



## MINUTES

### PLANNING ADVISORY COMMITTEE MEETING

**TUESDAY JUNE 20<sup>TH</sup>, 2017 AT 7:00 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 7:00 p.m. with the following Committee members in attendance:

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

#### **B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

Chairperson Thomas 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 FEBRUARY 28<sup>TH</sup>, 2017**

##### **PAC – 04 – 2017**

Moved by Gord Queen, seconded by Ted Mastronardi that the Planning Advisory Committee Meeting Minutes dated February 28<sup>th</sup>, 2017 be adopted.

**CARRIED**

#### **D. HEARINGS**

##### **1. ZBA/12/17 – 1552843 Ontario Ltd. (Noah Homes) – 150 Heritage Rd.**

Manager of Planning Services, Robert Brown presented his report dated June 9<sup>th</sup>, 2017 to the Town of Kingsville Planning Advisory Committee regarding a proposed Zoning By-law Amendment (ZBA) for lands owned by 1552843 Ontario Ltd. (Noah Homes), located at 150 Heritage Road, in the Town of Kingsville

The subject parcel is approximately 2.6 ha (6.5 ac.) in area and currently vacant and used for agricultural purposes. The applicant received zoning approval in the spring 2015 which was to permit the property to be developed as a residential subdivision containing single detached, semi-detached and townhouse dwellings. The property was also placed into a Holding zone until a plan of subdivision and associated development agreement were completed. The applicant is still proposing to develop the property for residential purposes but not via plan of subdivision. The proposal is for 23 semi-detached dwellings (46 units total) to be built as a single residential development on private streets. The applicant has submitted a funding request to the County of Essex to develop affordable housing and is seeking approval to prepare the subject property from a zoning standpoint if that funding is awarded. Under the terms of the funding the units are to be affordable

rental units and must remain as such for a period no less than 20 years. The zoning amendment is necessary to permit the 23 dwellings on one parcel, site plan control is necessary to regulate the overall development layout in much the same way that a development agreement would. In the event that once the 20 year time limit of the funding expires a plan of subdivision could be overlaid on the development and units sold off separately.

Chairperson T. Neufeld ask the PAC members if they had any questions for the Manager of Planning Services, Robert Brown. No questions were brought forward.

The applicant, Walter Branco was present. He addressed the audience asking for the neighboring comments / concerns / opinions.

Chairperson T. Neufeld asked the audience to come forward with their comments or concerns and to ensure that their name and address were given prior to their comments for our records.

Mr. Dale Cook, of 205 Dieppe Ave noted that several Semidetached town houses are going up all around town. In Mr. Cook's opinion this is not the look Kingsville should be striving for. Infrastructure deficiencies don't seem to be addressed. A few years ago the residents in Dieppe subdivision had 70 PSI water pressure. Currently they have 34 PSI. Water pressure should be addressed before more homes are added. Affordable housing, should be closer to town, Kingsville doesn't have public transit, not really walking distance to the grocery store. Concern about maintenance on townhouses or semis. Roofing in particular, if one resident picks brown shingles to replace on his roof and another picks black, it will look ridiculous. Mr. Cook has received a \$60 invoice/bill regarding the Wigle Drain, more improvements will be needed and the current residence will receive more bills. Mr. Cook also noted that Kingsville is beginning to look like a cookie cutter town with all the semi's popping up everywhere.

Mr. Robert Brown, Manager of Planning Services addressed the audience regarding the water pressure that Mr. D. Cook brought up. The water issue relates to the West Kingsville Service Area, this particular property is right on the boundary of the two water systems that service Kingsville. Municipal services are aware that infrastructure in the area does need upgrading to help resolve the issue of water pressure. Review of the necessary improvements is underway to help support future growth. Two different options have been presented by our consultant to service this development; one is to tie into the existing system; and option two is to extend the waterline from Woodlawn Cres into the subdivision to service the development. The storm water pond that is located in the Dieppe Subdivision does have the capacity to handle this development. However, the outlet would need to be upgraded, the developer will be covering the cost of this upgrade.

Roxanne Pratt, 221 James Ave. Her home backs onto the development. She moved to Kingsville to retire, as she had heard such great things about how quiet Kingsville is. She does agree that Kingsville is a beautiful place to live. This type of development will turn Kingsville into a non-desirable area. This development will decrease her property value. This is not the type of life style that she moved here for. Mrs. Pratt told a story of her family member that lived in a subdivision for 30 plus years and when a similar development was put into that subdivision her family member experienced theft after theft until she finally had to leave the home that she raised her family in. This development is going to bring a lot of people into this subdivision, it is going to be too crowded. The people that live in the subdivision now need to be considered, they bought there for a reason.

Tim Dobson, 35 Normandy Ave. Mr. Dobson grew up here, his father was a police officer here in Kingsville. Mr. Dobson built his dream home on Normandy Ave. He has no issues with Mr. Branco. Mr. Dobson knows this is business. Mr. Dobson worked with Ontario Housing Corporation. This is geared to income housing. In the 10 years that he worked in the housing corporation he met many nice people that were down on their luck, in tough times, etc. But he also met a lot of people that weren't so nice. His concern is property value, crime, etc

Shannon Cooper, 39 Normandy Ave. Shannon told her story of having to leave a marriage and find a place for herself and her children to live. She had to turn to affordable

living in the Belle River area. She said the development that she was in was beautiful and the people that lived there took a lot of pride in keeping it that way. She is concerned about transportation for the potential residents. She would be proud to have people feel safe and welcomed into her neighborhood. She knows that people are screened for this type of funding/assistance. She also wanted to make note that no one has control over who moves into the neighborhood.

A female resident at 225 Prince Albert St N spoke about her current situation. She had a good job for 31 years until health issues forced her into early retirement. She is grateful that she was able to find a beautiful home in Mr. Branco's geared to income development on Prince Albert St. N.

Mr. Dale Cook, of 205 Dieppe Ave. Infrastructure needs to be upgraded no matter what the development is. Is there another location where the infrastructure is able to accommodate?

Phil Carawana, 225 Prince Albert N. These homes will be built to a high standard just as every other house is that Mr. Branco builds. Mr. Carawana feels that the development agreements should be carried through to the inside of the homes and development.

Mr. Joe Prout, 148 Heritage Rd. Question if the Affordable housing is for seniors or for families?

Karen Wadsworth, 209 James Ave. What does affordable housing mean? What will the houses look like? What is the value? Will they be equivalent to Jasperson? Or are they going to be a lower value?

Mr. Walter Branco addressed the concerns of the audience. Provided background of Noah Homes. Building homes in Kingsville since 2003

Affordability - Starter homes in Kingsville are going up to almost \$400,000.00

The average person cannot afford to start out that high, nor can our retirees.

Trying to avoid high rise buildings for our aging population.

Trying to accommodate less property maintenance.

900 - 1000 square foot units. (\$250/sq ft) The units will be valued at \$200,000.00

Similar to a gated community, one owner.

Scott Kraus, 41 Normandy. Moved into his house because of the peace and quiet. He is already considering moving. The traffic flow is going to increase. Has young kids.

Matt Vanroie, 187 Woodlawn Cres. Will Noah Homes be building sheds with solar panels on them similar to the properties on Prospect? Mr. Branco replied that solar panels are not in the plans.

Mr. Branco would like to start the project as soon as possible. His target market is seniors. He feels that transportation should not be an issue. Most of his current residents in affordable housing for seniors do have their own transportation. If they do not have their own transportation, they have aids/nurses that come and deliver food/groceries. In a perfect world it would be nice to have these units closer to a shopping center, but Kingsville is growing, who knows what the future commercial development will look like.

Rene Everaert, 233 Owenwood Dr. Is this a government funded / assisted program? Mr. Branco replied that no funding is in place for this development. However, there is the potential for it in the future if needed. Mr. Everaert asked if there are stairs in these units? Basements? Mr. Branco replied that yes basements will be built for storage. They will not be livable space, it will be mainly for furnace, mechanical, utilities, sump pump. They are fully accessible units. One bedroom units.

Karen Wadsworth, 209 James Ave. When are plans available for review? Affordable living homes, one bedroom home, they will not be valued at the same value as the current semi's. Why are we hearing this application if we can't have a say in what is built. Mrs. Wadsworth asked about the original zoning and how did it get re-zoned.

Mr. Brown replied to Mrs. Wadsworth explaining that in the spring of 2015 the Town received a Zoning By-Law amendment application to re-zoning the parcel to permit semi-detached, town homes, as well as single detached homes. The neighborhood would have been notified of the meeting. Mr. Brown indicated that we are not able to control if homes

are considered affordable, we can control if they are semi-detached, town homes, or single detached homes. Mrs. Wadsworth asked what the point of asking for public input then if you can build whatever type of homes you want. Chairperson T. Neufeld addressed the purpose of the Planning Advisory Committee. The committee's purpose is to get the public feed and make a recommendation for the application to be presented to Council for their opinion and decision; or to send the application back to the developer to tweak it if need be. Chairperson T. Neufeld told the audience that all public comments are valued and taken into consideration before a decision is made.

Mr. Branco stated the units will have one bedroom with a "den" for guest to stay overnight if need be. With a glorified crawl space, a basement to store the furnace, hot water tank, etc. No windows. Each unit could be a 900 square foot unit up to a 1400 square foot unit. Mr. Branco sees this as an alternative to a High Rise Condo, the benefits of no upkeep, and be able to have a garden.

Dave Cours, 39 Normandy Ave. Single Ownership clarification? Mr. Branco plans to maintain the property for 20 years. What happens in 5 years from now if a buyer comes to you and offers to buy it? Would there be a guarantee that the standards would be kept the same as Noah Homes standards.

Matt Dick, 200 Heritage Rd. How do you not approve a plan of subdivision in 20 years if that is the long-term plan? Mr. Brown explained that the applicant would be required to undertake the application process for a plan of subdivision. The layout, servicing and roads are being designed so that there would be no issue with overlaying a plan of subdivision in the future. Regarding drainage, Mr. Branco takes responsibility of the outlet upgrade. Has there been a decision where the new drain would go? One possibility that was currently under consideration was to re-route between the subject property and 200 Heritage to the road side and then along Heritage Rd to the drain outlet.

Robert l'Anson, 195 Woodlawn Cres. 46 units, 1 bedroom? Depending on the demand would some units have 2 bedrooms?

Margaret Malott, 211 James. What happens after this, do we get to vote?

Chairperson T. Neufeld responded that the public does not vote. The committee will make a recommendation if the application is endorsed for presentation to council.

Committee member Mr. Gord Queen is concerned about private development. Development Manual has standards that need to be met. He referred to the Provincial Policy Statement, from the Committee of Adjustment Meeting held the same day. He does see the need of Affordable housing in Kingsville. Sidewalks, road widths, easements etc. need to follow the development manual.

Committee member Gord Queen moved to NOT Endorse. Seconded by committee member Ted Mastronardi.

Planning Services did not endorse or support any particular design for the development this was the applicants plan. It has potential for affordable housing funding. Ownership would remain with one owner (the developer for min. 20 years). Zoning already permits single, semi-detached and townhouse development the requested zoning for the building of up to 23 dwellings (46 units) on one lot.

Municipal Services reviewed the plan and did not express concerns with the proposed 50 ft. and two 8 ft. easements. This is an option that is in the Development Manual. The sidewalk layout was a suggestion. If this is going to be an affordable community some concessions could be considered without a significant departure from the Development Manual standards.

Committee member Mr. Shannon Olson, Water Pressure in the James Normandy Subdivision, is already an issue. Water pressure should be addressed by the Town before this development is approved.

Municipal Services have suggested that they connect on Woodlawn and loop on to Normandy which should help to alleviate the problem.

Chairperson, T. Neufeld confirmed there were no other comments from the applicant or the audience.

**PAC – 05 – 2017**

Moved by, Gord Queen seconded by Ted Mastronardi that the Planning Advisory Committee not endorse support of the proposed rezoning to Council at this time.

**CARRIED**

**2. ZBA/14/17 – 1552843 Ontario Ltd. (Noah Homes) – 169 Prince Albert St. N.**

Manager of Planning Services, Robert Brown presented his report dated June 12<sup>th</sup>, 2017 to the Town of Kingsville Planning Advisory Committee regarding a proposed Zoning By-law Amendment (ZBA) for lands owned by 1552843 Ontario Ltd. (Noah Homes), located at 169 Prince Albert St. N., in the Town of Kingsville

The subject parcel is approximately 1.4 ha (3.45 ac.) in area with approximately 71.6 m (235 ft.) of frontage and currently contains a single detached dwelling. The applicant is proposing to redevelop the subject property with the creation of 3 single detached dwelling lots along the frontage of Prince Albert St. N. These lots would be approximately 35 m (115 ft.) deep with a minimum frontage of 15.24 m (50 ft.). The remaining lands, not including the wooded area and any required buffer area are proposed for the development of townhouses. The initial suggested maximum would be 27 units total.

This a Public Meeting to provide input at the initial stages prior to any presentation to Council or final recommendation from Planning Services. We are here to listen and to provide clarification and answers to the public in the area from the Town. The developer is also in attendance and is available to answer questions.

**Clarifications**

Mr. Robert Brown, Manager of Planning Services explained the application history – initial plan vs current plan. Mr. Brown explained that Bernath Gardens subdivision is not approved for townhouse development. (14 semi units 37 singles) Reminder to the audience that this is not an approval meeting this is an input meeting, staff have made no final determination nor have recommendations for or against the proposal been formulated at this stage – comments from the meeting will be heard and considered by the Planning Advisory Committee, those comments will also be discussed with the applicant and a final determination made as to whether or not to proceed. You will be notified if the tentative date for the Council meeting provided in the notification changes. Circulation distance was 200 m, min is 120 m

Current density of the northwest quadrant area 44.5 ha (110 ac.) does include one park and privately owned open space/wooded areas 5.78 ha (14.3 ac)

Current density is 6.89 units / ha in comparison to the OP limit for low density of 20. That is approx. one dwelling for every 1/3 of an acre (15,000 sq. ft.)

With the added Townhouses that level would increase to 7.57 units / ha this represents about 50% of the typical new development density level.

Approx. 307 dwelling units – consists of single detached, semi-detached, apts & townhouse units

63.5% SDD – with new development this would decrease to 58.7%

4.5% Semis

9.1 % Townhouses - with new development would increase to 16.3%

20.8% Apt.

There has been some comment regarding the character of the area and ongoing development of the street so Mr. Brown did a quick review of the age of some of the homes on Prince Albert North of Walnut to Palmer and found that the oldest homes on the street are actually the three or four homes immediately around the subject property (late 1940's). There are homes on Prince Albert that have been built during just about every decade since the 40's so the character of the area has been in constant evolution for the last 70 years. The one constant in this area has been change.



Prince Albert and Palmer would be considered local collector roads and there is an expectation that traffic volumes would be greater on this type of road as they intersect with other local roads for access to Main St or Division Rd.

Chairperson T. Neufeld ask the PAC members if they had any questions for the Manager of Planning Services, Robert Brown. Chairperson T. Neufeld asked regarding up to 27 units. How many units need to be developed to fulfill the 20% affordable housing? No other questions were brought forward from the committee.

The applicant, Walter Branco of Noah Homes was present.

Chairperson T. Neufeld asked the audience to come forward with their comments or concerns and to ensure that their name and address were given prior to their comments for our records.

Ken & Pam McLean, 158 Fern Ave. Mr. McLean thanked the audience/residence for their support on the opposition of this application. Mr. McLean brought with him over 170 letters of opposition, with hopes that Town Council will hear the frustration of the residence. The quality of life will be impacted by this. Even though the two town house projects were approved, we have to keep talking. County of Essex Official Plan Section 3.2.8 affordable housing requires the community to achieve minimum affordable housing target of 20% re-development. The town has fallen short of the past 4 years, the Town has just reached 10%, what was the reason for this? Why are other areas of the Town not required to meet the Town's desired mix? Mr. Robert Brown, Manager of Planning Services replied that this type of development is twofold, the developers have to uptake doing it and the government has to be forth coming with money. There is no ability to force this on the developer. It is all government support driven, and development uptake. We are losing Kingsville residence because they have to sell their homes and then having to leave the town because they can't afford to buy here. Housing target for new development from this point forward have to make a better effort to insist on meeting these targets.

Mr. McLean referred to a map Infill projects, Prince Albert and Fern Ave are targeted. The map is for servicing, and potential Infill.

Mr. McLean Read a Quote from the Official Plan "Maintaining the existing pattern of single units or restricting development to the single tier pattern is contrary to the goals of the Provincial Policy, internal roads off of Prince Albert Street will insure that rear lands are allowed to develop in an acceptable way".

What is the plan for future infill? Mr. Brown replied that there is no infill plan, it all depends on developers and property owners that come forward with their applications on individual lots.

Significant Valley Land. A portion of the wooded area at the rear of the property was partially cleared of smaller trees and ground cover. Nothing but wood chips are left.

What actions are underway to address the degree of damage to this Significant Valley Land and who determines the level of penalty to be applied? What actions are underway now?

Mr. Brown replied MNRF/ERCA determines the level of penalty. Any property that currently has a Natural Heritage feature upon it, and looking to develop is required to undertake an Environmental Impact Assessment if they take action prior to the completion of the assessment they can eliminate any ability to get clearance on that piece of land / clearance will not be granted. This is in ERCA & MNRF hands now regarding the actions that have been done.

Bonnie Baldwin 151 Prince Albert St N. Prepared a written presentation and read it to the audience. Full comment is attached to the file for public record.

Ed Cornies, 110 Prince Albert St N; Mr. Cornies is a retired professional Town Planner. Mr. Cornies submitted two pieces of correspondence. Attached to the file for public record.

Phil Carawana, 225 Prince Albert St N. Spoke to the personal benefits he has found in the affordable housing at 225 Prince Albert St N. He feels that what Mr. Branco is doing is very honorable. He first hand knows that the residents in 225 Prince Albert St N take pride in their home.

Greg Mc Cready, 174 Prince Albert St. Lived on Prince Albert all his life. Traffic flow is a concern. Between the new development in Bernath Gardens, and the developments at the North end of Prince Albert St N traffic has escalated. There are no sidewalks on Palmer, more traffic will only make the neighborhood less safe for pedestrians and children. Conklin Orchard Development (west of Prince Albert) will add to traffic issues in the future. Bernath Gardens subdivisions signage reads "Townhouse Development", now we understand that it is not going to be townhouses. Why are you not looking at putting the affordable housing into this subdivision, before it is developed? Mr. Brown replied that the style of housing has nothing to do with affordability. You can have affordable town houses, semi's or singles. Bernath Gardens never included Townhouses, and is not zoned for Townhouses. Affordable rental townhouse units similar to what is currently at 215 and 225 Prince Albert St N is what this property is proposing.

Stacie Murtagh, 182 Prince Albert St N. Family has been on the street for 80 plus years. He is surrounded by the proposed new developments, he will have lights coming out of the driveway into his home, he is also going to be affected by the Bernath development and Conklin development to the rear of his property. He feels that the neighborhood has been through enough change.

Sherry Lowrie, 47 Cameron Dr. Mrs. Lowrie feels like she has been lied to. The wooded area was cleaned after 5pm one night, when she spoke to the man in her back yard that evening she was told that he would be building a few homes on the property. She never imagined it would be 27 homes. Snakes, rabbits, squirrels, birds etc. will lose their home and eventually be in residential back yards because they have nowhere else to live.

Ron Bailey, 189 Prince Albert St N. Raised his family in his home and wants to retire there. He has never wanted to move from his family home but if this goes through he is definitely selling.

Sandra Smith, 319 Heritage Road. Resident of Kingsville, do we want to remain a town, or do we want to become a city? Traffic is just increasing everywhere. We can barely handle the traffic we have now. Maybe we should take a step back with all this development.

Juan and Carmen Lund-Calderon, 29 Ivy Lane Does not see the relevance of this development in this neighborhood. Don't destroy park land.

Terry Wilkins, 170 Prince Albert, lived there for 30 years. Large deep property on a dead end street. In the past 30 years the wildlife has decreased significantly. Deer, turkey, ducks, etc. Now we have commercial trucks, farm equipment, speeding cars, etc. are going up and down the road. Police presence was promised, and it is not happening. Property value will decrease significantly if this development is approved.

Leon Barlow, 197 Prince Albert St N. Regarding the natural habitat at the back of the proposed development. If this development is approved it will have a significant negative impact on the wild life from lights, noise, etc. Please consider the natural habitat when making your decision and not approve this development.

A resident at 225 Prince Albert St N Noted that every development, every house on this street has had an impact on wildlife. It had to start somewhere.

Denise Bove – 225 Prince Albert St N - 33 year resident. Single mother. Was able to retire because of the affordable housing that was available at 225 Prince Albert St N.

Walter Branco, Noah Homes spoke to the audience and Committee. Regarding the Janzen property, last three homes built on Price Albert St. N. Walter built two of the three homes. He is very familiar with the area and neighborhood. The property owners approached Noah Homes, to see if they could help develop the property. Mr. Branco is just investigating options and opportunities of what could be done with the property. Noah Homes has not been on site as of yet. Mr. Branco knows what kind of a lengthy process it is to get all the environmental, traffic studies and approvals, etc. So he wanted to start with this meeting to get public feedback. What is the answer, how can everyone win? He is passionate about providing housing for everyone in the community.

Nancy Barlow 197 Prince Albert St N. She cannot afford \$2000 rent / month nor can she afford \$400,000.00 for a new home. She does not feel that Noah Homes affordable housing is affordable at all.

Shawn Stephens, 135 Prince Albert St N. New to the neighborhood of 3 years. We have a developer willing to do this. Which is honorable. A lot of miss information, a lot of different stories. There should be more thought into what the official plan is, hold all developers responsible for doing their own part.

Jeff Godin, 82 Prince Albert - Asked Mr. Branco to clarify who thinks that \$2000/mth is affordable. Mr. Branco replied that he was referring to a high rise in Leamington that does currently rent units for \$2000/mth.

Nelson Pedro, 119 Prince Albert St. N. Noah Homes built his house, told him that his house value would continue to increase because of the beautiful street, and neighborhood. The affordable housing will definitely decrease his house value. He asked why Mr. Branco doesn't build this development in one of his other lands that he owns, off of Jasperson, or in Ruthven.

Committee Member Mr. Gord Queen, potential of future scenarios with the 13 other deep lots we have remaining on Price Albert St N. ERCA does have protection policies, also fences were installed in the Cedar Beach area and Arner Townline, but have now been removed. Long range, better plan as to where the sites are developed. Medium density is not supported in this area.

Committee Member Murray McLeod, has an issue with using deep lots to satisfy affordable housing, it is not sound planning. Motion to not endorse the proposed rezoning.

Chairperson, T. Neufeld confirmed there were no other comments from the applicant or the audience.

#### **PAC – 06 – 2017**

Moved by, Murray McLeod seconded by Gord Queen that the Planning Advisory Committee not endorses support of the proposed rezoning to Council at this time.

**CARRIED**

#### **E. BUSINESS / INFORMATION**

#### **F. ADJOURNMENT**

#### **PAC – 07 – 2017**

Moved by Gord Queen seconded by Shannon Olson, that there being no further items of discussion, the meeting adjourn at 10:17 p.m.

**CARRIED**

*VICE CHAIR, Murray McLeod*  
\_\_\_\_\_  
CHAIRPERSON, Councillor Thomas Neufeld

*Kristina Brcic*  
\_\_\_\_\_  
RECORDING SECRETARY, Kristina Brcic