

City of Port Colborne Council Meeting Addendum

Date: Tuesday, April 12, 2022
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
 66 Charlotte Street, Port Colborne

Pages

6. Disclosures of Interest

- *6.1. Councillor E. Beauregard - Recommendation Report for Site Plan Control Application D11-01-22, North Side of Killaly Street East, 2022-68

8. Staff Reports

- 8.2. Recommendation Report for Official Plan and Zoning By-law Amendment at 54 George St., Files D09-03-21 and D14-15-21, 2022-71

- *a. Delegation Material from David and Jennifer Gardiner, Residents 1

- *b. Delegation Material from Karl and Tracy Reker, Residents 5

- *c. Delegation Material from John C Manwaring, Resident 6

- 8.3. Recommendation Report for Site Plan Control Application D11-01-22, North Side of Killaly Street East, 2022-68

Councillor E. Beauregard declared a conflict on this item. (I, Councillor Beauregard, declare an indirect pecuniary interest as I am employed by Upper Canada Consultants, the agent for the applicant.)

- *a. Delegation Material from Melissa and Mary Bigford, Residents 7

18. Notice of Motions

- *18.1. Declaring Farmers Market Square as Freedom Square (Councillor Kalailieff) 10

From: jennifer.winfrey <[REDACTED]>
Sent: April 11, 2022 7:20 PM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>; Gary Bruno <gary.bruno@portcolborne.ca>
Subject: 54 George Street Port Colborne

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David and Jennifer Gardiner of 62 George Street

I would like to start by saying I have reached out to a Regional Council member about the Urban Building area. According to a Regional planner stated that 54 George Street is not in the Urban area. That this property is classified as an infill which was confirmed by David Schulz re email.

Also the new amendments that are being ask for because of the internal driveway at the property of 54 George Street would be to close to my property west of the development. It will interfere with my veiw of leaving my driveway safely. My privacy will be invaded. The 3 meter buffer was for snow removal. This development is too large for the lot size.

Garbage

I see in the plans that 30 spots for Garbage are located in front of Block A and Block B abutting the sidewalks. In the Smart Growth Gudelines it states to make walkable neighborhoods I don't think walking by 30 Garbage filled storage areas is pleasant or visually appealing. Also this can cause rodents to over take the area.

Also now for Garbage pick up it is listed as a Block Townhome not Stacked townhomes.

Definition of a Block Townhome is divided vertical.

So you can change the description of the development to have the requirements met.

Also in the Smart Growth Gudelines sidewalks are to be 1.5 meters wide.

With the Garbage being stored abutting the sidewalks there is no where for snow load.

The Recommended Report for Official Plan and Zoning By-Law Amendment at 54 George Street

Question for David Schulz your Report did not contain no mention of Affordable price or Affordable housing.

Are the minutes available for Internal Consultation meeting on December 17, 2021

I do need clarification if the Planning Justification Report prepared by NPG Planning Solutions was used at this meeting and was this report reviewed by Estale Hill

Questions for this report if Mrs Davis prepared this report and was reviewed by Cory Armfelt.

A quick recap on January 18,2022 meeting

Questions about the Planning Justification Report including
3 Proposed Development
6 Summary of Planning Opinions
And the Provincial and Regional Policies.

Demolish of Church

I have concerns regarding the safety of my property. The property is very close to mine and has 30 inches to work along the west side of the church wall.

It is unfortunate that snow removal can't be done without my property obtaining damage. And a promise by Estale Hill to meet to discuss the damage which they never returned and when I sent a email for an address to send Estimated for damage no reply.

And traffic on this street is minimal which will change if approved.

And finally a request to our Honorable Council to deny all Amendment for 54 George Street

Thank you
David and Jennifer Gardiner



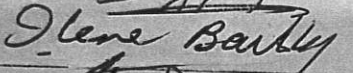

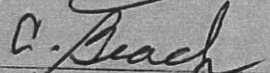
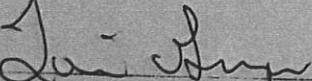

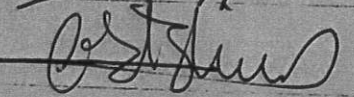
Petition to Stop Rezoning

Petition summary and background	This is a petition to stop the rezoning change to the property known as 54 George Street, also known as 200 Erie Street Port Colborne.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to Stop the rezoning of 54 George St also known as 200 Erie Street Port Colborne

Printed Name	Signature	Address	Comment	Date
Andrea Perrella	Andrea Perrella	71 Wellington St, Port Colborne ON		Mar 17 th / 22
Cathy Oum	Cathy Oum	105 Forest Ave Port Colborne		Mar 9 / 22
Derek Gibbs	Derek Gibbs	67 Erie		Mar 10 / 22
Billy Topolinsky	Billy Topolinsky	644 Elm St		Mar 17 / 22
Robbie Burde	Robbie Burde	3983 Brookfield		Mar 18 / 22
Kim Hoover	Kim Hoover	42 Charles St. Port Colborne		Mar 19 / 22
DARYL DOLAN	Daryl Dolan	233 Grant Rd Hagersville		Mar 21 / 22
Terri Snider	Terri Snider	253 Wellington St.		Mar 21 / 22
Robin Simon	Robin Simon	49 Victoria St PC		Mar. 22 /
Mark Harrietha	MARK HARRIETHA	600 KING ST PC		MAR 24 /

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Printed Name	Signature	Address	Comment	Date
TREOR REEDERSON		270 Ash St.	No More High Rises	3/24/22
Linda Skotnicki		31 Ronny mede	No more	3/24/22
Ilene Bartley		311 Kellatly St. E.		3/28/22
LAURE ROSSMAN		99 Victoria St.	NO MORE	3/30/22
CARROLL		Ash St.	NO HIGH RISE	4/4/22
Lorrie Dingras		418 DAVIS	NO high rise	8/4/22
Chris Sherk		232 ALEXANDRA	No More	9/4/22
Curtis Blandford		5 Evelyn Ave		

-----Original Message-----

From: [REDACTED]
Sent: April 12, 2022 10:30 AM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Re: meeting on Tuesday

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Good Morning Charlotte,

I have a couple concerns pertaining to the George Street variances they are going for.

First I don't like how close they now want it to the residential property lines. I feel as one of the properties that this will be over looking I want as much of a buffer there as possible for a few reasons. One being that I want trees put in for Privacy and another fence put in there to help block headlights and sound. This will be overlooking my backyard and house. I also want to make sure they have enough room to have proper drainage throughout this entire project while being built as well as once its done. If you flood out Jen's backyard you will then flood mine out wrecking everything in my yard! I know you'll say it's all going to be fine but I know for a fact other building in Port Colborne who are flooding other properties out and you aren't doing anything about it as a city. So I'm extremely concerned about this as I'm seeing it happening now.

My other issue is the garbage cans. 30 cans by the street isn't going to look nice and where's the recycling bins going? I am happy they aren't going along the back fence so then I don't have to smell them. But are they going to be in something that looks nice and helps with the smell and so the garbage is just all over the place.

These are our concerns because whatever you do there impacts my property Value greatly as it's pretty much in my backyard and it will be overlooking my house. My address is 683 Elm Street I'm the new build and we called the city before we bought this house to ensure apartments weren't able to go in and you said do to zoning no they weren't now 2 years later here we are so we are not happy.

Thank you for your time.

Karl & Tracy Reker

From: [REDACTED]
Sent: April 12, 2022 11:30 AM
To: Deputy Clerk
Subject: 54 George Street

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I am wholly opposed to this project of 30 "STACKED" townhouses or Whatever they may be called for the following reasons,

1. 30 units for this property is too high a density. There would be a minimum of 60 persons ,considering 2 per unit.
This could also be a potential of many more per unit

2.Parking according to the city is 1.25 per unit.
30 parking spots plus 8 visitor spots
The potential minimum of 60 vehicles ,considering each of the 60 have a vehicle.
The extra 30 would park on the streets of George and Erie and congest the area.
Especially at times of the year when there would be many more visitors.

All of these extra vehicles will cause much more traffic on the two streets as well as possibly Neff St.

At the present time we see parents come to the playground with their children,and they have space to park while the children are on the equipment.With the extra 30 vehicles there would be no space for occasional visitors to the park or to our own Homes

John C Manwaring
66 George Street

Melissa Bigford on behalf of Mary Bigford

April 12, 2022

To: Mayor and Members of Council,

We are writing this letter to inform you that council should not approve Report #2022-68 as presented to council for the following reasons. As stated in the report the Public Works Department is still completing their review in respect to site serving, grading and stormwater management. This continues to be a major concern to the abutting neighbours and landowners. Staff stated that the city policy is: that the City always requires stormwater flows to be controlled to the same levels that existed prior to development. However, the functioning service report states that stormwater flows unable to enter the on-site storm sewer system during major storm events will outlet uncontrolled to Killaly Street, the Killaly St. road allowance and ultimately to the Welland canal. Staff also stated that the design and details of this site plan are likely to be revised several times before they are accepted by the City. So why is this report before council for approval when it is clear that there are many major aspects of this design that will need to be revised several times before being accepted by council?

It was stated by the applicant that parking of the trailers would be up against the city owned property but subsequently, in the site plan submission parking for up to 57 trucks abuts the residential properties along Janet St. Why have staff not requested due to the increased size and movement of the parking lot to be paved or to be at a minimum tar and chip as the landscape berm will only mitigate some of the dust and noise. It also shows the limit of gravel parking area in the interior side yard which under the D6 Guidelines shall be paved with concrete or asphalt abutting a residential neighbourhood to avoid or minimize any potential adverse effects from odour, noise, vibration and dust. So why have staff not requested the area be paved to the end of building? I would also request council to require that clean soil is used in the landscape berm.

I would also bring attention to council that the development on the property has already started as a building permit through the foundation permitting process had been issued, yet none of the protective measures outlined in the site plan including the silt fence around the perimeter of the property and the hoarding protection of the existing trees has been installed. I have attached a photo of the large pile of excavated dirt near the ditch. There is also the issue that a ditch realignment or easement agreement needs to be created as the current city ditch curves onto the developer's property. This is the same ditch where much of the proposed stormwater will drain into.

Last year, half the homes on Janet St. sustained substantial damage to their homes from the last major storm event due to the storm sewer back up and the system not being able to handle the flow. Insurance companies are now classing the Killaly St and surrounding areas as a flood plain

due to the recent flooding and damage that occurred to the Janet St. homes. What guarantees/protections do these residents have that all the extra flow from this property will not have potential consequences in the future as they have already been adversely affected before the extra flow is even introduced into the current infrastructure?

In conclusion, this report should not be approved till all the major not minor outstanding significant issues and concerns of the abutting neighbours are addressed.

Sincerely,

Melissa & Mary Bigford



Memorandum

To: Mayor Steele and Members of Council
From: Councillor Kalailieff
Date: April 12, 2022
Re: Motion to Declare Farmers Market Square as Freedom Square

On March 8th, 2022 Council of the City of Port Colborne passed the following motion to stand with the people of Ukraine.

WHEREAS Ukraine is facing an unprecedented and unjustified attack on their people, their sovereignty, and their territory; and

WHEREAS the actions by Russia are in violation of international law and the UN Charter, and is an attack on democracy and freedom – one that will have catastrophic consequences, putting countless civilian lives at risk; and

WHEREAS The City of Port Colborne stands with the people of Ukraine, Ukrainian communities across Niagara and those around the world in strongly condemning this brazen and unprovoked attack; and

WHEREAS the City stands for pursuing a course of peace and understanding, that relegates war to the past;

THEREFORE BE IT RESOLVED that the City of Port Colborne show support for the strict sanctions the federal government has imposed on Russia and join the call for immediate cessation of all military activity and instead pursue a diplomatic resolution; and

BE IT FURTHER RESOLVED that the City call on the Federal government to welcome those fleeing the conflict with Ukraine into our country with open arms.

The City of Port Colborne continues to stand with the Ukrainian people in support of freedom and democracy.

The City of Port Colborne's Farmers Market also referred to as Market Square, 2022 market season begins in April with an Easter Market on Thursday, April 14, 2022 runs every Friday morning 8:00 A.M. till 12:00 PM, until October 28, 2022.

By renaming the Market Square to Freedom Square, it is a small gesture to honour the Ukrainian people, their bravery and their resolute determination to preserve, protect and defend their sovereignty.

I am requesting that the following motion be approved:

Whereas Freedom Square represents freedom and democracy that can never be taken for granted; and

Whereas the City of Port Colborne stands with the Ukrainian people in support of freedom; and,

Whereas the City stands for pursuing a course of peace and understanding; and

Whereas renaming the Market Square to Freedom Square recognizes the brave people of Ukraine fighting for their freedom;

Now Therefore Be It Hereby Resolved That the City of Port Colborne hereby renames the Market Square to Freedom Square.

Thank you for your consideration,

Councillor Kalailieff
Ward 1