

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

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

June 14th, 2022

## RE: SAW Developments Correspondence for June 20th 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.

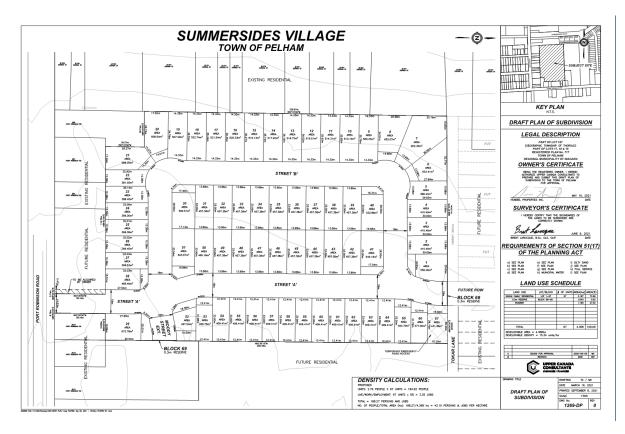


Figure 1: Draft Plan Summersides Village Submitted September 30th, 2021

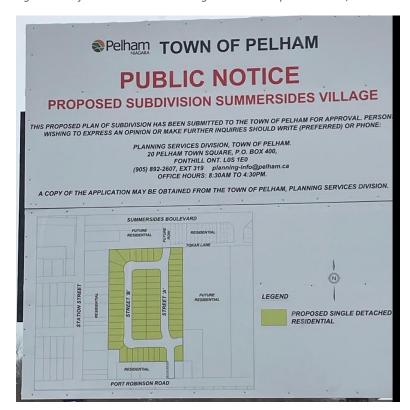


Figure 2: Current Public Notice Sign Depicting Summersides Village Proposal

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 rational 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

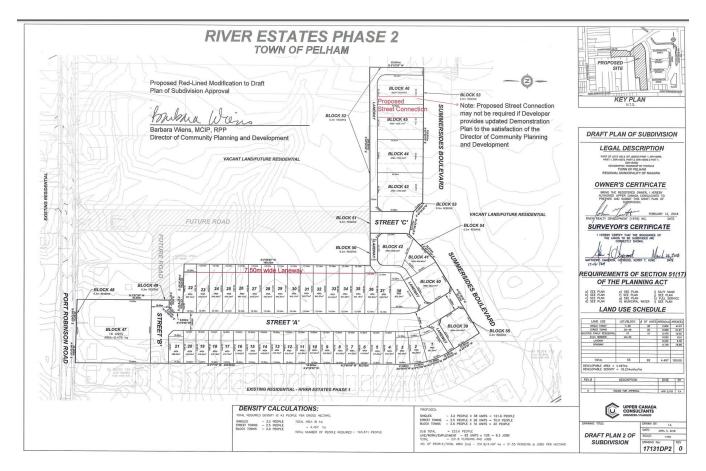


Figure 3: Red Line Draft Plan of River Estates Phase 2 with removal of road connection.

The Town agreed to amend the Neighborhood Plan and remove a road connection to Summersides Boulevard.

One Councilor makes note this was a key selling feature of the Secondary Plan having the built-in flexibility allowed within the plan to have a slightly different concept but achieve the same goal. This was a good use of the Neighbourhood Plan Concept.

The Summersides Village Draft Plan has proposed the removal of "Street B" connecting to Port Robinson which was supported by the Town.

We submitted our Density Calculations for review by Town Staff on May 31<sup>st</sup>, and received their comments with their own Density Calculations on June 13<sup>th</sup>. I have attached the two calculations below for review. The Planning Staff Density results in 60.05 pp/ha, unfortunately this was determined from the area of each development and not the gross area of Neighbourhood 1 which includes the area of storm water retention, park land, and road ways, as required by Policy B1.7.7.2 of the Official Plan:

## "B1.7.7.2 General Policies

a) In order to achieve the minimum density targets of this Plan, the Town will not approve any development application that compromises the ability of the Town to achieve the expressed density targets throughout the East Fonthill Secondary Plan Area. As such, prior to the approval of any application for Plan of Subdivision and/or Zoning By-law Amendment, the proponent shall demonstrate how the proposed development contributes to density targets of this Plan;

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	12.445 ha	60.25 pp/ha
	3 street T/H x2.5 pph = 7.5		
	192 Apts x 1.8 pph = <u>345.6</u>		
	749.9		
River Estates Phase 2	38 singles x 3.2 pph = 121.6	4.497 ha	50.27 pp/ha
	29 street T/H x 2.5 = 72.5		
	16 block T/H x 2.0 = <u>32.0</u>		
	226.1		
Park Place South	16 singles x 3.2 pph = 51.2	4.476 ha	74.55 pp/ha
	113 street T/H x 2.5 pph = <u>282.5</u>		
	333.7		
Park Place West	12 single detached x 3.2 pph = 38.4	1.816 ha	70.56 pp/ha
	16 semi detached x 2.8 pph = 44.8		
	18 street T/H x 2.5 pph = <u>45.0</u>		
	128.2		
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.

	River	69M-434 Estates lase 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 <sup>4</sup>	PPGH	
	Units	Persons	Units	Persons	Units	Persons	Units	Persons	Units	Persons	Units	Persons	Units Pe	erson	Units Pe	ersons					
Appartments	192	346							Quinter and a second						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	Cappiano						
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	PPGH
N'hood 1 Gross Area	40.3	HA																			
p/apt**	1.8	Epocald State Communication Co																			
p/block townshouse**	2																				
p/street townhouse**	2.5																				a de la companya de l
p/semi**	2.8																				and the second
p/single**	3.2	EU-COLONIA DE LA COLONIA DE LA																			
average ppu	2.46																				
*Units Per Hectare																					
** from Assumptions t	o Gene	erate Dev	elopme	ent Yields -	March	23,2012	in App	endix D	. East F	ontHill Se	econda	ry Plan									
B1.7.7.2b)i) Neighbou B1.7.7.5.2 Developme	rhood nt Polic	1 shall acl iles a) Apa	nieve a artmen	n overall n t buildings	ninimur shall b	n densit e develo	y of app ped at	oroxima densitie	tely 57 is rangi	persons ng from a	and job minin	s per gro num of 35	ss hecta 5 units p	re co er ne	mbined t hectare	, up to	160 un	its per ne	t 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 Buiter** 

John Quast