

The Corporation of the Township of Lucan Biddulph Council Minutes

Present: Mayor C. Burghardt-Jesson, Deputy Mayor D. Manders, Councillor D. Regan, Councillor P. Mastorakos and A. Westman

Also Present: R. Reymer-CAO/Clerk, T. Merner-Deputy Clerk, L. deBoer-Economic Development Coordinator, J. Little-Public Works Manager, D. Fitzgerald-Planner

Call To Order

Mayor C. Burghardt-Jesson called the meeting to order at 6:00 pm. The meeting took place electronically with the Mayor and CAO/Clerk in attendance at the Township office and all other attendees via electronic participation.

Announcements

None

Declaration of Pecuniary Interest & Nature Thereof

None

Public Meeting Under Planning Act, R.S.O. 1990, c.P.13

1/ Public Meeting

Moved by A. Westman

Seconded by D. Regan

Resolved that the Council of the Township of Lucan Biddulph adjourn its regular meeting at 6:00 p.m. in order to convene a Public Meeting under Section 34 and 17 of the Planning Act, R.S.O. 1990, as amended.

CARRIED

a) OPA-1-2020 and ZBA-2-2020 – 280 Main Street, Lucan - (Lock and Zelinka Priamo Ltd.)

D. Fitzgerald reviewed Planning Report No. PL-07-2020 which provided information regarding the proposed Official Plan and Zoning Bylaw amendments for the subject parcel. He advised the application seeks to obtain a site specific zoning bylaw amendment as well as a site specific Official Plan amendment for the purpose of constructing a mixed used residential apartment building, which ranges between four to six storeys and contains ground floor commercial uses facing Main Street. D. Fitzgerald further noted the building would contain a total of 114 residential dwelling units and 2 commercial units.

T. Merner advised that additional comments were received from the following and distributed to council in advance of the meeting:

- Abby Baron
- Alyssa Monsigneur
- Tara Klisht
- Nic Baron
- Andy Matt

The applicant's agent, Harry Froussios of Zelinka Priamo Ltd. advised he represents the owner of the property, Walter Lock and the potential developer of the property, Copia Developments and provided additional comments following the planner's presentation as follows:

- front yard setback request to 22 metres ensures the intent of highway commercial designation is maintained with commercial use directly facing main street.
- Increase in height is more than what currently exists however can be appropriate where impact on surrounding area is mitigated
- shadowing study reflects no impact of shadows during summer months
- proposal respects and goes beyond side yard requirements
- provincial policy statement requires that settlement areas grow and intensify within existing boundaries and provide a wide range of housing
- parking will be addressed through unit assigned parking spaces with a minimum of 8 visitor spaces retained
- commercial space is intended to be occupied by existing tenants

- proposed development is close to existing green space areas to add amenity services

Agent, John Knifton advised he represents Copia Developments and provided the following further comments:

- the developer recognizes Lucan does not have an abundance of new rentals on the market and believes there is a void in the market
- recognizes the small town feel of Lucan and their goal is to offer existing and future residents of Lucan this small town living charm
- see Lucan as a market for smart growth
- this proposal would appeal to new young professionals, existing residents and retiree's
- proposal is a small to mid-rise building
- believes project will create a positive economic benefit to Lucan
- in the process of creating a re-location plan for Dr. Viguera's practice to be relocated in the new commercial space of the project
- project will generate up to \$275,000.00 in development charges and significant property taxes
- similar project being undertaken in Exeter
- wish to develop a mixed used rental project that will work well with the community

Mayor C. Burghardt-Jesson inquired if any Council Members have any questions regarding the application and discussion took place regarding demographic studies, lack of parking space and potential overflow to neighbouring properties, intent of developer to construct what is being proposed, traffic impact study and costs of turning lane off main street if required, height concerns and possibility that 25 metres would permit 8 storeys, consequences of this height throughout our community, additional studies/analysis to address residents concerns regarding impact on infrastructure, fire services, soft services and sewage treatment plant capacity, and explanation for change in proposal from original 4-storey concept to 6-storey concept.

Mayor C. Burghardt-Jesson asked if any person in attendance wished to make comments and the following were received:

Public Comments

Paul Wilson

- next door neighbour to the property
- agrees with council concerns regarding fire department services and impact on community with lack of parking spaces available on subject parcel

Ricki Starzycka

- provided comments regarding maintaining the small town character feel Lucan currently enjoys
- concerns regarding permitting higher density buildings and the impact that will have on services and infrastructure

Tom Tapai

- concerns regarding privacy, height of building, impact of a potential 10% increase in population to our community, tax implications that will follow as a need for services grows and the overall fit of this proposal within Lucan

Gordon Morsink

- amended written comments submitted previously
- concerns with increased traffic, noise, light pollution and shadowing effects on neighbouring properties
- concerns with height and parking and none of the variances requested being minor in nature
- proposed building detracts from goals and objectives listed in the Official Plan
- concerns of other developers requesting increases in height if this gets approved
- requesting council to maintain the small town character of Lucan and appropriate intensification as guided by the Official Plan

Tara Klisht

- echoed previous comments received from public
- concerns regarding parking overflow, impact to infrastructure with increased traffic
- proposed changes far exceed current Zoning Bylaws

Leon Cormier

- echoed previous comments received from public
- concerns with height of the building and loss of privacy to neighbouring properties, largest trees don't block the current 3-storey condo building
- massive overwhelming structure that would not blend in well within the community
- proud to call Lucan home and would not want to see it lose it's small town charm

Charles & Lisa Ansems

- echoed previous comments received from public
- questioned the need for 114 units and if they would address affordable living options
- concerns regarding access to sewer line off of Butler Street and how it connects

Ann Marie-Parkin

- apartment buildings should be added at a healthy growth rate so that services have a chance to adapt to the increase
- proposal is not a small or medium rise building in perspective to Lucan
- concerns regarding effect on EMS services in our community and whether they can handle the increased growth rate
- concerns with volunteer firefighters being properly trained and equipped to handle emergencies in higher density buildings
- are we reassessing the number of emergency services available to Lucan as it continues to grow and thrive?

Mayor C. Burghardt-Jesson permitted council to address any further concerns:

- Deputy Mayor D. Manders advised he has no objection to the Official Plan Amendment request however parking and height is of concern. He further noted that if the developer is able to address some of the concerns this would be a great location and project for our community
- Councillor P. Mastorakos thanked the public for their comments and advised the developer the overall look of the building is exceptional but we need to use the Official Plan as guidance and the overall vision for our community
- Councillor D. Regan echoed the Deputy Mayor's concerns and noted it is great to see residents becoming involved in this process
- Mayor C. Burghardt-Jesson asked if the developer is open to site specific provisions to ensure the proposal is built as shown and discussion took place regarding a public site plan process and holding provisions
- Mayor C. Burghardt-Jesson noted comments received regarding traffic and asked if a traffic impact study would be required

H. Froussious advised he has been in communication back and forth with his client and in light of concerns from both council and the public they are willing to look into revisions to the proposal to address concerns regarding parking and height of the building.

Mayor C. Burghardt-Jesson reviewed the next steps involved for this application and advised that any further public comments will be received up until Friday, July 3rd and can be forwarded to planning@lucanbiddulph.on.ca. D. Fitzgerald noted that based on comments received from the applicant a recommendation will not be made until the applicant has submitted a revised proposal.

2/ Adjourn Public Meeting

Moved by A. Westman

Seconded by D. Manders

Resolved that the Council of the Township of Lucan Biddulph adjourn the public meeting at 7:56 p.m. and reconvene its regular meeting to continue with its deliberations.

CARRIED

Motions

3/ OPA-1-2020 and ZBA-2-2020 (Lock and Zelinka Priamo Ltd.)

Moved by D. Regan

Seconded by A. Westman

Resolved that the Council of the Township of Lucan Biddulph receives the planner's report no. PL-07-2020 as information.

CARRIED

4/ Confirming

Moved by D. Manders

Seconded by D. Regan

Resolved that if no one cares to speak to these By-laws on their First, Second and Third Reading, that they be considered to have been read a First time and Passed, read a Second time and Passed, read a Third time and Passed, that they be numbered:

- 29-2020 Confirming By-law

CARRIED

5/ Adjournment

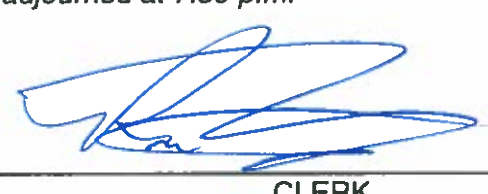
Moved by A. Westman

Seconded D. Manders

Resolved that the Council meeting be adjourned at 7:59 p.m.

CARRIED


MAYOR


CLERK