



MINUTES

PLANNING ADVISORY COMMITTEE MEETING

**TUESDAY NOVEMBER 22ND, 2016 AT 6:00 P.M.
CORPORATION OF THE TOWN OF KINGSVILLE
2021 DIVISION RD N, KINGSVILLE, ONTARIO**

A. CALL TO ORDER

Chairperson Thomas Neufeld called the meeting to order at 6:00 p.m. with the following Committee members in attendance:

Members of Planning Advisory Committee	Members of Administration
<ul style="list-style-type: none">• Deputy Mayor Gord Queen• Councillor Thomas Neufeld• Ted Mastronardi• Murray McLeod	<ul style="list-style-type: none">• Manager of Planning & Development Services, Robert Brown• Town Planner, Kristina Brcic

ABSENT: Shannon Olson

B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Chairperson Neufeld reminded Committee members to disclose any interest they may have prior to each agenda item being discussed.

No members disclosed any conflicts with the items being presented.

C. ADOPTION OF PLANNING ADVISORY COMMITTEE MEETING MINUTES DATED AUGUST 16TH, 2016

PAC – 14 – 2016

Moved by Murray McLeod, seconded by Gord Queen that the Planning Advisory Committee Meeting Minutes dated August 16th, 2016 be adopted.

CARRIED

Robert Brown, Manager of Planning & Development Services announced that this meeting is not for the condo/medical clinic as some may have heard on the radio, the Open House for that application is to be held on December 8th, 2016 at the Unico Centre, as per the notice that was sent out.

D. HEARINGS

The purpose of the Planning Advisory Committee is to introduce the proposals and planning matters to both the members of the P.A.C. and members of the general public in order to provide an opportunity to receive comments regarding the proposed development. Recommendations of the Planning Advisory Committee will be forwarded to Council for consideration at the legislated Public Meeting under the Planning Act. R.S.O. 1990.

Manager of Planning & Development Services, Robert Brown proposed that the Planning Advisory Committee be re-introduced to achieve better public input. Mr. Brown proposed that such meetings could be more beneficial for both the public and the application process if scheduled at the front end of the application process, rather than toward the end as is often the case presently. The goal for the review and discussion of the Planning Advisory Committee terms of reference is to make the public feel more welcome by having a less structured approach, thus getting the public engaged in a more positive way. Through greater public interaction we can live up to the intentions stated in the new Planning Act updates.

Committee member Murray McLeod mentioned that the Planning Advisory Committee was established because Council didn't have the time to hear all applications in one meeting, thus a Planning Advisory Committee was established to make things more efficient. The Planning Advisory Committee would give applications a first reading and if they met the tests, the applications would proceed to Council. Sometimes if applications had outstanding issues, they may have even come back to the Planning Advisory Committee. Around the time of its establishment, the Planning Advisory Committee met more regularly and heard more planning applications.

Committee member Thomas Neufeld indicated that he is welcoming of the idea of a more open meeting format. Also, he supported having the meetings scheduled earlier in the planning process as suggested by Mr. Brown.

Chairperson, Thomas Neufeld confirmed there were no comments from the audience.

PAC – 15 – 2016

Moved by Gord Queen, seconded by Ted Mastronardi that the Planning Advisory Committee Meeting receive the report produced by Manager of Planning & Development Services, Robert Brown.

CARRIED

1. ZBA/07/16 – King's Villa Condo – 342 Main St. E, 20, 24, & 28 Jasperson Dr.

Manager of Planning & Development Services, Robert Brown presented his report dated November 7th, 2016 to the Town of Kingsville Planning Advisory Committee regarding a proposed Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and Site Plan Approval (SPA) for lands owned by Guillermo & Rossana Moavro, located at 342 Mains T. E and 20, 24 & 28 Jasperson Dr., in the Town of Kingsville

The subject lands consist of four lots; all containing single detached dwellings. The total lot area is 2.185 ha (5.4 ac.) with frontage of 52.65 m (172.7 ft.) on Main St. E. and 47.15 m (154.69 ft.) along Jasperson Dr. The applicant is proposing to remove all buildings, consolidate the lots and construct a ten-storey, 95 unit residential & 6 unit commercial condominium building. In order to proceed with development on the property there are three approvals that are required as follows:

- i) An Official Plan Amendment to:
 - a) redesignate the residential lots on Jasperson to Highway Commercial to match the Highway Commercial on the front proportion of 342 Main St. E.; and
 - b) permit residential as an additional main use within the now combined portion of the property in the Highway Commercial designation.
- ii) A Zoning By-law Amendment to rezone the highway commercial designation portion of all of the properties to an appropriate residential/commercial classification and establish site-specific regulations;
- iii) Site Plan Approval which will outline the details and full requirements of the overall build-out of the proposal.

Planner, Jackie Lassaline from Lassaline Planning Consultants representing the applicant conducted a presentation on planning rationale for the proposed site development. The four subject properties are to merge into one and then require a site specific zoning amendment to address issues such as height, while the agricultural zoned lands to the north would remain. The proposed 10 storey building would provide both underground and surface parking. Heritage features have been incorporated into the architectural features of the building. Looking to the Provincial Policy Statement, this type of development is supported as it is located within the Town's settlement area while providing additional forms of housing. The proposed mixed-use style of commercial at grade and residential in the floors above, provides a style of housing not presently available in Town. Such a high density building is best located in walkable proximity to commercial areas, which is already present in the immediate vicinity. Vegetation buffering will be used to mediate the neighbouring residential dwellings. A shadow study concluded that only in the morning will a portion of the Libro building be covered by a shadow, and that no other surrounding buildings would be affected. The report included an access to Jasperson as a way to alleviate traffic pressures on Main Street and that local traffic increase would be within a tolerable measure.

Chairperson, Thomas Neufeld asked if the public had any questions.

Bonnie Baldwin, 151 Prince Albert, questioned why she didn't receive a notice of this public meeting. Manager of Planning & Development Services, Robert Brown responded that notice was giving to residents within 120 meters of the subject property as per the Planning Act. Bonnie Baldwin responded that the Town residents would like to be more involved and notified. Traffic in the area of the proposed development is a great concern and thought more people should have been consulted up to this point. Ms. Baldwin also asked for clarification on Jackie Lassaline's role and Mr. Brown's role. It was noted that Ms. Lassaline is a planning consultant for the applicant and that Mr. Brown is the Manager of Planning & Development Services for the Town.

Anna Marie Nantaas, 185 Woodycrest, raised concerns for Jasperson's current traffic issues that would only get worse with more density growth, and that she couldn't imagine what traffic issues this development would bring and that consideration should be taken into what may come down the road.

Dennis Laporte, 261 Lakeview Drive, asked if the location of the new high school has been selected. Manager of Planning & Development Services, Robert Brown concluded that no, it has not been chosen yet. Dennis Laporte speculates the new schools location could cause more traffic problems in the area and surrounding roads would require more lanes. Chairperson, Thomas Neufeld said that speculations cannot be made on traffic from a school whose location has not yet been chosen. Mr. Laporte concluded that he is not opposed to development but that he feels it is not in the right spot.

Tom Elwood, 32 Jasperson, asked how the development would affect his property as a next door neighbor since his property is not represented in any renderings or pictures. Planner, Jackie Lassaline from Lassaline Planning Consultants representing the applicant responded that Mr. Elwood's property will be buffered by trees and he wouldn't hear or see anything.

Chairperson, Thomas Neufeld confirmed there were no more comments from the audience and asked the committee members if that had any comments.

Committee member, Gord Queen stated that with the storm water management still under review and with the traffic study result stating the development would have minimum impact has never experience traffic in the area firsthand. Mr. Queen recommends a 3rd party review of the material. Mr. Queen is not prepared to move a recommendation to Council until the questions for storm water and traffic get answered. The committee shall review the completed information at a later date.

Chairperson, Thomas Neufeld stated that he liked the look of the building but with concerns over the height since Kingsville has never seen anything like this. Many residents believe there is a traffic issues and a 3rd party review would be a good idea.

Committee member, Murray McLeod asked the Manager of Planning & Development Services, Robert Brown to explain the sanitary sewer capacity situation. Robert Brown answered that it would be an underground storage of affluent with off peak outflow.

Committee member, Gord Queen suggested that the Planning department provide expanded public notice for future meetings. Manager of Planning & Development Services, Robert Brown responded that can be done.

PAC – 16 – 2016

Moved by, Gord Queen seconded by Murray McLeod that the Planning Advisory Committee the application be deferred until more information is provided pertaining to the traffic study and storm water management.

CARRIED

E. BUSINESS / INFORMATION

Nothing brought forward.

F. ADJOURNMENT

PAC – 17 – 2016

Moved by Gord Queen seconded by Ted Mastronardi, that there being no further items of discussion, the meeting adjourn at 6:49 p.m.

CARRIED



CHAIRPERSON, Councillor Thomas Neufeld



RECORDING SECRETARY, Kristina Brcic