

PUBLIC MEETING

Minutes of a public meeting held Monday, December 3, 2007 at 7:00 p.m. in the Council Chambers to consider a proposed Official Plan Amendment and Zoning By-law Amendment.

Present: Mayor Wayne Hurst
Deputy Mayor Bob Bailey
Councillor Rick Fryer
Councillor Robert Pillon
Councillor Paul Renaud
Councillor John Sutton
Councillor Rosa White

Also present: Frank Pizzuto, CAO
Pam Malott, Clerk
George Balango, Manager, Development Services
Lory Bratt, Planning Coordinator

A record of those members of the public in attendance is attached as a schedule and forms part of these minutes.

DISCLOSURE OF INTEREST

There were no disclosures of interest.

Mayor Hurst opened the meeting welcoming all those in attendance. He stated the purpose of the meeting was to hear public comments on a proposed Official Plan Amendment under Section 17 and 21 of the Planning Act and a proposed amendment to the Town of Amherstburg Zoning By-law 1999-52, under Section 34 of the Planning Act for property at 440-448 Simcoe Street. Mayor Hurst then requested the Clerk to proceed with the agenda.

Pam Malott introduced a report from George Balango dated November 28, 2007 regarding the proposed Official Plan and Zoning By-law Amendment.

George Balango

The Town is in receipt of an application for an Official Plan Amendment and Zoning By-law Amendment from Jason Laframboise and Norbert Bolger for lands located at 440-448 Simcoe Street. The proposal is to change the designation of the lands from a Low Density Residential Designation to a Medium Density Residential Designation and to rezone the lands from a Special Provision Residential First Density (R1-5) Zone to a Special Provision Residential Multiple Second Density (RM2-6) Zone to permit the full range of uses in the RM2 Zone. The amendment to the Zoning By-law would implement the proposed Official Plan Amendment. The applicants provided documentation in support of the proposed amendments as follows: (i) a survey that shows a low supply of lands designated Medium Density Residential that are vacant and for sale; (ii) data from Canada Mortgage and Housing Corporation showing that there is a need in Amherstburg for affordable and accessible housing; (iii) the Low Density Residential designation in the Official Plan will only allow 4 to 5 residential units and this site is appropriate for a more intensive form of housing consistent with the provisions of the Provincial Policy Statement 2005; (iv) a concept plan which demonstrates that the site is capable of supporting the proposal. The applicant has demonstrated that the site is suitable for the intensity of the use proposed. The lot frontage and width is adequate to accommodate amenity space, buffering, driveway and parking spaces. The proposed amendment to Zoning By-law No. 1999-52 provides for a maximum height of 12.2 metres and the Environmental Assessment and Servicing issues will be addressed as part of the site plan approval process. The applicant is required to submit an application for site plan approval. The amendments are consistent with the provisions of the Provincial Policy Statement, 2005, conform to the County Official Plan and maintain the residential function contemplated in the Official Plan for the subject lands. Copies of the draft amendments were provided as part of the Council package.

Mayor Hurst then explained to those members of the public in attendance that the purpose of this meeting is to gather information which will be considered by Council. He encouraged public participation and advised that the proposed amendments will be considered by Council at the next regular meeting scheduled for December 10, 2007. He then requested the applicants to proceed with their presentation.

Jason Laframboise/Norbert Bolger

Mr. Laframboise addressed Council requesting consideration of the proposed Official Plan and Zoning By-law amendments for 440-448 Simcoe Street which would allow the construction of a residential apartment building in cooperation with the Provincial and Federal governments. In April 2005 the Federal and Provincial governments signed a new Canada Ontario Affordable Housing Agreement wherein they committed to allocate program funds and program criteria to Ontario municipalities. The City of Windsor is delivering/managing the program in Windsor/Essex County. Interested municipalities were asked to confirm their participation in the program which included Lakeshore, Kingsville, Essex, Leamington, Tecumseh and Amherstburg. A great deal of research was conducted in selecting a site for this project as all factors would be considered by the Board selected to review the proponents applications. We looked at all potential lands that are currently zoned to allow the construction of the proposed building and those that may be a good fit subject to zoning, and the subject property was not only the best fit but the only fit according to our requirements. Twenty-six proposals were submitted throughout Windsor-Essex County and this project was one of only six selected, conditional upon the proposed amendments. Rents for this building must be no greater than 80% of the market rent established by Canada Mortgage and Housing. Target tenants are those who pay 50% or more of their income to rent. Currently there are 22% of WEC households in this category. Income levels established are as follows: 1 bedroom \$26,500.00 per year (12.80/hour), 2 bedrooms \$32,000.00 per year (16.00/hour). The proposal consists of removal of the existing buildings from the site (single family home and building used for storage which is currently in disrepair). The proposal provides for an all brick, two storey, 16 unit building consisting of 8 one bedroom units and 8 two bedroom units. Eight of these units are accessible for physically challenged individuals. Accessible units are in demand in the Amherstburg area. Mr. Laframboise indicated that they have already been approached for apartments prior to this submission. As indicated by Planning staff the development is in conformity with the Provincial Policy Statement and the long term goals of the Official Plan.

Mayor Wayne Hurst then asked if there were any questions/comments from members of the public.

Cy Curtis – 1 Atlantic Court

Mr. Curtis addressed Council requesting information regarding the zoning change proposed for the property. He noted that only a portion of the property was being used for this development and asked what the "full range of uses" for this zone permitted. He was somewhat concerned at how the entire site might be developed. Mr. Curtis also requested clarification on how the environmental issues which may be associated with the site will be dealt with.

The Planning Coordinator explained the permitted uses in the Residential Multiple Second Density Zone and also advised of the Site Plan approval process associated with this type of development which will address such issues as landscaping, buffering, lighting, parking, environmental and servicing issues.

Mr. Laframboise indicated that an Environmental Assessment will be completed on the site. This will provide for extensive environmental analysis of the site in addition to a record of site condition, all in accordance with Ministry of the Environment regulations which would be completed by a qualified engineering consultant.

Mr. Balango added that all servicing and environmental issues must be addressed as part of the site plan approval process prior to the issuance of a building permit.

Mr. Curtis added that he supports the proposal for affordable housing in this area.

Mayor Hurst noted that previously the property was used for Crowder Cartage. There is a need in Town for affordable housing providing the example of Rosewood Co-op as an asset to the community. The Site Plan approval process will ensure appropriate buffering and planning of the site.

Mike Whitehead – 5 Atlantic Court

Mr. Whitehead also requested clarification as to the permitted uses on the remainder of the site.

Mr. Balango advised of the permitted uses, noting that an application can not exceed the permitted densities as set out in the Official Plan.

The Planning Coordinator noted the Riverfront Park Townhome Development, Tofflemire Street Townhome Development as being attractive examples of “rowhouses” which are more commonly referred to as townhomes.

Mr. Balango added that this form of housing also demonstrates efficiencies in connection with energy conservation, use of land and infrastructure.

Dave Swan – 2 Atlantic Court

Mr. Swan stated that he and his family moved to Amherstburg October 26, 2007. His question was one of privacy if a two or three storey building is permitted. It may affect privacy in adjacent yards. He also asked the definition of “accessory” and “Medium Density designation”.

Mr. Balango clarified that accessory is a use, building or structure that is incidental to the main use on a property, i.e. a garage is an accessory use to a dwelling. Medium Density designation refers to the density and form of housing permitted on a site. The proposed development is in conformity with the policies set out in the Provincial Policy Statement and meets the tests of the Zoning By-law.

Moved by Rosa White
Seconded by John Sutton

That Council receive the comments made at this public meeting regarding the proposed Official Plan Amendment under Section 17 and 21 of the Planning Act and the proposed amendment to Zoning By-law 1999-52 under Section 34 of the Planning Act, and further that Administration be directed to place the proposed amendments on the next regular agenda scheduled December 10, 2007 for Council consideration.

-carried-

Mayor Hurst thanked everyone for their attendance and participation.

Moved by Rosa White
Seconded by John Sutton

That this public meeting adjourn at 8:00 p.m.

-carried-

Mayor

Clerk

