

Public Meeting Under the Planning Act Addendum

PCOW-05/2020 Public Meeting

Tuesday, October 13, 2020

5:30 PM

Town of Pelham Municipal Office - Council Chambers

20 Pelham Town Square, Fonthill

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Pages

4. Planning Act Application: AM-03-2020 & 26T19-020-02

4.3. Public Input

4.3.1. Additional Correspondence and Pre-Registered Members of the Public ***3 - 15***

Public Input:

9. Lina and Rich Lianga

10. Taina and Richard daCosta

11. Magdalena and Janusz Woszczyna

12. Un-named Resident

13. Pete and Mel Robertson

14. Karen and John Guzowski

15. Ann Guzowski

16. Erin Lyttle

Pre-registered Members of the Public:

8. Muriel Heska

9. James and Rosemarie Sweeney

10. Erin Lyttle

11. Barbara Arndt

12. Rob Cherney

13. Agata Mancini

To whom it may concern,

Kunda Park Phase 4

Points for Submission to Town Clerk for Public Meeting for October 13, 2020

I am aware that many people of the Stella street community have submitted concerns for the new proposed subdivision. My husband, Rich and I, would like to echo the concerns of all the neighbours of Stella street and community members of Fonthill including Rezoning from R1 to R2, drainage/sewage/water, in need of multiple access roads to the new proposed subdivision, and postponing building the development of Kunda Park phase 4 until Station street is completed. However, we would like to add another element of discussion for this development.

Over the last many years, all those who are paying attention can see that there has been a destruction of our natural landscapes, forests and ecosystems. Climate change has affected most of the world now, yet we continue to move forward in building more, building communities that will create more carbon dioxide emissions, sacrificing the natural biodiversity of some of the land that has been left. Our air quality is in decline, ironically when the world needs oxygen the most.

We understand that this land has been slotted to be developed for many years; however, many things have changed since that time. I believe that in light of environmental degradation, we should preserve what we value. I value the air that we breathe, and the natural areas that support our health and the health of our ecosystems. We now have an opportunity to build better.

The community members who live on Stella have invested in this community. We love to live here and have for many years and have been loyal to this community and town; however, why is it that the builders and outsiders often get to build the frame to which we live?

We are asking and proposing that the town approve and include more greenspace for this allotted development in the form of a natural landscape buffer between the residents of Stella street and the new houses that are being planned to build behind our houses. This would be a small compromise for our town planners to show the loyalty to existing long term residents and also supporting a more natural habitat that most new residents would be drawn to and appreciate. Thank you.

Lina & Rich Lianga

■ Stella Street
Fonthill

From: [Nancy Bozzato](#)
To: [Holly Willford](#); [Barbara Wiens](#); [Curtis Thompson](#); [Sarah Leach](#)
Subject: Fwd: File Numbers: AM-03-2020 & 26T19-020-02
Date: Wednesday, October 7, 2020 7:44:37 PM

Sent from my iPhone

Begin forwarded message:

From: rick dacosta [REDACTED] >
Date: October 7, 2020 at 6:37:34 PM EDT
To: Nancy Bozzato <NBozzato@pelham.ca>

[REDACTED]

Subject: File Numbers: AM-03-2020 & 26T19-020-02

Reply-To: [REDACTED]

We most definitely am opposed to this development as the Draft Plan stands. Using common indicators from recent developments in Fonthill, dramatic impacts anticipated to traffic flow in nearby adjoining neighbourhoods, can be anticipated.

As it stands, the Plan shows only 1 (one) road for ingress and egress to/from homes along streets A,B,C,and D.

A typical day will see the movement of approximately 500 cars, PLUS delivery vehicles, accessing these streets through the current unnamed/dead-end access at the North end of Stella Street. This is right next to a school playground and a neighbourhood in which current amenity will be sorely degraded.

Moreover, Pelham street will be again flooded with most of these vehicles as they will use Vera and John Streets to access Stella Street.

This Plan is insensitive to the loss of amenity imposed on, and the burden of personal caution to be borne by, local homeowners.

That the Developer would consider adding this traffic

burden onto a small group of residents accustomed to their existing amenities is a poor reflection on their respect for our community.

And this is without alluding to the safety/security aspect of limiting access to this many homes/streets to a SINGLE exit/entry point! - Surely this is contrary to best practices recommended by all Ambulance, Fire and Police Services that would serve this new community of homes.

Unless there is provision in the Plan for at least 2(TWO) additional points on ingress/egress we hereby register our opposition to this PLAN submitted by Sterling Realty(Niagara) Inc./ Upper Canada Consultants.

Respectfully yours,
[REDACTED] a and Richard daCosta
[REDACTED] Street, Fonthill.
[REDACTED].

From: [Nancy Bozzato](#)
To: [Magdalena W.](#)
Cc: [Holly Willford](#); [Barbara Wiens](#); [Curtis Thompson](#); [Sarah Leach](#)
Subject: RE: Kunda Park Phase 4 - Points for Submission to Town Clerk for Public Meeting Oct. 13 2020
Date: Wednesday, October 7, 2020 9:08:29 AM

Thank you for your email. Please be advised that we will add this correspondence to an addendum for the October 13th meeting, given that the agenda has already been published to Council.

Best regards,
Nancy



Nancy Bozzato, Dipl.M.M.

Town Clerk

Town of Pelham

T: 905-892-2607 x315 | E: njbozzato@pelham.ca

20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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From: Magdalena W. [REDACTED]
Sent: Wednesday, October 7, 2020 6:04 AM
To: Nancy Bozzato <NBozzato@pelham.ca>
Subject: Kunda Park Phase 4 - Points for Submission to Town Clerk for Public Meeting Oct. 13 2020

1. **Rezoning R1 to R2**

In light of various documents (see below) that state that Kunda Park Phase 4 would be submitted concurrently with the Forest Park Draft Plan, why did residents only receive information re Kunda Park Phase 4, and why is the meeting only re **Subject Lands: Part of Thorold Township Lot 173; Part 1 on RP 59R-1905 (Roll # [2732 030 020 22000](#))?**

Does the proper consideration of the zoning changes not include the Forest Park subdivision? What assurances do residents in the established area to the west have, that if R2 zoning was achieved, the lots in Kunda Park Phase 4 would remain single family, as on

the current proposal? Is there a need to rezone that area (smaller lot size, increase in housing units, Provincial Policy Statement?) if the consideration included Forest Park?

“This application is submitted concurrently with the Forest Park Draft Plan of Subdivision. When taken together, these developments provide for a wide range of dwelling types including single detached, street and block townhouses and low rise apartment dwellings as well as second dwelling units which will add variety to the housing stock in the neighbourhood consistent with Provincial housing policies.”

26T19-02002 Planning Justification Report 2020.05.01

“Town: Prefer 1 comprehensive draft plan of subdivision application to encompass Kunda Park Ph.4 + Forest Park o However, if applications are separate they should be submitted concurrently and reviewed concurrently to justify density and PPS consistency.”
Kunda Park Ph. 4 (Sterling Realty)-(2019) redacted. pdf

2. Stella St. access to Kunda Park Phase 4

As in #1. above, if both Kunda Park Phase 4 and Forest Park are NOT considered as one application together at one time, there is concern that the Stella St. access might be the ONLY access to Kunda Park Phase 4. This might occur if the Forest Park plans were not approved in the future.

Concern about the two proposed exits to the east crossing the Steve Bauer Trail (trail user safety at crossings, tree removal required to construct) might affect the overall plans. As could a different Council or change of laws. The Station St. extension south of Port Robinson Rd is not in the Capital Budget (until 2025-to be confirmed). It is crucial that this Station St. extension be constructed before any construction in Kunda Park Phase 4 can begin.

Stella St. is not adequate or appropriate for construction access, or for the amount of traffic that would result if it were the only access after construction.

3. Drainage/Water/Sewer

Again as in #1. above, all the plans for drainage, water, sewer, parkland are interconnected with the Forest Park subdivision.

As such, the approval and construction of those services must occur before those in Kunda Park Phase 4.

4. Parkland

Again as in #1. above, the parkland space for Kunda Park Phase 4 is tied in with Forest Park. And the proposed parkland is east of the Steve Bauer Trail and the Station St. extension (which will be a busy roadway). This raises concern for public safety and convenient access. Is it normal practice to combine parkland with another development?

The park is proposed to be adjacent to the stormwater management pond and flood channel.

This too raises concern re public safety.

Based on the above, as a resident of the Stella St. area of the current Kunda Park, I strongly feel that the new Kunda Park Phase 4 needs to be developed after the Station St. extension and all services are provided. Stella St. MUST NOT be the construction access or only access to the development.

Magdalena & Janusz Woszczyna
■ Stella Street

From: [Nancy Bozzato](#)
To: [Pete Robertson](#)
Cc: [Barbara Wiens](#); [Curtis Thompson](#); [Holly Willford](#); [Sarah Leach](#)
Subject: RE: Kunda Park development Phase 4
Date: Wednesday, October 7, 2020 10:39:52 AM

Thank you Mr. and Mrs. Robertson

Thank you for submitting your comments regarding this proposed development.

The agenda was published to Members of Council yesterday, however please be advised that we will add your comments to the agenda "addendum" to ensure Council is aware of your submission.

Best regards,



Nancy Bozzato, Dipl.M.M.

Town Clerk
Town of Pelham
T: 905-892-2607 x315 | E: njbozzato@pelham.ca
20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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From: Pete Robertson [REDACTED]
Sent: Wednesday, October 7, 2020 10:35 AM
To: Nancy Bozzato <NBozzato@pelham.ca>
Subject: Kunda Park development Phase 4

Re: Proposed Kunda Development
File Numbers AM-02-2020 & 26T19-020-02
Subject Lands: Part of Thorold Township Lot 173; Part 1 on RP 59R-1905
Roll #2732 030 020 22000

Dear Ms Bozzato,

As residents on Stella st in Fonthill, we are very concerned over the kunda park development Phase 4.

With only 1 entrance to the development, it would create excessive traffic and increased danger

to children commuting back and forth to Glynn Green public school.

Stella and vera st's are not intended to handle the heavy equipment that would be required during the building of this development. Have any traffic studies been done to see if they meet the requirements? Will the Station st extension be done prior to the kunda part development to allow for the additional entrances?

With the proposed area being a wet land, how high will the land have to be graded before being built on? We're very concerned about run off during the spring and fall wet seasons. What are the plans for storm sewers and drainage to handle this situation? We don't want the back yards of current residents becoming ponds every time it rains.

We're also concerned about the R2 zoning compared to the R1 designation. We feel the R1 is more in line with the surrounding neighborhoods. Having homes on reasonable sized lots maintains the small town feel that Fonthill is known for. We're not looking to become a large city where houses are wedged into every small piece of land available. Houses with eaves troughs that almost touch and a tiny back yard is not what we want here.

In closing, we know the site is going to be developed. We just want to make sure that it is done with the surrounding residents interests in mind. It's bad enough we're losing our green space, wild life, and beautiful view. We don't want to incur any structural problems as well. Money shouldn't be the number 1 factor in making these decisions that will affect so many.

Thanks,
Pete and Mel Robertson.

Town Clerk
Nancy J Bozzato
PO Box 400
20 Pelham Town Square
Fonthill, Ontario
L0S 1E0

October 7, 2020

Dear Nancy,

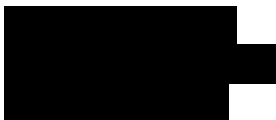
Please note: I am requesting that personal information **not** be disclosed, including name, address and email.

I am writing to express my concern over the Zoning By-law Amendment and Draft Plan of Subdivision file AM – 03-2020 & 26T19-020-02.

As a resident of the Kunda Park Subdivision, I am concerned that the rezoning from R1 to R2 site specific will have a negative impact on the current R1 zoning. As well, the lot sizes are much smaller and are not consistent with the current lot sizes, thereby also having a negative impact on the subdivision, especially for property value.

I respectfully ask that you not consider rezoning from R1 to R2 site specific and not consider the draft plan of subdivision as laid out in the Plan Justification Report.

Thank you,

A black rectangular redaction box covering the signature of the sender.

From: [Karen Guzowski](#)
To: [Nancy Bozzato](#)
Cc:



Subject: Kunda Park Extension
Date: Wednesday, October 7, 2020 11:05:10 AM

Hi,

Thank you for inviting us to the Zoom meeting. The points I need addressed in case I cannot be heard at the meeting. Are as follows:

1. This subdivision rezoning will adversely impact us and our property
2. If the drainage issues are not addressed properly our backyards and basements will be the drainage pond. There is no swale or drainage between our property and the new survey which if the lots are so small will not be possible.
3. With R2 the backyards of the new homes will be so small and with the lot coverage all the houses will be two stories and we will be in perpetual shade.
4. With small lots of R2 all mature trees off the backs of our properties will need to be clear cut to accommodate the new homes.
5. The traffic, dust, and noise with only one entrance/exit off a load restricted road will lead to major traffic, dust, and road damage problems.

As such the designation should remain R1 or at least modify the homes backing onto existing properties backing onto existing properties to R1.

Thanks,

Karen and John Guzowski
[REDACTED] Stella Street, Fonthill

October 7, 2020

Attention: Ms. N. Bozzato, njbozzato@pelham.ca - Clerk, Town of Pelham

cc: mjunkin@pelham.ca – Mayor

hwillford@pelham.ca - Deputy Clerk

cthompson@pelham.ca – Planner

bhildebrandt@pelham.ca – Ward 3 Councillor

lhaun@pelham.ca – Ward 3 Councillor

Re: Kunda Park Phase 4

File Numbers: AM-03-2020 & 26T19-020-02

Subject Lands: Part of Thorold Township Lot 173; Part 1 on RP 59R-1905

(Roll# 2732 030 020 22000)

Dear Ms. Bozzato

I am writing to express my concerns regarding aspects of the above proposed development.

I am opposed to the change in zoning from R1 to R2, especially as it impacts the existing properties along the north end of Stella St. This is an established R1 neighbourhood with large lots, where many residents have lived for decades. The proposed plan has the smallest lots in the subdivision backing onto existing Stella St. properties number 7 through 15, which will significantly impact property values and the residents' quality of life. Of note, the other area of the proposed subdivision that backs onto existing residential properties, the Kunda Park cul-de-sac identified as Street E on the plan, has much larger properties that meet R1 size requirements. If it is possible to have an R1 development backing onto the latter area, it is possible to do the same at the north end of Stella St.

I am also opposed to any development being started prior to adequate street access being established to the new subdivision. The only street currently in existence that allows access is the north end of Stella St., which is not adequate for construction traffic, nor should it be the only route to the subdivision once the development is complete. The north end of Stella St. provides access to Glynn A. Green Public School and many students walk or bike to the school this way. If the current proposal is to extend Station St. and build traffic circles to connect the proposed development to the Station St. extension, that should be done prior to the start of construction of Kunda Park Phase 4.

Respectfully submitted,


Ann Guzowski

September 30, 2020

Town of Pelham
20 Pelham Square
Fonthill, ON

Attention: Ms N. Bozzato, nibozzato@pelham.ca - Clerk

cc: mjunkin@pelham.ca - Mayor
cc: hwillford@pelham.ca - Deputy Clerk
cc: cthompson@pelham.ca - Planner
cc: bhildebrandt@pelham.ca - Ward 3 Councillor
cc: lhaun@pelham.ca - Ward 3 Councillor

Re: Proposed Kunda Development
File Numbers AM-02-2020 & 26T19-020-02
Subject Lands: Part of Thorold Township Lot 173; Part 1 on RP 59R-1905


Dear Ms Bozzato,

I received your notification regarding the proposed development noted above. Thank you for the opportunity to offer input. My neighbours and I have concerns.

I oppose the change in residential designation from R1 to R2. This particular development borders an older subdivision with large lots built in the 1970s. Most residents on Stella Street have lived here for decades and have made large investments in their homes and have enjoyed the peace and privacy that comes with larger lots. Residents' long term quality of life should not be effected. I am asking that this be taken into consideration with the final plan. Also, the increase in density will have a greater impact on the environmentally sensitive area on this tract of land.

Furthermore, the increase in density will bring increased traffic which is a concern for students walking on Stella Street to go to Glynn A. Green School. Many people, including the elderly, walk Stella Street because it is a dead end street and it's safe to do so. It would make more sense to access the site from Port Robinson Road, behind Glynn A. Green. The north end of Stella Street is not meant to be a main thoroughfare. It should also be noted that cars have difficulty getting up Vera Street in the winter. No doubt, heavy trucks travelling in this area will be a major safety issue. Pelham Street has become increasingly busy over the last couple of years, and accessing it from Vera Street can be very challenging for a smaller vehicle, let alone construction trucks.

Regarding current and proposed roadways, when does the developer propose to create two roadways over the Steve Bauer Trail to connect his two developments? It appears from the

map, that residents were given, that there will only be one access to the construction site via the dead end street in between 3 and 7 Stella Street. Is that the plan? If so, there are major safety concerns regarding construction trucks going up and down a street that cannot withstand more than 5 tonnes per axle. If anyone parks on Stella Street, it will be very difficult for trucks to go by without safety concerns for residents. Has this been addressed? What is the plan?

The proposed plan that was presented by Upper Canada Planning & Engineering Ltd in 2018, on behalf of Sterling Realty, is quite different from the plan currently being proposed. Is there a reason why the plan has changed? Also, the residential designation from R1 to R2 was never mentioned at their presentation in 2018. Who is seeking this change?

I would also like to know the following:

- ⇒ How will dust be controlled?
- ⇒ Given that houses along Stella Street are older, how will vibration of heavy equipment and traffic be handled? Who will be responsible for cracks in foundations, if they occur? Will the current conditions of houses, fences and other property items be documented, so that any damage can be seen, acknowledged and the problem fixed at no cost to the owner(s) effected?
- ⇒ Will the grade of the current land be changed? If so, to what degree? What is the estimate of imported fill materials? Who will be monitoring this issue, so that drainage does not become a problem? I would like a copy of the finished drainage plan.
- ⇒ Have pedestrian and traffic issues been addressed? If so, how? Has a traffic study been done?
- ⇒ Residents would like to know the construction access plan. What is the plan?
- ⇒ What will be the hours of work? What days of the week?
- ⇒ When will this construction plan begin? What will be the sequence of events?
- ⇒ What is the proposed end date for this subdivision?

I can understand that “development” is inevitable, however, it should be thoughtful. All of us – the Town, the developer, the planner and us, as residents, have an obligation to future generations and the Town we leave for them. Addressing the debt that was created by the previous mayor and council should not force us into making decisions that impact the quality of life of our residents. People are moving to Fonthill because of its quaintness and spaces in between. Jamming as many houses into one area as possible with the hopes of making as much money as possible is very short sighted. Let’s make this a plan that the Town, the developer and the planner can be proud of and the residents can continue to enjoy the homes that they’ve invested in.

Sincerely,
Lisa Erickson