

## REGULAR COUNCIL Agenda Addendum

**C-22/2022**

**Monday, December 19, 2022**

**5:30 PM**

**Town of Pelham Municipal Office - Council Chambers**

**20 Pelham Town Square, Fonthill**

During the ongoing global pandemic, Novel Coronavirus COVID-19, the Town of Pelham Council will continue to convene meetings in compliance with Provincial directives. Attendance by most Members of Council will be electronic. Public access to meetings will be provided via Livestream

[www.youtube.com/townofpelham/live](http://www.youtube.com/townofpelham/live) and subsequent publication to the Town's website at [www.pelham.ca](http://www.pelham.ca).

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### Pages

#### **9. Consent Agenda Items to be Considered in Block**

##### **9.5 Information Correspondence Items**

##### **9.5.1 Correspondence re: 1145 Pelham Street Development Application**

##### **\*9.5.1.8 Jonathan Tucker Comments**

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**From:** [Jonathan Tucker](#)  
**To:** [clerks pelham](#)  
**Subject:** 1145 Pelham St. Fonthill - Rezoning Application  
**Date:** Thursday, December 15, 2022 8:34:54 AM

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## Town of Pelham Members of Town Council

My name is Jonathan Tucker, 2<sup>nd</sup> Generation owner of Tucker Homes and longtime Pelham resident. I understand you are having discussions regarding the development of 1145 Pelham St. Fonthill proposed by Duliban Family Holdings as a 47 unit 4 story luxury residential apartment with rooftop terrace. I am writing to you to provide my unconditional support for this rezoning application and proposed development of a luxury multi-family building that members of our community will be proud of.

I have dealt with [REDACTED] for over 10 years. During those 10 years I have developed a strong business and personal relationship with the Dulibans. Working with the Dulibans on both their commercial property on Hwy 20 and their personal residences demonstrated to me their strong commitment to quality projects that benefit all stakeholders. While working on their new office at [REDACTED] the Dulibans were clear the completed project must provide their staff with a comfortable space to be proud of. Never have I worked for a client who intentionally designed a space in the office to highlight the work their staff does for the community. Pictures of the charitable efforts of the Dulilban team across Pelham and the entire Niagara Region are a testament to the character of these men. If they did not care about the overall health of the community why would they commit countless hours and staff salary to raising money for the community? Would you like to see a 'out-of-town' developer come in to make this rezoning application and development? A developer from the GTA with unending financial resources can get this project approved no matter what. They will simply fight the Town all the way to the OMB. I am certain this project would be approved at the OMB. Do council and residents want a developer who comes into town and forces their will? The proposed development gives the town and residents a locally entrenched partner weaving the fabric of the community. Building strong bonds between residents, businesses and the built environment.

This development is on an arterial road way, close to downtown with ample space for parking and designed/owned by caring locals with the intention of providing residents a place to stay and prosper within Pelham. This project should be evaluated on its own merit and seen for what it is and not be grouped into other projects. A low-rise 47 unit building will generate more tax dollars than the few single family dwellings that would fit on the property. Tax revenue that will help fund the town amenities all residents benefit from. Residents opposed to development focus exclusively on what they want to have (or not have) in their backyard-but this personal focus vs what is best for the Town of Pelham both short and long term are two different things. How did the original landowners feel about the subdivision development surrounding 1145 Pelham St? If we stand in the way of quality development how do we build a vibrant, resilient community?

That is why I provide my unconditional support for this project. Dense development within the urban boundary will be a boon for current residents, new residents and help local businesses grow. Greater utilization of existing infrastructure is just smart. As I understand it, the decision is yours.

I thank you for your time and remain available at any time to discuss.

**Jonathan Tucker,** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]