

## **JUNIPER STREET HOUSING PROPOSAL**

Mayor Letham & Members of Council

Nov. 6/20

In September of this year, Council approved, in principle, the sale of surplus lands it currently owns fronting Juniper Street in Fenelon Falls. The prospective purchaser/developer wishing to acquire these lands is Fenelon Community Housing Initiative (FCHI).

FCHI is a name familiar to you because Council has previously approved a **30 unit** complex for 106 Murray Street and is currently awaiting for a shovel to be put in the ground.

As an aside note, a **60 unit** building and 26 townhouses have also been approved for West Street and are currently being marketed.

Considering the market for which these two properties are being aimed at, they will, at a minimum, add 90+ vehicles daily crossing the bridge along with a minimum increase of 230 residents - a figure that, alone, increases our population by greater than 10% over a very short period of time.

### **Fenelon Falls Official Plan - 1990**

On April 9th, 1990, the then Village of Fenelon Falls (Village) Council adopted its vision with an amendment endorsed on August 3rd, 1990.

The purpose was to re-designate the subject lands (and certain attached parcels) from a low density housing designation to institutional (school) and recreational open space that include lots 233-238 for a public school and lots 247, 248, 249 & 256 as parkland encompassed in Plan 100.

The OP is specific in contemplating the need for parkland in the southern portion of the Village. It further notes that the parkland will serve to reinforce & further the community structure.

### **Purchase Agreement**

A purchase agreement, dated March 15th, 1990 between the Village & Roy Gaynor Developments Ltd. was reached. It is noted in Paragraph 2 of the agreement that there is an existing water course across the lands providing drainage for the surrounding lands.

The agreement was also conditional on certain lands being rezoned & designated for purpose of a public park for residents to use in perpetuity.

By-law #90-14 was enacted on May 7th, 1990 authorizing the purchase from Gaynor.

This is what grateful residents have lived with for some 30 years - years of peaceful enjoyment in natural surroundings and used by all Village residents & visitors alike.

## **Natural-Species Park**

When the Village of Fenelon Falls purchased the 2.5 acres of land for parkland adjacent to the proposed new public elementary school, Langdon Public School, it did so with an eye to the future.

By 1994, the Village, with a grant provided by the Province through the Environmental Youth Corps, proceeded to undertake a feasibility study aimed at creating a "natural-species" park.

A further grant from the same source in 1995 enabled the undertaking of a park design. An "open house" was held for all residents to attend, to view design concepts, to voice their opinions & suggestions and to conduct a "straw poll". It was noted that 100% of attending public were in support of an environmental park along with the Victoria County School Board who viewed the park as an outdoor classroom for nature studies.

In 1996 another grant was provided by the Province to create the trails and other focal points. Technical expertise was provided by a new natural resources development company, Nature Trails Unlimited.

During the 1996 ribbon cutting ceremonies, it was noted by Deputy-Reeve Wayne Hutchinson and further underscored by Minister of Natural Resources and local MPP, Hon. Chris Hodgson, that this project was an excellent example of municipal & provincial governments working with private enterprise to provide a much needed park for the general public to use.

As a dedication & special remembrance, a white pine tree was planted with funds raised throughout the Village - donations from local people who believed in their Council, their Province & their vision for educating our youngest citizens on the wonders of assisting Mother Nature.

## **Official Plan - 2012**

In July of 2012, the Official Plan, as amended, was presented. The Goals And Objectives in the OP were intended to represent a desired future for the Village of Fenelon Falls.

The **Environmental Goal** was defined as a guideline to improve the quality of life for residents of the Village. One of the stated objectives is to ensure that sufficient land is preserved for recreational-open space purposes in proximity to the Fenelon River and thereby providing for the realization of the various socio-economic benefits to be derived from the natural recreational resource base & its associated amenities.

One of the principle objectives of the **Economical & Financial** section encourages increased commercial & industrial assessment in order to assist in offsetting the costs associated with residential development. Unfortunately, this has not been fully realized as witnessed by the number of Village residents commuting to another area, or municipality, to achieve gainful employment. Or, being without a vehicle & in the absence of any public transportation, are unable to find meaningful employment within the Village.

A question to ponder during consideration of FCHI's anticipated request for **90 new housing units** is where are these people going to find acceptable employment & how do you expect them to get there without some public transit service? And further, considering the sale of these approved parklands, where are the children to play without having to navigate & cross the increased traffic on Lindsay & Colborne Streets? What impact will this development have on their quality of life?

It is not suffice to suggest there will be much less vehicular traffic when any new by-pass being pursued is completed, when the City's own consultants have verified that upwards of 80% of traffic movements across the bridge are local residents & therefor not using any by-pass.

The addition of 90 new affordable housing units, on top of the 116 new units previously mentioned, will only suffice to make the traffic on its main street that much more unsafe for pedestrians and motorists alike.

The **Housing & Social Needs** includes objectives which provide for:

- 1) The rehabilitation & renewal of existing housing stock;
- 2) Promotes the maintenance & reinforcement of the existing community structure consistent with historic trends;
- 3) The ability of the community to sustain further growth;
- 4) To maintain a balance between employment opportunities, housing opportunities and related community & recreational facilities such that, taken together, minimizes the potential disruption to the life styles of residents of the community.

**Community & Recreational Facilities** includes main goal & objectives to strive for:

The stated goal here is to ensure the health, welfare, education & safety of the residents of Fenelon Falls through the provision of an adequate level of institutional, community & recreational facilities & protection services.

In order to achieve that goal, objectives were put in place to guide the municipality, & Council, in its decision making process when a change of use is being requested:

- 1) To ensure future access to open space, recreational & parkland areas;
- 2) Establish an open space system with a diversity of recreational experiences for individuals & groups of all ages & lifestyles;
- 3) To increase both the physical & visual access to the canal;
- 4) Enhance the opportunities for appropriate recreational activities;
- 5) Improve the amenities of older residential neighbourhoods by providing an appropriate level of recreational & community facilities in keeping with the needs of area residents.

**Hon. Stephen Clark, Minister, Municipal Affairs And Housing**

The Minister has acknowledged that housing must be built in the right places while protecting sensitive areas & preserve cultural heritage. Further stating every community should build in response to local interests & demand.

We believe the Minister makes a valid point and therefor ask: "where is the demand in Fenelon Falls for this many additional units, in addition to those which presently exist?" And recalling that Council has already approved two applications totaling 116 units yet to be constructed.

We also applaud the Minister for recognizing that government should focus development in areas with existing services, transit & infrastructure.

We believe that Fenelon Falls is currently deficient in all three areas! Our streets are falling apart; there is no transit; and our infrastructure is aged & nearing its breaking point. Address these matters over the balance of this term of office and all will welcome new employment opportunities & newcomers to our Village - The Jewel of the Kawarthas!

Municipal governments are viewed, correctly, as the level of government which operates closest to the local population. The Province recognizes this reality, in part, through the powers it divests to local councils, particularly through its environmental authorities (eg: Conservation Authorities) and planning authority (eg: Planning Act).

If residents are feeling "left out" of the decision making process; if residents feel their voices are not being listened to, much less adhered to; if residents loose faith in Official Plans & the vision they portray; or in their elected officials to adhere to those Plans, then it is to be expected they loose faith in their elected servants.

While we recognize the need for residential growth, it must be controlled growth. What has the City done to entice new commercial, industrial &/or retail to locate in Fenelon Falls? Success here would necessitate & accelerate the need for additional housing units in every classification.

The three developments (including the two already approved) will increase the Village's housing stock by approx. 20% & its population by approx. 25% with no increase in employment opportunity; with no passive or recreational open space or even a playground, not to mention the need for an off-leash dog park; with a sanitary sewage treatment plant which, by your own staffs' report, there is extremely limited capacity remaining (notwithstanding other proposals we discovered which were dismissed due to plant's capacity having been reached); we have to wonder aloud if this proposal is what's best for the Village, and is turning parkland into a high-density housing development really the best use of these particular lands when other lands, already zoned for housing, are available.

What we can all agree upon is that continued growth for both the City & the Village is the shared vision & that there must be a corresponding rise in employment opportunities for those willing & able to be a part of our workforce.

What we all should be striving for is to see that growth in our Village evolve & be embraced, in an orderly fashion; and Villagers be able to welcome these new residents who have chosen to call the Village of Fenelon Falls "home".

Our preference would be to liken ourselves as a partner of the City & Council, not to be viewed as adversaries.

Thank you in advance for your thoughtful consideration.

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COPY: CAO  
          City Clerk  
          Planning Director



9.5 ac Residential Land  
Draft Plan Approved

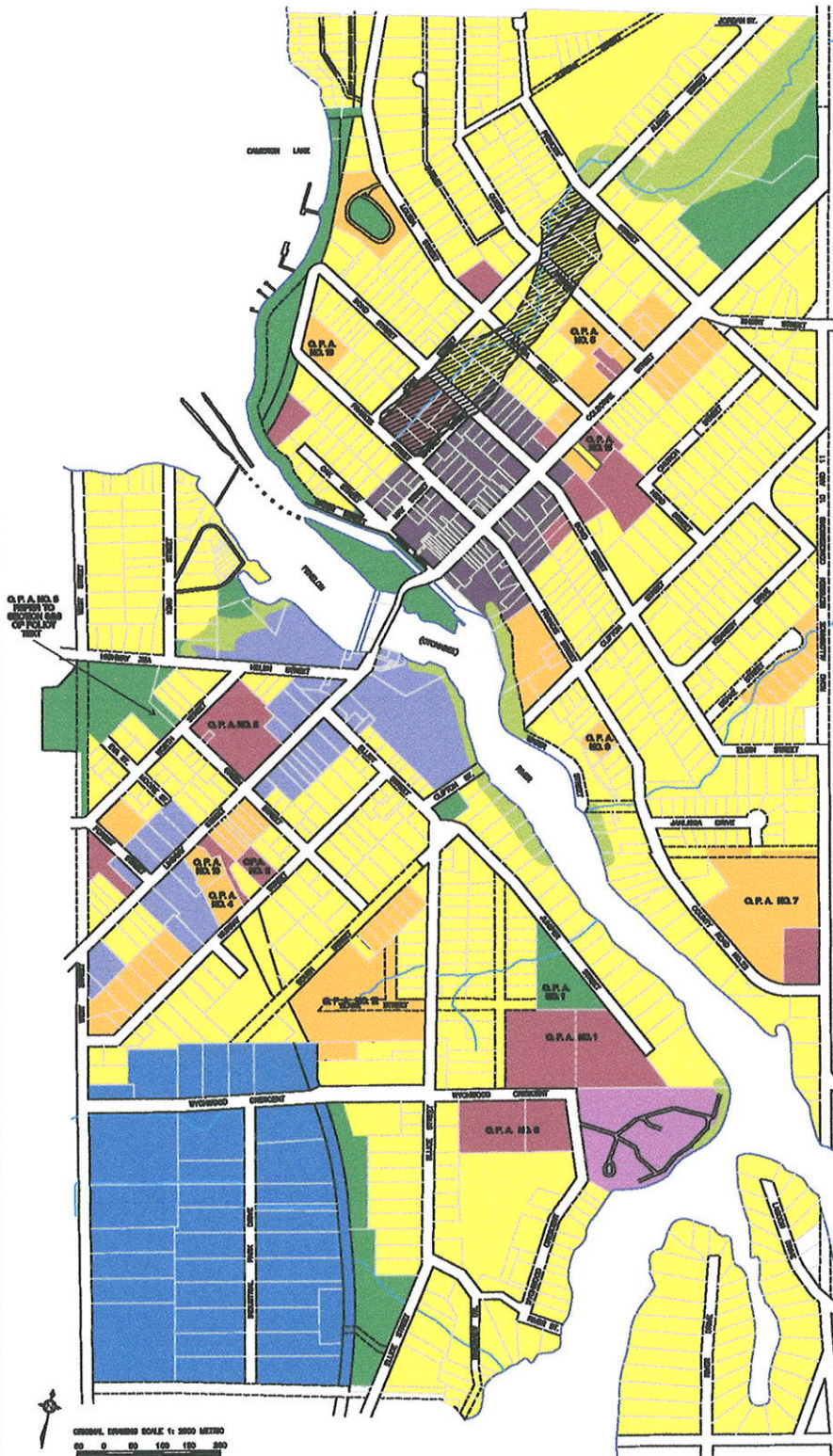
**FOR SALE**

**905 695 9222**



**ASHLAR CROSBY CAIRO REALTY INC**  
REAL ESTATE BROKERAGE





#### LEGEND

- ENVIRONMENTAL CONSTRAINT AREA
- REFER TO SECTION 3.2.4.
- RECREATIONAL OPEN SPACE
- RESIDENTIAL**
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- INSTITUTIONAL - COMMUNITY FACILITY
- COMMERCIAL**
- MAIN CENTRAL AREA
- DISTRICT COMMERCIAL
- RECREATIONAL COMMERCIAL
- INDUSTRIAL

**NOTES:**

1. THIS SCHEDULE "A" FORMS PART OF THE OFFICIAL PLAN OF THE VILLAGE OF FENELON FALLS AND MUST BE READ IN CONJUNCTION WITH THE WHOLE TOWN.
2. THIS SCHEDULE "A" FORMS PART OF THE OFFICE CONSOLIDATION OF THE OFFICIAL PLAN FOR THE VILLAGE OF FENELON FALLS DATED JANUARY 1, 2004. REFERENCES SHOULD BE MADE TO THE ORIGINAL COPY OF THE OFFICIAL PLAN AND THE AMENDMENTS THEREOF AS APPROVED BY THE COUNCIL OF MUNICIPALITIES AND TOWNS OF THE COUNTY OF VICTORIA.

Consolidated JULY, 2012

## SCHEDULE "A" LAND USE PLAN CORPORATION OF THE VILLAGE OF FENELON FALLS