

Public Comments/Questions and Responses – 54 George Street

Note: Comments/Questions have been summarized in the chart below. The full comments can be found in the pages following the chart.

Member of the Public	Comment/question	Response
Jennifer Gardiner – 62 George Street	Concerns respecting how many visitor spaces have been provided.	Parking has been provided in exceedance of the Zoning By-law requirements. A total of 38 spaces have been provided for the 30 dwelling units.
Jennifer Gardiner – 62 George Street	Concerns about the development across the street at 220 Erie Street not using the provided parking they have as well as cars parking during snow removal.	Street parking is enforced through the By-law Enforcement Division. Should any on street violations be apparent, please contact By-law Enforcement at (905) 835-2900 x200.
Jennifer Gardiner – 62 George Street	Privacy concerns. Potential for trespassing.	Trespassing is a police matter. The Site Plan Control process will require a closed construction board-on-board fence.
Jennifer Gardiner – 62 George Street	Concerns with headlights shining into their property.	The Site Plan Control process will require a closed construction board-on-board fence. This will prevent light trespass.
Jennifer Gardiner – 62 George Street	Concerns with idling vehicles.	Noted.
Jennifer Gardiner – 62 George Street	Are there storm sewers on Erie Street? Improper storm drainage leads to contamination of drinking water, bursting of pipes and back flow of sewers.	Yes. Engineering design is reviewed through the Site Plan Control process.
Jennifer Gardiner – 62 George Street	Concerns respecting the Fire Department's ability to service the new developments in the City.	Confirmed by Chief Lawson via email on January 10, 2022 that the Fire Department is capable of handling the new developments.

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Jennifer Gardiner – 62 George Street	Concerns respecting the Niagara Region Model Urban Design Guidelines not being adhered to.	The Niagara Region Model Urban Design Guidelines apply to developments proposed on Regional roads. Both Erie and George Streets are local roads.
Kelly Fidler – 179 Erie Street	Concerns with traffic putting children at risk.	A traffic opinion letter has been submitted by the applicant. Additional traffic in the area is not anticipated to impact the road capacities.
Kelly Fidler – 179 Erie Street	Concerns with garbage and excess noise.	Both property standards (garbage) and noise concerns are dealt with through the By-law Enforcement Division.
Kelly Fidler – 179 Erie Street	Where will the excess snow go?	The site will have landscaped areas available for snow storage.
Patti Mino – 152 Erie Street	Are these units to be sold or rented?	The tenure of the proposed dwelling units does not have an impact on the Official Plan or Zoning By-law considerations for the property.
Patti Mino – 152 Erie Street	If the units are to be rented, in what town/city does the landlord reside?	The location of where the applicant resides does not have any implications on the Official Plan or Zoning By-law considerations for the property.
Patti Mino – 152 Erie Street	Concerns regarding parking and overflow onto public streets.	Parking has been provided in exceedance of the Zoning By-law requirements. A total of 38 spaces have been provided for the 30 dwelling units.

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Patti Mino – 152 Erie Street	Why aren't dumpsters proposed on this development?	The site qualifies for Regional waste collection. If the site did not qualify, private waste collection would be required.
Patti Mino – 152 Erie Street	How many separate exceptions/amendments are being requested?	6.
Patti Mino – 152 Erie Street	How many separate exceptions/amendments were granted at the 57 and 67 Minto Street apartments?	12.
Patti Mino – 152 Erie Street	How many separate exceptions/amendments were granted at the 20 Erie Street townhouses?	7.
Patti Mino – 152 Erie Street	How many separate exceptions/amendments were granted at the 220 Erie Street townhouses?	8.
Patti Mino – 152 Erie Street	How many new households have been added to the Erie St. community with these 4 combined new builds?	If this application is approved, 72 dwelling units.
Patti Mino – 152 Erie Street	In what ways did PC community input, before during and after construction, impact these 4 new developments?	Members of the public were involved in these proposals and provided input on the applications.
Patti Mino – 152 Erie Street	How many 4 storey 3 unit stacked townhouses has the owner previously built?	Staff are unsure. However, this should not have any implications on the application at hand.
Patti Mino – 152 Erie Street	What research has the City of PC completed to determine the legitimacy of the developers, buyer satisfaction of	Respectfully, this does not have any planning implications on the Official Plan or Zoning By-law Amendments.

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	developers, complaints from community before, during and at completion of construction, post-construction?	
Patti Mino – 152 Erie Street	Are all voting members of council ever required to visit the sites of proposed new builds?	Councillors are welcome to attend the site if they so choose.
Patti Mino – 152 Erie Street	Concerns with the population density of the neighbourhood with other developments in the area.	Noted. Each application is independently considered. Many of these developments are making use of existing infrastructure.
Patti Mino – 152 Erie Street	Visual and safety concerns.	Noted. Council will be circulated all public comments and opinions on the proposal.

David Schulz

From: Chris Roome
Sent: January 4, 2022 10:48 AM
To: David Schulz
Subject: FW: RE: Notice of Public Hearing 54 George Street
Attachments: 20211231_072226.jpg; 20211231_075932.jpg; 20211231_075943.jpg; 20211231_080117.jpg; 20211231_080133.jpg

From: jennifer.winfrey [REDACTED]
Sent: December 31, 2021 8:06 AM
To: [REDACTED]
Subject: FW: RE: Notice of Public Hearing 54 George Street

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Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: "jennifer.winfrey" [REDACTED]
Date: 2021-12-31 7:21 a.m. (GMT-05:00)
To: Chris Roome <Chris.Roome@portcolborne.ca>, [REDACTED]
Subject: RE: Notice of Public Hearing 54 George Street

Good morning Chris

Regarding the proposal to rezoning 54 George Street. It is almost necessary to review building plans to see how my property could be impacted from the new apartments and the parking situation. Also being so close to the park and many children crossing the street on Erie and George how many visitors parking spots would be included in the plans, parking on Erie and George Street could result in a child being injured as they don't always cross at the corner due to the fact the other townhouses on the corner of Erie and George Street do not use the parking lot provided and park on the street including the wrong way as a Humane Society truck is always parked opposite to traffic and it seems like bylaw does nothing. Also in winter months when no parking on the streets for snow removal is in effect we have never seen bylaw out to ticket any of the vehicles parked on Erie and George Street. To also add the new apartments on Minto did not supply enough parking at that location and parking is a regular occurrence on the road. To add to my concern on Erie and Killaly Street the old church parking is horrible as they even park over the sidewalk and again bylaw does nothing as a vivid walker I can't walk safely in these areas due to parking. Also when biking in these areas you are forced to bike on the roads because the shoulder of the roads are full of vehicles and backing out of driveway for the homes you have to back out blindly to see traffic coming as my husband has been almost hit on his bike multiple times.

Thank you, looking forward to hearing from you.

Jennifer Gardiner

David Schulz

From: jennifer.winfrey [REDACTED]
Sent: January 8, 2022 9:28 PM
To: Gary Bruno; bill.steele@portcolborne.comca; Frank Danch; Chris Roome; David Schulz; Scott Lawson; [REDACTED]
Subject: Rezoning of 54 George Street or 200 Erie Street Port Colborne

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I Jennifer Gardiner of 62 George Street Port Colborne would ask that the application for the rezoning of 54 George Street and 200 Erie Street of Port Colborne be denied for the following reasons.

Bylaw states

Lot Frontage per unit is 6 meters

Proposal is 4.5 meters

Front yard 7.5 meters

Proposal is 4.5 meters

Side yard is 4.5 meters

Proposal is 2.5 meters

Rear yard is 6 meters

Proposal is 3 meters

Height is 11 meters

Proposal is 14.2 meters

A potential of decreased value of my home and property.

Privacy

This proposed building would be a disruption nuisance and intrusion that alters the character of our neighborhood. And the potential of trespassing on my property. As much work is needed to demolish the church building and the new construction of the block townhomes.

As the plans are set I will have 23 parking spots 3 meters from my property line. This will cause light from cars and noise all hours of the day and nights we will have lights from the parking lot which will be disturbing. Also the pollution that can affect my family.

Carbon Dioxide

A car idling for 5 minutes can cause 0.50 pounds of Carbon Dioxide with 23 cars for 5 minutes idling per day would cause 11.5 pounds of Carbon Dioxide. That could cause 4197 pounds of Carbon Dioxide per year.

That would increase the risk of Heart Disease, Asthma, Chronic Bronchitis, and Cancer.

Vehicle exhaust contains tiny particles that travels right past the nose and throats natural filters to reach the lungs. And with a park being only meters away.

Children inhale more air per pound of body weight than adults. Children are especially at risk because the lungs are still developing. Children can have the side affects including irritated Eyes, Nose and Throat. Coughing, Nausea, Asthma, and Cancer, weakening of the Immune system. A child is close to the ground which makes them closer to the exhaust fumes from vehicles.

Idling a car for 1 minute near a child is comparable to smoking 3 packs of cigarettes.

Traffic will be exiting onto George Street it will definitely cause more traffic on the street and has the potential of endangering the children trying to get to the park to play.

There is a high risk of Street parking because most families have 2 vehicles which only 1 spot per unit has been included into the plans. Parking on the street could be very dangerous for children trying to access the park. And also I would have concerns with First Responders trying to access homes in the area.

Storm sewers

Are there storm sewers on Erie Street or buried ditches?

Improper storm drainage systems in the City leads to contamination of drinking water, bursting of pipelines and a back flow of sewers

Flooding is dangerous for public health and property.

The last building permit granted along side of my property caused Flooding the entire time of the construction of the home. I was unable to use my backyard or able to maintain the yard . Mr Bruno came to my home to see the Flooding in my yard. When I contacted City Hall I was told to wait till final grading. As a tax paying citizen why did I have no use of my property and still paid my taxes to the City of Port Colborne. I truly felt I had no help from the City and it didn't seem to matter that my yard was under water. I still have pictures and videos of the flooding.

And my last concern at this time if I could address Fire Chief Scott Lawson

The Fire Department is serving an area of 51 Square miles. With all the new developments happening in Port Colborne is the City equipped with enough Fire Trucks and equipment for your department to serve the city of Port Colborne?

I am aware that the department has 1 Aerial Fire Truck. With the height of the new buildings being built are the other Fire Trucks equipped with ladders that are able to reach the heights over 11 meters?

I understand that other Fire Departments offer Mutual Aid to each other.

Wainfleet Fire Department no Aerial Truck

Welland 1 Aerial Truck response time to Port Colborne 16 minutes

Fort Erie 1 Aerial Truck response time 20 minutes

As a City should we be looking at the City Budget to provide more equipment for your department to serve the City with all the New construction and building proposal?

Thank you please include this email into January 18, 2022 meeting

Jennifer Gardiner

Sent from my Bell Samsung device over Canada's largest network.

David Schulz

From: Charlotte Madden
Sent: January 25, 2022 10:42 AM
To: Kelly Fidler
Cc: David Schulz
Subject: RE: RE 54 George rezoning and building

Hi Kelly,

Thank you for your email. All comments/questions received will be included in the future staff report on this subject property.

Please let me know if you have any further questions.

Kind regards,
Charlotte

Charlotte Madden
Deputy Clerk
City of Port Colborne

Phone 905-835-2900 x115

Email charlotte.madden@portcolborne.ca

66 Charlotte Street
Port Colborne, ON L3K 3C8

www.portcolborne.ca



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From: Kelly Fidler [REDACTED]
Sent: January 25, 2022 8:53 AM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: RE 54 George rezoning and building

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Hello there,

I was given your name in regards to the development project suggested for 54 George st.
I've signed the petition and here are some reasons this project should not move forward.

PLEASE HELP SAVE MY NEIGHBOURHOOD & OUR KIDS!!!!

They want to develop a 4 story, 30 unit building on the corner of Erie & George.

IT IS FAR TOO DANGEROUS FOR THE KIDS IN THE NEIGHBOURHOOD!

To have that much extra traffic on Erie & George would put our kids at risk!

There are always kids playing on the streets or at the park.

KIDS DON'T PAY ATTENTION!

Neither do cars.

It's an accident waiting to happen!

As the property sits now it's not maintained and when it is...it's been by work orders from by law officers after many complaints.

What's going to happen when it's a 30 unit building?

They can't and don't take care of the property now, with no one living in it!

There will be extra garbage on the streets.

There will be excess noise.

Where will they put all the snow that needs removal?

OVER POPULATED is what it'll make our neighbourhood.

A 4 story, 30 unit building does not belong in a quiet neighbourhood.

There will be accidents no doubt from all the traffic pulling in on Erie st
and out on George st.

Erie st can NOT handle anymore traffic. Neither can George st.

This development will NOT benefit our neighbourhood.

IT WILL ONLY PUT OUR CHILDREN AT RISK!

Please DO NOT let this development happen.

Regards Kelly Fidler

From: patti mind [REDACTED]
Sent: January 17, 2022 10:27 AM
To: Charlotte Madden <charlotte.madden@portcolborne.ca>
Subject: Re: 54 George St.

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Hi Charlotte

I have since had a chance to read your email and would like to discard my previous 2 questions. I do have new ones though!

1. Are these units to be sold or rented?
2. If the units are to be rented, in what town/city does the landlord reside?
3. I have concerns that the proposed parking will be significantly inadequate.

Overflow will inevitably be on public streets. This will impact the safety and visibility of children/foot traffic/cyclists/vehicle traffic and snow removal within the area. Especially at the corner when site lines down the street will be blocked.

4. Why weren't dumpsters proposed on this development?
(Please picture for me,) cars parked closely together along the streets at this development.
And now it's garbage day.

Recycle only wk
(3 receptacles × 30 units = 90)
1 blue box
1 grey box
1 organic
Potentially 90 recycling containers squeezed in between parked cars, exacerbating safety concerns.

Garbage + recycle wk
(5 receptacles × 30 units = 150)
2 garbage bags
1 blue box
1 grey box
1 organic
Potentially 150 bags and boxes along the curbs.

Also, at Christmas time we are allowed to put out 2 extra bags of garbage per household. The potential is now up to 210 bags/ boxes at this site alone. Plus Christmas trees! And now imagine snow covered curbs!! 😬

This is exactly what the city will be permitting with the proposal as is.

 patti

David Schulz

From: patti mino [REDACTED]
Sent: March 2, 2022 7:13 PM
To: David Schulz; Charlotte Madden; Gary Bruno
Subject: 54 George St.

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Hi David

Please add these comments to go out to those who are to make a decision on this property. I will be most grateful!

Thanks Dave

Development that enhances the 54 George St. area would be welcomed. Unfortunately, a 30 unit stacked townhouse build will only swamp and overwhelm our existing neighbourhood.

Population density

There have already been many recent increases to our neighbourhood at 20 Erie st, 57 Minto St., 67 Minto St., 220 Erie St., and a future build occurring at site of former humberstone builders

By-law exemptions

- multiple exemptions asked for at 54 George St to: further increase population density, significantly decrease landscape buffers, increase allowable height of structure etc, etc.

- significantly inadequate parking

Visual impacts

- no plan to manage a combination of garbage pickup, street parking, snow banks, or to maintain sight lines at the stop sign on the corner of George and Erie streets

Safety concerns

- blatant disregard for traffic impact to pedestrians, cyclists and residents
(stated at Jan 18th council meeting that no traffic impacts were anticipated here, which does not make sense)

The combined result of further increased population density, multiple by-law exemptions, inadequate parking, visual impacts and safety concerns will adversely affect property values.

this 30 unit stacked townhouse build will visually overpower the neighborhood with its sheer height and width and density of people. It does not respect the nature of the existing houses and nearby park. To coin a phrase, it will stick out like a sore thumb.

Patti Mino, resident 152 Erie st

David Schulz

From: patti mino [REDACTED]
Sent: January 19, 2022 2:37 PM
To: David Schulz
Cc: Charlotte Madden
Subject: Re: 54 George St.
Attachments: image001.jpg; image003.png; image005.jpg; image007.jpg; image009.jpg; image011.jpg

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Hi Dave and Charlotte

I would be grateful if you would forward these questions to Councilor Bruno, Councilor Danch.

1. The City of PC has been asked to grant a different zoning designation to accommodate the proposed development.
 - a) How many separate exceptions/ amendments to the definition are being granted to accommodate the builder at 54 George st.?
 - b) At the 57 and 67 Minto St apartments, how many exceptions/amendments to zoning definitions to accommodate were granted?
 - c) At 20 Erie St. townhouses, how many zoning exceptions/amendments to accommodate were granted?
 - d) At 220 Erie St. townhouses, how many were granted?
2. How many new households have been added to the Erie St. community with these 4 combined new builds?
3. In what ways did PC community input, before during and after construction, impact these 4 new developments?
4. How many 4 storey 3 unit stacked townhouses has the owner previously built?
5. What research has the City of PC completed to determine the legitimacy of the developers, buyer satisfaction of developers, complaints from community before, during and at completion of construction, post-construction?
6. Are all voting members of council ever required to visit the sites of proposed new builds? (of any type)

Thank you for the opportunity to attend the Jan 18th council meeting. I learned a lot, and am eager to continue learning!

Patti Mino, resident
152 Erie St.

Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

January 18, 2022

File No.: D.10.07.OPA-21-0048
D.18.07.ZA-21-0142

David Schulz
Senior Planner
City of Port Colborne
66 Charlotte Street
Port Colborne, ON L3K 3C8

Dear Mr. Schulz:

**Re: Regional and Provincial Comments
Proposed Official Plan Amendment and Zoning By-law Amendment
City Files: D09-03-21 & D14-15-21
Owner: 2852479 Ontario Ltd.
Applicant/Agent: Cory Armfelt, NPG Planning Solutions Inc.
54 George Street
City of Port Colborne**

Regional Planning and Development Services staff have reviewed the above-noted official plan amendment and zoning by-law amendment, which proposes to add a site-specific policy to the current Urban Residential designation to permit a 30-unit stacked townhouse development. The official plan amendment is required to permit a density of 103 units per hectare. The zoning by-law amendment proposes to change the current Institutional ("I") zone to R4-66, a special provision of the Fourth Density Residential ("R4") zone that will permit a 30-unit stacked-townhouse development with a front yard setback of 4.5 metres, a maximum building height of 14.5 metres, and a landscape buffer of 2.5 metres between the edge of the parking area and the lot line abutting the public road. Additionally, the proposed zoning by-law amendment will add a definition for a "Dwelling Townhouse, Stacked" to Section 38 of Zoning By-law 6575/30/18.

A pre-consultation meeting for this proposal was held on May 27, 2021 with the agent, City staff and Regional staff in attendance. Regional staff provide the following comments from a Provincial and Regional perspective to assist the City in their consideration of the application.

Provincial and Regional Policies

The subject lands are located within a Settlement Area under the *Provincial Policy Statement* (“PPS”), designated Delineated Built-Up Area in *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (“Growth Plan”), and designated Urban Area (Built-Up Area) in the *Regional Official Plan* (“ROP”).

Provincial and Regional policies direct development to take place in urban areas to make efficient use of existing servicing and infrastructure and support the achievement of complete communities. These same policies place an emphasis on intensification and infill to foster a mix of land uses that provide for the diversification of housing options, improved social equity and quality of life, connection to multiple forms of transportation, access to public amenities and institutions, and spaces that are vibrant and resilient in design. A full range of residential and commercial uses are permitted generally within the Urban Area designation, subject to the availability of adequate municipal services and infrastructure and other policies relative to land use compatibility and environmental conservation.

Growth management policies state that until the Region completes the municipal comprehensive review, and it is approved and in effect, the annual minimum intensification target contained in the ROP for the Delineated Built-Up Area (40%) will continue to apply. The proposal will contribute to the City’s intensification target.

Currently on site is St. Peter’s Lutheran Church. This proposed redevelopment for a 30-unit stacked townhome development will be an intensification of the subject land, which both Provincial and Regional policy emphasize where appropriate. In this regard, while there are no land use compatibility concerns from a Provincial or Regional perspective with the proposed development, Regional staff acknowledges that local compatibility considerations and interface with neighbouring land uses is a local planning matter to be addressed by City planning staff and Council. Further, staff notes that there are no environmental concerns.

Regional staff have reviewed the Planning Justification Report (PJR), prepared by NPG Planning Solutions Inc. (dated October 2021) submitted in support of the proposed redevelopment. The report outlines that the proposed development is located in close proximity to Main Street West, which includes commercial businesses, transit facilities, and recreational spaces. The surrounding neighbourhood includes low-density residential uses, and the proposed development will provide an opportunity for higher density intensification. The PJR finds that the proposed stacked townhomes are appropriate for the existing character of the neighbourhood and will provide an affordable housing form in the City.

Subject to the below comments as well as the previous comments above regarding local planning considerations, Regional staff is satisfied with the conclusions of the PJR

from a Provincial and Regional planning perspective and that the redevelopment of this property is consistent with the PPS and conforms to the Growth Plan and ROP.

Site Condition

The PPS requires that contaminated sites be remediated as necessary to ensure there will be no adverse effects to the proposed use. The *Environmental Protection Act* (“EPA”) and O.Reg 153/04 require that a Record of Site Condition (“RSC”) be filed on the Ministry of the Environment, Conservation, and Parks (“MECP”) Environmental Site Registry (“ESR”) prior to any change in land use to a more sensitive use. As discussed at the May 27, 2021 pre-consultation meeting for this proposal, the subject lands were previously used as a church, and have not been repurposed for a commercial, industrial, or community use, as defined within the EPA. The church is considered an institutional use as defined by the EPA, and will not require the filing of a RSC for a change to residential use. The Chief Building Official should be satisfied that a RSC is not required prior to construction.

Stormwater Management

At the time of future *Planning Act* application(s) (i.e. Draft Plan and/or Site Plan), the Region will require a stormwater management brief that indicates in detail how the following requirements will be addressed.

- Niagara Region will require that stormwater runoff from the development be collected and treated to a Normal standard as the minimum acceptable standard prior to discharge from the site.
- Confirmation from the City that the additional flows can be accommodated in their storm sewer or what infrastructure upgrades may be required.
- Inclusion of the necessary information with respect to the inspection and maintenance requirements.

Prior to construction, Niagara Region will require that detailed grading, storm servicing, stormwater management, and construction sediment control drawings be submitted to this office for review and approval.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region’s Corporate Waste Collection Policy. The proposed development is eligible to receive Regional curbside waste and recycling collection provided that the owner brings the waste and recycling to the curbside on the designated pick up day, and that the following curbside limits are not exceeded:

- Recycling: No limit blue/grey boxes collected weekly;
- Organics: No limit green bins collected weekly; and,
- Garbage: 2 Garbage bags/cans per unit collected every-other-week.

Regional staff have had previous discussions with the applicant's consultant regarding the sites eligibility for Regional curbside waste collection. Regional staff indicated previously that the proposed townhouse blocks would be eligible for Regional curbside collection; however, due to the number of units proposed and the amount of containers required at the curbside, this is not Niagara Region's preferred method of waste collection. In order for the site to be eligible for Regional curbside collection, the exterior doors for the units must be visible from the curb, the waste and recycling containers must be individually labelled with the respective unit numbers, and the containers must be placed along the curbside of the travelled portion of the roads for collection.

Conclusion

Regional Planning and Development Services staff are satisfied that the proposed official plan amendment and zoning by-law amendment to permit the redevelopment of 54 George Street in the City of Port Colborne for a 30-unit stacked townhome development is consistent with the Provincial Policy Statement and conforms to the Growth Plan and Regional Official Plan, subject to any local compatibility concerns or requirements.

Regional staff notes that in accordance with the policies 14.E.7 and 14.E.8 of the ROP, the Memorandum of Understanding, and By-law No. 2019-73, the reviewed Official Plan Amendment is exempt from Regional Council Approval.

Please send a copy of the staff report and notice of Council's decision on these applications.

If you have any questions related to the above comments, please contact me at Britney.fricke@niagararegion.ca.

Kind regards,



Britney Fricke, MCIP, RPP
Senior Planner

cc: Diana Morreale, MCIP, RPP, Director of Development Approvals, Niagara Region

Pat Busnello, MCIP, RPP, Manager of Development Approvals, Niagara Region
Robert Alguire, C.E.T., Development Approvals Technician, Niagara Region

To Mayor Mr Steele and the Planning Department of the City of Port Colborne

We the people that have signed this petition want the City of Port Colborne to stop the current application for 54 George Street, Port Colborne File No DO9-03-21.

And the application for zoning By-law Amendment File No D14-15-21

The proposal does not meet the Niagara Region Model Urban Design Guidelines.

Height and massing to the neighboring homes will cause overlooking, wind tunnel affects and overshadowing affects.

A 400 meter walking distance to local shops and school are a recommendation to promote a healthy living community which this proposal is not.

Sidewalks are to be on both sides of the street to focus on walking. Streetscaping is also a key factor which we do not have.

Sidewalks to provide a safe environment and provide unobstructed pedestrian movements with crosswalks.

Living streets : Trees should be a major component of design and for the safety of the community all dead trees should be removed and work orders are still pending.

Port Colborne does not have a full service Public Transportation , and limited buses to other Cities.

Transit infrastructure and transit stops should include a shelter for weather, stops should include seating, trash bins, lighting, and route information. To promote more sustainable transportation.

Port Colborne does not offer environment friendly public transportation.

Our flag down the bus is located at the Humberstone Shoe park with no lighting, no bike storage facilities, and no composting facilities within the park and no shelter to be protected from the weather. Which is causing more people to drive to their destination.

Higher density building forms should require large amounts of parking.

Parking should be configured and designed to reduce the overall mass and visual dominance of paved areas Pedestrian walkways in parking lots are to be included.

Parking landscape should be at each end of every parking aisle. Landscaped islands should be minimum width of 2.5 meters wide and include 1 tree per parking row.

A landscaped island should be provided at mid midpoint of the parking aisles or every 13 to 15 parking bays and include a tree.

If street parking is an option the road should contain a boulevard.

Port Colborne has 1 bike lane located on Killaly Street west.

Urban Design is to promote healthy living including bike lanes to trails which we do not have within Port Colborne.








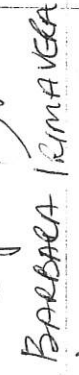



Also for an Urban design community mailboxes should be part of the building plans.

This proposal will interfere with the Neighborhoods character and with the petition we are requesting that all Amendments will be declined by the City of Port Colborne
We all enjoy our neighborhood as the village of Humberstone. We take pride in our small area of town and form lasting relationships with our fellow neighbors.

Regards
Jennifer Gardiner


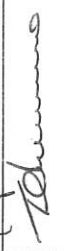
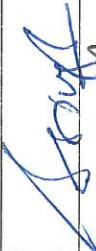









Petition to Stop Rezoning

Petition summary and background	This is a petition to stop the rezoning change to the property known as 54 George Street, also known as 200 Erie Street Port Colborne.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to Stop the rezoning of 54 George St also known as 200 Erie Street Port Colborne

Printed Name	Signature	Address	Comment	Date
Tanya Summers		Port Colborne		3/3/22
ARADIS DYER		Welland		3/3/22
ARON SCHIEVE		113 CROWN ST Port Colborne	WHY ARE YOU BUILDING EVERYTHING IN TOWN FOR \$\$\$	3/3/22
LEAHNE CANTRELL		204 CLARENCE ST. P.C.		3/4/22
L Mills		Morgan's Point Welland	help the needy.	3/4/22
Alabonte		Welland		3/4/22
Mary Gault		Welland		4/4/22
Barbara J. Bessner		P.C.		07/4/22
Andrew Mariaga		Port Colborne		03/4/22
Andrew Hawkins		Fort Erie, ONT.	stop the Greed!!!	3/5/22
Tony Fraser		Port Colborne	STOP The greed!!!	3/8/22










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Printed Name	Signature	Address	Comment	Date
Jennifer Gardiner		62 George St Port Colborne	Too large for lot Size not thought area	Jan 24, 2022
Tanya Summers		374 Killaly St East Port Colborne		Jan 24, 22
Satinder Singh Rob Agius	 	167 Clarence St Port Colborne 66 George St Port Colborne		Jan 24/22
Shalena Agius		66 George St Port Colborne	Not enough space on lot - Not the right way to go	Jan 24/22
David Gardner		62 George Street		Jan 24/22
Nicole Bford		802 Elm Street		Jan. 24/22
Rick Puffer		802 Elm Street		Jan. 24/22
Christy Hill		288 Main Street		Jan 24/22
Rich Bowyer		76 GEORGE ST		JAN 25/22
ROSS RIDGE		119 ERIE ST.		JAN 25-22
Sharon Grenier		172 King St		Jan 24/22

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Printed Name	Signature	Address	Comment	Date
Mar Greer		172 King St		Jan 26/22
Tracy Reker		683 Elm St		Jan 26/22
Rick Forrest		4883 Brookfield Rd		Jan 29/22
Sgt Vandoobas		4883 Brookfield Rd		Jan 29/22
Cathy Cleary		55 Wallace Ave		Jan 29/22
Christa Wonnell		240 Clarence		Jan 29/22
Don Zimmerman		93 Silver St		Jan 29/22
Dorothy Muzzarell	D.M.	178 Erie St.		" "
Brian Muzzarell	B.M.	178 Erie St.		" "
Olivia Regehr		168 Erie St		Mar 02
Patti Mino	Patti Mino	152 Erie St.		Mar 2
Liz Russell		152 Erie St.		" "



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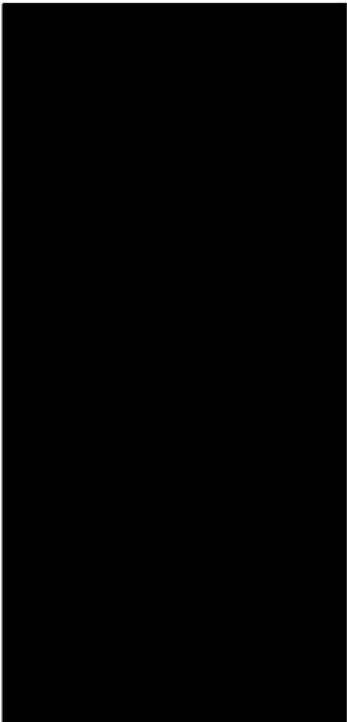
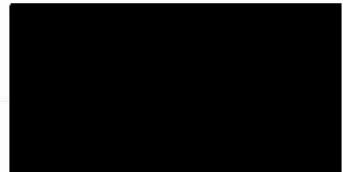
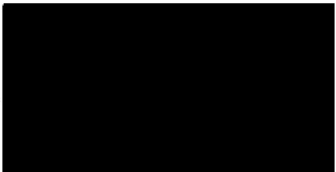
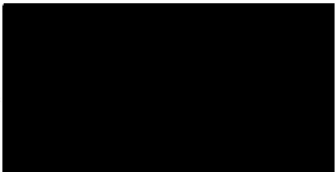
Printed Name	Signature	Address	Comment	Date
Louisa Van Mice	Louisa Van Mice	146 Erie St		Mar 3/22
Jocelyne Belka	Jocelyne Belka	140 Erie Str.	No way!!!	March 3/22
Trevor Belka	Trevor Belka	140 Erie Str.		March 3/22
Shawn McIntyre	[Signature]	89 Charles		March 2/22
Carla Eiders	Ceodens	56 Charles		Mar 2/22
Bill Fallon	[Signature]	56 Charles		Mar 2/22
Wayne [Signature]	[Signature]	52 Charles		" "
Deanne Daxtelle	[Signature]	52 Charles		" "
Devon Doolittle	Devon Doolittle			" "
BREANON STEWART	[Signature]	44 CHARLES ST		MAR 2/22
DAVE CANDY	[Signature]	42 CHARLES ST	1 C1KE TALK N EIKU O'JONG	" "
BONNIE GRUBB	[Signature]	39 CHARLES	PRESSE "V/S"	MAR 2-22

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Printed Name	Signature	Address	Comment	Date
W. Connon	W.H. Connon	41 Charles St	too much traffic	3/2/22
T. Schreyer	Deborah	161 Erie St	"	3/2/22
S. Ward	Stanford	167 Erie St	too much traffic	3/2/22
A. Ward	A. Ward	167 Erie St.	to many vehicles	3/2/22
Dean Tedesco	Dean	164 Erie St	too many units	03/02/22
Margaret Manuwarly	Margaret Manuwarly	64 George St		
John KAH	John KAH	669 Elm St	Too Much TRAFFIC	05/03/22
Stewart McFarlane	Stewart McFarlane	667 Elm St.	too much traffic, loss of privacy	05/03/22
JOHN ETTY	John ETTY	641 Elm St	"	
Jay Gishman	Jay Gishman	73 Union St	"	05/03/22
Judy Benson	Judy Benson	69 Union St	"	05/03/22
Sherrille Webber	Sherrille Webber	43 Union St.		

#	Date	Name	Place of residence	Comment	Email address
1	2022-01-25	Sydney Skotniski	Dunnville, Canada		
2	2022-01-25	Tara Comeau	Port colborne, Canada		
3	2022-01-25	Justin Comeau	Port colborne, Canada		
4	2022-01-25	Samantha Thornton	Port Colborne, Canada		
5	2022-01-25	Alisha Dunford	Welland, Canada	This will be next to a friend of mine and her and others around her are not okay with all these buildings being built around them 2 have already been built in that area	
6	2022-01-25	Brittany Ramautarsingh	Kingston, Canada		
7	2022-01-25	Tiana Comeau	Port colborne, Canada		
8	2022-01-25	Hanna Comeau	Port colborne, Canada		
9	2022-01-25	Brandon Comeau	Brantford, Canada		
10	2022-01-25	Jennifer Vaughan	Cobourg, Canada	It's my Friends Neighborhood/Street	
11	2022-01-25	Scott Dunford	Welland, Canada		
12	2022-01-25	Richie Bowyer	Port colborne, Canada		

#	Date	Name	Place of residence	Comment	Email address
13	2022-01-25	Kelly Fidler	Port Colborne, Canada	<p>It is far TOO DANGEROUS FOR THE KIDS in our neighbourhood!</p> <p>To have that much extra traffic on George and Erie st. would put our neighbourhood at risk. There are always kids playing on the streets or at the park. KIDS DON'T PAY ATTENTION and neither do cars. It's an ACCIDENT waiting to happen!</p> <p>As the property sits now it's not maintained. And when it is...it's been by work orders from by law officers after many complaints.</p> <p>What's going to happen when it's a 30unit building? They can't and don't take care of the property now with no one living in it.</p> <p>There will be extra garbage on the streets.</p> <p>There will be excess noise.</p> <p>Where will they put all the snow that needs removal? OVER POPULATED is what it'll make our neighbourhood.</p> <p>A 4 story, 30 unit building does not belong in a quiet neighbourhood.</p> <p>I live on Erie st and our house will be directly across the street from this monstrosity.</p> <p>There will be accidents no doubt, from all the traffic pulling in on Erie and out on George. Erie St can NOT handle anymore traffic. Neither can George.</p> <p>This development will NOT benefit our neighbourhood.</p> <p>Please do not let this development happen.</p>	
14	2022-01-25	Todd Brown	Port colborne , Canada	✓	
15	2022-01-25	Diane Ottewell	Scarborough, Canada		
16	2022-01-25	Sierra Skotniski	Port Colborne , Canada		
17	2022-01-25	Colleen Van Kralingen	Port Colborne , Canada		
18	2022-01-25	Nathalie Csanig	Port Colborne, Canada		
19	2022-01-25	Amanda Tedesco	Port Colborne , Canada		
20	2022-01-25	Heather Ott	Port Colborne, Canada	<p>I don't agree with the proposal. Just do the math. 30 units, means at least 60 cars or 2 per unit. Our by-laws currently only specify 1.25 spaces. Not nearly enough. Also, they paid \$849,000 for the property. Think of the profit from the 30 units squeezed on there.</p>	
21	2022-01-25	Laurie Topolinsky	Port Colborne, Canada	<p>I live close by and think that a condo is ridiculous for our tiny town maybe do apartments instead</p>	
22	2022-01-25	Kathryn Brown	PORT COLBORNE, Canada	<p>City are 'selling out' the residents</p>	











#	Date	Name	Place of residence	Comment	Email address
23	2022-01-25	Tracy Reker	Port Colborne , Canada		
24	2022-01-25	Sandra Whitsitt	Huntsville, Canada	I visit family who live on George street there is no way for a complex this size to be on this small street and everything run smoothly, this is not a good idea or a well thought out plan a couple houses would be better for this little neighbourhood	
25	2022-01-25	Rick Cotterchio	Huntsville , Canada	We visit Port Colborne and stay with Family there this will definitely cause problems	
26	2022-01-25	.McKenna Gardiner	Port Colborne , Canada		
27	2022-01-26	Susanne A.B.	Port Colborne, Canada	We need affordable housing here, for the current residents! Also protect our green space !	
28	2022-01-26	Alisha Cox	Port Colborne, Canada		
29	2022-01-26	Brittany Beney	Port Colborne , Canada		
30	2022-01-26	Shandee Montgomery	brantford , Canada	supporting my family who lives out there!	
31	2022-01-26	Erika Firlotte	Port Colborne, Canada	This proposal is ridiculous. The road is small and directly across the road from a childrens park; that area cannot handle that level of congestion. It would be a more appropriate proposal for - series of townhomes- maybe 6 units; not 30!	
32	2022-01-26	Adrien Mercier	Ridgeway , Canada	I'm against development of any kind. This is too far.	
33	2022-01-26	Yvonne Bonfoco	Port Colborne, Canada		
34	2022-01-26	Cindy Nixon	Fort Erie, Canada		
35	2022-01-26	Kerri Dussault	Port Colborne , Canada		
36	2022-01-26	Dean Dussault	Port colborne , Canada		
37	2022-01-27	Diane Sutch	Port Colborne, Canada		
38	2022-01-27	Chantal Leason	Port colborne , Canada		

029

#	Date	Name	Place of residence	Comment	Email address
39	2022-01-28	Hamilton Kerry	Port colborne , Canada		
40	2022-01-29	Mark Ambeau	St.catharines , Canada		
41	2022-01-30	Ashley Katharine	Port Colborne, Canada		
42	2022-01-31	Brady Neff	Port colborne , Canada		
43	2022-02-01	Nikki Myhill	Port Colborne, Canada		
44	2022-02-06	Kiley Sokoloski	Thorold, Canada	This building is a historic part of the port colborne landscape. Over a 150 years replaced by housing jammed into a small space. Shame	
45	2022-02-21	Warrick Gillingham	Toronto, Canada	Please build in another town or city	






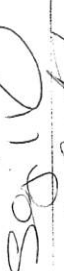



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W.D. SOMERVILLE		41 UNION ST		MAR 5/22
JASON BROZ		341 UNION ST		MAR 5/22
STEN		85 Erie		
KRISTA NACH		75 ERIE ST		2022/03/05
Megan Winfrey		67 Erie St		
BERNIE McLEOD		57 Erie St		2022/03/05
BARBARA NORMAN		56 ERIE ST		03/05/2022
Gilleslede Brochu		62 ERIE ST		03/05/2022
Shirley Weaver		72 ERIE ST		03/05/2022
MIKE WALTON		86 ERIE ST		3-5-22

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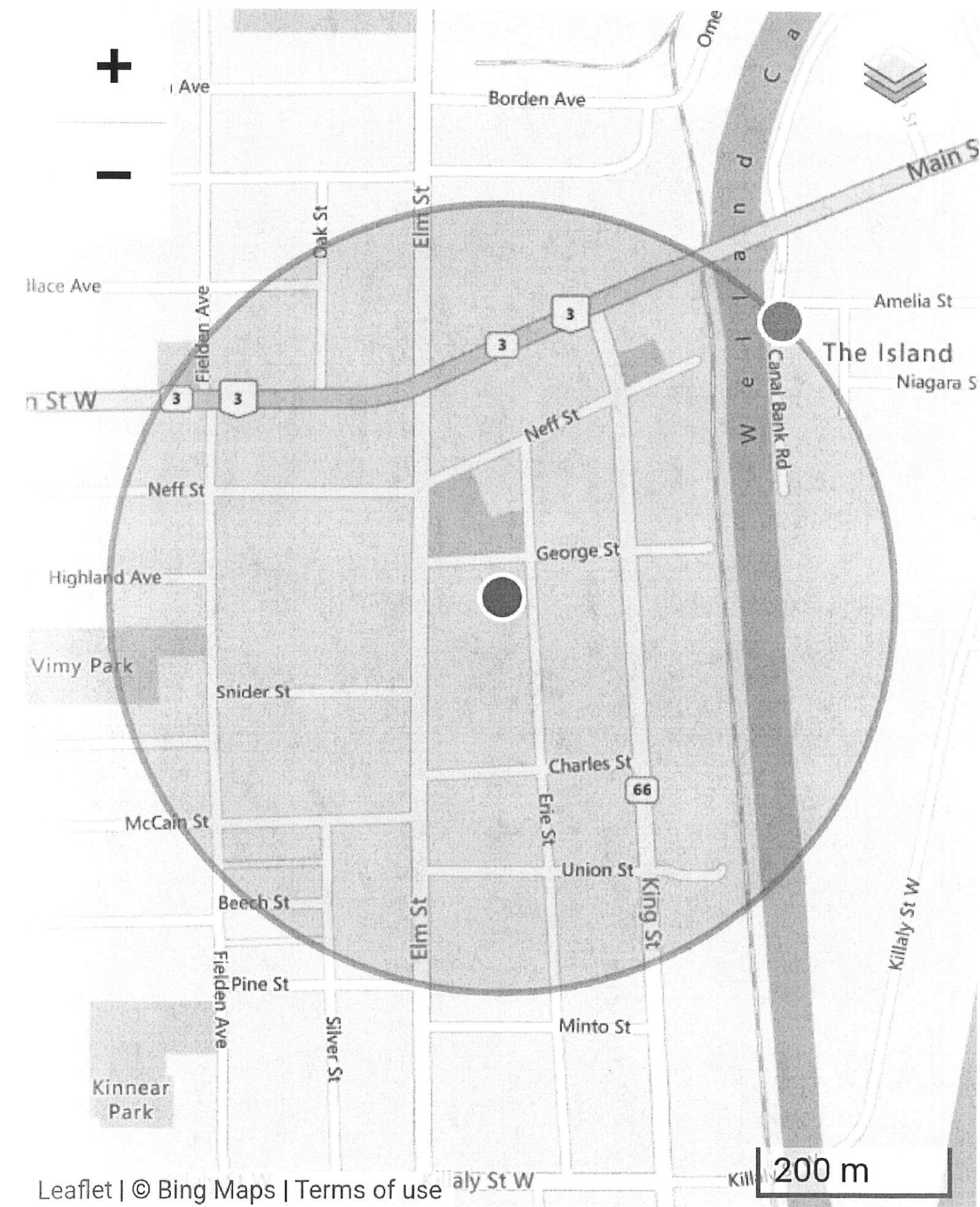
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Printed Name	Signature	Address	Comment	Date
Laura Kasin		72 main St E Port Colborne		3/7/22
Melli Jespersen		215 Mellandby Ave		3/8/22
N. McPhee		43 Chippawa Rd.		3/9/22
Cindy Nasar		166 Charles St		3/9/22
Lisa Deeping		41 Elmwood Ave		
Saran Gith		32430 clarendon St W Wainfleet		3/11/2022
JILL MATHES		305 Killaly St E, P.C.		03/11/2022
STEVE Wintrey		305 Killaly St E, P.C.		03/11/2022
Chip Race		577 Clarence		03/12/22

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Printed Name	Signature	Address	Comment	Date
Denise Patterson	<i>[Signature]</i>	31 Chippewa Rd.		March 11/22
Cherie Kennedy	<i>[Signature]</i>	334 King St. R.		Nov 11/22
Rosie Miller	<i>[Signature]</i>	400-104 Steeles St. R.		Nov 12/22
Doreen Smith	<i>[Signature]</i>	1811 King St. R.		Nov 12/22
Linda Blanchard	<i>[Signature]</i>	12555 Crowland Ave.		Mar 12/22
Rebecca Steinhilber	<i>[Signature]</i>	114 Linwood Ave P.C.		March 12/22
Molly Sheehan	<i>[Signature]</i>	114 Linwood Ave, P.C.		March 12/22
Leslie Banner	<i>[Signature]</i>	116 Fenner Ave P.C.		March 12/22
John C. Manning	<i>[Signature]</i>	66 GEORGE ST. P.C.		MARCH 14/22
MIKE GREEN	<i>[Signature]</i>	23 WALNUT ST. P.C.		MAR. 14/22



Print map

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Port Colborne, ON L3K 6H1

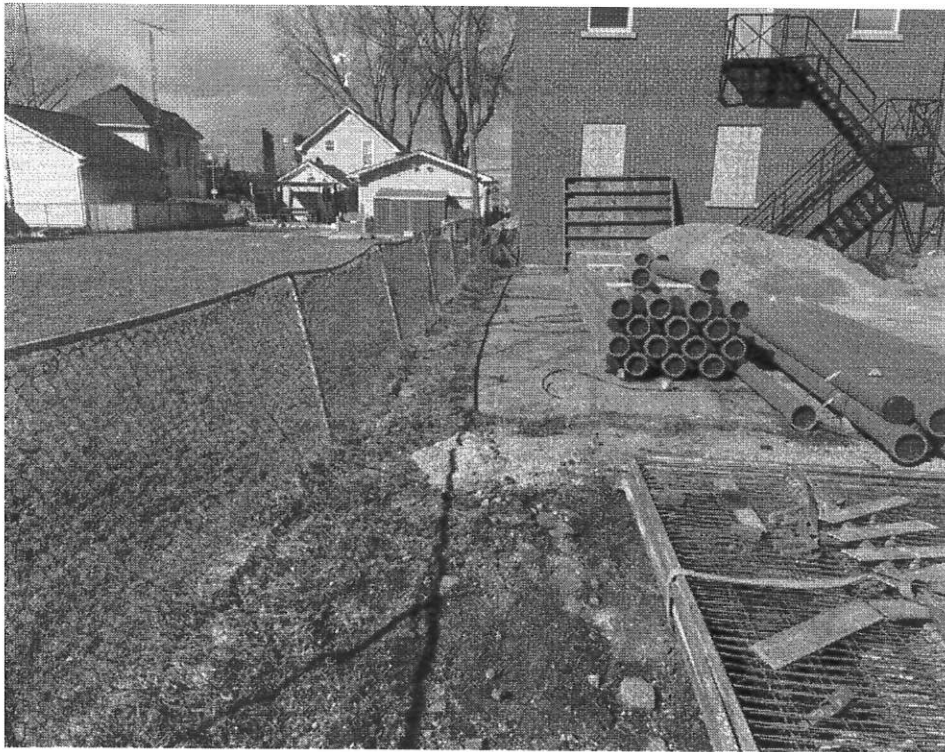
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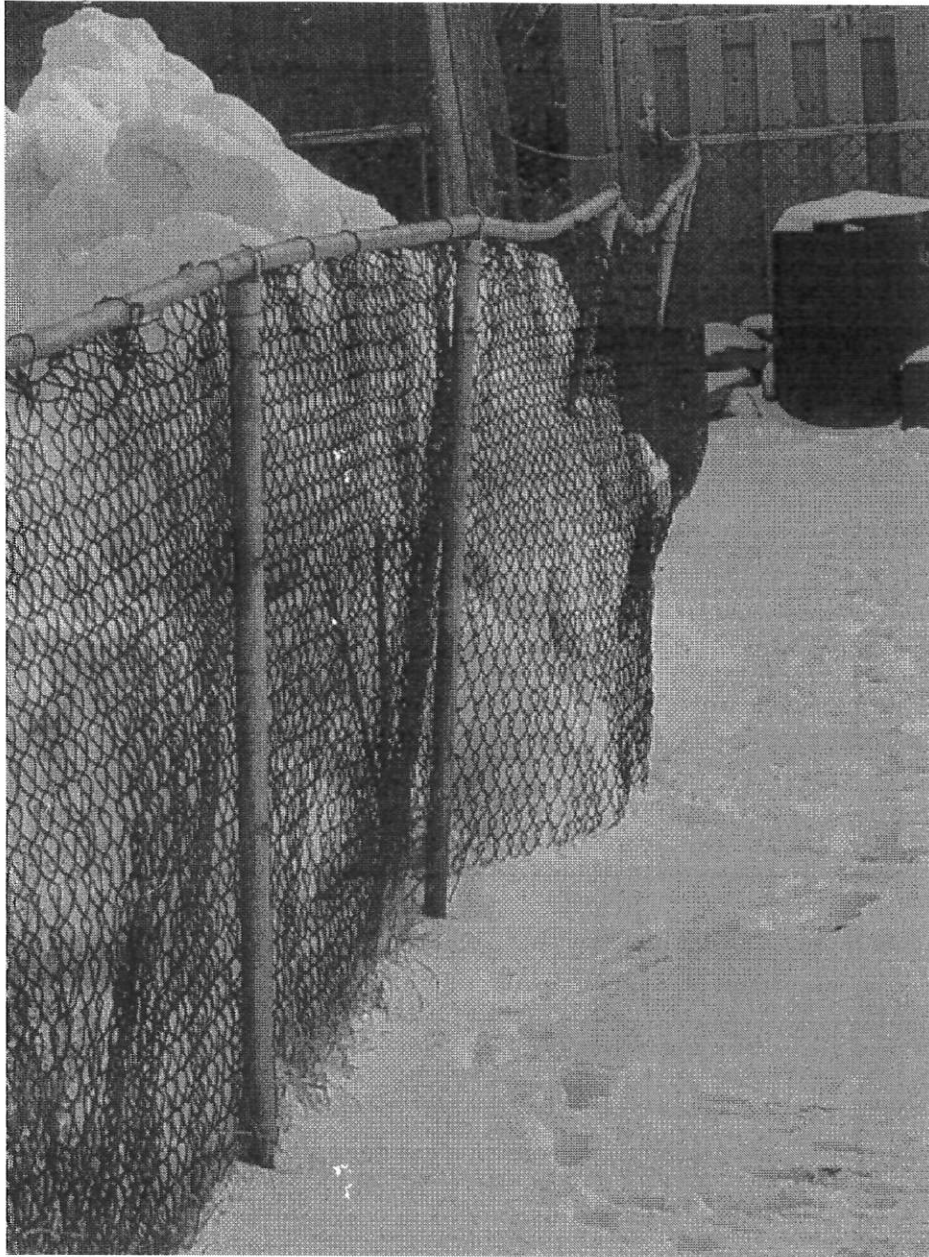
PORT COLBORNE



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Steve Shypowskyj

Manager of Road & Park Operations
City of Port Colborne

Phone 905-835-2900 x220

Email Steve.Shypowskyj@portcolborne.ca

1 Killaly Street West,
Port Colborne, ON L3K 6H1

www.portcolborne.ca







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