel Properties Inc. had been directed by the Town to revise their plan to include both road connections to Summersides Boulevard.

We proceeded to speak at the Public Meeting, objected to the revised Draft Plan of Subdivision, requested to be included in the approval process of this development and, to have further discussions regarding the road connections.

We were directed to justify our planning rationale and retained a Planner to perform Neighbourhood Density Calculations. We intended to bring this new information to Council for discussion. With no timely notification provided of the Recommendation Report, we were once again denied an opportunity to be involved in the planning for the land we have an agreement to purchase.

We urge the current members of Council to review a previous Town Council Meeting on September 17<sup>th</sup> 2018, where a similar situation occurred regarding the removal of a road connection to Summersides Boulevard addressed in the review of the Conditions of Draft Plan Approval for River Estates Phase 2.

Youtube Link: <https://youtu.be/WmuFo2M5xJg?t=5064>

Beginning at time stamp 1:24:30 – 1:30:00



*b) Prior to the approval of any development application, proponents shall provide a housing mix and density plan that geographically distributes housing forms/types, lot sizes and densities based on the objectives and policies of this Plan. The following minimum density targets shall be achieved within each neighbourhood:*

***i) Neighbourhood 1 shall achieve an overall minimum density of approximately 57 persons and jobs per gross hectare combined;”***

**East Fonthill Neighbourhood 1 Density Calculation for Developments Processed to Date**

Subdivision	Population by Unit Type	Development Area	Density
River Estates Phase 1	124 singles x 3.2pph = 396.8 3 street T/H x 2.5 pph = 7.5 192 Apts x 1.8 pph = <u>345.6</u> 749.9	12.445 ha	60.25 pp/ha
River Estates Phase 2	38 singles x 3.2 pph = 121.6 29 street T/H x 2.5 = 72.5 16 block T/H x 2.0 = <u>32.0</u> 226.1	4.497 ha	50.27 pp/ha
Park Place South	16 singles x 3.2 pph = 51.2 113 street T/H x 2.5 pph = <u>282.5</u> 333.7	4.476 ha	74.55 pp/ha
Park Place West	12 single detached x 3.2 pph = 38.4 16 semi detached x 2.8 pph = 44.8 18 street T/H x 2.5 pph = <u>45.0</u> 128.2	1.816 ha	70.56 pp/ha
Summersides Village	70 singles x 3.2 pph = 224	4,262 ha	52.55 pp/ha
Vivant	7 street T/H x 2.5 pph = 17.5	0.18 ha	97.22 pp/ha
Total	1679.4	27.676	60.68pp/ha

Based on what we know of the proposed development on the land east of Summersides Village it is estimated that there would be an additional 307.3 people on 5.41 ha of land which would result in 60.05 pp/ha.

Overall we are on target of meeting and exceeding the density targets set for Neighbourhood 1 in the East Fonthill Secondary Plan.

Figure 4: Town Planning Staff Density Calculations June 13, 2022



Our comprehensive review of the approved and proposed developments of Neighbourhood 1 as a whole result in a deficient 52 pp/gha.

	Plan 59M-434 River Estates Phase 1		Park Place South		Plan 59M-471 River Estates Phase 2		Park Place West Summersides Village		Summersides Village		Concept 5 Future Development		Vivant 155 Lambeth		S.A.W.		Total Units	Total Persons	Density*	PPGH
	Units	Persons	Units	Persons	Units	Persons	Units	Persons	Units	Persons	Units	Persons	Units	Persons	Units	Persons				
Appartments	192	346													70	126				
Singles	124	397	16	52	38	122	12	39	70	224	111	356								
Semis							16	45												
Towns - street	3	8	113	283	29	73	18	45			43	108	7	18						
Towns - block					16	32														
Total	319	750	129	334	83	227	46	129	70	224	154	308	7	18	70	126	878	2116	21.787	52.51
N'hood 1 Gross Area 40.3 HA																				
p/appt** 1.8																				
p/block townhouse** 2																				
p/street townhouse** 2.5																				
p/semi** 2.8																				
p/single** 3.2																				
average ppu 2.46																				
*Units Per Hectare																				
** from Assumptions to Generate Development Yields - March 23,2012 in Appendix D. East FortHill Secondary Plan																				
B1.7.7.2b) Neighbourhood 1 shall achieve an overall minimum density of approximately 57 persons and jobs per gross hectare combined																				
B1.7.7.5.2 Development Policies a) Apartment buildings shall be developed at densities ranging from a minimum of 35 units per net hectare, up to 160 units per net hectare;																				

Figure 5: SAW Developments Density Calculations June 14, 2022

With the current and proposed developments, the density requirement of the Official Plan, we feel it is justified to remove one of the road connections across 1395 Station Street to reduce the amount of Medium Density lands used up by roadways and allow for a medium Density Apartment Building with the potential of 70 Units to assist the Town in getting closer to the required densities for Neighbourhood 1 as a whole.

We request Council make a motion to amend the Draft Conditions of Approval to remove the "Street B" connection to Summersides Boulevard and approve the Original Proposed Draft plan submitted with a complete application with accompanying studies Dated September 30<sup>th</sup>, 2022.

Respectfully Submitted,

Doug Buitter

John Quast

