

Ken Scullion

From: Denise Novia <[REDACTED]>
Sent: Monday, September 2, 2024 11:49 AM
To: Planning
Subject: Victoria St Apartments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I have a few questions in regards to the proposed apartment buildings at the end of Klein St.

1. What type of apartment is being constructed there? Will it be condominiums purchased by owners, or will it be subsidized housing?
2. What are the planned sizes for the units? Will they be small bachelor sized apartments or family sized units?
3. What is the company's planned timeline to begin construction?
4. I noticed in the report it states that the area is primarily 2 storey houses - in fact, the vast majority of homes in this area are bungalows and not 2 storey homes. How is this expected to fit in with the current style of housing?
5. Are there any profile views of the proposed buildings? There are only plan drawings available to see.
6. Were there any consultations done with the current residents of the area to gain their input of these proposed buildings?

Thank you for your time and I look forward to your responses and hearing when the public meeting will be scheduled for.

Denise

Ken Scullion

From: Kathleen Bazkur <[REDACTED]>
Sent: Tuesday, September 3, 2024 3:46 PM
To: Planning
Subject: File #ZB01-2024

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I hope this email finds you well after the long weekend.

I live on Klein Street here in Port Hope and noticed the public notice sign at 276-282 Victoria St. regarding an application for high density residential housing in our neighborhood.

I would like to receive further information about this application as it promises to dramatically change our neighborhood.

Many thanks,

Kathleen Bazkur
18 Klein St
[REDACTED]

Ken Scullion

From: noreply@porthope.ca on behalf of Linda Wilding <[REDACTED]>
Sent: Thursday, September 12, 2024 11:12 AM
To: Planning
Subject: 276-282 Victoria Street North (ZB01-2024)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Currently there are serious issues with regard to flooding & noise from the town facility on Victoria north of the designated site. Building apartments on this land would increase these two problems. Will there be a town hall meeting for neighbourhood members to speak to their concerns. This building plan has the potential of ruining a well-established community which houses any seniors. Other issues also need to be addressed as well.

Origin: <https://www.porthope.ca/en/business-and-development/current-zoning-by-law-and-official-plan-amendment-applications.aspx>

This email was sent to you by Linda Wilding<[REDACTED]> through <https://www.porthope.ca>.

Ken Scullion

From: Dan Huck <[REDACTED]>
Sent: Wednesday, September 4, 2024 10:06 AM
To: Planning
Subject: Application for proposed apartments

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention Ken Scullion. Further to our discussion this morning, I am requesting that you send notice on any decision on the application for 276-282 Victoria St Port to us. Dan and Debbie Huck 122 Trefusis St. [REDACTED] thanks, Ken.

Ken Scullion

From: Faithe Frew <[REDACTED]>
Sent: Sunday, September 8, 2024 12:57 PM
To: Planning
Subject: rezoning 276-282 Victoria St. N.

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Ken

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

74 more cars on already busy and fast moving Victoria St. would be detrimental to safety and health. You will need safety bumps and stoplights at Jocleyn, It's already a bottleneck at that intersection mornings and late afternoons especially.

Apartments are not in keeping with the residential look of this relatively quiet and non congested area which is why we moved here.

Keep apartments in the already hi density areas.

Dennis (Tony) Shaw and Carol King-Shaw

5264 Knoxville Road, Port Hope, Ontario L1A 3V8

[REDACTED]

[REDACTED]

Mr. Ken Scullion - Planner

Municipality of Port Hope

56 Queen Street, Port Hope, Ontario, L1A 3Z9

RE: Concerning a Proposed Zoning By-Law Amendment (ZB01-2024) for 276-282 Victoria Street North

Mr. Ken Scullion,

This letter is to address our concerns about the proposed zoning by-law amendment (ZB01-2024) for 276-282 Victoria Street North.

My wife (Carol King-Shaw) and I (Dennis (Tony) Shaw) are both 3rd generation Port Hope residence and currently reside in Port Hope along with our two adult children (4th Generation Port Hope Residents). Port Hope is a great community to live, raise a family and to retire in. My wife and I both grew up right in town in low density residential areas within Port Hope. We currently own two homes in Port Hope one in which we live currently located at 5264 Knoxville Road within ward 2 and have a second home in town at 126 Trefusis Street. We purchased the property at 126 Trefusis Street in October 2014. The property at 126 Trefusis Street backs onto the property located at 276-282 Victoria Street North.

As mentioned, when we spoke on the phone my background is in Architectural Engineering. As a result, when we were considering purchasing an investment and future retirement property in 2014, we looked at many properties within Port Hope and within different areas of the town of Port Hope. Since we were born, grew up in town and have since spent our life here and participate in the community at many different levels, we are very familiar and have friends in all areas of the town. We decided to purchase the property at 126 Trefusis Street for many reasons. The community in this area is comprised of low to medium density housing. This housing diversity results in the area to be primarily settled by homeowners that are either retirement couples or younger people starting out with families for the most part. As a result, a lot of the homeowners in this community are just that retired couples or young families starting out. We felt this community would stay this way based on the housing density in the area (low to medium density) which appealed to us for our future retirement home 15 or so years down the road from our 2014 purchase. Our current tenants at the 126 Trefusis property are a retired couple that also spent their whole life as homeowners and residents of Port Hope. They know and are related to some of the other retired couples living in this area currently and just down the street. Our current tenants share the same outlook as ourselves about the community in this area. This neighborhood is quiet, well-kept and is close to all amenities.

Although we thought of this community as being the ideal location for retirement, we did have some reservations as to what the community would look like in 15-30 years with other potential developments in the direct and surrounding areas prior to our purchase in 2014. A specific concern was to see what zoning was in place for the property at 276-282 Victoria Street. Prior to purchasing the property at 126 Trefusis we visited the planning office to review the official plan in the area to address our concerns over the possible zoning in place for the property at 276-282 Victoria Street. This property was zoned for medium density residential housing at that time which led us to accept this property as being developed as a continuation of the same type of development as the community in the immediate area which in turn would be a quiet, well-kept community filled with homeowners that are primarily retired couples and young families starting out reciprocating the current diversity in the direct area of our property at 126 Trefusis Street.

I would like to take this opportunity to express our overall concerns with the application for proposed zoning by-law amendment (ZB01-2024) for 276-282 Victoria Street North. It is crucial to consider the potential negative impacts when high density developments are situated adjacent to single-family homes in small neighbourhoods. The reasons behind the apprehensions we have with the re-zoning for this property, focuses on overall issues such as the preservation of the existing community character, social dynamic and community fragmentation, and infrastructure strain. We would also like to point out the direct current and future impact concerns we have as adjoining land owners to the property and current landowner at 276-282 Victoria Street.

Preservation of Community Character

This is a small neighbourhood which boast a unique character defined by architectural styles, green spaces, and a sense of history. The introduction of high-density developments will pose a threat to this distinctive character, as the new structures will not align with the existing aesthetic and cultural elements of the neighbourhood.

Architectural incongruity is a concern with high-density developments and are not integrated well into small neighbourhoods like this. The towering apartment complexes proposed and densely packed housing units will clash with the predominantly low-rise, single-family homes currently in this area, disrupting the visual harmony of the area. This dissonance can diminish the overall appeal of the neighbourhood and reduce property values for existing homeowners.

Additionally, the increased population density will strain the existing green spaces and recreational areas within the small neighbourhood. Limited public spaces will become overcrowded, depriving residents, both old and new, of essential recreational and communal spaces. The loss of greenery and open spaces not only impacts the aesthetic value of the neighborhood but will also contribute to a decline in the overall quality of life for the existing and new residents.

Social Dynamics and Community Fragmentation

This neighbourhood is small and is characterized by a close-knit community where residents share common lifestyles. The sudden introduction of a high-density development like this will disrupt the established social fabric, as new residents may have different expectations and priorities. This can result in a lack of cohesion and a breakdown in community relationships that are prevalent in this area.

Furthermore, the architectural and spatial differences between high-density developments and single-family homes can contribute to a sense of division. The distinct structures and lifestyles associated with each type of housing may lead to the formation of sub-communities within the larger neighborhood. This fragmentation can hinder community engagement, cooperation, and a sense of shared identity, which are crucial elements for the overall well-being of the current as well as new residents.

Infrastructure Strain

One of the primary concerns associated with this high-density development adjacent to the current single-family homes in this small neighbourhood is the strain it places on existing infrastructure. This is a small neighbourhood designed to support a certain number of residents, and the sudden influx of people from a high-density development will overwhelm the local infrastructure. This strain will manifest in various ways, including increased traffic congestion, inadequate parking facilities, and the burden on public services such as schools, healthcare facilities, and public safety services.

Traffic congestion is a significant issue that will arise when this high-density development is integrated into small neighbourhoods like this. This is a quiet neighbourhood with low volumes of traffic which also makes it a safe neighbourhood. The higher volume of vehicles on the roads in the area, will cause congestion, additional noise and safety concerns. This not only affects the residents of the high-density development but also has a spill-over effect on the existing single-family homes within the area. The narrow roads and limited parking spaces in this small neighbourhood are not equipped to handle the surge in traffic volume, leading to inconvenience and potential safety hazards. I can't stress enough on the current diversity of this area being young families or retired couples and how much of an impact this traffic and added volume of cars will have with regards to safety. Everyone leaving or entering this property will head south on Victoria Street toward town and all the amenities. This development is on the outskirts of the developed area on Victoria Street North and as a result it is like building this development on a dead-end street as going north on Victoria street over hwy. 401 does not go to any immediate amenities except going out of the town. As such this will force all the traffic in and out of this location to do so from the south of the property. Significantly increasing the volume of traffic between this development and south towards Jocelyn Street.

There will be added strain on public services when this high-density development resulting in an increased demand for schools, healthcare facilities, and emergency services. Again, this is a small neighbourhood that does not have the capacity to accommodate a sudden population surge, leading to overcrowded schools, longer wait times at healthcare facilities, and delayed emergency response times. This not only jeopardizes the well-being of the new residents but also impacts the quality of life for existing single-family homeowners. As an example, Ganaraska Trail Public School is already filled to capacity. Introducing a higher density of housing within this school's catchment area will only make matters worse. Our medical and healthcare facilities within Port Hope are also filled above capacity and with a lot of residents being without family physicians. The utility infrastructure is currently strained in this area and will also be strained further with an increased demand from a higher density housing development.

Direct Current and Future Impact Concerns

As mentioned, our property at 126 Trefusis Street backs directly onto the unmaintained property at 276-282 Victoria St. As also mentioned, when we purchased our property in 2014 we reviewed the official

plan for Port Hope to determine the zoning for the adjoining property and understood it to be zoned for medium density housing. This was acceptable to us for many reasons. This property would someday be developed as a continuation of the housing types in the existing community. This property with medium density housing would not have a significant impact on our property financially, no significant privacy impacts, noise, infrastructure, safety and not disrupt the overall dynamic of this small, quiet community.

Currently the property at 276-282 Victoria Street, owned by LBD Holdings (Brenbrooke Homes), is unmaintained with neglected buildings that are falling down and in disrepair, landscaping that is not maintained, trees that are overgrown, grass that is not cut and just an overall eye soar to the rest of the neighbouring community. I look at this as a direct reflection of how the current landowners has a lack of respect and care toward the existing home owners and the neighbours to their property. It also illustrates a lack of respect towards the town from the current landowner by how poorly that they are maintaining this property. I question whether the current landowners even meet the minimum property standards for the town of Port Hope. Actions speak louder than words in a lot of cases as a result the actions or lack thereof taken by the current landowner do not show any good characteristics to allow me to believe that they are trying to do anything to better the community, the town or with the consideration of their current neighbours based on the lack of community respect displayed to date.

Changing the zoning of this property to high density residential will have a lot of direct negative impacts for us, our adjoining property and our future retirement plans in Port Hope. This property with High density housing would have a significant impact on our property financially, significant privacy impacts, noise pollution, infrastructure, safety and disrupt the overall dynamic of this small, quiet community.

Privacy and Environmental Pollution

If medium density housing were to be built as per the current zoning of the adjoining property we would end up with housing in our back yard similar to the housing in place in the area now. We would probably end up having backyard neighbours with a backyard of the adjoining development facing ours which is an acceptable level of privacy invasion as there would only be one or two additional residents detracting from our current privacy levels in our backyard.

In the case of a potential high density housing development our current property would potentially back onto a parking area for the development and/or the façade of an overwhelming three-story building with numerous residences visually detracting from our privacy. This will have a huge negative impact on our property with regards to privacy as we would be exposed to all the noise pollution from vehicles, high volume of people and pets, delivery and disposal trucks etc. etc. We would also be exposed to higher level of visual pollution also including car headlights, parking lot lights, building lights and overall area lighting will be also at higher intensity levels than someone's backyard from a medium density development in comparison and as currently zoned.

Financial Impacts

As discussed throughout this letter the negative impacts of this High-density development will significantly outweigh the positive impacts. As a result, ultimately the existing low to medium density neighbourhood in this area will be less desirable to live in. Ultimately this will lower the value of the single-family dwellings in the area directly impacted by this development. This financial impact has a ripple type affect meaning that the further away the single-family homes are from the High-density

development the less they are affected and the closer a single-family home is to a high-density development the more it is affected. Our home at 126 Trefusis Street as an adjoining property to the proposed development will have the highest level of financial impact due to its proximity.

In conclusion, the potential negative impact of this high-density developments adjacent to the existing single-family homes in this small neighbourhood is a multifaceted issue. The strain on infrastructure, challenges to social dynamics, and threats to the preservation of community character underscore the importance of balancing urban growth with the well-being of existing residents directly impacted by this proposed development.

We as the property owners of 126 Trefusis Street are strongly opposed to the application for proposed zoning by-law amendment (ZB01-2024) at 276-282 Victoria Street North. Furthermore, the rezoning being requested of the subject land should be denied and the current zoning for this property kept as currently designated in the Port Hope Official Plan as "Medium Density Residential".

If you have any questions or clarification of any of the content of this letter, please reach out with your request.

Regards,

Dennis (Tony) Shaw

and Carol King-Shaw

TO: Ken Scullion, Municipality of Port Hope Planning Department
FROM: Ann Zegarchuk, 9 Klein Street, Port Hope ([REDACTED])
Michael Walton, 7 Klein Street, Port Hope ([REDACTED])
CC: clerk@porthope.ca
RE: 276-282 Victoria Street , Rezoning Application File ZB01-2024

QUESTIONS FOR PUBLIC MEETING ON ABOVE FILE, DECEMBER 10, 2024

Further to my meeting with you, questions for the owner/developer and the planning department are detailed below. It is hoped that these questions will be answered during the public meeting or reviewed to address concerns before the application is submitted to Council.

PLANNING JUSTIFICATION REPORT (PJR):

- What are the estimated numbers of studio, one, two and three-bedroom apartments in the proposed development? The preliminary financial plan would have considered the type and amounts of rent receivable as well as the costs to determine the project's financial viability.
- The PJR, page 15, states that the proposal will provide market-based apartments and assist in providing "additional housing options". What type of additional housing options are being considered? Please describe.
- A draft drawing on file with the Planning department is labeled "Affordable Housing". This is inconsistent with the PJR submission, page 15. The definitions of "market-based" and "affordable" housing differ. Which one is correct? Or will the proposed development contain both?
- If the proposed development contains both "market-based" and "affordable", what percentage of the 74 units is estimated to be market-based rents at this time?
- There will be only 1 exit from the proposed development, which will be directly opposite Klein Street, as the second exit referred to in the PJR is the "proposed" extension of Pemberton Drive. The Pemberton Drive extension will not be built in the immediate future and may not occur at all. The volume of vehicle traffic exiting/entering from a one exit development will cause safety issues with traffic flowing south from Cranberry as well as traffic from Public Works/Parks, Recreation and Culture, Klein Street, Trefusis Street, Vaughn Avenue and so forth. Since the only exit abuts Klein Street, it is likely that vehicular traffic will increase substantially on Klein Street, Spicer Street and Centennial Drive to become an alternate thoroughfare to Jocelyn Street. Those streets are not designed for that volume of traffic and will present significant safety issues for pedestrians. For example, all those streets have poor lighting, and Centennial Drive has no sidewalks. What are your plans to deal with this?

PLANNING JUSTIFICATION REPORT (PJR) - continued:

- A seniors' rental complex on Henderson Street is being considered. Therefore, presumably the proposed development units will be for individuals and families. If so, where will children play? There is no play area designated in the development. There is no underground parking, therefore the outside space is utilized for parking and vehicular access.
- The PJR proposes a total of 93 parking spaces, 74 for residents and 19 for visitors. The functional service report assumes a population of 2.5 people per unit for a total of 185 people. It is highly unlikely that renters will only have 1 vehicle per unit. This will cause a parking issue, both within the complex as renters will use visitors parking and outside on Victoria St. and Klein Street as the overflow will park on these streets, especially visitors. How do you intend to deal with this?
- Both buildings are situated roughly in the middle of the land holdings. The development is next to the Port Hope Operations Center. Has the physical health and mental wellbeing of future renters been considered in the context of noise and pollution? Landscaping will not eliminate the noise of snowplows and salters during the winter.
- If these buildings are family units, it will be unsafe for children to walk to school. There is no sidewalk on the west side of Victoria. Children will have to cross Victoria and encounter the volume of traffic referenced earlier.
- The PJR bases justification for their high-density rezoning request on the arguments of benefits to the Municipality. What are the benefits to the current residents in the surrounding area? Can local schools accommodate an increase in enrollment at all levels?
- The PJR report does not address social infrastructure issues. An increased population of perhaps 185 people (as well as the seniors complex on Henderson St) puts stress on physician requirements and mental health practitioners, both of which are experiencing severe shortages. Are the social infrastructure issues being reviewed prior to submission to Council?
- With respect to public transit, there is no reason to believe that this rezoning will increase usage, as people residing in the units will need ready access to vehicles should they be working in part-time employment and/or in various locations. What is the evidence to suggest that public transit will be used?

TRAFFIC STUDY:

The Traffic Study was conducted on August 18 and 19, 2023, dates when schools were not in session and when many residents were out of town on vacation. It appears that another traffic count was completed in October 2024.

- Will a revised report be issued on the planning website before this issue goes to Council?
- Do these studies take into account applications that are underway, such as the seniors' complex on Henderson and the potential impact on vehicle movements or is each study done in isolation?
- Traffic at Jocelyn and Victoria is problematic at peak periods, especially left-hand turns. Given the increased number of vehicles this project will create, is the municipality/county considering traffic lights at this intersection for the safety of pedestrians as well as traffic?