



City of Port Colborne
Public Meeting Addendum

Date: Tuesday, May 17, 2022
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Pages

4. Statutory Public Meetings

4.1. Public Meeting Report for Proposed Zoning By-law Amendment at 360 Killaly Street East - File D14-01-22, 2022-108

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From: [Roxanne St.louis](#)
To: [Deputy Clerk](#)
Subject: Zoning By-Law Amendment
Date: May 16, 2022 12:19:01 AM

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Deputy Clerk:

I Roxanne St. Louis who resides at 346 Killaly St. East, would like to register and participate orally at the meeting File D14-01-22. Topics of discussion are, Parking, Asphalt Driveway and a few more matters of concern.

Thank You,
Roxanne St. Louis

From: [Steve Parker](#)
To: [Deputy Clerk](#)
Subject: Zoning By-law Amendment File: D14-01-22
Date: May 16, 2022 12:33:08 AM

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Atten: Deputy Clerk,

I, Steve Parker residing at 346 Killaly St. East, would like to register and participate orally at the meeting. My concerns are for health and disturbances.

- Steve -

May 13, 2022

Dear Port Colborne City Councillors,

We are appealing to you to please reject the proposed zoning by-law amendment for the lands known as Part of Lot 25 on Concession 2. After careful consideration we would like you to take into account the following issues that this proposal amendment creates,

- 1) Parking. By extending the building back and up, the area reserved for parking now will be consumed, forcing overflow tenant parking and visitor parking into the street. This presents several issues. Parking will increase on the street making it difficult for emergency services vehicles to drive up and down the street. Parking that is currently being used by residents will become a contentious issue as cars will be fighting for so few spots. Visibility will become a greater concern with cars parked on both sides of the street, making it a worrisome issue for children, bicycles, and elderly pedestrians.
- 2) Winter snow removal. When the parking lot needs to be plowed, where is that snow going to be piled? With lack of space within the proposed lot will the snow be pushed out onto the boulevard or onto neighboring properties? If this is the case the height of snow drifts will again present a visibility hazard, especially to cars backing out their driveways and onto the street. It will also present a hazard for the neighbours who walk in the area, as well as increased work for residents who will have to shovel more snow than they normally would when excess snow from the plow spills onto their sidewalks and driveways.
- 3) Infrastructure. The current infrastructure is not designed to handle the increase in volume in sewage and water usage. There are nine townhouses going to be constructed in the fall which will push the limits, adding another sixteen units, without making proper accommodations, will create additional stressors that the pipes are not prepared to deal with.

- 4) Traffic. The amount of traffic will increase on an already busy street and dangerous intersection. Has a traffic study been completed to gauge the impact the increase of traffic flow will have on the neighbourhood?
- 5) Privacy. Increasing the height of the building means the surrounding backyards will lose their privacy. This is an unfair reality for the residents in their established homes.

Considering all the factors we would appreciate it if you reject the proposed zoning by-law amendment for the lands known as Part of Lot 25 on Concession 2 in the city of Port Colborne, Ontario.

Sincerely,
Lisa and Rick Doddridge
376 Killaly Street East
Port Colborne, ON
L3K 1N9

From: [Steve Czinege](#)
To: [Deputy Clerk](#)
Subject: File D14-01-22
Date: May 12, 2022 10:30:10 PM

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Hello

My name is Steve Czinege. This email is about File 14-01-22 proposed zoning By-law amendment for 360 Killaly st. E. I live at 343 Killaly St. E.

My house is across the street and about 65 meters west of the subject property at 360 Killaly St. E.

Issues:

Reduction of parking requirements. Most families are multi-vehicle owners. A couple, with driving age dependants could have between 1 and 3+ vehicles.

A 16 unit apartment complex would require I'm guessing no less than 16 spots and up to, who knows, 40 spaces? Then on top of that people will like to socialize and will invite friends over. So you would need how many more visitor parking spaces? 16, one for each unit?

One of my main concerns is that if there is not ample parking spaces available people will have to park on the street in front of other peoples houses including mine, since I'm not very far from 360 Killaly.

My driveway is not big and my two vehicles are all I can fit in it. I am concerned that when I get family and friends over how many blocks will they have to go to get a spot?

Another concern is, that Killaly St. E. can be a very busy street and at times it can be very difficult and unsafe to get out of the driveway. Some of my neighbours as well as myself end up parking on the street from time to time. We are considerate of each other and park on the road only when necessary.

Another concern is, in the winter, where will they put the snow since they are requesting a reduction in parking area landscape buffers? A build up of snow will undoubtedly reduce the amount of parking spaces available and will cause more congestion and problems for the tenants and neighbours. If in fact they were already parking on the street in the summer and fall, come winter time when the roads are plowed there will be no place to park because of the snow banks. Killaly St is one of the first streets plowed after a snow fall. Often times the plow will pass by 3 to 4 times before they even consider the side streets. Can you imagine how this would hamper snow plowing efforts if those unsuspecting tenants had to park on the road because of reduced and insufficient parking? I can't imagine that they would be very happy. They probably would not have even thought about these things when they signed their leases. I'm pretty sure the owners would not have given them the heads up about the reduced parking and the "possibility" that may have to park on the street and risk having their vehicles possibly damaged by the plows or by the snow being pushed up against them or towed for hampering snow plowing. It's unethical!

One more thing. Will the infra structure, i.e. sewers and water have to be upgraded to accommodate this 16 unit apartment building, and will this increase my taxes?

Now I respectfully ask that you would consider this next question. If you or a family member were in my shoes, or one of my neighbours shoes would you with open arms embrace this amendment to this zoning By-law?

Thank you for hearing my concerns

Best Regards
Steve Czinege

From: [REDACTED]
To: [Deputy Clerk](#)
Subject: 360 Killaly St E.
Date: May 15, 2022 9:10:14 PM

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I am writing in regards to the meeting about 360 Killaly St. E.

I am against the build of a 16 unit apartment building. First of all it will be an eye sore. All the house on that street are roughly the same height and this looks to be 3 times higher than all other houses. Parking in the front of the building will also be another eye sore. We as neighbors do not want a parking lot in the front . It does not look like enough green space around the building.

Secondly our sewer systems have nit been upgraded so I don't believe it will handle a 16 unit apartment as same as the water pipes. That many units will decrease water flow.

Privacy in another issue. I don't want people looking out windows or hanging out on their balcony looking into my houses, yards..etc. even though there will be a fence around property. Which comes to another issue. They will have to probably blast as we are on bedrock to be able to put fence posts in which will cause damage to our buildings.

Another issue its Wesley Vissor. Have you seen how he builds. Always cuts corners to have less cost.

From: [Lori Sturman](#)
To: [Deputy Clerk](#)
Subject: 360 Killaly St E apartment building proposal
Date: May 16, 2022 12:32:52 PM

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I am submitting this for myself (Lori Sturman) also on behalf of Stephen Ward. We live at 370 Killaly St.E. and we are against the build of an apartment building. We looked at the proposed plans and first of all the building is a 3 storey and is not symmetrical with the rest of the neighborhood and would be an eye sore as well as having a parking lot in the front of the building, which does not look wide enough for parking. Also there are 16 units and 16 parking spots and no visitors parking so they would end parking on the street obstructing views.

Privacy is another issue with the building. People looking out their windows or hanging on the balcony looking into my house or yard even though there will be a fence which brings me to another issue. It's all bedrock (which is why we all don't have fences) which means they have to blast.

Are the sewers going to be widened as it will not handle an apartment building. Water flow will weaken the neighborhood.

Does not look like there is enough green space on property.

I also work shift work and the construction will be disruptive.

This whole build would just be a huge eye sore to the neighborhood!!!!