



THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE PUBLIC MEETING MINUTES

December 10, 2024, 5:00 p.m.

Present: Mayor Olena Hankivsky
Councillor Les Andrews
Councillor Todd Attridge, Chair
Councillor Vicki Mink
Councillor Adam Pearson
Councillor Darrell Toms

Members Absent: Deputy Mayor Claire Holloway Wadhwani

Staff: Tonia Bennett, Chief Administrative Officer
Theodhora Merepeza, Manager, Planning
Shrishma Davé, Manager, Legislative Services / Clerk
Jeanette Davidson, Director, Works and Engineering
Ken Scullion, Planner II
Tania Wilson, Administrative Assistant

Minutes of the Statutory Public Meeting of the Corporation of the Municipality of Port Hope, held at 56 Queen Street, Port Hope, Ontario

1. Call to Order

The Public Meeting was called to order at 5:00 p.m.

1.1 Moment of Silent Reflection

1.2 Land Acknowledgement

Councillor Attridge, Chair read the Land Acknowledgement.

2. Disclosure of Pecuniary Interest

None declared.

3. Explanation of Public Meeting Format

Chair Attridge provided an explanation of the format of the public meeting scheduled for this evening.

4. Public Meeting

Chair Attridge advised that the proposed Zoning By-law Amendment application is being requested to consider an application to amend Zoning By-law 20/2010 ([File # ZB01-2024](#)), submitted by EcoVue Consulting Services Inc. on behalf of the owner LBD Holdings Ltd. (Brenbrooke Homes), for lands municipally known as 276-282 Victoria Street North within the Urban Area of the Municipality of Port Hope.

4.1 Presentation by Applicant

Chris Conti of EcoVue Land Use Planning and Development was in attendance and provided a presentation and outlined the proposed land use.

A detailed question and answer period ensued between Council and Mr. Conti regarding:

- number of bedrooms for the apartments and configuration of the apartments;
- plan for protection of trees on the property;
- what percentage of units will be affordable for the constituents of the community;
- importance of ensuring affordability in rent;
- details of the proposal including number of stories and number of buildings on the property.

4.2 Presentation by Staff and Staff Report

Ken Scullion, Planner provided a presentation.

A question and answer period ensued between Council and staff with respect to:

- scope of the traffic study provided;
- details of the medium density development and the proposed amendment to what is in the zoning by-law;
- number of rental units within the municipality; and
- road access to the subject lands and how would that be managed.

4.3 Submission from Members of the Public

Chair Attridge provided information regarding the appeal process and invited oral submissions from the public.

There were approximately 25 members of the public in attendance.

Mike Walton, 7 Klein Street, provided comments in support of retaining the current zoning for the subject lands as it conforms with the look and feel of the neighbourhood. He highlighted traffic and parking concerns as a result of the proposed application. He further highlighted concerns regarding the one exit in the proposed application and the number of vehicles exiting onto Klein Street, which will create dangerous traffic conditions.

He outlined concerns regarding the lack of pedestrian infrastructure, which would not support the application. He also provided comments regarding the concerns with further intensification of the area.

Shayne Fields, 31 Spicer Street, stated that the housing crisis is an affordability crisis, and asked about the role that the province would play in the proposed application. He further requested information about what employment opportunities or demographic changes would be available through the proposed application. He also asked about why this neighbourhood required a mix of housing. He requested Council to support the residents that live in the area and want to continue to enjoy their living spaces, and advised he was not in support of the application.

Ann Zegarchuk, 9 Klein Street, requested information regarding the look and feel of the buildings and whether it would conform to the neighbourhood. She also requested information regarding when the recommendation report with respect to this matter would be coming to Committee of the Whole. She provided comments regarding the traffic concerns in the area, and the need for traffic lights at the intersection of Jocelyn Street and Victoria Street.

Alison Gee, 97 Trefusis Street, advised that she would like to be notified of the decision with respect to the file. She expressed concerns with traffic in the area as well as safety concerns. She also highlighted privacy concerns as the residents of the proposed application would be able to look into her backyard and her neighbours' backyards. She further highlighted noise concerns, and advised that the people in the area had pride of home ownership and maintained the community well, and asked whether this would continue to be the case with a rental development. She advised that this proposal will reshape the community and distort the character of the town.

Tyler Torrance, 120 Trefusis Street, advised that his backyard would be facing the proposed building. He advised that he has similar concerns about the zoning being changed from townhomes to multi-story buildings, and how that will impact quality of life for existing residents and the enjoyment of their backyards. He requested information regarding the design features of the proposed application and whether they would ensure that they are contributing to adding value to the neighbourhood as opposed to devaluing it. He requested information about the possibility of privacy screens or trees to maintain privacy of those residents backyards that face the proposed properties. He requested information regarding how the wildlife in the area would be managed, including the nearby ravine, and whether there was the possibility of having a biodiverse wildlife corridor in the area. He expressed concerns regarding the lighting in the area, and requested information about how sidewalks and walkability in the neighbourhood would be managed.

Justin Novia, 15 Klein Street, provided comments regarding the importance of maintaining the community character of the neighbourhood which was comprised primarily of bungalows.

5. Adjournment

Public Meeting adjourned at 6:23 p.m.

Councillor Todd Attridge, Chair

Shrishma Davé, Clerk