

**City of Port Colborne  
Council Meeting Addendum**

**Date:** Tuesday, September 26, 2023  
**Time:** 6:30 pm  
**Location:** Council Chambers, 3rd Floor, City Hall  
66 Charlotte Street, Port Colborne

**Pages**

**9. Staff Reports**

**9.1 Follow-up report to 2023-143 amendments to the Discharge of Firearms By-law, 2023-175**

- \*a. Delegation from Stephen Ward, President, Port Colborne and District Conservation Club
- \*b. Delegation from Tom Napper, Vice President, Port Colborne and District Conservation Club
- \*c. Delegation from Janice Sammut, resident
- \*d. Delegation from Vanessa Sammut, Member, Port Colborne District Conservation Club
- \*e. Delegation from Andy Veenstra, resident
- \*f. Virtual delegation from Lorie Tokola, resident
- \*g. Written Delegation Material from Members of Public

Copies of the written comments pertaining to Community Safety and Enforcement Department Report 2023-175, have been provided to City Council and will be made available to the public at the City Council meeting in the Council Chambers and City Clerk's office.

They will be part of the official record of the meeting, but they will not be read aloud at the meeting.

**9.2 Recommendation Report for Proposed Official Plan and Zoning By-law Amendment – 135 Coronation Drive, 2023-154**

	*a.	Virtual Delegation from Asawari Modak and Aaron Butler, Planners, NPG Planning Solutions	
	*b.	Delegation from Susan Pidgen, Resident, 100 Coronation Drive	
	*c.	Delegation from Kelly Rohe, Resident, 83 Coronation Drive	1
	*d.	Written Delegation Materials from Melinda Day, resident	2
	*e.	Written Delegation Material from Marc and Michelle Tremblay, residents	4
	*f.	Written Delegation Material from Hammie Schilstra, resident, 65 Coronation Drive	6
	*g.	Written Delegation Material and Petition from Various Residents Regarding Coronation Drive	8
	*h.	Written Delegation Material from Matthew Whynot, resident	99
9.3		Recommendation Report for a Draft Plan of Subdivision and Zoning By-law Amendment for Northland Estates, 2023-194	
	*a.	Written Delegation Material from Ron Rienas, resident	101
9.4		City of Port Colborne Growth Analysis Review, 2023-158	
	*a.	Delegation from Kelly Martel and Antony Lorus, Consultants, Dillion Consulting	



## Joanne Goulet

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**From:** David Schulz  
**Sent:** September 19, 2023 10:26 AM  
**To:** Joanne Goulet  
**Cc:** Saima Tufail  
**Subject:** FW: Coronation Drive Port Colborne

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

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

From: Melinda Day [REDACTED]  
Sent: Tuesday, September 19, 2023 9:15 AM  
To: Mark Bagu <mark.bagu@portcolborne.ca>  
Cc: dave.elliott@portcolborne.ca; Eric Beauregard <eric.beauregard@portcolborne.ca>; Tim Hoyle <Tim.Hoyle@portcolborne.ca>; Gary Bruno <gary.bruno@portcolborne.ca>; Frank Danch <frank.danch@portcolborne.ca>; Monique Aquilina <Monique.Aquilina@portcolborne.ca>; Ron Bodner <ron.bodner@portcolborne.ca>; densie.landry@portcolborne.ca; David Schulz <David.Schulz@portcolborne.ca>; [REDACTED]  
Subject: Coronation Drive Port Colborne

To all city councilors of Port Colborne

I am writing to plead with the council to consider not granting a rezone on the land at the top of our quiet residential street ! Our street is very quite and safe for all age groups . Putting a 114 unit at the top of our street would change the whole dynamic of our street ! Not to mention the traffic nightmare it would create . Our street is kid safe because the only traffic is usually the residents that are currently here ,which is not a high number , so not that many . Adding a minimum of 114 vehicles would create havoc and unsafe conditions for all of our residents from very young to seniors ! Please do not let this happen !

Thank you  
Melinda Day

69 Coronation Drive  
Street resident for 47 years

Yahoo Mail Stationery



**David Schulz BURPI, MCIP, RPP**  
*Senior Planner*  
**City of Port Colborne**

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66 Charlotte Street  
Port Colborne, ON L3K 3C8



**"To provide an exceptional small-town experience in a big way"**

This message, including any attachments, is privileged and intended only for the person(s) named above. This material may contain confidential or personal information which may be subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. Any other distribution, copying or disclosure is strictly prohibited. If you are not the intended recipient or have received this message in error, please notify us immediately by telephone, fax or e-mail and permanently delete the original transmission from us, including any attachments, without making a copy.

## Joanne Goulet

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**From:** David Schulz  
**Sent:** September 19, 2023 10:26 AM  
**To:** Joanne Goulet  
**Cc:** Saima Tufail  
**Subject:** FW: construction on coronation drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

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**From:** Tremblay, Michelle [REDACTED]  
**Sent:** Monday, September 18, 2023 2:10 PM  
**Subject:** construction on coronation drive

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Good morning,

We are writing this email as very concerned citizens. We live at 91 Coronation Drive which is directly beside the lot of the future construction of 114 housing units. We have several questions and many concerns. Privacy is one of them. With the units being built all along the distance of our backyard, we lose all privacy in our yard. This is even a bigger concern with the fact that the units will be 3 storeys high. Every unit with a balcony will be looking directly into our backyard. What will be done to accommodate our privacy? Will a fence or any landscaping (tall trees) be added in order to allow us to keep the privacy of our home? This construction causes us to lose all privacy and the impedes our ability to enjoy our home. Another concern is the light and noise pollution. Again, with the units being along the entirety of our backyard, we will have constant lights lighting up our backyard. We will also have the continuous sound of several air conditioning units disrupting our peaceful yard. Traffic going in and out of the complex is also a concern for lights and noise. What will be done to eliminate some of pollution? we are anxious to hear back from you in order to discuss this situation  
Marc and Michelle Tremblay



**PORT COLBORNE**



[www.portcolborne.ca](http://www.portcolborne.ca)

**David Schulz BURPI, MCIP, RPP**  
*Senior Planner*  
**City of Port Colborne**

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66 Charlotte Street  
Port Colborne, ON L3K 3C8  
**Phone** 905-835-2900 x202  
**Email** [David.Schulz@portcolborne.ca](mailto:David.Schulz@portcolborne.ca)

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## Joanne Goulet

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**From:** David Schulz  
**Sent:** September 25, 2023 8:37 AM  
**To:** Joanne Goulet  
**Subject:** FW: Proposal of Zoning Change at 135 Coronation Drive

FYI – for addendum package.

Thanks,

David



[www.portcolborne.ca](http://www.portcolborne.ca)

**David Schulz BURPI, MCIP, RPP**  
*Senior Planner*  
**City of Port Colborne**

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66 Charlotte Street  
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**Phone** 905-835-2900 x202  
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**From:** Hammie Schilstra [REDACTED]  
**Sent:** Saturday, September 23, 2023 10:18 AM  
**To:** Gary Bruno <[gary.bruno@portcolborne.ca](mailto:gary.bruno@portcolborne.ca)>  
**Subject:** Proposal of Zoning Change at 135 Coronation Drive

Dear Councillor,

I wish to express my strong opposition to the current proposed development.

This development is NOT compatible with the surrounding residential properties in this long established, quiet neighbourhood.

I have several concerns regarding the proposal:

1. Traffic - with both entrances/exits close to West Side Road, traffic will be dangerous and would become a huge safety concern.

2. Safety - currently Coronation Drive is a safe neighbourhood for recreational walking, jogging, and bicycling (children to seniors) people stay in this neighbourhood to avoid having to cross the highway.. With no sidewalks or even shoulders and the decline into the ditch's direction off the street, Coronation Drive provides safety to those that frequent the street for these activities. Traffic currently is at a bare minimum.

3.. Congestion - with the proposal of 114 residences in a 2 1/2 acre area, that would equate to approximately 114-342 people in that space, (based on 1-3 people per unit). The parking alone will be problematic. Apparently only 140 parking spots have been designated for this development. Most residences on average have 2 vehicles, That would mean that they are at least (based on 2 vehicles/residence) 88 parking spots short. **WHERE** will they park?

4. Other issues - The 6 proposed stacked townhouse structures alone do not match the current neighbourhood. We are all single residence properties with large lots. Having so many in such a small space would dramatically increase noise to what now is a very peaceful and quiet neighbourhood..

**Let's find a less dense and more reasonable development plan for this property.**

**PLEASE VOTE NO**

Sincerely,

Hammie Schilstra

65 Coronation Drive



September, 2023

**SUBJECT:** LETTER OF OPPOSITION: 135 Coronation Drive - Recommendation Report - Files D09-03-23 & D14-04-23

Dear Mayor Steele, Councilors and Planning Staff:

As a concerned resident of Coronation Drive, West Side Road or surrounding neighborhood, I am writing to you today to express my strong opposition of the Recommendation for the Proposed Official Plan and Zoning By-Law Amendment for 135 Coronation Drive.

The proposal (although recommended for approval by the City of Port Colborne Planning staff), is not a proper fit for our neighborhood and poses many safety, privacy and overall general concerns. Many of our questions have not been answered to an acceptable or factual level and therefore, should deem this Recommendation for Approval as insufficient, for example:

- Concerns with traffic issues on Coronation Drive: Proposal will cause increased Traffic Flows on Coronation Drive and Merritt Parkway and further complicate Access to West Side Road.
  - o **No Traffic Study completed yet?**
  - o **Are we taking into account the increased traffic from the other "new" developments planned off of West Side Road? If not, Why?**
- Pedestrian Oriented Development Proposed.
  - o **No confirmation or known plans for sidewalks to ensure Pedestrian Safety? Our children walk to school, because they live close. What will be done to mitigate the increased volume of traffic on West Side Road? The Crosswalk will become more dangerous for students. Has this been considered? Again, no Traffic Study.**
- Concerns with parking:
  - o **Developments meet the MINIMUM requirement? What happens when we exceed the minimum? Where will these cars park- Coronation Drive?**
- Concerns with overall compatibility and privacy:
  - o **This is NOT compatible with existing residential uses surrounding the property on Coronation Drive. What basis was used by the Planning Department to determine that 6 stacked town house blocks fit this neighborhood?**

We are more than just property lots on an aerial map, come visit us and see.

I am not against development. I support the proper development in the proper place and this is not it. The concerns and opposition of this recommendation by many members of the community should be a deciding factor in your council vote on September 26<sup>th</sup>.

Sincerely,

  
32 CORONATION DR

September, 2023

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Sincerely,

*Laura DiPietro*

92 Coronation Dr



September, 2023

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Sincerely,



Sept 10/23

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Sincerely,

Ken Burke 10 Corvette St.  




September, 2023

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Sincerely,

  
122 Merritt Pkwy



September, 2023

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Sincerely,

*Jacqueline Thomson*  
*122 Merritt Pkwy*

September, 2023

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Sincerely,

*Jeff Horton*

33 MERRITT PKWY



September, 2023

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Sincerely,



M. DEWOLFF

93 Merritt parkway.

September, 2023

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Sincerely, *Jeff Carbonaro*





September, 2023

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Sarah Frail 80  
116 Merritt Pkwy



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Sincerely,

Stephen Carter SC.  
116 Merritt Pkwy  
Page 18 of 105

September, 2023

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Sincerely,

Blair Redinger



81 Merritt Pkwy.  
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September, 2023

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*Erica Horton*

*33 MERRITT PARKWAY*



September, 2023

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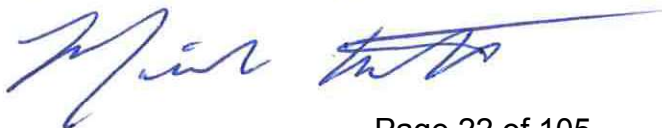
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Sincerely,

MIKE COTE





September, 2023

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Sincerely,

*Leslie Butler*  
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September, 2023

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*M L Trembley*  
43 CORONATION DRIVE



September, 2023

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430 CORNATION DRIVE

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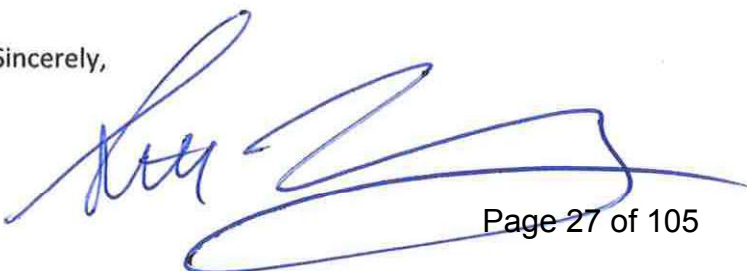
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Sincerely,

111 Merritt park way

Mike Benson



September, 2023

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Sincerely,

*Mr. & Mrs. Ratherford  
135 Merritt Pky*



September, 2023

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Sincerely,



123 Merritt Parkway

September, 2023

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Sincerely,

*John LeHay 266 West Side Rd*



September, 2023

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Sincerely,

*Silomena Pastori*  
*192 West Side Rd*  
*Port Colborne*

September, 2023

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Sincerely,



231 West side Dr  
Port Colborne  
L3K-5L1



September, 2023

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*Kira Owen*  
224 West Side Rd

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 **SHIRLEY COVE**  
111 MERRITT PKWY



September, 2023

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Richard & Joanne Madsen  
136 Merritt Parkway



September, 2023

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Sincerely,

*Mr. Mus Embury* *128 Merritt Pkwy*  
*Port Colborne L3K3Y1*

September, 2023

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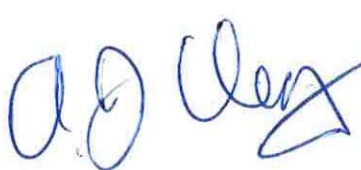
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 129 Merritt Pkwy.



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Bob & Cindy M'Cad  
119 Merritt PKWY.  
P.C.



September, 2023

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141 Merritt Parkway



September, 2023

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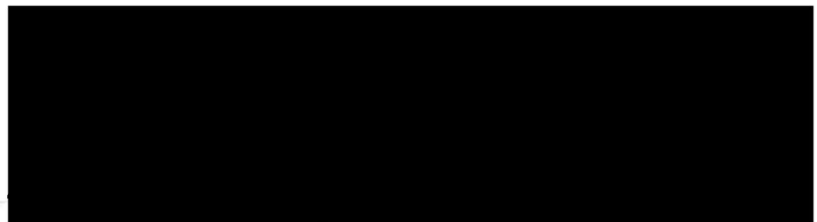
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*Roberta Langlais*

*Luke [Signature]*

Page



September, 2023

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*K. Mac*  
58 Coronation Dr.



September, 2023

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Sincerely,

*Brian Jay*  
69 Coronation Dr.



September, 2023

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48 Coronation Drive



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Sincerely,



58 CORONATION DR.



September, 2023

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A handwritten signature in blue ink, appearing to read "R. Graham". The signature is fluid and cursive, with a large initial "R" and a stylized "Graham".

September, 2023

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Sincerely,

*Maurio Moreau*  
*Jean Moreau*

*Sept 9/23*

*135 Coronation Dr. N. Port Colborne*



September, 2023

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92 Coronation Dr.



September, 2023

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Sincerely, Andrew Desiri  
Andrew Desiri  
78 Coronation Dr

September, 2023

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Sincerely,

*Douglas Ridgen*  
*Douglas Ridgen*

100 CORONATION DR.  
PORT COLBORNE, ONTARIO  
[REDACTED]



September, 2023

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*Kelly Rohe*

83 Coronation Drive

September, 2023

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*Matthew Why not  
81 Coronation Dr*



September, 2023

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Sincerely,

*Sean Kenaghan*  
239 WEST SIDE RD. PORT COLBORNE  
L3K 5L1



September, 2023

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Sincerely,

*Byde Wolff*  
*93 Merritt Parkway*

September, 2023

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Sincerely,



Susan Pidgen  
100 Coronation Dr.  
Port Colborne, ON.  
Page 59 of 105  
L3K 324



September, 2023

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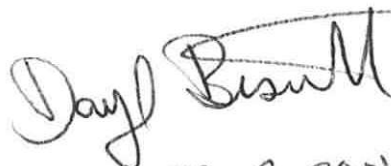
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89 CORONATION DR N.



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Mat & Michelle Tremblay  
91 Coronation Dr.



September, 2023

**SUBJECT:** LETTER OF OPPOSITION: 135 Coronation Drive - Recommendation Report - Files D09-03-23 & D14-04-23

Dear Mayor Steele, Councilors and Planning Staff:

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*A. Shesha*  
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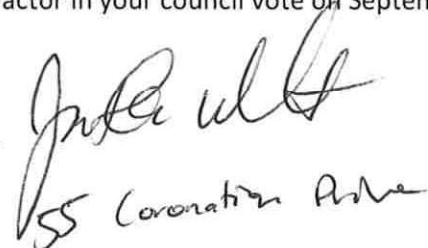
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135 MERRITT PARKWAY

2023-09-10



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Stefanie DeCicco + Joe DeCicco



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**EVAN SPRUYT**

**3 MERRITT PARKWAY**



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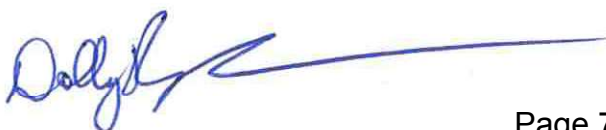
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*BRADEN KALDISS, Greenside Landscaping Lawns & Yardwork  
5401 FORMAN, SINCE 1983  
PORT COLBORNE ONT CANADA 105 MERRITT PARKWAY  
L3K 3R9.*

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Carolyn Tamahill



September, 2023

**SUBJECT:** LETTER OF OPPOSITION: 135 Coronation Drive - Recommendation Report - Files D09-03-23 & D14-04-23

Dear Mayor Steele, Councilors and Planning Staff:



As a concerned resident of Coronation Drive, West Side Road or surrounding neighborhood, I am writing to you today to express my strong opposition of the Recommendation for the Proposed Official Plan and Zoning By-Law Amendment for 135 Coronation Drive.

The proposal (although recommended for approval by the City of Port Colborne Planning staff), is not a proper fit for our neighborhood and poses many safety, privacy and overall general concerns. Many of our questions have not been answered to an acceptable or factual level and therefore, should deem this Recommendation for Approval as insufficient, for example:

- Concerns with traffic issues on Coronation Drive: Proposal will cause increased Traffic Flows on Coronation Drive and Merritt Parkway and further complicate Access to West Side Road.
  - o **No Traffic Study completed yet?**
  - o **Are we taking into account the increased traffic from the other "new" developments planned off of West Side Road? If not, Why?**
- Pedestrian Oriented Development Proposed.
  - o **No confirmation or known plans for sidewalks to ensure Pedestrian Safety? Our children walk to school, because they live close. What will be done to mitigate the increased volume of traffic on West Side Road? The Crosswalk will become more dangerous for students. Has this been considered? Again, no Traffic Study.**
- Concerns with parking:
  - o **Developments meet the MINIMUM requirement? What happens when we exceed the minimum? Where will these cars park- Coronation Drive?**
- Concerns with overall compatibility and privacy:
  - o **This is NOT compatible with existing residential uses surrounding the property on Coronation Drive. What basis was used by the Planning Department to determine that 6 stacked town house blocks fit this neighborhood?**

We are more than just property lots on an aerial map, come visit us and see.

I am not against development. I support the proper development in the proper place and this is not it. The concerns and opposition of this recommendation by many members of the community should be a deciding factor in your council vote on September 26<sup>th</sup>.

Sincerely,   




September, 2023

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Sincerely,

A handwritten signature in black ink, appearing to be 'B. ...', with a long horizontal flourish extending to the right.



















Petition to stop the proposed development of 6 stacked Townhouse complexes with 114 units at 135 Coronation Dr. Port Colborne

We the undersigned are concerned citizens who urge the City of Port Colborne council to act now to stop this proposed development.

Name	Address	Signature	Date
KAYLA WHITE	55 CORONATION		July 21, 2023
Matthew Whyte	81 Coronation		July 21/23
Luke Langlois	235 West side rd		July 21/23
SEAN KIRKAGHAN	239 WEST SIDE RD		11 " "
Susan Ridgen	100 CORONATION DR		July 21/23.
Donc Ridgen	100 CORONATION DR		July 21/23
BENNARO Evangelista	201 WEST SIDER		July 21/23
Paul Slipak	238 Westside Rd		July 21/23
Tina Slipak	238 Westside Rd		July 21/23
Michael Bryllov	24 Coronation		July 21, 2023
Viktorija Brylieva	24 Coronation Dr.		July 21, 2023
Claudette Hall	61 Coronation Dr		July 21, 2023
Randy Hall	61 Coronation Dr		July 21, 2023
Rebecca Graham	41 Coronation Dr		July 21, 2023
Jonathan Graham	41 Coronation Dr		July 21, 2023
Ryan Kirchmayer	48 Coronation Dr.		July 21/2023
Kyra Kirchmayer	48 Coronation Dr		July 21/2023

Petition to stop the proposed development of 6 stacked Townhouse complexes with 114 units at 135 Coronation Dr. Port Colborne

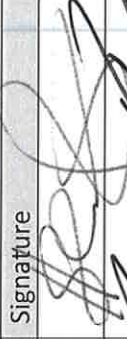







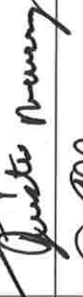


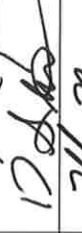





We the undersigned are concerned citizens who urge the City of Port Colborne council to act now to stop this proposed development.

Name	Address	Signature	Date
Bill Cronshaw	22 Merritt Pkwy		July 21/23
Michelle Tremblay	91 Coronation Dr		July 21/23
John Boesch	88 coronation Dr		July 21/23
Rhonda Roesch	88 Coronation Dr		July 21/23
Wade Wolff	93 Merritt Parkway		July 21/23
W. Grant	53 Coronation		" "
Lucille Grant	53 Coronation Dr. Lucille Grant		" "
Cheryl Seers	29 Coronation Dr		
Al Seers	" "		
Don White	55 Coronation		" "
Dave Tremblay	43 Coronation		" "
Kelly Rone	83 Coronation		" "
Pam Koudis	105 Merritt Parkway		21 July 2023
Lucas Mann	83 Coronation		" "
Kim Bissett	89 Coronation		July 21/2023
Daryl Bissett	89 Coronation		July 21/2023



Petition to stop the proposed development of 6 stacked Townhouse complexes with 114 units at 135 Coronation Dr. Port Colborne

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Name	Address	Signature	Date
Shirley Cove	111 Merritt Pkwy		21 July 2023
Matthew Rubocki	68 Coronation Drive		13 August 2023
Andrew Desiri	78 Coronation Dr		August 13 2023
Allison Desiri	78 Coronation Dr		Aug. 13 / 2023
Jeff Leggett	64 Coronation Dr.		Aug. 13 / 2023
Linda Leggett	64 Coronation Dr.		Aug. 13 / 2023
Ashley Leggett	64 Coronation Dr.		Aug. 13 / 2023
Hammie Schilstra	65 Coronation Dr		Aug. 13/2023
Justin Murray	47 Coronation Dr		Aug 13 / 2023
Cassandra Murray	47 Coronation Dr.		Aug 13 / 2023
ML TREMBLEY	43 CORONATION		Aug 13 2023
David Stewart	35 Coronation		Aug 13 2023
KYLE RANGER	14 CORVETTE ST.		2023/08/13
PRISCILLA RANGER	14 CORVETTE ST.		2023/08/13
Laura Dufresne	92 Coronation Dr.		8 / 14 / 23
Peter Dufresne	92 Coronation Dr		8 / 14 / 23
A.S. Sless	29 Coronation		09/14/23



Petition to stop the proposed development of 6 stacked Townhouse complexes with 114 units at 135 Coronation Dr. Port Colborne

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[illegible]

Petition to stop the proposed development of 6 stacked Townhouse complexes with 114 units at 135 Coronation Dr. Port Colborne



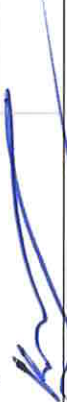





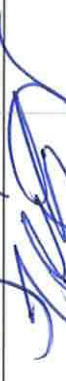









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Name	Address	Signature	Date
L. Thomson	122 Merritt Pky	Shane Thomson	Sept 10/23
M. Thomson	122 Merritt Pky	Shane Thomson	Sept 10/23
Don Embury	128 Merritt Pky	Don Embury	" " "
Karen Embury	128 " "	Karen Embury	" " "
Arcie Cleary	129 Merritt Pky	Arcie Cleary	Sept 10/23
Matt Rutherford	135 Merritt Pky	Matt Rutherford	Sept 10/23
Diana Milson	135 Merritt Pky	Diana Milson	" " "
Richard Madsen	136 Merritt Pky	Joanne Madsen	Sept 10/23
Joanne Madsen	136 Merritt Pky	Joanne Madsen	Sept 10/23
Mike Benson	111 Merritt Pky	Mike Benson	Sept 10/23
Harvey Cove	111 Merritt Pky	Harvey Cove	10 SEPT 23
BRADEN Kordis	105 MERRITT Pky	BRADEN Kordis	11 SEPT 2023
Rich Lord	134 Merritt Pky	Rich Lord	12 SEPT 23
Dolly Ry	4 Merritt Pky	Dolly Ry	12 SEPT 23
Jayce Lemay	4 Merritt Pky	Jayce Lemay	12 SEPT 23
Randy Rowatt	4 Merritt Pky	Randy Rowatt	12 SEPT 23
Lenore Giebel	10 Merritt Pky	Lenore Giebel	12 SEPT 23



Petition to stop the proposed development of 6 stacked Townhouse complexes with 114 units at 135 Coronation Dr. Port Colborne





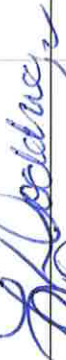












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Name	Address	Signature	Date
MIKE COYE	99 MERRITT PKWY		SEPT 10/23
Ken Burke	10 Corvettest.		Sept 10/23
Brandon Potella	118 Merritt Pkwy		Sept 10/23
Mary Ann Jones	118 Merritt Pkwy		Sept 10/23
Pat Saltella	118 Merritt Pkwy		Sept 10/23
Cindy McCord	119 Merritt Pkwy		2023/09/10
Bob McCord	" "		2023/09/10
Jodie Trotter	139 Merritt Pkwy		2023/09/10
Tim Gattalen	139 Merritt Pkwy		2023/09/10
Emily Romanyk	140 Merritt Pkwy		Sept. 10/23
Bill Maclean	98 Merritt Pkwy		Sept 10/23
Monica Maclean	98 Merritt Pkwy		Sept 10/23
Bill Maclean SR	98 Merritt Pkwy		Sept 10/23
Scott Murray	64 Merritt Parkway		Sept 10/23
Barb Jones	64 Merritt Parkway		Sept 10/23
Doris Jones	64 Merritt Parkway		Sept 10/23
Mandy Coursey	69 Merritt Parkway		Sept 10/23
Steve Wright	69 Merritt Park		Sept 10/23




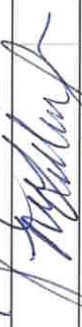






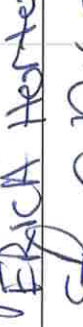








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Bill Cronshaw	22 Merritt Pkwy		9-9-23
Shelley Cronshaw	22 Merritt Pkwy		9-9-23
Joan Castano	52 Merritt Pkwy		9-9-23
Ed Hannah	57 Merritt Pkwy		9-9-23
L. Daddridge	115 Merritt Pkwy		9-9-23
R. Daddridge	45 Merritt Pkwy		9-9-23
J. CUBA	39 Merritt Pkwy		9-9-23
J. NOVEL	32 Merritt Pkwy		9/9/23
C. NOVEL	32 Merritt Pkwy		9/9/23
B. NOVEL	32 Merritt Pkwy		9/9/23
S. Frail	16 Merritt Pkwy		9/9/23
S. Carter	16 Merritt Pkwy		9/09/23
L. STOLTZ	34 Merritt Pkwy		9/09/23
G. EDEN	34 Merritt Pkwy		9/09/23
Carol Bujen	46 Merritt Pkwy		9/09/23
Joe Bujen	46 Merritt Pkwy		9/09/23
Leslie Butler	99 Merritt Pkwy		9/10/2023

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Name	Address	Signature	Date
Joe Wornald	87 Merritt Parkway		Sept 5th 2023
Megan Callant	87 Merritt Pkwy		Sept 8th/23
Mike Becker	75 Merritt Pkwy		Sept. 07/23
Chester Kane	63 Merritt Parkway		Sept 07 23
Darryl Hayward	63 Merritt Parkway		Sept 08 23
Marie-Jo Ciolli	41 Merritt Pkwy		Sept 08 23
Lisa Paquet	63 Merritt Pkwy		Sept 08 23
Heather Light	40 Merritt Pkwy		Sept 8/23
JEFF HORTON	33 Merritt Pkwy		Sept 8/23
ERICA HORTON	33 Merritt Pkwy		Sept 8/23
Stefanie Dilico	18 Merritt Pkwy		Sept 8/23
Joe De Cicco	14 Merritt Pkwy		SEP. 8/23
Lynne Godin	21 Merritt Pkwy		Sept 8/23
Mike Becker	17 Merritt Pkwy		Sept 8/23
Blair Redinger	81 Merritt Pkwy		Sept 8/23
Samantha Redinger	81 Merritt Parkway		Sept. 8, 2023
Monique Dewarff	93 Merritt Pkwy		Sept 8 2023















SAY  
⊘ NO ⊘  
TO 6 BLOCKS OF  
STACKED TOWNHOUSES!  
SUPPORT CORONATION DRIVE

Tuesday Sept. 26th, at City Hall



[https://www.niagarathisweek.com/news/port-colborne-residents-say-townhouse-development-too-massive-for-neighbourhood/article\\_8a35a218-a4df-5a86-9550-795c57a13c5e.html](https://www.niagarathisweek.com/news/port-colborne-residents-say-townhouse-development-too-massive-for-neighbourhood/article_8a35a218-a4df-5a86-9550-795c57a13c5e.html)

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NEWS

# Port Colborne residents say townhouse development too massive for neighbourhood

City planning staff say proposal for 114 units on former school property 'represents good planning'

By **Paul Forsyth** Port Colborne Leader

Sep 18, 2023

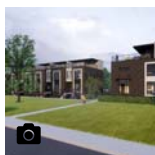
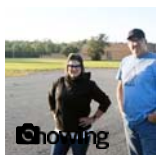
Article was updated Sep 18, 2023



Page 95 of 105



Peter Di Pietro and Kelly Rohe, neighbours who live on Coronation Drive in Port Colborne, stand in front of the property adjacent to the Port Colborne Mall and across from where plans call for 114 townhomes to be built if approved by the city. - Dave Johnson/Torstar



Residents of a Port Colborne neighbourhood, where a 114-unit townhouse development is proposed, say the project is simply too massive for their quiet street and could put the safety of people including children at risk.

The developer, meanwhile, says the plan for a former school property immediately south of Port Colborne Mall satisfies provincial planning policies, allows for a more diverse mix of housing and will help the city with efforts to increase its housing supply as the province pushes for 1.5 million new homes for Ontario.

The city received an application from Jeremy Tran of NPG Planning Solutions on behalf of the landowner, Sobeys Capital Inc., for amendments to its official plan and zoning bylaw to allow the proposal to go ahead.

It would be comprised of six stacked townhouse blocks with a total of 114 townhouse units.

The land is directly to the north of Coronation Drive, a quiet roadway lined with single detached homes on large lots with no sidewalks.



In a report to city council in August, senior city planner David Schulz said the proposal is consistent with planning policies at the province and “represents good planning.” That report was deferred and is scheduled to come back to council on Sept. 26.

Peter Di Pietro and Kelly Rohe, two neighbours on the street, said residents are worried about the impact the development would have on their neighbourhood.

“We totally agree with development heading to our city,” said Di Pietro. “But why would you put a beast like that in a mature neighbourhood? We understand you need housing, by why so aggressive?”

He said he fears for safety of neighbourhood kids walking to school with the added traffic the development will bring to the street, which connects with busy Highway 58 where Di Pietro said traffic zooms by at high speed past an existing school zone.

In a planning justification report for the proposal, Asawari Modak with NPG Planning Solutions said the plan will mean a more diverse type of housing that’s expected to be more affordable than single-family homes, and the development will be supported by existing transit service and new on-demand transit.

“The proposed development supports the achievement of a complete community by providing a compact housing development on a vacant parcel of serviced land close to public parks, schools, grocery stores and local businesses,” Modak said.

“The subject lands are at an appropriate location for growth and development as the lands are within settlement area, and in proximity to a wide range of complementary uses including a commercial plaza, schools, churches, grocery stores, retail spaces, restaurants and parks,” Modak wrote. “This proposal makes efficient use of an underutilized land parcel through intensification at an appropriate location.”

Rohe said the development would essentially double the population density in the neighbourhood.

“There’s more (units) in that development than there are homes on the street,” she said. “We’re not opposed to development; it’s important to our community. But we want to see a proposal that works,” said Rohe.

“We’re hoping to have this rejected and maybe a proposal that’s a little bit better of a fit.”

Di Pietro said the situation is exacerbated by a number of other development proposals that could add thousands of new homes to that area of the city in the next five years.

Rohe said there are already about 80 letters of opposition from neighbours, along with a petition opposing the Coronation development. Plans call for lawn signs to also be erected showing opposition, she said.

Di Pietro conceded it won't be easy to try to stop the development, with Port Colborne like other Ontario cities being told by the province it needs to ramp up development of new homes to meet Ontario's surging population.

"It feel it's an uphill battle: it's the common folk fighting (provincial) legislation," he said. "But this build is going to be detrimental to our community and our kids."

Di Pietro said residents living near a proposal for a 74-unit, five-storey apartment building in Niagara Falls who launched a similar campaign to fight that with lawn signs and a petition were successful in July in getting their city council to reject the proposal.

Di Pietro said he was hoping to have city staff, politicians and representatives of Sobeys Capital and the Ontario Ministry of Transportation to visit several of the neighbours on Coronation Drive on Sept. 22.

"We're being open and honest and transparent that we're not against the build, but we're worried about how it's going to affect us," he said.



**Paul Forsyth** is a veteran of more than 30 years of community journalism who covers a wide range of issues in Niagara Falls and other parts of south Niagara, as well as topics of regional significance in Niagara.

## Read more about

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Good evening

This is to express my personal concern on the development planned for 135 Coronation Drive.

I have seen the police set up on Merritt Parkway numerous times recently and I have thanked one officer for their efforts on slowing traffic down. There was one report of a car passing a stopped school bus off loading and the police pulled the individual over.

The speed limit changes approx. 100 ft from North side of Coronation from 70 to 50. This is a very dangerous intersection to pull out into already during peak traffic times, putting another potential 114 + vehicles into this situation will make it even more dangerous.

You might say well they can go out south end of coronation or Merritt parkway, yes they can but now you are putting Merritt Parkway and Coronation of streets in the same dangerous situation.

Let's not forget that there are no sidewalks in this neighbourhood and there are so many people walking their dogs, riding their bicycles. Walking with babies in their carriages or strollers.

114 units being planned will encompass the same size properties now that consist of 6 or 7 houses.

You must also take into consideration of future builds in the area that will also increase traffic flow onto West Side Road.

I understand that development is required. But it does not have to be 114 units on such a small parcel of land. It does not suit the current housing in this neighbourhood. The entire neighborhood would like to see the build be reduced in size. Instead of a R4 designation for residential it should be rezoned as a R3 Designation.

The Planning analysis of the NPG Planning solutions on Page 15 of the report states

"ANALYSIS The proposed development facilitates residential intensification in a land-efficient manner by way of 114 stacked townhouse dwelling units, at a density of 87.3 units per hectare. The proposed stacked townhouse dwelling units will provide new housing supply that contributes to the diversification of housing options available in Port Colborne. As a form of multiple-unit housing, the proposed stacked townhouse dwelling units are expected to have lower price points when compared to ground-oriented housing types, such as single detached and semi-detached dwellings. As previously noted, residential intensification at this location supports transit and is expected to utilize the existing municipal infrastructure.

A question to city engineers should be raised. Is the current sewer, water, and hydro infrastructure capable of handling 114 more houses. Regardless of whether single or multiple housing units 114 units is 114 units.



Before any new development happens, a traffic study should be completed. Since we have not heard of one, I can only assume that it has not. This is unacceptable as this is a major concern for the neighborhood.

Any traffic study should be paid for by the developer, and should not be hired by them but by the City to ensure unbiased results.

Thank you

Matthew Whynot

81 Coronation Drive.

September 25, 2023

Mayor Steele and Members of Council  
City of Port Colborne

Re: Report # 2023-194

Recommendation Report for Draft Plan of Subdivision and Zoning By-law Amendment for  
Northland Estates

Dear Mayor Steele and members of Council:

On September 20, 2022 I appeared before Council to speak on the above noted development and made the attached presentation on behalf of myself and neighbours on Bartok Crescent.

Unfortunately, Report 2023 -194 does not address our concerns.

It is silent on any upgrades to the Omer Street sanitary pumping station which this development will contribute to. This pumping station routinely surcharges during any significant rainfall forcing the City to preposition pumps to prevent our basements from being flooded with sewage. While this is happening we are unable to use any of the house plumbing – no showers, no laundry, no toilets, etc.

The developer prepared a Functional Servicing Report dated July 2022. It is silent on sanitary pumping station capacity.

The conditions of draft plan approval state:

*87. That prior to approval of the final plan, the owner shall submit a detailed sanitary sewer designed information (flows, timing, revised flow) for the subdivision and prior to final approval the anticipated design flows will be submitted along with flow monitoring information to evaluate if capacity is available at the Steele Street Sewage Pumping station. The report is to be sealed by a qualified professional engineer.*

*88. That the Owner submit a written undertaking to Niagara Region Planning and Development Services Department that acknowledges the sewershed of the Steele Street Sewage Pumping Station has a servicing capacity that may not be able to accommodate the full development.*

A sewershed is defined as “delineation of the land area contributing stormwater and/or wastewater to a single downstream point within the conveyance system”. The Steele Street pumping station is that single downstream point of that sewershed and it does not include the Omer Street pumping station. To the contrary, the Omer Street pumping station sewershed includes the Steele Street pumping station meaning all the waste that flows through the Steele

Street pumping station ends up at the Omer Street pumping station. And when Omer Street surcharges the City pumps sewage directly into the storm sewer or it ends up in our basements.

Condition #84 states

*84. That the owner provides a written acknowledgement to Niagara Region Planning and Development Services Department stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.*

*The Province of Ontario guide on subdivisions states:*

*Draft approval amounts to a commitment to go ahead with the subdivision, if all the conditions of draft approval have been met prior to the lapsing date. Lots may be offered for sale after draft approval but can be sold only after the plan of subdivision has been registered.*

This begs the obvious question: if the Region is not granting a servicing commitment how can the City of Port Colborne grant draft approval including a condition that the developer has no control over?

This becomes even more important when reviewing the Region's "2021 Water and Wastewater Master Servicing Plan Update". Here are some excerpts:

- Existing and growth-related capacity deficits at Steele SPS
- Growth is expected to trigger a capacity deficit at
  - o Omer SPS
  - o Oxford SPS

#### *Pumping Stations*

- Increase Oxford SPS capacity from 6 L/s to re-establish 8 L/s ECA capacity.
- Increase Steele SPS capacity from 25 L/s to re-establish 35 L/s ECA capacity.
- Increase Omer SPS capacity from 108 L/s to 131 L/s.

*For the Seaway system, the following priority areas are identified:*

- Omer SPS
- Steele SPS
- Oxford SPS

Unfortunately, notwithstanding the current overflows that regularly occur, the upgrades for both Steele and Omer are slated to be completed between 2032-2036, 10 years from now.

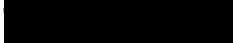
As much as I understand the City's desire to be in favour of developments such as this, under such circumstances it is irresponsible for the City to be granting draft approval to this subdivision and it is grossly (pun intended) unfair to the existing residents that must deal with these sewage overflows.



Approval of this plan of subdivision and the accompanying zoning by-law will only exacerbate the existing sewage overflow problems. Appeals will be filed to the Ontario Land Tribunal. Please notify me of any by-laws or resolutions passed.



Ron Rienas  
29 Bartok Crescent



## Public Meeting – Northland Estates – September 20, 2022

Good evening. My name is Ron Rienas and I reside at 29 Bartok. Cr, Port Colborne. Thank you for opportunity to speak. I am here on behalf of myself and my Bartok Cr. neighbours.

I really do not want to be here as I sincerely want to see Port Colborne grow and prosper and developments like the one proposed contribute to that.

However, Council may recall that approximately a year ago I wrote to the Council on behalf of the Bartok Crescent neighbourhood expressing concern about basement flooding due to wet weather inflows and infiltration into the sanitary sewer system and inadequate pumping station capacity.

In that letter I addressed the fact that the City has done virtually nothing to address this concern for 30 years.

I stated: *"In the meantime the City of Port Colborne has continued to approve development in the Omer pumping station catchment area knowing that there is inadequate capacity in its sanitary systems and by doing so seriously exacerbating the basement flooding problem for the Bartok Ave residents."*

To Council's credit, earlier this year you did approve a multi-pronged strategy to begin to address this longstanding problem. I would also like to specifically thank the Mayor, Councillor Bruno and Public Works staff for their efforts and for convening a meeting with the Region as this involves both the City and the Region. However, I am not clear as to how much progress has been made. The City website does not include the status of any of the projects to be undertaken in 2022.

Let me now turn to the application before you. The Region of Niagara in its comments states:

*"The proposed development is within the Steele Street Sewage Pumping Station ("SPS") sewershed. This sewershed experiences significant Inflow/Infiltration and may have limited capacity. The Region will require a sanitary servicing report which outlines the timing/phasing of construction and the expected dry and wet weather sewage flows for the proposed development. Functional servicing report*

*should review and provide comment on the Steel Street SPS with regard to the additional flow.”.*

However, that doesn't tell the whole story. What the Region does not say is that the Steele Street Pumping station pumps all the waste water that come to it to the Omer Avenue Pumping which then pumps it to the Sewage Treatment plant. It is the Omer pumping station that does not have the capacity during wet weather flows, backing sewage into the basements on Bartok.

The correct description should be that the proposed development is within the Omer Avenue pumping station sewershed.

This development proposes 222 residential units. Based on being told that there are approximately 975 residential units in the Omer catchment area, this development represents a 23% increase in the number of units contributing to the sanitary sewer system.

Clearly any servicing report must address the Omer Avenue catchment area, not just the Steele Street pumping station. Also, it should be noted that the Oxford Pumping Station at the north end of the City also pumps sewage to the Steele Street pumping station, meaning that Omer takes both Steele Street and Oxford sub-catchment areas. The Region is intending to increasing the Oxford pump capacity to accommodate future growth. Again, increasing capacity of the upstream pumping stations without addressing the Omer pumping station just exacerbates the problems on Bartok.

Until there is an upgrade to the Omer Avenue pumping station to better handle wet weather flows or there is a significant, proven and sustainable reduction in the inflows/infiltration during storm events, I must object to any approval of this development. It is way premature.

The Council is aware that the frequency and intensity of major storm events will likely increase based on what scientists are saying about climate change. The City must address its infrastructure deficiencies both through capital investments and stringent, enforceable inflow/infiltration reduction policies to enable it to better handle such events. Only when that happens can developments such as this be approved.

Thank you