



of the Town of St. Marys

RECEIVED
OCT 17 2016

(Under Section 22(4) of the Planning Act)

Application for Zoning By-law Amendment
(Under Section 34 or 39 of the Planning Act)

Application to Remove a Holding Symbol
(Under Section 34 and 36 of the Planning Act)

ATTACHMENT 1

OP01-2016 + 206-2016

Instructions

Each application must be accompanied by the application fee in the form of either cash or a cheque payable to the Town. An accurate scaled drawing of the subject land must be submitted.

If the applicant is not the owner of the subject land, a written statement by the owner which authorizes the applicant to act on behalf of the owner as it relates to the subject application, must accompany the application See Section 13.0).

Please bear in mind that additional information may be required by the Town, local and provincial agencies in order to evaluate the proposed Amendment. The required information may include studies or reports to deal with such matters as impacts on: the environment; transportation network; water supply; sewage disposal; and storm water management.

In addition, the applicant may be required to submit a more detailed site plan in accordance with Section 41, of the Planning Act.

Completeness of the Application

The information in this form that must be provided by the applicant is indicated by black arrows (➤) on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 198/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information is not provided, the municipality will return the application or refuse to further consider the application.

The application form also sets out other information (eg. technical information or reports) that will assist the approval authority and others in their planning evaluation of the development proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Approval Process

Upon receipt of an application, the required fee and other information (as required) Council will determine whether there is sufficient merit in processing the application further (i.e. circulation of notice and the holding of a public meeting as required by the Ontario Planning Act). The applicant is encouraged to attend a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council concerning the application. Official Plan Amendments and Zoning By-law Amendment are adopted by St. Marys Council. If no notice of appeal is received within twenty days, the Official Plan Amendment and/or Zoning By-law Amendment is in force.

For Help

To help you complete the application form, please consult the Building Department in the Town Hall. You can also call the Building Department at (519) 284-2340.

Please Print and Complete or (✓) Appropriate Box(es)

1.0 Application Information

➤ 1.1 Name of Owner(s) An owner's authorization is required if applicant is not the owner (See Section 12.0)		
Name of Owner(s)	Home Telephone No.	Business Telephone No.
1934733 Ontario Inc.		519-421-7413
Address	Postal Code	Fax No.
1401 Dundas Street, Woodstock ON	N4S 8X8	519-421-2018
➤ 1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner.)		
Name of Contact Person (and Firm)	Home Telephone No.	Business Telephone No.
Jenn Gaudet (Sierra Construction)		519-533-9911
Address	Postal Code	Fax No.
1401 Dundas Street, Woodstock On	N4S 8X8	

➤ 2.0 Location and Size of the Subject Land

Street No.	Name of Street/Road	Registered Plan No.	Lot(s)/Block(s)
151	Water St N		
Reference Plan No.	Part Number(s)	Concession Number(s)	Lot Number(s)
Lot Frontage	Average Width	Average Depth	Lot Area
			1.3 Ha

➤ 2.1 Is there a mortgage or charge in respect of the subject land? Yes No If yes, give the names and addresses of any mortgages or charges

➤ 2.2 Are there any easements or restrictive covenants affecting the subject land? Yes No If yes, describe the easement or covenant and its effect.

➤ 2.3 When were the subject lands acquired by the current owner? November 13, 2015

➤ 3.0 Proposed and Current Land Use

➤ 3.1 What is the proposed use of the subject land? Age in Place Seniors Residential Development

➤ 3.2 What is the current use of the subject land? Vacant

➤ 3.3 How is the subject land currently designated in the Official Plan? Residential

➤ 3.4 How is the subject land currently zoned in the applicable Zoning By-law?

Institutional

RECEIVED
OCT 17 2016
Town of St. Marys
Finance Department

3.5.1 Front yard		7.5 m	3.5.5 Height		18 m
3.5.2 Rear yard		12 m	3.5.6 Dimensions		Varies
3.5.3 Side Yard		6.0 m	3.5.7 Gross Floor Area		18,565 s.m.
3.5.4 Side Yard		6.0 m	3.5.8 Date Constructed		

➤ 4.0 Official Plan Amendment (proceed to Section 5.0 if a Official Plan Amendment is not proposed)

4.1 Does the Proposed Official Plan Amendment:	Yes	No
4.1.1 Add a Land Use designation to the Official Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1.2 Change a land use designation in the Official Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1.3 Replace a policy in the Official Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.1.4 Delete a policy from the Official Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1.5 Add a policy to the Official Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If applicable, please provide the policy section number to be changed, and suggested policy wording on a separate page.

Please see attached Planning Justification Report.

4.2 What is the purpose of the Official Plan Amendment and land uses that would be permitted by the proposed Official Plan Amendment?

Please see attached Planning Justification Report.

4.3 Explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Act (attach a separate page if necessary).

Please see attached Planning Justification Report.

➤ 5.0 Zoning By-law Amendment (proceed to Section 6.0 if a Zoning By-law Amendment is not proposed)

5.1 Does the Proposed Zoning By-law Amendment:	Yes	No
5.1.1 Add a Zone Category to the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.2 Change a Zone Category in the Zoning By-law?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.1.3 Replace a zoning provision in the Zoning By-law?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.1.4 Delete a zoning provision from the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.5 Add a zoning provision to the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If applicable, please provide the provision section number to be changed, and suggested provision wording on a separate page.

Please see attached Planning Justification Report.

5.2 What is the purpose of the proposed Zoning By-law Amendment and what are the land uses proposed?

Please see attached Planning Justification Report.

6.0 Previous Industrial or Commercial Uses

- 6.1 Has there previously been an industrial or commercial use on the subject land or adjacent land? If Yes, specify the uses and dates. Yes No
- 6.2 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? Yes No
- 6.3 What information did you use to determine the answers to the above questions? **Phase 1 and Phase 2 Environmental Reports.**
- 6.4 If Yes, to (6.1), (6.2) or (6.3), a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is needed. Is the previous use inventory attached? Yes No

➤ 7.0 Status of Other Applications under the Planning Act

Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, Zoning By-law Amendment or Zoning Order Amendment? Yes No If Yes, indicate the type of application, the file number and the status of the application.

➤ 8.0 Servicing

8.1 Indicate the existing/proposed servicing type for the subject land.

Sewage Disposal	Existing	Proposed	Water Supply	Existing	Proposed
a) Public piped sewage system	X		a) Public piped water system	X	
b) Public or private communal septic			b) Public or private communal well(s)		
c) Individual septic system(s)			c) Individual well(s)		
d) Other			d) Other		

a) USES			b) REGIONAL ROAD	
b) Ditches or swales	X		b) Collector Road	
c) Other			c) Local Road	X

9.0 Justification

9.1 Indicate how the proposed use(s)/ zone complies with the relevant portions of the Official Plan - or complete an Official Plan Amendment Application.

Please see attached Planning Justification Report.

9.2 Indicate how the proposed use(s) will be compatible with the surrounding land uses.

Please see attached Planning Justification Report.

10.0 Other Information

11.0 Application Drawing

Please submit an accurate, scaled drawing of the proposal showing the following information:

- a) The subject land, including its boundaries and dimensions, and the location, and nature of any easement or restrictive covenants which affect the subject land;
- b) The uses of adjacent and abutting land;
- c) The location of all existing as well as proposed buildings and their dimensions, uses, and setbacks from lot lines;
- d) The location of all natural and man-made features on the land and the location of these features on adjacent and abutting lands; and
- e) Scale and north arrow.

12.0 Affidavit or Sworn Declaration

I, Jennifer Gaudet of the City of Woodstock in the County/Region of Oxford

make oath and say (or solemnly declare) that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the City of Woodstock

In the County/Region of Oxford

this 17th day of October, 2016

[Signature]
Commissioner of Oaths

[Signature]
Applicant

13.0 Authorization of Owner for Agent to Make the Application

I (we), 1934733 Ontario Inc. of the City of Woodstock in the County/Region of Oxford

am the owner of the land that is the subject of this application for an Official Plan Amendment/Zoning By-law Amendment and I hereby

authorize Sierra Construction to act as my agent in the application.

October 17th, 2016
Date

[Signature]
Signature of Owner

14.0 Acknowledgement

ACKNOWLEDGEMENT

With the filing of this application, the applicant is aware of, and agrees, that if the decision of the Council of the Town of St. Marys regarding this application is appealed by a third party (a party other than the applicant), all costs incurred by the Corporation of the St. Marys for legal counsel and other associated costs to represent the Corporation of the St. Marys in defending the decision before the Ontario Municipal Board will be solely the responsibility of, and paid for by the applicant.

Dated at the City of Woodstock

in the County/Region of Oxford

this 17th day of October, 2016


[Signature]
Applicant

General Location Map
Town of St. Marys
151 Water Street

ATTACHMENT 2

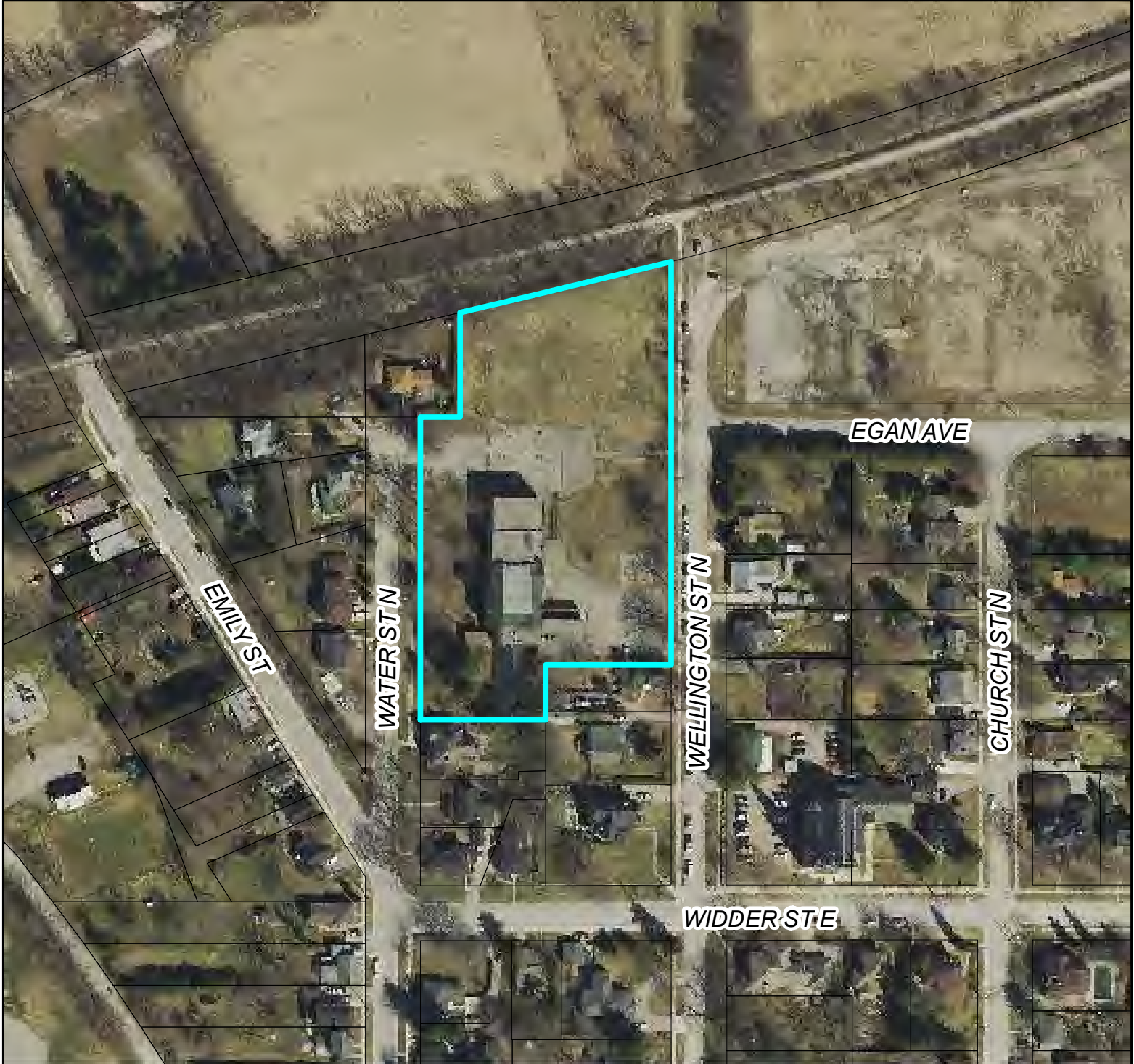
Part of Lot 16, Concession 17, Registered Plan No. 225



 Subject Lands

TOWN OF ST. MARYS **ATTACHMENT 3**

Lots 14-17, inclusive w/s Wellington Street, Lots 13-17, inclusive e/s Water Street, Registered Plan No. 225; Part of Lot 16, Concession 17
Application for Official Plan and Zoning By-law Amendments
by 1934733 Ontario Inc.



AREA SUBJECT TO PROPOSED
OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS

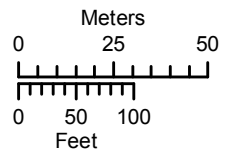


PHOTO DATE: April 2015



INFORMATION REPORT

To:	Members of Planning Advisory Committee
Prepared by:	Mark Stone, Planner
Date of Meeting:	15 May 2017
Subject:	Information Report - Official Plan and Zoning By-law Amendment Applications (File Nos: OP01-2016 and Z06-2016) 151 Water Street, Lots 14-17, inclusive w/s Wellington Street and Lots 13-17, inclusive e/s Water Street, Registered Plan No. 225 Part of Lot 16, Concession 17, Town of St. Marys

RECOMMENDATIONS

That the Planning Advisory Committee receive the May 15, 2017 Planning Report regarding Official Plan Amendment and Zoning By-law Amendment Applications OP01-2016 and Z06-2016 affecting 151 Water Street North, St. Marys.

That the Planning Advisory Committee defer a recommendation on Official Plan Amendment and Zoning By-law Amendment Applications OP01-2016 and Z06-2016 for 151 Water Street North, St. Marys to permit the applicant the opportunity to address remaining issues, compatibility and scale of development, and direct Staff to prepare a final recommendation Report to PAC based on the review of revisions to the Applications.

BACKGROUND

The subject property is approximately 1.3 hectares in size and is a through lot with frontage onto Water Street North and Wellington Street North as shown on the General and Specific Location Maps attached to this Report. The property is also bounded by the Grand Trunk Trail to the north and single detached lots to the south.

The applicant is seeking to develop the subject property as an age-in-place residential development in the form of multi-storey apartment type buildings, constructed in two phases. At full build-out, the development will consist of 126 assisted living units and 76 senior's apartment units with shared access to a dining hall and other ancillary uses such as a hair salon, games room and theatre room. Outdoor amenities include a patio overlooking the ravine to the north, resident gardens and a barbeque area. On site parking for residents, visitors and staff will be provided via covered parking (first storey of some buildings) and surface parking areas.

The subject property is currently designated Residential in the Town Official Plan and zoned Development Zone (RD) in the Town's Zoning By-law Z1-1997. The applicant has submitted Official Plan and Zoning By-law Amendment Applications to facilitate the proposed development. The proposed Official Plan Amendment would add special policies to permit a maximum density of 155 units per hectare and a maximum height of five storeys on the subject property. The Official Plan Amendment would also be required to add mid-rise apartments as a permitted use.

The proposed Zoning By-law Amendment would rezone the subject property from Residential Development (RD) to Residential Zone Six (R6) with special provisions to:

- reduce the minimum lot area requirement from 550 m² for the first dwelling unit plus 90.0 m² for each additional dwelling unit to 550.0 m² for the first dwelling unit plus 60 m² for each additional dwelling unit
- reduce the minimum front yard requirement from 7.5 to 3 metres
- reduce the minimum rear requirement from 10.5 to 9 metres
- increase the maximum building height requirement from 13.5 to 18 metres
- increase the maximum number of storeys permitted from 3 to 5
- deem Wellington Street North as the front lot line and Water Street North as the rear lot line

On November 7, 2016, Planning Advisory Committee (PAC) received a Staff Report regarding the preliminary review of these Applications. Several residents spoke at the meeting and provided written comments. The PAC requested that Staff prepare a follow-up report to address any issues and concerns raised at the PAC's November 7, 2016 meeting.

SITE CONDITIONS AND CHARACTERISTICS

The subject property has frontage of approximately 110 metres on Water Street North and approximately 147 metres on Wellington Street North. The site is currently vacant but was formerly the site of the Arthur Meighen Public School. The school has been razed and most of the material has been removed from the site.

The site is located at the northern limits of the built-up area of the Town, approximately 500 metres north of the Downtown. The site is tiered with an upper area to the south and a lower area to the north. Both tiers are relatively flat with a slight slope to the north.

SURROUNDING LAND USES

North: Grand Trunk Trail and agricultural uses

South: Low density residential

East: Wellington Street North, low density residential and a vacant industrial parcel at northeast corner of Wellington Street and Egan Avenue (designated Residential in the Official Plan and zoned Development Zone-RD)

West: Water Street North and low density residential

DEVELOPMENT CONCEPT

In support of the Applications submitted in October 2016, a concept site plan, building elevations and a Planning Justification Report (prepared by Sierra Construction) were submitted to the Town. Copies of the October 2016 concept site plan and building elevations are attached to this Report. The applicant has submitted a revised concept site plan, elevations and Planning Justification Report, along with a Shadow Impact Study prepared by Phillip Agar Architect Inc., copies of which are attached to this Report.

The following provides a summary of the proposed buildings in the revised submission:

Phase 1 consists of 3 connected buildings:

- 5,912 m², 4 storey senior's apartment (includes 1 storey covered parking) along Wellington Street North
- 3,722 m², 5 storey assisted living apartment along Wellington Street North
- 3,067 m², 4 storey assisted living apartment along north property line transitioning to 1 storey assisted living near west property line

Phase 2 consists of 2 connected buildings along Water Street North:

- 3,382 m², 3 storey senior's apartment (includes 1 storey covered parking) near southwest corner of lot
- 4,076 m², 4 storey assisted living apartment to the north

The following chart is intended to summarize and compare the most recent submission to the October 2016 submission. In both concepts, Phase 1 consists of three connected buildings and Phase 2 consists of two connected buildings. However, the orientation/layout and heights of the buildings have changed in the latest submission.

	SUBMISSIONS	
	OCTOBER 2016	MAY 2017
UNITS		
Seniors Apt	84	76
Assisted Living	115	126
Total	199	202
LAYOUT	<ul style="list-style-type: none"> • Buildings along south, west and north property lines • Parking area facing Wellington Street North 	<ul style="list-style-type: none"> • Buildings along west, north, east and part of south property lines • Parking area internalized
DENSITY (units/ha)	153	155
PARKING	132 (58 surface + 74 underground)	167 (62 surface + 105 covered)
APARTMENT HEIGHTS	<ul style="list-style-type: none"> • Phase 1 – 2 x 5 storeys • Phase 2 – 2 x 5 storeys 	<ul style="list-style-type: none"> • Phase 1 – 2 x 4 storeys and 1 x 5 storeys • Phase 2 – 1 x 3 storeys and 1 x 4 storeys
ACCESS	<ul style="list-style-type: none"> • Single access on Wellington Street North in line with Egan Avenue 	<ul style="list-style-type: none"> • Two access points on Wellington Street – at southeast corner of property and emergency access (with control gate) partially in line with Egan Avenue
LOT COVERAGE	35%	

Other May 2017 revisions to concept site plan:

- Loading area from Water Street North cul-de-sac reconfigured and for garbage access only

- Patio between building and Water Street North removed – larger patio proposed north of assisted living building along north property line
- Garbage and Phase 1 deliveries added at northeast corner of property
- Building at southwest corner of property shifted closer to west and south property lines with two retaining walls to allow for 4 metre grade change

The Shadow Impact Study examined potential shadow impacts of the proposed development on the surrounding area and concludes that “there is minimal to no impact on the surrounding buildings and properties” and that “most of the shadow impact is on public streets” with “some minimal shadow impacts to the adjacent buildings and properties”.

PLANNING CONTEXT

Provincial Policy Statement

The following is a summary of applicable policies in the Provincial Policy Statement, 2014.

Section 1.1.1 of the PPS states that “healthy, liveable and safe communities are sustained by”, among other things, “a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term” and “e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs”.

Section 1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Section 1.1.3.2 Land use patterns within settlement areas shall be based on: a) densities and a mix of land uses which: 1. efficiently use land and resources; 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; ...

Section 1.1.3.4 states that within Settlement Areas “appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.”

Section 1.4.3 states that “planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by...permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements...”.

Town Official Plan

The subject property is designated Residential in the Town Official Plan. The primary use of land in the Residential designation is for a range of dwelling types from single detached dwellings to walk-up type apartments, parks and open spaces, and institutional uses subject to the policies of the Plan. As noted previously, an amendment to the Official Plan is required to permit mid-rise apartments, increased density (155 units/ha) and increased height (5 storeys).

The proposed development will assist the Town in meeting certain goals and policies including:

- Residential areas in St. Marys shall provide a range of housing accommodation suitable for all age groups and household incomes (Goal 2.1.1)
- To encourage the provision of an adequate supply and choice of housing for the existing and future residents of St. Marys in terms of quality, type, location and cost (Residential Goal 3.1.1.1)

- To promote housing for Senior Citizens, the handicapped and low income families (Residential Goal 3.1.1.6)
- To encourage and promote additional housing through intensification and redevelopment (Residential Goal 3.1.1.7)
- To encourage a diversification and inter mixing of different housing types and forms (Residential Goal 3.1.1.8)
- Council will favour residential intensification and redevelopment over new green land residential development as a means of providing affordability and efficiencies in infrastructure and public services (Residential Policy 3.1.2.4)
- Proponents of townhouse and apartment developments are encouraged to provide on-site recreational facilities in keeping with the proposed development (Residential Policy 3.1.3.8)

However, the Planning Justification Report provided by the applicant does not sufficiently address all relevant policies including:

Section 3.1.2.3 - Residential infilling type development is generally permitted throughout the 'Residential' designation where such development is in keeping with the attributes of the neighbourhood in terms of building type, building form, and spatial separation. When evaluating the attributes of the neighbourhood, regard shall be given to lot fabric (i.e., area, frontage, and depth), and built form (i.e., setbacks, massing, scale, and height). In cases where one or more of the existing zone provisions are not met, an amendment or a minor variance to the zone provisions may be considered to permit the proposed development provided that the spirit of this Section is maintained.

- *In response to this policy, it is suggested in the Planning Justification Report that “the former school was deemed compatible with the surrounding neighbourhood when it was constructed” and therefore “the proposed residential infill will be compatible in the same way”. Planning Department staff contends that it is insufficient to rely upon the former school building, which was located only on a portion of the property, to suggest that the proposed development across the entire site will be compatible with the surrounding neighbourhood. The proposed development will result in densities, massing and heights that are very different than what existed when the school was operated.*
- *It is suggested in the Planning Justification Report that “the height of the proposed senior’s complex is comparable to the former school, and will meet a 45 degree plane from property lines, with the exception of the south property line, where the former school also failed to meet the 45 degree plane”. A 45-degree plane (as shown on the applicants proposed building elevations) is a tool intended to assist in providing a transition in heights and massing of multi-storey buildings adjacent to existing lower density areas. The 45-degree plane approach can be useful when there is a lack of urban design direction in an Official Plan and urban design guidelines do not exist. There are variations on the approach however, the typical approach is to measure the 45-degree plane from the property line of the adjacent residential lot(s). As noted in the Planning Justification Report, the proposed development does fit within a 45-degree plane along part of the south property line.*
- *The Planning Justification Report notes that “the lot coverage of the development is proposed to be 35%, which is identical to the lot coverage of the surrounding R2 neighbourhood’s maximum lot coverage. Similarly, both the R6 and R2 zones require 30% landscaped open space”. In determining the attributes of the neighbourhood, it is insufficient to selectively reference certain regulations in the zoning of lands in the surrounding area. If it is appropriate to reference maximum lot coverage and minimum landscaped open space requirements of the*

R2 Zone, then one must also consider other requirements of the R2 Zone including the maximum building height requirement of 10.5 metres.

Section 3.1.2.5 - When reviewing development or redevelopment proposals, Council shall consider following density targets:

- a) Single-detached dwellings 10-15 units per hectare
- b) Semi-detached, duplex dwellings 15-25 units per hectare
- c) Townhouse dwellings 25-40 units per hectare
- d) Low rise apartments 40-75 units per hectare

Council may moderately increase or decrease these densities dependent upon specific site circumstances, provision of on-site amenities, and capabilities of municipal servicing systems to accommodate any increase. Council will favour those developments with a mixture of lower and higher densities of development over those consisting of only low densities of development.

- *In response to the above policy, it is suggested in the Planning Justification Report that “due to the nature of a senior’s development, the higher density will not equal a high impact on the surrounding neighbourhood” and “this can be demonstrated by examining existing densities in the Town of St. Marys”. Existing apartment complexes such as the Kingsway Lodge and Mattiussi Apartments (170 units/hectare) and the Trillium Apartments (149.3 units/hectare) are referenced. The Report also suggests that the lower average persons per unit found in senior’s complexes versus other types of apartment buildings translates into reduced impact.*
- *The Kingsway Lodge is 3.5 storeys in height, has 108 units and fronts onto Queen Street East (an Arterial Road). The Mattiussi Apartments is 3 storeys in height, has 24 units, is located on lands designated Central Commercial and fronts onto Church Street (Arterial Road). The Trillium apartments is 4 storeys in height, has 30 units, fronts onto Queen Street West (Arterial Road) and is located in a mixed-use neighbourhood with low density residential, commercial uses and the St. Marys Memorial Hospital directly across on the north side of Queen Street West. While it may be true that the densities of the other referenced apartments are comparable or exceed the proposed density on the subject property, the scale of development, the number of units and the building heights associated with each of these existing apartments are significantly less than what is proposed through the subject Applications. These Applications propose almost double the number of units than the next highest apartment development in St. Marys (Kingsway Lodge – 108 units), with the next highest number of units being the Wildwood Nursing (85 units) and the Rotary apartments (42 units). In addition, the character and context of these referenced neighbourhoods are different than the low density neighbourhood in which the subject property is located.*

Section 3.1.2.7 - In reviewing proposals for residential development with a net density of more than 18 units per hectare, Council shall consider the impact on municipal capacity, hard services and utilities including sanitary sewer, municipal water supply, storm drainage, service utilities and roadways. Council shall take the following into account prior to enacting an amendment to the Zoning By-law:

- a) That the development will not involve a building in excess of three full stories above average finished grade and designed to be in keeping with the general character of the area;
- b) That the net density of development shall not exceed 75 units per hectare;

- c) That the development is serviced by municipal water supply and sewage disposal facilities and that the design capacity of these services can accommodate such development;
- d) That the proposed development is within 100 metres of an arterial or collector road as defined in Schedule “B” of this Plan; and
- e) That sufficient on-site parking is provided and adequate buffering, screening or separation distance is provided to protect adjacent areas of lower density housing.
- *It is suggested in the Planning Justification Report that “with excellent architectural design, the impact on the surrounding low density residential neighbourhood will be minimized” and makes comparisons to the grades and height of the former school and the Holy Name of Mary Church. It is also noted in the Report that “through architectural design and landscaping, the proposed apartments will be integrated into the surrounding low density residential neighbourhood”. Again, the applicant has not sufficiently demonstrated that the development is designed to be in keeping with the general character of the area and that adequate buffering, screening or separation distance is provided to protect adjacent areas of lower density housing. In addition, the promise of excellent architectural design is not enough to satisfy the policies of the Official Plan.*

Section 7.17.4 - Criteria to be considered by Council in considering an amendment to the Official Plan.

- a) the need for the proposed use;
- b) the extent to which the existing areas in the proposed designation or categories are developed and the nature and adequacy of such existing development in order to determine whether the proposed use is premature;
- c) the compatibility of the proposed use with conforming uses in adjoining areas;
- d) the effect of such proposed use on the surrounding area in respect to the minimizing of any possible depreciating or deteriorating effect upon adjoining properties;
- e) the potential effects of the proposed use on the financial position of the Town;
- f) the potential suitability of the land for such proposed use in terms of environmental considerations;
- g) the location of the area under consideration with respect to the adequacy of the existing and proposed road system in relation to the development of such proposed areas and the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety and parking in relation thereto;
- h) the adequacy and availability of municipal services and utilities; and
- i) the adequacy of parks and educational facilities and the location of these facilities.
- *The Planning Justification Report responds to the criteria identified in Section 7.17.4 of the Official Plan noting that:*
 - *a market study prepared by CBRE identified that the current seniors housing in St. Marys is not sufficient to meet current and expected demand*
 - *the site is bordered by two roads and a trail system, and Wellington Street will be widened for a separate development, making this corridor an appropriate location for mid-rise development*
 - *the proposal is similar in height to the previous school that was located on the same site*
 - *there will be no shadowing impacts on neighbours*

- *there will be no adverse traffic impacts, and many residents aren't expected to drive*
- *the development will be architecturally sensitive to the aesthetic of the Town and will be professionally landscaped*
- *stone will be used on the ground floor to minimize the perceived mass of the structure*
- *mature trees will be retained whenever possible*
- *the proposal will positively impact the financial position of the Town as it will increase the tax base and attract more people to the downtown core, and will also provide temporary employment during construction and permanent jobs upon completion*
- *Phase 1 and Phase 2 Environmental Assessments have been conducted and no environmental concerns were noted*
- *all parking is to be accommodated on site, and a private shuttle service will transport Arthur Meighan Manor residents to locations of interest around St. Marys (downtown, the senior's centre, health services, etc.)*
- *the site will be municipally serviced*
- *the site is located adjacent to the Grand Trunk Trail, which is a paved, lit, level trail system appropriate for seniors who may have mobility concerns; the Milt Dunnell Park Lawn Bowling Club are to the south-west of the site and provide an additional opportunity for future residents of Arthur Meighan Manor to enjoy a municipal park*

COMMUNICATIONS

The Town received several verbal and written submissions as part of the November 7, 2016 PAC meeting. The following is a summary of issues and concerns identified through these submissions:

- Five storey buildings will be tallest in St. Marys and inappropriate in low density neighbourhood
- Shadowing and privacy impacts on adjacent lots
- Seniors housing is needed and appropriate but concerned with scale of development
- Concerns regarding location and design of loading and garbage areas, and patio
- Ability of Fire Services to respond to emergencies
- Increased traffic
- Impacts on servicing infrastructure
- Creating a precedent for future similar development in Town
- More appropriate to determine policies for heights and densities through Official Plan review rather than through site-specific applications

Copies of correspondence and petitions received, along with Minutes of the November 7, 2016 PAC meeting are attached to this Report.

The following is a summary of comments received from Town Departments and agencies to date.

Department/ Agency	Date	Summary of Comments
Upper Thames River Conservation Authority	October 28, 2016	<ul style="list-style-type: none"> • No objection to Applications • 15 metre setback from existing fence line must be maintained
Fire Chief/CEMC	November 1, 2016	<ul style="list-style-type: none"> • Although the St. Marys Fire Department has the ability to fight a fire in the buildings proposed for this development, there are several operational considerations for the Fire Department in servicing structures of five storeys in height. • A secondary means of providing rescue from an elevated platform, such as windows and balconies above the third storey, would not be achieved. The reason for this is the St. Marys Fire Department currently owns a 50 foot Aerial Ladder truck. The placement of the vehicle and proper angulation of the ladder to perform such rescue operations would not prove favourable for a structure exceeding three storeys in height. There are future plans to purchase a 75 foot Aerial Ladder truck. This would assist in meeting those demands. • Currently, none of the Fire Department's ground ladders would be able to reach the top three floors. The Fire Department currently owns a 40 foot ladder which would not be adequate to service this building. • The Fire Department currently does not have the equipment to assist with fighting a fire in a structure of this height, including high-rise packs that the firefighters would carry containing hoses, nozzles, wrenches, etc. required to connect to a standpipe system to assist in fighting a fire on a given floor. • This Department requires that it be demonstrated that water servicing is adequate in the immediate area of the development to provide fire protection to the site. Size of fire mains; and pressure and volume of water in the immediate area need to be confirmed. • The Fire Department requires further details on the degree of Assisted Living proposed within the complex.
Town Engineering and Public Works Department	November 1, 2016	<ul style="list-style-type: none"> • The primary vehicular access to the site as proposed from Wellington Street North is preferred. • Proposed delivery truck entrance off of Water Street is not preferred. Proponent to clarify whether loading area is appropriately designed for truck maneuvering. • Applicant to confirm sanitary system capacity requirement and that sanitary servicing to property is adequate. • Applicant to confirm water system capacity requirement for fire protection and hydrant flow testing will need to be completed to confirm water servicing to property is adequate. • Concrete curb and gutter system to be extended northerly from current termination point on Wellington St. adjacent to the property. • Visual block should be provided for proposed garbage storage.
	November 24, 2016	<ul style="list-style-type: none"> • Town's sanitary treatment and conveyance system, and water supply and distribution system are adequately sized to accommodate the proposed use. Assumptions on flow volumes generated from the site will need to be verified prior to site plan approval.

Town Staff provide the following additional comments based on the latest proposed concept site plan and building elevations:

- Show a hammerhead turnaround for the Phase 1 deliveries access. This turnaround will be required to be used when Wellington Street North is improved so as not to have vehicles reversing onto the road.
- Confirm the difference between the Phase 1 deliveries and garbage access from Wellington Street North and the loading area identified off Water Street North.
- Clarify if there will be access to the walking trail from the site and what that access will look like.
- The main driveway access to Wellington Street North needs to be at a 90-degree angle to the street. Reconfigure the entrance shown on the drawing to be at 90 degrees to the street.
- The current site drawings do not show servicing locations. This will be part of the detailed design stage and is not required at this time; however, consideration should be given to this at this time.
- Appears that many of the retaining walls will be 2 metres in height. At southwest corner of site, two sets of retaining walls will provide for a 4 metre change in grade in the span of +/- 6 metres. What will be the visual impact of the retaining walls?
- Large patio adjacent to rear of building at north end of property. Patio permitted in UTRCA 15 m setback? Will there be functions on this patio? Noise impacts?
- Loading bays and refuse areas should be screened and internalized where possible.

PLANNING ANALYSIS

The proposed development supports the policies of the Provincial Policy Statement and the Town's Official Plan by promoting development and land use patterns that efficiently use land, infrastructure and public service facilities. The proposed development also supports the provision of a range and mix of housing types and densities to meet the needs of current and future residents.

In response to concerns expressed regarding the scale of the proposed development, the applicant has somewhat reduced the massing of buildings along the south and west property lines. However, the number of units and density proposed has slightly increased since the October submission.

Compatibility, Transition and Urban Design

The policies of the Official Plan clearly require that residential intensification/infilling type development be in keeping with the character and attributes of the surrounding neighbourhood. While the applicant has made some efforts to address concerns with respect to the heights and locations of proposed buildings relative to existing surrounding residences, the Applications have not sufficiently identified and discussed the character of the neighbourhood based on building types, building forms, massing, setbacks and spatial separations in the neighbourhood. Based on a full understanding of the character of the area, the design of the proposed development should respond to significant changes in height and/or density and/or massing relative to adjacent lands, and identify appropriate separations and transitions between buildings.

It is recommended that the Town require any Official Plan Amendment for these lands to include more specific policies related to compatibility, transition and urban design, such as:

- Development should provide a physical transition between lower density and higher density residential uses in terms of densities, building forms and heights.

- Potential adverse impacts between higher densities and existing low density areas shall be mitigated through building setbacks, visual screening, landscaping, fencing and other forms of buffering.
- Front and side yard setbacks should be consistent with yard setbacks on the same side of road.
- Existing trees and vegetation shall be retained where possible and enhanced through new on-street tree planting and onsite landscaping.
- When considering building heights, potential shadowing impacts, views onto adjacent lower density lots and abrupt changes in scale should also be considered.
- New development along public roads should create pedestrian friendly environments and building facades should have a combination of windows and doors.
- Loading and service areas should generally be located in the interior of a development block or at the rear of a building, where possible. Enclosed loading and servicing areas shall be encouraged. Where loading and servicing is visible at the rear or side of a building, it shall be screened.

Scale of Development and Creating a Precedent

The current vision in the Town's Official Plan for Residential areas generally limits the scale and density of development to low rise apartments at no greater than 75 units per hectare (Section 3.1.2.5) and requires that all new development is designed to be in keeping with the general character of the area (Sections 3.1.2.7 and 7.17.4). Planning Department staff is concerned that approval of these Applications as submitted may create a precedent for future higher density development in established low density neighbourhoods. Notwithstanding PAC's and Council's direction with respect to the disposition of these Applications, it is recommended that issues related to height, density, compatibility and design of new development in Residential areas be considered as part of the Town's ongoing Official Plan review.

Traffic Impacts

Concerns have been expressed with respect to potential traffic impacts as a result of this development. Town Staff has indicated that a Traffic Impact Study is not required at this time.

Shadowing Impacts

The applicant has submitted a Shadow Impact Study that concluded that "there is minimal to no impact on the surrounding buildings and properties" and that "most of the shadow impact is on public streets" with "some minimal shadow impacts to the adjacent buildings and properties".

Impacts on Servicing

Concerns have been expressed regarding the ability of the Town's sanitary treatment and conveyance system, and water supply and distribution system to accommodate the proposed development. Town Staff have indicated that the water and sanitary systems are adequately sized to accommodate the proposed use however, assumptions on flow volumes generated from the site will need to be verified prior to site plan approval.

FINANCIAL IMPLICATIONS

Not known at this time.

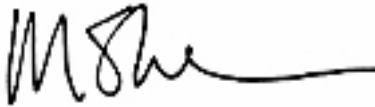
ATTACHMENTS

- 1) Application for Approval of Official Plan and a Zoning By-law Amendments
- 2) General Location Map
- 3) Specific Location Map
- 4) Concept Site Plan and Building Elevations (October 2016)
- 5) Concept Site Plan and Building Elevations (May 2017)
- 6) Planning Justification Report (May 3, 2017)
- 7) Shadow Impact Study (February 2017)
- 8) Correspondence
- 9) November 7, 2016 PAC Minutes

CONCLUSION

That the Planning Advisory Committee consider the recommendation above.

Respectfully submitted,



Mark Stone,
Planner

Planning Advisory Committee Monday, May 15, 2017

A meeting of the St. Marys Planning Advisory Committee was held on Monday, May 15, 2017, in the 2/3 Hall, Pyramid Recreation Centre, 317 James Street South, St. Marys, Ontario at 6:00 pm to discuss the following.

1.0 Call to order

2.0 Declaration of Pecuniary Interest

3.0 Approval of Minutes

Regular Meeting of March 6, 2017

Motion: Second:

4.0 Applications OP01-2016 and Z06-2016 to Amend the Town of St. Marys Official Plan and the Town of St. Marys Zoning By-law Z1-1997, as amended

Lots 14-17, inclusive w/s Wellington Street and Lots 13-17, inclusive e/s Water Street, Registered Plan No. 225 and Part of Lot 16, Concession 17, formerly in the Township of Blanshard, now in the Town of St. Marys, 151 Water Street North, St. Marys.

Applicant: 1934733 Ontario Inc.

5.0 Next Meeting

6.0 Adjournment

Present:

- Chairman Councillor Don Van Galen
- Councillor Jim Craigmile
- Member W. J. (Bill) Galloway
- Member Steve Cousins
- Member Marti Lindsay
- Mark Stone, Planner
- Susan Luckhardt, Secretary-Treasurer PAC
- Grant Brouwer, Director of Building and Development
- Jed Kelly, Director of Public Works
- Brent Kittmer, CAO-Clerk

Regrets:

- Member Dr. J. H. (Jim) Loucks

1.0 Call to Order

Chairman Don Van Galen called the meeting to order at 6:00 pm.

2.0 Disclosure of Pecuniary Interest:

None.

3.0 Approval of Minutes dated March 6, 2017

Motion by Councillor Jim Craigmile, seconded by Member Steve Cousins that the Minutes dated March 6, 2017 be approved as circulated.

Carried.

4.0 Applications OP01-2016 and Z06-2016 to Amend the Town of St. Marys Official Plan and the Town of St. Marys Zoning By-law Z1-1997, as amended

Chairman Don Van Galen introduced the applications and outlined the procedure for the evening to include presentations from the Town Planner; the proponent, and members of the public with new information.

Chairman Don Van Galen invited Mark Stone, Town Planner, to provide overview comments regarding the applications.

Mark Stone provided an overview of the applications. The property is approximately 1.3 hectares in size and is a through lot with frontage onto Water Street North and Wellington Street North. The property is bounded by the Grand Trunk Trail to the north and single detached lots to the south. Residential uses also exist to the west and the east southeast.

The applicant is seeking to develop the subject property as an age-in-place residential development in the form of multi-storey apartment type buildings, constructed in two phases. At full build-out, the development will consist of 126 assisted living units and 76 senior's apartments with shared access to a dining hall and other ancillary uses such as a hair salon; games room and theatre room. Outdoor amenities include a patio to the north, resident gardens and a barbecue area. On-site parking for residents, visitors and staff will be provided via covered parking and surface parking areas.

Following the November 7, 2016 PAC review meeting for the applications, the applicant has submitted revised plans; a revised planning justification report and a shadow study.

Chairman Don Van Galen invited the proponent to present their information regarding the applications.

Jennifer Gaudet, Planner with Sierra Construction, and Cliff Zaluski of Sierra Construction were present for the meeting and provided a PowerPoint overview of the proposal for 151 Water Street North.

Jennifer Gaudet identified the orientation of the site as shown on an aerial view. The proponents are proposing to develop an age in place senior's residence to be constructed in two phases. This is not proposed to be a nursing home. Jennifer Gaudet outlined the project vision as an age in place development to allow couples to remain together as long as possible. The development will include indoor and outdoor amenities. Dwelling units will

range from 550 sq ft. to 1200 sq ft. It is proposed to lower and level the site through the use of retaining walls. Hardscaping and softscaping will be used to soften the development. Jennifer Gaudet outlined the concerns raised at the November 7, 2016 PAC meeting including height and shadowing impacts, proposed density, traffic impacts, safety, compatibility with the existing neighbourhood, operation of the facility, and also concern about setting precedent for developments in St. Marys. Jennifer Gaudet stated that the R6 zone, which is requested for the lands, will permit a senior's facility only and therefore the development cannot be converted in future to student housing or other uses without a further zoning by-law amendment. Jennifer Gaudet spoke to the current proposal compared to that presented by her group on November 7, 2016. Underground parking has been eliminated to become surface and covered parking at grade; shadowing has been addressed through decreased heights where required as per the shadow study; emergency access has been added at Wellington Street; the loading area has been removed from Water Street with the exception of waste pickup from a molok garbage system; balconies overlooking existing yards have been eliminated in the new design. Jennifer Gaudet provided elevations for the development which have been created through the use of a drone. The elevations provided include the outline of the former school to illustrate the proposal is in keeping with the height of the former school. Jennifer Gaudet spoke to the 45 degree plane which has been added to the drawings for information. Jennifer Gaudet provided reasons for choosing this site to develop as a senior's age in place facility: the lands are bordered by two streets and a ravine; proximity to downtown; public trails and parks; Wellington Street is identified to be widened in future; the parcel is an appropriate size for the use; the lands are on municipal services; the residential use proposed is most compatible with the existing residential neighbourhood versus a commercial/industrial neighbourhood; the development will bring residents close to the core area of the Town.

Jennifer Gaudet spoke to their market study by CBRE which identified that 65% of residents targeted would be from a 12 km radius from St. Marys; and also spoke to their demand supply ratio analysis which showed there is a need in this area for senior's housing. The proposed development will enable the elderly to remain in their home community.

Cliff Zaluski presented views of comparable projects constructed by Sierra Construction showing exterior elevations including finishes; interior views showing amenity areas; at grade covered parking areas with facades to blend with the rest of the building so as not to have the appearance of a parking garage.

Cliff Zaluski provided examples of low-rise and mid-rise residential developments in St. Marys and other communities to illustrate the mix of low-rise/mid-rise developments adjacent to single detached neighbourhoods.

At the invitation of Chairman Don Van Galen, Mark Stone spoke to his planning report. The proposed development supports the policies of the Provincial Policy Statement and the Town's Official Plan by promoting development and land use patterns that efficiently use land, infrastructure and public service facilities. The proposed development supports the provision of a range and mix of housing types and densities to meet the needs of current and future residents. However there are concerns with height; compatibility; transition between lower density and higher density uses; urban design including consistency of

setbacks; shadowing; privacy impacts; increased traffic; and impacts on servicing and infrastructure including the ability of the Town's sanitary treatment and conveyance system, and water supply and distribution system to accommodate the proposed development.

Mark Stone commented on the Town's Official Plan in that it provides only one general residential designation policy for the entire Town. Some communities offer low density; medium density policies within the residential designation. When there is only one residential designation policy provided by an Official Plan, it is important there be policies to ensure compatibility between residential uses and densities. Mark Stone stated there is a need for some additional analysis to break down some of the Official Plan policies with respect to this proposal that would look at setbacks, massing and building types in the surrounding area of this site. If approved this development will provide the tallest building in the Town with the highest density for a site. Mark Stone cited the requirement for a balance between the need for senior's housing and the impact on the community.

Chairman Don Van Galen asked for comments from PAC members.

Member Councillor Jim Craigmile stated that height and density appear to be the greatest issues for the community and is unsure whether there is any compromise.

Jennifer Gaudet responded, stating that the proponent has significantly lowered the height of the development. The location of the five storey portion of the development has been altered to be along Wellington Street. To address density concerns, Jennifer Gaudet stated that this is a proposed senior's development and since over half of the units are assisted living it is not expected that there would be a lot of drivers and evening activity would also be minimal given the nature of the occupants; therefore, the density of this development would have less impact on the surrounding neighborhood than other development. Cliff Zaluski spoke to the height issue of the proposed five storeys stating that even though the southeast corner of the building is five storeys in height, the grade will allow the building to sit down about a storey, lessening the impact.

Member Councillor Jim Craigmile asked the proponents that if to move forward, are 200 units required within the development. Jennifer Gaudet responded, stating that 200 units are required to support the proposed amenities that make the project work.

Member Steve Cousins stated there is still an existing gap between the proposal and the concerns of the neighbourhood and asked if the new Town planner, Mark Stone, has met with the proponents. Mark Stone confirmed he has met with the proponents. Member Steve Cousins stated he concurs with the planner's opinion that there is still more work to be done to address concerns with the development.

Jennifer Gaudet spoke to densities and the differences between senior's housing versus other developments. Density is calculated based on the number of units per hectare. In the case of senior's housing, one unit typically has only one or two occupants; whereas in other households there may potentially be a family of four living in each unit. The number of people living in a senior's development is therefore much lower than what the density or number of units per hectare reflects.

Chairman Don Van Galen opened the discussion to the public; noting that the Town has received a number of letters and a petition from the public. Chairman Don Van Galen asked for new comments as those already given are on record.

Susan McMaster, 112 Church St N, provided comment as the spokesperson for the neighbourhood group. Susan McMaster stated that the proposed building face is 400 feet long, and at some points to the north along the trail is 6 storeys in height. The development does not show compatibility with the low density neighbourhood. The shadow study does not reflect the contours of the site or the massing of the buildings. The market study has been done by a real estate company to find out what will sell; not what is needed in St. Marys. The fire services of the local fire department cannot deal with a building of this height and a fire would threaten the neighbor's houses and lives. The connecting roadways and pedestrian ways are unclear. The residents living in the senior's development won't be able to walk downtown due to topography and would probably be bused out of town for shopping – not to our own core area. Susan McMaster questioned snow clearing with the proposed retaining walls and the site configuration. Susan McMaster stated that a traffic study should be provided, including emergency and delivery vehicles as well as private traffic movements.

Chairman Don Van Galen invited the proponents to respond. With regard to fire concerns, Jennifer Gaudet stated they have met with the Town Fire Chief and there were no concerns with fighting a fire in the proposed development. The building will be fully sprinklered. Regarding snow concerns, Cliff stated that it is proposed for snow to be stored on site and trucked off throughout the winter. With regard to shadowing; Jennifer Gaudet stated that the shadow study was done by their architect in conjunction with a topographical survey and 3-D modelling to provide an accurate study. Cliff Zaluski stated the current design presents no shadowing impacts on existing houses. Jennifer Gaudet stated that a connecting link to the trail will be created in conjunction with the Upper Thames River Conservation Authority. With regard to the marketing study, Cliff Zaluski stated that a marketing study is a needs study; CBRE, who completed their marketing study, is not connected to the real estate group and they have used this company before.

Chairman Don Van Galen asked Mark Stone to comment on the need for a traffic study and consultations with emergency services. Mark Stone commented on the 400 foot long wall on Wellington Street and pedestrian connections; covered parking and the loss of connections i.e. eyes on the street. If there is an urban design review – these items would be part of those discussions. With regard to a traffic study, Town staff has provided advice that a traffic study is not required at this time; however, a traffic study may be requested at the site plan stage. With regard to compatibility, Mark Stone stated this is something that needs to be looked at in more detail.

Henry Monteith, 111 Widder St E, provided comment regarding heritage preservation. Henry Monteith addressed the relevant paragraphs of Section 2.6 of the Provincial Policy Statement (PPS) stating as follows “2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”; and “2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be

conserved.” Henry Monteith stated his opinion that these two paragraphs have not been respected in any way by the current proposal at hand. Henry Monteith referenced the elevations drawing provided by the proponents and cited the dwelling at 131 Water Street North which is a heritage property adjacent to the site.

Henry Monteith referenced the Heritage Conservation Section of the St. Marys Official Plan as follows: “Council recognizes that many of the buildings and streetscapes in the Town of St. Marys are of special architectural and historic significance. As such they are considered to be worthy of conservation in order to maintain the attractive aesthetic and heritage character of the Town.” and “The objectives and policies that follow have been developed for the purpose of preserving and enhancing the Town’s cultural heritage resources for future generations while moving forward with initiatives to foster their long term economic well-being in a planned and managed manner.” With reference to the neighbourhood of the proposed development, Henry Monteith identified 25 properties being of architectural historical significance that appear on Schedule D of the Town Official Plan identifying heritage conservation sites. He stated the neighbourhood is of heritage status and is a cultural and heritage resource for the Town.

Henry Monteith provided a quote from the RFP for redevelopment of 121 Ontario Street, stating “It is expected that the proposed development of the site will be in keeping with the character of the neighbourhood in its proposed style and density. The character of the neighbourhood is defined and influenced by its heritage homes and structures. As such, the proposed redevelopment of the site should fit with the heritage character of the existing neighbourhood.” Henry Monteith stated that he believes this paragraph is just as relevant for the North Ward neighbourhood surrounding the proposed development at 151 Water Street North.

At the request of Chairman Don Van Galen, Mark Stone responded, stating that in circumstances of heritage, it is usually with respect to heritage designated properties and heritage conservation districts that there is consideration given. He will meet with Town staff to discuss this matter in more detail.

Councillor Jim Craigmile asked Jennifer Gaudet to explain further about health and safety with respect to emergency services. Jennifer Gaudet stated that it is her understanding that an increased height aerial ladder is anticipated for the future; as is the purchase of firefighting equipment. Chairman Don Van Galen noted that there is a letter on file from the Fire Chief commenting on the ability to fight a fire in a development of this form.

Reg Quinton, 326 Widder St E, commented on density for the development and the connection to amenities provided.

Cliff Zaluski stated that rents for units in the proposed development would start around \$2,300 a month; and for the care component would price up to \$3,400-\$3,500 a month. The senior’s apartments would be modelled more toward local rental rates.

Nicole Taylor, 149 Wellington St N, commented on other developments by the proponents of this project, stating that the building in Brampton was constructed as affordable housing built with grant money; the Orangeville complex – the amenities areas were turned over to apartments to make more money.

Cliff Zaluski responded stating that the Brampton project was non-profit; he disagreed with her statement about the Orangeville project. The Orangeville project is exactly as it was built with full amenities.

Arlene Callendar asked the proponents to summarize the levels of proposed amenities.

Cliff spoke to the amenities including cards; shuffleboard; putting green; bowling alley; shuttle service; residents can schedule their time to use the shuttle. The proponents try to provide as many amenities as they can. They have activity directors on staff; shuttle bus outings throughout the area.

Teresa Wunder, 196 Widder Street, stated concern regarding the impact of the proposed building on sightlines and on the area in general.

Alexander Best, 92 Wellington St N, asked if this is the only scale of development that is economically feasible.

Cliff Zaluski responded stating that to make the plan work with the proposed amenities, the number of units in the development is critical.

Alexander Best asked how the density requirement has any connection to the height of the proposal. Jennifer Gaudet provided a response to his question.

Alexander Best asked PAC members if the need for senior's housing has been determined by a needs study; and if there has not been a needs study, why has Council not commissioned such a study. Chairman Don Van Galen confirmed that such a study has not been commissioned by Council.

In response to a question from Alexander Best, Mark Stone stated that he does have comments from emergency services in the report but there are a number of items to be cleared up, including meeting with the Fire Chief.

Alexander Best complimented the planning report.

Herman Veenandal, 146 Ontario St S, provided comment supporting a single storey development for senior's housing.

Julie Docker-Johnson, 226 Widder St E, spoke to the carnage of trees in the north end of Town and asked if trees would be removed by the proponents of this development to gain access to the trail.

Jennifer Gaudet stated that the access to the trail system would be along the street and there would not be a tunnel or bridge constructed that would require potential tree removal.

Alan Grogan, 189 Elizabeth St, asked if the plan is contingent upon the improvement of Wellington Street.

Jed Kelly, Director of Public Works, stated that Wellington Street is identified by the Town for full reconstruction in the next five years.

This concluded comments from the public.

MOTION:

Applications OP01-2016 and Z06-2016 to Amend the Town of St. Marys Official Plan and the Town of St. Marys Zoning By-law Z1-1997, as amended:

Motion by Member Steve Cousins

Seconded by Member Bill Galloway

That the Planning Advisory Committee for the Separated Town of St. Marys defer a recommendation on Official Plan Amendment and Zoning By-law Amendment Applications OP01-2016 and Z06-2016 for 151 Water Street North, St. Marys to permit the applicant the opportunity to address remaining issues, compatibility and scale of development, and direct Staff to prepare a final recommendation Report to PAC based on the review of revisions to the Applications.

Carried.

Chairman Don Van Galen asked staff how soon PAC would have a response back regarding the applications. Mark Stone stated that he will be consulting with staff and the applicant to provide a response to PAC.

5.0 Next Meeting:

June 5, 2017 at 6:00 pm

6.0 Adjournment:

Motion by Member W. J. (Bill) Galloway, seconded by Member Steve Cousins that the meeting adjourn at 6:50 pm.



Councillor Don Van Galen
Chairman

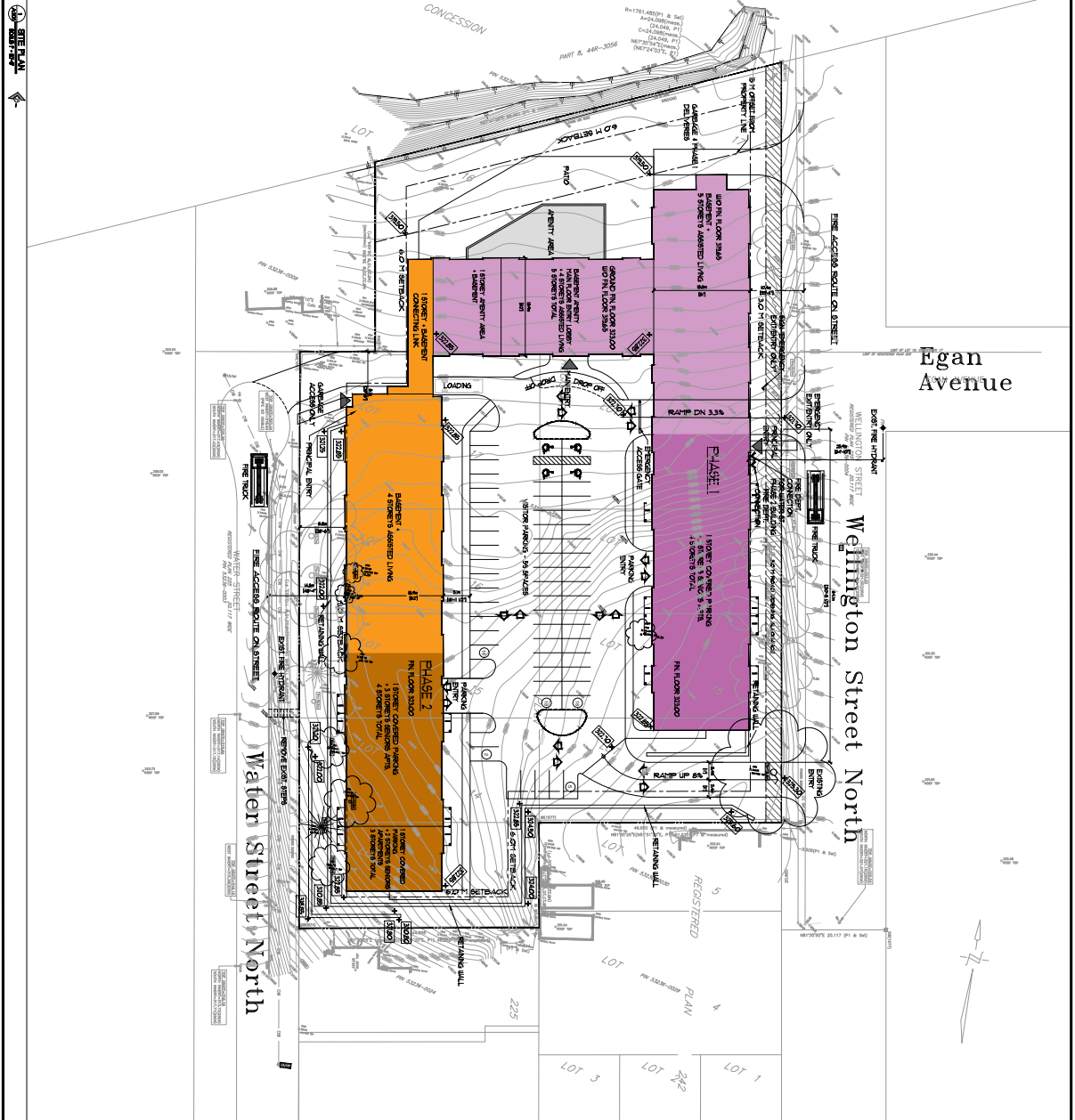


Susan Luckhardt
Secretary-Treasurer

Copies to:

- PAC Members
- CAO-Clerk
- Council

Last Saved: Tuesday, August 08, 2017
 Project: Wellington Street North
 Date: 2017-08-08 10:51:00 AM
 User: C:\Users\jgibson\AppData\Local\Microsoft\OneDrive\OneDrive.exe



Site data

1. GROSS SITE AREA:	139,486 s.f. (12,803 s.m.) (1.3 ha)
2. BUILDING AREA:	PHASE 1 TOTAL: 30,478 SF, 2,833 SM PHASE 2 TOTAL: 19,958 SF, 1,803 SM TOTAL PHASES: 50,436 SF, 4,633 SM
3. GROSS FLOOR AREA:	PHASE 1: 1ST FLOOR: 11,724 SF, 1,067 SM GROUND FLOOR: 30,478 SF, 2,833 SM 2ND FLOOR: 30,478 SF, 2,833 SM 3RD FLOOR: 30,478 SF, 2,833 SM 4TH FLOOR: 30,478 SF, 2,833 SM 5TH FLOOR: 19,425 SF, 1,803 SM TOTAL: 139,001 SF, 14,784 SM PHASE 2: GROUND FLOOR: 19,201 SF, 1,784 SM 1ST FLOOR: 19,201 SF, 1,784 SM GROUND FLOOR: 19,958 SF, 1,803 SM 1ST FLOOR: 18,718 SF, 1,553 SM TOTAL: 58,073 SF, 5,388 SM
4. APPLICABLE AREA:	31,788 s.f. (2,943 s.m.)
5. LOT COVERAGE:	50,064 s.f./139,486 s.f. = 35%
6. BUILDING HEIGHT (MAX):	59'-0" (18.0 m)
7. LANDSCAPE OPEN SPACE:	57,834 s.f./139,486 s.f. = 41.3%
8. DENSITY:	PHASE 1: GROSS FLOOR AREA: 30,478 SF SENSORS APARTMENTS (1 BED): 18 SENSORS APARTMENTS (2 BED): 9 SENSORS APARTMENTS (3 BED): 27 TOTAL: 54 PHASE 2: GROSS FLOOR AREA: 19,958 SF SENSORS APARTMENTS (1 BED): 18 SENSORS APARTMENTS (2 BED): 9 SENSORS APARTMENTS (3 BED): 27 TOTAL: 54 TOTAL: 108 UNITS / 1.3 ha = 1252 UNITS / ha
9. PARKING PROVISIONS:	1ST: 200, TOTAL: 200 SURFACE PARKING: 59 COVERED PARKING: 27 TOTAL: 86
10. BY-LAW PARKING REQUIREMENT:	1ST: 200, TOTAL: 200 2ND: 40, TOTAL: 40 3RD: 26, TOTAL: 26 4TH: 14, TOTAL: 14 5TH: 35, TOTAL: 35 TOTAL: 67

ONE DESIGNATION

ONE DESIGNATION: 2017-08-08 10:51:00 AM
 PROJECT: Wellington Street North
 DRAWING: A101
 DATE: 2017-08-08 10:51:00 AM
 USER: C:\Users\jgibson\AppData\Local\Microsoft\OneDrive\OneDrive.exe

Project No: **840**
 Scale: **AS NOTED**
 Date/Chkd. By: **AR/L**
 Date: **AUG 15, 2016**

SITE PLAN
ARTHUR WELCHEN APARTMENTS
WELLINGTON STREET
ST. MARYS, ONTARIO

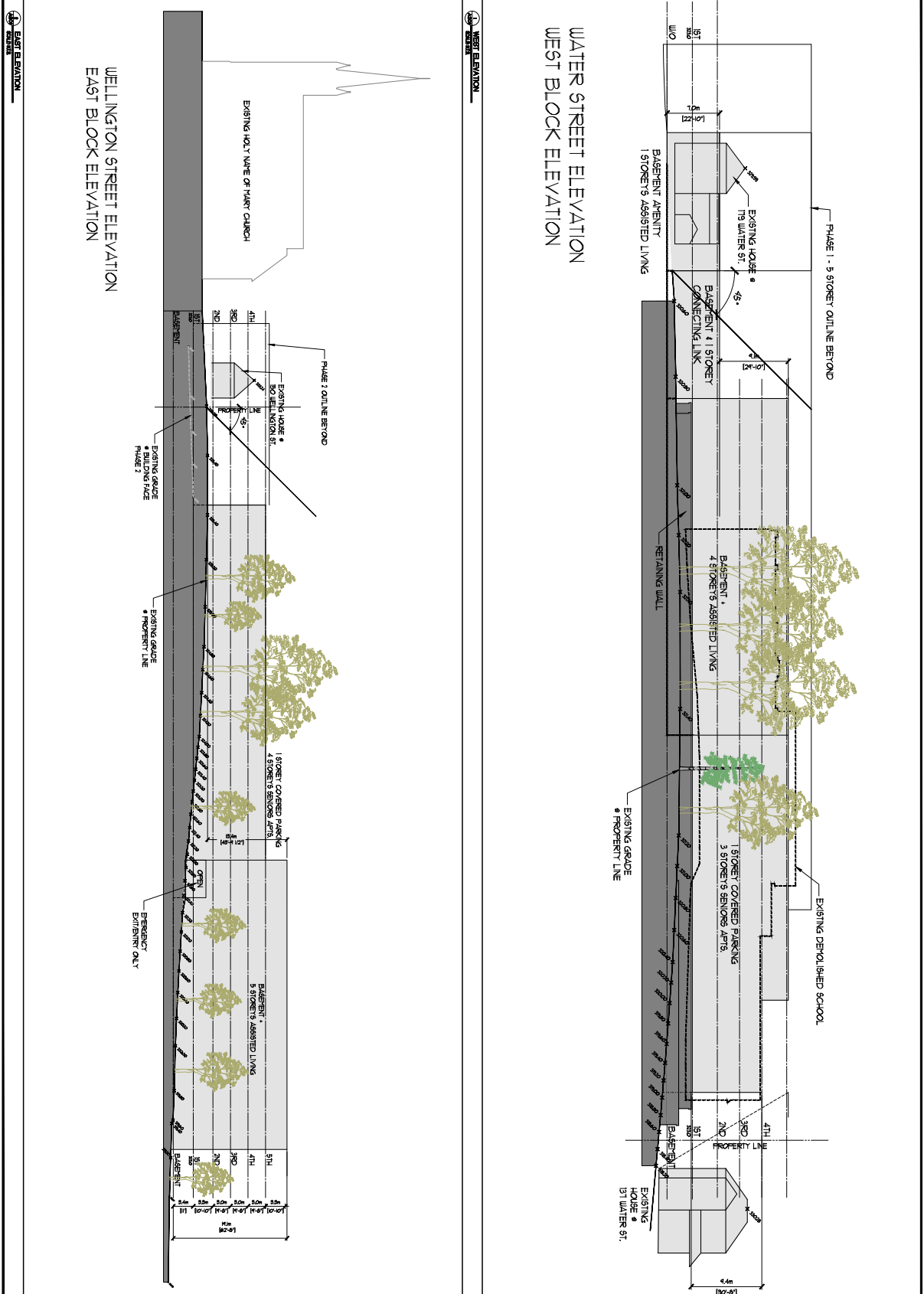


PRELIMINARY FOR CONSTRUCTION

1	JAN 2017	ISSUED FOR REVIEW
2	FEB 2017	ISSUED FOR REVIEW
3	AUG 2017	GENERAL REVISION

A101

Last Saved: Tuesday, August 18, 2016
 Plotted: Tuesday, August 18, 2016
 Plot Size: 300x400mm (11.81x15.75in) Scale: 1:1000
 User: C:\Users\jagard\OneDrive\Desktop\A301 - Wellington St. Mary's - 2016.dwg



A301	Project No: 840	SCHMATIC ELEVATIONS	AA AGARD ARCHITECT Philip Agard architect inc. 515 Queen's Beach Rd. London, Ont. N6B 1Y8 Tel: 519 432-7559 info@agard-arch.com	1 FEB 24/17 MAILED FOR REVIEW	PRELIMINARY NOT FOR CONSTRUCTION
	Scale: AS NOTED			2 MAY 17/17 ADD 48 DEGREE PLANE DIAGRAM	
	Dwn/Chkd. By: LL/AR			3 AUG 17/17 GENERAL REVISIONS	
	Date: AUG 15, 2016				

All survey information, including 3 dimensional measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect in writing of any discrepancies or errors in the information. The architect shall be responsible for the accuracy of the information. The contractor shall be responsible for the accuracy of the information. This drawing is an instrument of service & remains the property of the architect firm. This drawing & the design represented on it are intended to be used for the project specifically, reproduced in whole or in part without the architect's permission.
 Check scale, print may be not-to-scale. 1/8" = 1'-0" scale. 1/4" = 1'-0" scale.