

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

Meeting #: PCOW-03/2024
Date: Wednesday, April 10, 2024
Time: 5:30 PM
Location: Town of Pelham Municipal Office - Council Chambers
20 Pelham Town Square, Fonthill

Members Present: Mayor Marvin Junkin, Councillor Bob Hildebrandt,
Councillor Wayne Olson, Councillor Kevin Ker, Councillor
Brian Eckhardt, Councillor Shellee Niznik

Staff Present: Barbara Wiens, Shannon Larocque, Sarah Leach,
Andrew Edwards, Jodi Legros

1. Call to Order and Declaration of Quorum

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

2. Land Recognition Statement

Councillor Olson read the land recognition into the record.

3. Adoption of Agenda

THAT the agenda for the April 10, 2024 Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as circulated.

Amendment:

Moved By Councillor Shellee Niznik

That the agenda be amended to add item 6.3.1.

Carried

Motion as Amended:

Moved By Councillor Shellee Niznik

THAT the agenda for the April 10, 2024, Public Meeting Under the Planning Act, Special Meeting of Committee of the Whole, be adopted as amended.

Carried

4. Disclosure of Pecuniary Interest and General Nature Thereof

There were no pecuniary interests disclosed by any of the members present.

5. Planning Act Application: 26T19-02-2021 & AM-01-2024 Summersides Village

The Deputy Clerk read the notice requirements regarding this application into the record.

5.1 Planning Report and Presentation

Andrew Edwards, Town Planner provided an overview of the application before Council. A copy is available through the Clerk.

5.1.1 26T19-02-2021, AM-01-2024 - Information Report - Summersides Village Redline Revision, ZBA , 2024- 0071-Planning

5.2 Applicant's Presentation

The Applicant, Jennifer Vida, provided a verbal overview of the application before Council.

5.3 Public Input

Ms. Leach, Deputy Clerk, indicated she checked the clerks@pelham.ca email address at 5:48 p.m. and confirmed no e-mails have 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.

5.4 Committee Input

A Member of Council stated the proposed amendment was drastic and asked if it was prompted by affordability. The Applicant, Jennifer Vida, responded the intention is to build compact homes to meet affordability and market demands. The Member asked about the proposed architectural style, noting the homogenous appearance. Ms. Vida assured the proposal would meet East Fonthill design guidelines. The Member asked if a landscape plan had been created. Ms. Vida stated a preliminary tree plan has been completed and is with the Planning and Development department for review.

A Member of Council identified the proposal as a 55% increase in the number of units from what was originally agreed to. The Member expressed disappointment in the proposed tracks of identical buildings and recommended dispersing the housing types. The Member stated they do not agree with deleting zone requirements.

A Member of Council expressed that a 55% increase is deep intensification. The Member asked if the developer could reconsider block 42 as it backs onto a single-family dwelling and requested consideration of additional parkland space. The Member expressed concern regarding one access point from Port Robinson Road and asked if Tokar Lane would be open for access. Barbara Wiens, Director of Planning and Development, responded that Tokar Lane is open to the edge of the property.

The Member asked how turning left out of the subdivision onto Summersides Boulevard would work given the existing median. Ms. Wiens advised the streets would align with the Park Place West subdivision and the median opened to provide for full turning movements.

The Member further asked about the purpose of the 6.0m front yard requirement. Ms. Wiens responded the requirement is in the East Fonthill design guidelines and provides for improved safety, street framing, and traffic calming. The Member asked if the development would be closer or farther back if the front yard requirement was deleted. Ms. Vida stated the intent is to provide flexibility for variety and indicated the developer can work with staff on the requirement.

A Member of Council asked if the revised proposal intends to provide smaller homes and maintain greenspace. Ms. Vida stated the proposal will maintain normal setbacks with the option for affordability. The Member indicated a smaller development does not necessarily translate to affordability. The Member confirmed that the road width is maintained at 18m and requested an increase in the spacing between blocks.

Ms. Wiens advised that a large park is slated for the north side of Summersides Boulevard, to be developed in the next two years.

A Member of Council expressed a general dissatisfaction with proposals to delete zone requirements. Another Member agreed and expressed they were not in favour of reducing maximum lot coverage or a rear yard.

5.5 Presentation of Resolutions

Moved By Councillor Bob Hildebrandt

THAT Committee receive Report #2024-0071 for information as it pertains to File Nos. 26T19-02-2021 & AM-01-2024;

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

Carried

Moved By Councillor Wayne Olson

THAT Committee receive the applicant's presentation for information.

Carried

Moved By Councillor Brian Eckhardt

THAT Committee receive the written correspondence as listed on the agenda.

Carried

6. Planning Act Application: 26T19-01-2024 & AM-02-2024 82-90 Canboro Road

6.1 Planning Report and Presentation

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

6.1.1 Information Report - Applications for Draft Plan of Subdivision and Zoning By-law Amendment - Canboro Estates, 2024-0082-Planning

6.2 Applicant's Presentation

The Agent, Ethan Laman provided an overview of the application before Council. A copy is available through the Clerk.

6.3 Public Input

Joanne Lynne referred to concerns within her written submission and expressed further concern about maintaining the look of the neighbourhood and heritage home.

Stephanie Dancer discussed Canada's budget focus on housing affordability, examining insights published through the 2024 Canadian Mortgage and Housing Corporation Rental Market Report. She requested that Council reconsider the application and uphold the Official Plan's commitment to provide affordable housing to the community. Ms. Dancer stated that several residents, including six seniors, have called the area home for over 17 years. She expressed concern that construction would not only uproot the community but also disrupt the local habitat. Ms. Dancer emphasized the gravity of such a decision, noting the negative implications.

Connie Croxley and Annie Holtby supported Stephanie Dancer's comments.

Esther Hanlin stated that she would like her property to stay intact.

Frank Brunette and Ruihua Xu echoed all commentary and added no new information.

Graham Pett, speaking on behalf of Pelham Advocates for Trees and Habitat (PATH), expressed gratitude for the tree inventory request. While acknowledging the necessity of tree removal for development purposes, Mr. Pett emphasized the importance of maintaining the tree canopy by advocating for a three-to-one replacement ratio. In addition to this, he outlined four specific requests concerning the tree inventory and preservation plan.

Firstly, Mr. Pett urged the preservation of the silver maple tree and emphasized the importance of avoiding unnecessary tree removal. Secondly, he recommended that an Arborist provide a detailed report on pruning activities to ensure they are carried out satisfactorily. Thirdly, he emphasized the need for a proactive approach to tree replacement, suggesting cooperation with the Town to identify alternative planting locations where on-site replacement is not feasible. Lastly, Mr. Pett called for the integration of tree planting initiatives into the Town's Official Plan, alongside the establishment of a dedicated by-law for tree preservation. Further, Mr. Pett expressed concern regarding the demolition of a longstanding apartment and requested that Council reject the application.

Mike Maukreyll expressed concern for the removal of a 200-year-old tree, as well as the displacement faced by himself and others. Mr. Maukreyll conveyed his desire to continue residing in Pelham, along with sustaining his business, but expressed apprehensive about the feasibility of doing so.

Ron MacDonald raised a concern regarding increased traffic, emphasizing the proposed development would exacerbate the issue. He stated that no further development should occur without first improving road conditions.

Lois Lees expressed concern about future rezoning and severance activities on the property.

Jim Gilmore asked about the projected timeline for eviction. Ms. Wiens responded with uncertainty and identified the current application as the first step of the planning process. She indicated that a decision is anticipated by the summer of 2024, with an approximate timeframe of a year and a half to fulfill any conditions should the application be approved.

Gary Tracy expressed concern, noting that while his property was among the most affected, he was appalled by the human impact on the properties adjacent to his.

Alice Cassidy asked about measures taken to support tenants affected by the eviction. Ms. Wiens clarified that the landowner is legally obligated to adhere to specific procedures during the eviction process. She indicated that she would incorporate an overview of the measures in the upcoming report.

Maggie Johnson expressed concern for infrastructure, noting existing issues with water pressure and stormwater management.

Ms. Leach, Deputy Clerk, indicated she checked the clerks@pelham.ca email address at 6:59 p.m. and confirmed no e-mails have 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.

6.4 Committee Input

A Member of Council voiced a preference to retain the four-plex with an entrance off Daleview. The Member acknowledged the building's good condition and recognized the tightness of the new property line alongside the porch of the heritage home. Seeking clarification, the Member inquired if the only existing entrance is on the east side of the heritage home. Ethan Laman, the Agent, responded affirmatively, stating that access is available on both the east side of the building and the front-facing Canboro Road.

In agreement, a Member of Council stated that the side yard compromises the heritage building. The Member identified that parking toward the street front contradicts Planning's usual directive. The Member expressed concern with the loss of the tree canopy, the increase in driveways on Canboro Road, and the gradual alteration of neighbourhood dynamics. Mr. Laman expressed his uncertainty about the design and positioning of the houses and assured he would relay concerns back to the developer.

A Member of Council asked about the zoning of the lot west of the heritage building and sought clarification on the status of the heritage building itself. Ms. Wiens responded RM2 and clarified that there are no restrictions on the property as it is not designated under The Ontario Heritage Act. However, she acknowledged its historical significance and its role in preserving the streetscape and character of the area. The Member echoed sentiments regarding the proximity of the lot line to the porch and raised the possibility of replacing the four-plex with a similar structure. In response, Mr. Laman expressed it was not considered.

A Council Member asked about the possibility of constructing an apartment building without requiring Council approval, given the current RM2 zoning. Ms. Wiens confirmed it was possible.

A Member of Council expressed disapproval of the thought of displacing residents. The Member identified future infrastructure improvements to Canboro Road and expressed a hope that the developer would work with residents to mitigate impact.

Members of Council acknowledged the weight of the decision and recognized the unfavorable human consequences it entails.

6.5 Presentation of Resolutions

Moved By Councillor Bob Hildebrandt

THAT Committee receive Report #2024-82 for information as it pertains to File Nos. 26T19-01-2024 & AM-02-2024;

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

Carried

Moved By Councillor Shellee Niznik

THAT Committee receive the applicant's presentation for information.

Carried

Moved By Councillor Wayne Olson

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

AND THAT Committee receive the verbal presentations made by the public.

Carried

7. Adjournment

The meeting adjourned at 7:21 p.m.

Moved By Councillor Kevin Ker

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

Carried

Mayor: Marvin Junkin

Deputy Clerk: Sarah Leach