



MINUTES

PLANNING ADVISORY COMMITTEE MEETING

**TUESDAY SEPTEMBER 19TH, 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"> • Deputy Mayor Gord Queen • Councilor Thomas Neufeld • Murray McLeod • Shannon Olson • Ted Mastronardi 	<ul style="list-style-type: none"> • Manager of Planning Services, Robert Brown

ABSENT: Interim Town Planner, David French

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 AUGUST 15TH, 2017

PAC – 12 – 2017

Moved by Murray McLeod, seconded by Gord Queen that the Planning Advisory Committee Meeting Minutes dated August 15th, 2017 be adopted.

CARRIED

D. HEARINGS

1. ZBA / 02 / 16 – HVM Holdings – 200 Main Street East

Manager of Planning Services, Robert Brown presented his report dated September 14th, 2017 to the Town of Kingsville Planning Advisory Committee regarding a proposed Zoning By-law Amendment (ZBA) for lands owned by HVM Holdings Inc., located at 200 Main Street East, in the Town of Kingsville.

The subject lands consist of two parcels totaling 2.24 ha (5.55 ac.). Parcel B, fronting on Main Street East is a 0.58 ha (1.43 ac.) L-shaped lot created by consent in 2016, while Parcel A, with access and frontage on/to Woodycrest Avenue is 1.66 ha (4.12 ac.) in area.

The intended development at that time was to locate a medical clinic building on Parcel B and develop Parcel A for multiple residential consisting of two 6 storey, 60 unit condos. The owner is now prepared to move forward with this development in a phased approach.

Phase 1 would be the development of the medical clinic, Phase 2 and 3 would see the construction of the condo buildings.

In order to proceed with the development the following approvals would be required:

- i) A zoning amendment to permit a limited mix use including the medical clinic, professional offices and accessory pharmacy and two, six-storey condominiums with a maximum of 120 units, and
- ii) Site Plan approval of each of the proposed phases.

A video of the proposed site was presented to the audience of Planning Advisory Committee and the public.

No questions asked from the Committee Members.

Tim Buhler, 218 Cherrywood Drive, noted issues with the entrance on Main St East. There are no lights at this entrance. Therefore traffic would be forced to turn West. Mr. Buhler also noted that Applewood and Woodycrest do not have sidewalks. Therefore either the town or the developer would have to install. Traffic is an issue. Three way stops will be necessary to slow traffic.

Michael Palenchar, 213 Applewood, backing onto empty field. The second building (north south) will be 6 stories high, plus the roof, 15 meters behind his property. The shadowing will constantly be in his back yard.

Joe Ouellette (ROA Studio Inc.), noted that a sun pattern study was done on the effects of the sun and shadowing. The applicant is trying to ensure that the shadowing will not affect residents. The zoning by-law sets the minimum and maximum distance for buildings and the proposed set backs are within the zoning regulations.

Gord Nelson, 217 Applewood Rd, also noted the view and shadowing affecting his property.

Norm Henderson (Developer), recognized the genuine affect and concern of the shadowing. They will look into moving the North / South building ahead to help eliminate the shadowing. They are trying to be good neighbours.

This application came forward because of the need for a medical center or shortage of doctors. The developer approached the Doctor Recruitment Foundation, and in order to attract the doctors, it was conveyed that the condominium concept fits in with Doctor-attraction philosophies. Norm Henderson was on the economic development committee and he learned that a lot of potential residents are looking for an affordable condo to relocate to Kingsville. The medical center is moving forward, the condos will be a couple years later.

Ken Womack, 316 Saddle Lane, indicated seems to be a lot of misinformation floating around town. Traffic seems to be the biggest problem. Explained the process of OMB and the rules are to be applied to the whole province of Ontario. Even though the town of Kingsville doesn't like what is allowed, we have to follow the rules. We need growth in order to thrive.

Norm Henderson, the developer owns a home here in Kingsville, and wants nothing but prosperity and growth for the Town.

Phil Greenen, 91 Woodycrest, area consist of mainly ranch style homes, not many two story homes. The tall high rise will not fit with the look of the neighbourhood. His main concern is traffic, as already mentioned. As for the timeline of construction, Norm Henderson mentioned it would be done in phases – does this mean that the site be under construction for the next 10 years? Norm Henderson assured the residents that infrastructure issues need to be resolved first, but development will take place in a timely manner.

(Name/address not provided),Purpleplum Drive, no objection to development. Which way will the water be flowing from the storm and sanitary? Mr. Henderson assured that the flow will be to Main Street, as per the engineered drawings. Storm water report has been done, and will continue to be reviewed.

Michael Palenchar, 213 Applewood Rd, has a concern with surface water.

Roberta Weston, 72 Walker Drive, owner of Erie Shore Rehabilitation at 275 Main St East, business development is definitely a plus. Concerns with the actual plan for development, infrastructure, waste water management and green space. Green space is lacking in Kingsville and Essex County. What is planned for the neighbouring properties as well as across the road? Coming out of Santo's onto Main Street is already a nightmare. Concerns with Traffic. Public Meeting is encouraged from Council.

Primary goal is the Medical Center seems to more like a Walk-In-Clinic, Kingsville needs more family physicians. Support services are definitely needed.

Traffic calming measures required - traffic on Main Street and back into the subdivision. Look elsewhere for location of condos, leave the established residential areas.

Tecumseh Medical Center is what we are looking to develop. Something that will have a walk in clinic but also with Family Physicians.

Phil Greenen, 91 Woodycrest, we are not against your development but the scale of the development is concerning.

Norm Henderson said the location of site was picked because of the walking distance it is to a lot of shopping centers.

Committee Member, Murray McLeod. The traffic flow on Woodycrest Ave is a concern. The diagram shows access to Applewood.

Manager of Planning & Development, Robert Brown, it is not a Town owned street, it will be a privately owned road. It will unfortunately be used as a cut through but it is designed to slow people down. This property is ideal because of the double access. The town Planner feels it is better to have an alternative access. Municipal services would want a light on Main Street if there was no other access.

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

PAC – 13 – 2017

Moved by, Gord Queen seconded by Ted Mastronardi that the Planning Advisory Committee receives the report and refer the matter to Town Council with the request that further information regarding timeline for infrastructure improvement that may be required.

CARRIED

2. ZBA/19/17 – 1552843 Ontario Ltd. – 150 Heritage Rd

Manager of Planning Services, Robert Brown presented his report dated August 8th, 2017 to the Town of Kingsville Planning Advisory Committee regarding an application for lands in the Millbrook Subdivision, Stage II Phase 1, for exemption from part lot control.

The subject lands consist of forty-two (42) plan lots within the Royal Oak at the Creek Subdivision intended for the development of single detached dwellings. The developer is requesting exemption from part lot control to reconfigure lots 10 to 16, 28 to 41, & 45 to 51 into 20 blocks for development of semi-detached dwellings, eventually to be subdivided into 40 individual freehold units. Servicing needs and storm water have been reviewed. The County Planner has requested that a public meeting be undertaken to provide information to the abutting property owners due to the change in dwelling type and lot configuration.

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

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

Jim Mallot, 880 Mallot Lane, feels that this a bad move for Kingsville to approve this. Sees this as nothing but an affordable housing type development. Agrees need for this type of development exists in Kingsville, but this area is predominantly single detached development and feels there are other areas better suited for semi development. Shared concerns about long term property standards issues associated and future zoning applications being brought forward by developer.

Renee Everaert, 233 Owenwood and 22 Heritage, questioned what safeguards are in place to ensure Phase 2 is developed as per this design...concerned development is going to change design direction again in future.

Mr. Brown indicated that all property owners have the right and ability to request zone changes but at the end of the day it is Council's decision whether or not any zone change is approved. The Town cannot guarantee that no future changes/requests will come forward.

Alex James, 1720 Cavenough, Cottam (name and address cannot be confirmed), past Ontario Housing Corporation employee. Semi-detached dwelling development under affordable housing program tends to attract residents with social and economic challenges. Property standards will become an issue over time – units will deteriorate and ultimately fall to disrepair.

Walter Branco (applicant), third time coming to Council regarding this property. He resides in the Town and wants to work with Administration and Council to provide what is best for Town and residents. Concessions have been made based on previous meetings and public comments. Project currently is not subject to any upper-level funding. Dwellings are not subsidized rental units but federal/provincial loan monies are being sought for construction purposes in order to lower monthly rental costs for tenants. Goal of develop company is to provide a wide range of housing options for the residents of Kingsville.

Karen Wadsworth, 209 James Avenue, questioned whether or not full basements are provided. Also sought clarification on planned lighting, fencing and landscaping, drainage (SWM) provisions. Walter Branco provided responses. Karen Wadsworth had no further questions or comments based on responses.

Matt Dick, 200 Heritage, sought clarification on landscaping and cedar tree height and density. No issues with Kingsville accommodating allotted (20%) subsidized/affordable housing but is concerned about high density of this type of development in the immediate area.

Robert Brown (Town) indicated 20% is not necessarily a maximum value. Also spoke to idea of dispersing affordable housing development throughout Town, but indicated the idea of locating of an affordable housing development amongst all style/costs of housing throughout the town is questionable from his planning opinion.

Jason Henderson, 136 Heritage, questioned whether or not road shown of plan can in reality accommodate daily usage and other times of high demand.

Tim Dobson, 35 Normandy, questioned whether or not proposed access can provide for adequate and efficient fire response. Further expressed concerns about potential basement flooding once development buildout occurs and affects water table. Also questioned ability of developer to afford maintenance based on reduced rental rates.

Walter Branco, emergency access is provided through servicing corridor if road fabric for some reason provides for inability to accommodate emergency response vehicles. Explained SWM demands (sump pumps) reduced once buildout occurs. More pumps equals less water in each basin. House design will provide for reduced maintenance requirements – preferred approach is full brick veneers, paved driveways, sodded lawns.

Alex James, cautioned developer that maintenance and upkeep will be overwhelming and expensive. The type of tenant these developments attract are not the type that

Michael Storey, 177 Coghill, seniors/grandparents need second bedrooms to accommodate overnight guests.

Gord Queen, no obligation of Town to take over private road network.

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

Committee member Shannon Olsen. Endorses to motion to send application to Council. Seconded by Murray McLeod.

PAC – 14 – 2017

Moved by, Shannon Olson seconded by Murray McLeod that the Planning Advisory Committee approve the recommendation to move the application to Council for a decision.

CARRIED

E. BUSINESS / INFORMATION

F. ADJOURNMENT

PAC – 15 – 2017

Moved by Gord Queen seconded by Shannon Olson, that there being no further items of discussion, the meeting adjourn at 9:10 p.m.

CARRIED

CHAIRPERSON, Thomas Neufeld

RECORDING SECRETARY, Robert Brown