

Public Meeting of Council

Minutes

Date: Tuesday, November 14, 2023
Time: 5:30 pm
Location: Tecumseh Town Hall - Council Chambers
917 Lesperance Road
Tecumseh, Ontario N8N 1W9

Present: Mayor, Gary McNamara
Deputy Mayor, Joe Bachetti
Councillor, James Dorner
Councillor, Alicia Higgison
Councillor, Brian Houston
Councillor, Tania Jobin
Councillor, Rick Tonial

Also Present: Chief Administrative Officer, Margaret Misk-Evans
Director Legislative Services & Clerk, Robert Auger
Director Technology & Client Services, Shaun Fuerth
Director Development Services, Brian Hillman
Deputy Clerk & Manager Legislative Services, Jennifer Alexander
Manager Customer Service, Amanda Circelli
Manager Planning Services & Local Economic Development, Chad Jeffery

A. Roll Call

B. Call to Order

The Mayor calls the meeting to order at 5:30 pm.

C. Land Acknowledgement

We acknowledge that we are on land and surrounded by water, originally inhabited by Indigenous Peoples who have travelled this area since time immemorial. This territory is within the lands honoured by the Wampum Treaties; agreements between the Anishinaabe, Haudenosaunee, Leni Lenape and allied Nations to peacefully share and care for the resources around the Great Lakes. Specifically, we would like to acknowledge the presence of the Three Fires Confederacy Ojibwe, Odawa, Potawatomi and Huron/Wendat Peoples. We are dedicated to honouring Indigenous history and culture while remaining committed to moving forward respectfully with all First Nations, Inuit and Métis.

D. Disclosure of Pecuniary Interest

There is no pecuniary interest declared by a Member of Council.

E. Introduction and Purpose of Meeting

The purpose of the meeting is to hear public comment on a proposed Zoning By-law amendment pursuant to the provisions of the Planning Act, R.S.O. 1990. The Zoning By-law amendment application has been submitted for an 1.23 acre parcel of land located on the south side of County Road 42, approximately 196 feet west of its intersection with Lesperance Road and 12207 County Road 42. The purpose of the proposed amendment is to rezone the property from rezone the property from "Residential Zone 1 (R1)" to a site-specific "Residential Zone 2 (R2-6)" to permit the construction of a 3-storey, 23-unit residential development, with associated parking and amenity areas.

The Manager Planning Services outlines the Zoning By-law Amendment application as outlined in the report appended on the agenda. A report to Council will be presented at a later date to address any concerns raised at the meeting.

F. Delegations

1. Jerry Haddad, Applicant, Tracey Pillon-Abbs, Applicant's Planner, and Bryan Pearce Baird AE

The Manager Planning Services advised that the Applicant's Planner, Tracey Pillon-Abbs is in attendance and available to answer any questions. The applicant is not in attendance.

2. Jaspal Singh, Gurvinder Soor, Manjinder Bhambra, Residents

Jaspal Singh, is speaking on behalf of his mother Gurvinder Soor, who owns property at 12224 County Road 42 & 12230 County Road 42. Mr Singh presents the presentation as appended on the agenda. He raised concerns regarding safety, traffic, and business impacts on the proposed zoning by-law amendment application.

3. Adriana and Nathan Malmberg

Re: D19 12207CR42

Adriana Malmberg is joined by her son Nathan who reside at 11978 Green Court, southwest of the proposed development. She raised concern regarding traffic and pedestrian safety crossing County Road 42. The Malmberg speaking notes are filed in the Clerk's office.

4. Hoi Yan Tang

Re: Proposed Zoning By-law Amendment

Ms.Tang resides at 12062 Cranbrook Crescent, and raised privacy concerns as her backyard would be directly looking at the proposed

development. She does not want to see strangers looking into her backyard; and is concerned for her safety as a result of increase automotive theft in the area.

5. Malcolm Meng

Re: Proposed Zoning By-law Amendment

Malcolm Meng remarks that people move to the suburbs to have a place for their family, for their friends, and for the schools and education in a comfortable neighbourhood. He notes people who want to live in condos have a different mentality and expect amenities that are not there, such as supermarkets and conveniences, which is not why people choose to live in the suburbs. Mr. Meng states if someone wanted this [proposed development], they would move to the city or Lakeshore.

6. LeiFan Tang

Re: Proposed Zoning By-law Amendment

Ms. Tang is present at the meeting and declined to be a delegation at this time.

7. Thomas Wilson

Re: Proposed Zoning By-Law Amendment

Mr. Wilson resides at 12050 Cranbrook Crescent and raised a traffic safety concern as the proposed development is behind his property. He comments on the battery plant that will increase traffic tremendously in the area. He notes the widening of County Road 42, and the decrease in his property's frontage as a result, which poses a safety risk. The traffic flow out of the subdivision is difficult towards Banwell Road and adding the proposed development will increase traffic congestion. The number of parking spaces is raised along with visitors parking. He states that the overflow parking of visitors will end up parking on Cranbrook Crescent. This space is more conducive to a residential space. He requests a reconsideration on the application.

The Mayor opens the floor to the public and asks if there are anyone would like to speak on the application on the agenda.

8. Teresa Davies

Ms. Davies resides at 11970 Green Court and raised concern that the proposed development will devalue her property. Due to the price of homes, she is concerned on the number of people residing in condo.

9. Mary Chick

Ms. Chick resides at 12094 Cranbrook Crescent, and does not get to the mailbox often and got the notice in the mail very late. She agrees with

the safety concerns and the other concerns presented earlier in the meeting. She notes that the property is not a big space, and vehicles turning left on County Road 42 is concerning with the volume of traffic. She raised concerns regarding infrastructure support with sewer system and water runoff from the proposed development that the cost of infrastructure will not be added to her property taxes.

The Mayor advises that no decisions will be made at this meeting and opens the floor for questions from the Members.

A Member states that safety is a concern for this area as it will be a busier area with the road being expanded to five lanes. He inquired if the Traffic Study conducted considered the expanded five lanes. The Manager Planning Services explains that the Traffic Study did consider the five lanes and the new road will include bike lanes and sidewalks.

In response to an inquiry on building height and privacy on a residential property, the Manager states there is no site plan control on a residential property. He advises that you can build a three storey home on a residential property up to a height of 32.8 feet without going through a planning process.

A Member inquires on the safety considerations are taken when development occurs in an existing residential properties. The Manager explains one of the key principles of crime prevention through environmental design is natural surveillance. He states that the more eyes on the street, the safer the area is, according to studies. To have 23 additional dwellings in that location could be argued that it deters crime not promote crime.

In response to flooding concern, the Director Public Works and Engineering Services indicates that the development will require storm water management to ensure that there is no adverse impacts downstream. There was a new sewer truck, a storm water pipe, that was installed by the County of Essex. He advised that having these works completed, the site plan design for storm water management is sufficient.

A Member raised parking spots and the calculation used to determine how many parking spots to provide. The Manager explains the standard of 1.5 spaces per person and is a typical standard used in multi-use development that is established in the Town's Zoning By-law.

A Member inquired on the setbacks of the development. The Manager illustrates the setbacks of the development from the map provided in Attachment 2 of the appended report on the agenda. The safety of pedestrians crossing on County Road 42 is raised and it is requested that Administration post the County's reconstruction design of the road on the Town's website.

In response to the costs of the units, the Applicant's Planner, Tracey Pillon-Abbs, explains that the intent from the Applicant is to be affordable 1 and 2 bedroom units with a freehold status which can be owned but also rented out. It is a price point to allow people to downsize or for first time buyers.

The Manager explains the next steps in the planning process for the application. Administration will present a follow-up report at a later date which will address the issues raised at this meeting and provide a recommendation to Council.

A Member inquired if this development could be buried into the ground and be a 2.5 storey so that it is not too high. The Manager indicates that this is not what was presented in the application. The Member requests the Applicant to consider this option.

A Member seeks clarification on the term freehold means with this development. Ms. Pillon-Abbs explains that the 23 unit multiple dwelling as defined in the Zoning By-law. the development will be comprised of 1 to 3 bedroom units. It is a condominium corporation added to the property with common areas identified. Each unit will be a freehold and the owner can either rent the unit or reside in it.

The Mayor advises that any person who has additional written comments can submit them to the Clerk's Office for the record.

G. Communications

1. Public Notice dated October 25, 2023
2. Essex Region Conservation Authority dated October 25, 2023
3. Chris McDonald dated November 6, 2023
Re: Cranbrook Apartment Building
4. Bruce Carter dated November 9, 2023
Re: Proposed Zoning By-law Amendment Application D19 12207CR42
Opposition
5. Cesidio Paglia dated November 9, 2023
Re: D19 12207CR42 Opposition
6. Drina Baron-Zinyk dated November 9, 2023
Re: Application D19 12207CR42
7. LaiFan Tang dated November 9, 2023
Re: Concerns regarding proposed rezoning of land behind my home
8. Nick and Jenn Angeli dated November 7, 2023

Re: Application D19 12207CR42 Opposition

9. County of Essex dated November 9, 2023

Motion: PCM - 36/23

Moved By Deputy Mayor Joe Bachetti
Seconded By Councillor Brian Houston

That Communications - For Information 1 through 9 as listed on the Tuesday, November 14, 2023 Public Council Meeting Agenda, **be received.**

Carried

H. Reports

1. DS-2023-21 Zoning By-law Amendment 12207 County Road 42, Scheduling of a Public Meeting

Motion: PCM - 37/23

Moved By Councillor Alicia Higgison
Seconded By Councillor Brian Houston

That Report DS-2023-21 entitled "Zoning By-law Amendment 12207 County Road 42 Scheduling of a Public Meeting" **be received.**

Carried

I. Adjournment

Motion: PCM - 38/23

Moved By Councillor Tania Jobin
Seconded By Councillor Rick Tonial

That there being no further business, the Tuesday, November 14, 2023 meeting of the Public Council Meeting **be adjourned** at 6:41 pm.

Carried

Gary McNamara, Mayor

Robert Auger, Clerk