

The Corporation of the Town of Essex
Special Council Meeting Minutes
February 13, 2020

A Public Meeting was held by Council on Thursday, February 13, 2020 at 7:00 pm in the Essex Centre Sports Complex, 60 Fairview Avenue West for the purpose of providing background information and receiving public comments concerning a proposed zoning amendment related to the vacant land on Gosfield Townline, Essex (Ward 1)

1. Roll Call

Present: Mayor Larry Snively
Deputy Mayor Richard Meloche
Ward 1 Councillor Joe Garon
Ward 2 Councillor Kim Verbeek
Ward 3 Councillor Chris Vander Doelen
Ward 4 Councillor Sherry Bondy

Regrets: Ward 1 Councillor Morley Bowman
Ward 3 Councillor, Steve Bjorkman

Also Present: Lori Chadwick, Director, Development Services
Rita Jabbour, Manager, Planning Services
Jeff Watson, Policy Planner
Shelley Brown, Deputy Clerk
Members of the Public (sign in sheet attached)

2. Declarations of Conflict of Interest

There were no declarations of conflict of interests.

3. Adoption of Published Agenda

- a) February 13, 2020 Special Council Meeting Agenda
Moved by Councillor Vander Doelen
Seconded by Councillor Garon
(SP20-02-001) That the published agenda for the February 13, 2020 Special Council Meeting be adopted as presented. **“Carried”**

4. Reports from Administration

- a) Presentation entitled “Public Information Meeting: Rezoning Application ZBA-01-20” and the Information Memo dated February 13, 2020 from Jeff Watson, Policy Planner
Re: Rezoning Application ZBA-01-20, 1830143 Ontario Limited

Lori Chadwick, Director, Development Services provided an overview of the proposed application to those in attendance.

Ms. Chadwick presented a PowerPoint presentation outlining the rezoning application for the vacant land on Gosfield Townline, Essex (Ward 1). Ms. Chadwick explained that the meeting was a statutory meeting required by the Planning Act and the purpose of the meeting was to hear from the public on the merits and/or concerns of the application and answer any questions the public may have regarding the proposed rezoning application.

Ms. Chadwick advised those in attendance that the intent is to bring a report to council on March 2, 2020 with recommendations regarding this rezoning application for council's consideration and adoption.

Ms. Chadwick explained where the proposed land is located with Essex Centre and noted that it is part of a larger future plan of subdivision. Ms. Chadwick presented a map outlining the rezoning application and the future plan of subdivision.

Ms. Chadwick explained that the current zoning allows for single, detached dwellings, semi-detached dwellings and townhome dwellings. The applicant is proposing that the parcel be rezoned to allow for a multi-residential unit condominium or apartment building with a maximum of 6 storeys in height and not more than 160 units. Ms. Chadwick provided some current examples of other 6-storey buildings for reference and pictorials of similar buildings from the applicant of condominiums and/or apartment buildings.

Ms. Chadwick discussed the overall vision for the neighbourhood and provided a pictorial representation. Ms. Chadwick discussed the extension of Hanlan Street and how it relates to this proposed rezoning application as well as the future plan of subdivision. Ms. Chadwick explained that Hanlan Street extension from Fairview Avenue West to Gosfield Avenue West was the subject of an environmental assessment was completed in 2019 as a part of the Ministry of Transportation's Highway 3 reconstruction project.

Ms. Chadwick explained that the future subdivision will provide for many additional housing units and that the woodlot located to the south-east of the subject site would be preserved.

Ms. Chadwick reviewed the next steps in this process stating that administration will provide a report to council with recommendations regarding the rezoning application only at the Regular Council Meeting on March 2, 2020 for adoption by council. Ms. Chadwick advised that there is a 21-day appeal period following council's decision on March 2, 2020 that allows anyone including residents and the Special Council Meeting Minutes- February 13, 2020

applicant to appeal the decision to the Local Planning Appeal Tribunal “LPAT”. If there are no appeals, the next step is the site plan approval process which looks at parking, egress, location of the building as well as many other site specific items.

5. Public Presentations

The Chair asked if any members of the public present would like to provide comments and the following persons came forward:

a) Peter Valente, Applicant

Mr. Valente explained that the rezoning is part of a large plan of subdivision and that he has been working with the Town and the Ministry of Transportation. Mr. Valente stated that this is the first step in the process and there is currently no site plan and that the depicting of the lots is for reference only and that the development will be geared towards townhouses as it is in a nice location and buffered from any single-family homes by a proposed stormwater pond and woodlot. Mr. Valente stated that traditionally his developments are a hybrid of both rental and condominiums for purchase to accommodate the current market trends. Mr. Valente reviewed the pictorials previously presented by Ms. Chadwick explaining their locations and potential pricing.

b) Dean Colasantis, 4204 County Road 23

Mr. Colasantis inquired about the proposed location of the roundabout on Gosfield Townline and stated that it appears to be infringing on his property. Mr. Valente explained that it is part of the MTO project.

Mr. Colasantis stated that he understood that the MTO did not recommend roundabouts, only a road going through and that the roundabout is something that may be required if you build a subdivision afterwards due to the added traffic.

Ms. Chadwick stated that the results of the Environmental Assessment “EA” is available to the public and this was identified as a preferred solution however the Town is currently negotiating with the MTO and this may be a regular urban cross-section. No final design has been approved by the Town.

Ms. Chadwick advised that MTO will be coming to the Town of Essex in May of 2020 to address various topics including the expansion of Highway 3.

c) Phil Pocock 232 Joan Flood Drive

Mr. Pocock inquired what the soccer field and ball diamonds will be turned into as it is adjacent to the proposed development.

Ms. Chadwick explained that there are no plans to change the location of the soccer field and ball diamonds as part of this project or as a recommendation from Development Services.

d) Laura Pope, 239 Delores Avenue

Ms. Pope is concerned that the proposed roundabout at Fairview Avenue West would take part of the soccer field.

Mr. Watson explained that there would be no change of use for the soccer field and other facilities. There would be a small corner of the soccer field that would be taken away to accommodate the roundabout but does not have any negative impact on the use of the soccer field.

Mr. Watson explained that what is being shown was proposed as part of the EA conducted over a 2 year period and in that process a consultant is retained to look at different options for the extension of Hanlan from Fairview Avenue West to Gosfield Townline West and the consultant comes up with 3 or 4 scenarios showing different road designs and ultimately what is chosen it what is called "Preferred Design". Mr. Watson stated that this is part of the MTO's revitalization and reconstruction of Highway 3 and that MTO is closing the Victoria Avenue signalized intersection leaving only 2 signalized intersections on Highway 3 at Essex Centre. To accommodate that, Hanlan Street will be extended from Fairview Avenue West to Gosfield Townline West and this is the design that was chosen as part of that EA. Mr. Watson advised that it does not mean this design is locked it, it will be part of the plan of subdivision process which will require the same process as this rezoning application.

e) Councillor Kim Verbeek, Ward 2

Councillor Verbeek inquired about the 160 units proposed by Mr. Valente and if that was his goal for this development.

Mr. Valente stated that the reason for that is the fact that traditionally their developments have no underground parking to keep the costs lower and with 6-storeys in height, they feel they can get a density of 40 units per acre with this type of development.

f) Deputy Mayor Richard Meloche

Deputy Mayor Meloche inquired whether or not the the entrance and exit for the proposed development would be determined as part of the site plan control as the diagram does not show these at this time.

Jeff Watson, Policy Planner confirmed that it would be part of the site plan control.

g) Laura Pope, 239 Delores Avenue

Ms. Pope inquired as to where the the treeline and ditch on Hanlan is located on the overall map.

Mr. Watson reviewed the map as shown on the Powerpoint presentation outlining the location of the treeline and ditch as requested by Ms. Pope.

Mr. Watson reiterated that this meeting is the first phase of the public review process and a formal report by planning will go to Council on March 2, 2020 followed by a by-law and no decisions will be made at this point. Mr. Watson advised the public as to the process to address Council at the March 2, 2020 Council meeting.

h) Councillor Chris Vander Doelen, Ward 3

Councillor Vander Doelen inquired as to whether a walkway could be added to the proposed plan of subdivision for ease of access to the parks, arena and businesses nearby.

Mr. Watson advised that what is being presented is a conceptual plan and the layout would be done as part of the plan of subdivision.

i) Janice Rounding, 74 Gosfield Townline West

Ms. Rounding asked if they will be given the same type information as they received in the mail for this meeting before the MTO comes in May.

Ms. Chadwick stated that it is up to the MTO send out notices and recommends that she contacts the Town of Essex's Infrastructure Department if they do not see anything by mid April.

Moved by Councillor Garon

Seconded by Councillor Verbeek

(SP20-02-002) That the presentation entitled "Public Information Meeting: Rezoning Application ZBA-01-20" and the Information Memo dated February 13, 2020, as presented by Lori Chadwick, Director, Development Services , be received.

"Carried"

6. Adjournment

Moved by Deputy Mayor Meloche

Seconded by Councillor Vander Doelen

(SP20-02-003) That the meeting be adjourned at 7:35 PM.

"Carried"

Mayor

Deputy Clerk