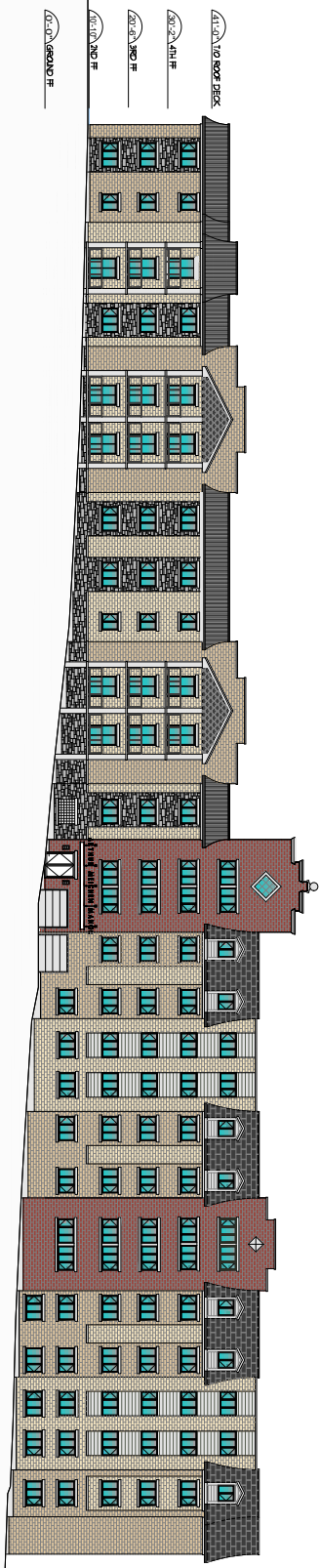


Last Saved: Tuesday, August 16, 2017  
 Project: Tuesday, August 16, 2017  
 File: C:\WP - 2016\Projects\SIERRA A Wellington Apt 2D\MapInfo\A302 - Elevations.dwg

**EAST ELEVATION**

EAST ELEVATION - WELLINGTON STREET



<b>A302</b>	Project No:	840
	Scale:	AS NOTED
	Drawn/Chkd. By:	LL/AR
	Date:	AUG 15, 2016



**SCHEMATIC ELEVATIONS**  
 ARTHUR MEICHEN APARTMENTS  
 WELLINGTON STREET  
 ST. MARYS, ONTARIO



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

1 FEB 24TH 2016 FOR REVIEW	
2 MAY 11TH 2016 45 DEGREE PLANE DIAGRAM	

All survey information, existing & proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of all discrepancies before any excavation starts, or any foundation, or any masonry or other work. All final dimensions shall be as shown on this drawing. This drawing is an instrument of service & remains the property of the architect firm. This drawing & the designs represented on it are provided as copyright & may not be copied, electronically, reproduced in whole or part without the written firm permission.  
 Check scale, print may be not used. 1/8" scale 10 mm

Z:\2017\17207 St Marys Retirement Development\17207Main1.rvt

**CLIENT:** 1934733 ONTARIO INC.

**DESIGNER:** ARTHUR MEIGHAN MANOR

**VIEW:** 3D VIEWS

**DATE:** 2017-06-11

**SPH ENGINEERING INC.**

REAL WORLD ENGINEERING SOLUTIONS

TEL: 519-529-5700 FAX: 519-529-5775

65 SPRINGBARK AVE. N. UNIT #1  
WOODSTOCK, ONTARIO N4S 8V8

**NOTES:** BUILDING LAYOUTS ARE CONCEPTUAL. NEED TO BE REVIEWED AND DESIGNED BY OTHERS.

ISSUED FOR	DATE

**DRAWING REFERENCE:** 17207 MAIN 1.rvt  
**DATE:** 02-24-2017 (01-26-2017)

REV	BY	DATE	DESCRIPTION

**Proposed Official Plan and Zoning By-law Amendment**

**Arthur Meighan Manor**

151 Water Street, St. Marys

**Planning Justification Report**

August 25, 2017

Prepared on Behalf of: 1934733 Ontario Inc.

Prepared By: Sierra Construction Group

1401 Dundas Street

Woodstock, ON N4S 8X8

(519) 421-7413



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## Introduction

Sierra Construction Group has been retained by 1934733 Ontario Inc. to prepare a Planning Justification Report in support of a Zoning By-law and Official Plan amendment for lands known municipally as 151 Water Street. The legal description of the lands is Part of Lot 16, Concession 17, Lots 14-17 (west side of Wellington Street) and Lots 13-17 (east side of Water Street) on Registered Plan 225. The site was formerly the Arthur Meighan Public School.

The requested amendments would facilitate the construction of an age-in-place senior's residential development. The proposed development would be constructed in two phases, totaling approximately 50 senior's apartments and 130 assisted living units, for a total of 180 units. Note that final unit counts will be adjusted on final design, but will not exceed 180 units. On site amenities would be included and shared between the senior's apartments and the assisted living units. The first phase, at the north end of the site, is proposed to consist of approximately 118 units. The single storey amenity space would be constructed in phase one. The second phase, at the south end of the site, would add approximately 62 units. Parking would be supplied via covered and surface spaces.



The former Arthur Meighan Public School, as viewed from Wellington Street

The requested zoning by-law amendment would re-zone the lands from Residential Development (RD) to Residential Six (R6) with site-specific exceptions. The exceptions are to permit a height of 5 storeys with a maximum height of 18 metres, an increased density (via lot area per unit provisions), a reduced front and rear yard setback, and would define the front and rear lot lines. In addition, a site-specific Official Plan amendment is requested to allow a residential density of 138.5 units per hectare and a maximum height of five storeys.

## Site Location and Description

The lands are located on the former Arthur Meighan Public School site, municipally known as 151 Water Street. The site is approximately 1.3 hectares (3.2 acres) in size, with frontage on Wellington Street to the east and Water



Looking towards the school from the north of the site

Street to the west. The site is south of the Grand Trunk Trail and north of Widder Street.

The site was previously home to the now decommissioned Arthur Meighan Public School, which has since been demolished. Mature trees are generally limited to the east and west edges of the site. A soccer field is located in the northern portion of the property, with the school and large paved play area comprising the remainder of the site. The lands are sloped, with the highest grade point at the south east portion of the site.

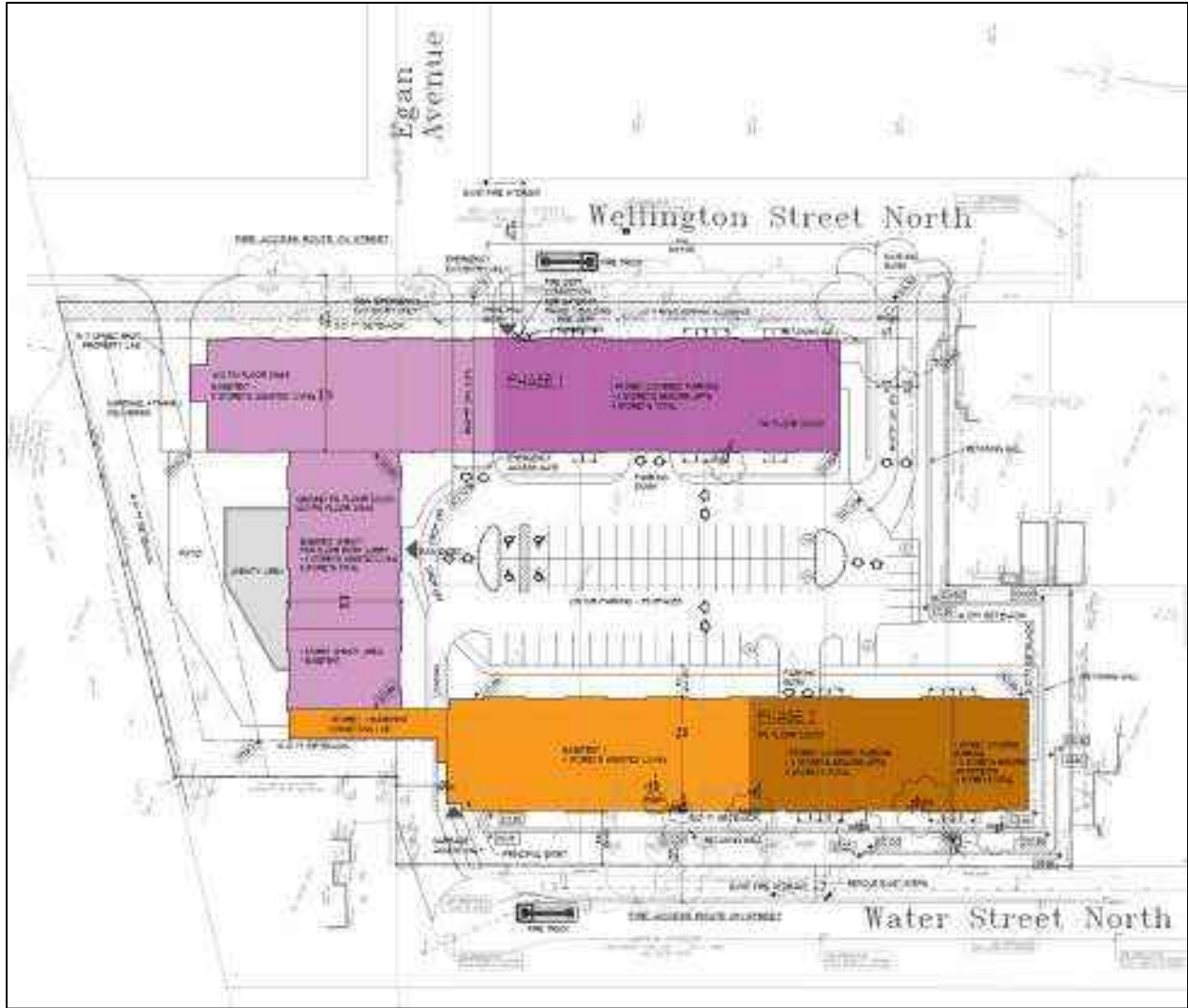
## Surrounding Uses

The lands are surrounded by agricultural uses and the Grand Trunk Trail to the north, and low density residential to the east, west, and south. A vacant, paved light industrial parcel is located to the north-east. St. Marys Presbyterian Church is located south west of the site, and the Holy Name of Mary Parish is located to the east. Downtown St. Marys is south of the site, and the Milt Dunnell Park is to the south west.



## Development Proposal

An age-in-place senior's residential development is proposed on the site. The development would include a mix of senior's apartments and senior's assisted living units, and on site amenities would be shared by both types of resident. The development would occur in two phases, with the north and east portion being Phase 1. The shared amenity space would be constructed in with Phase 1 and would be shared by both the senior's apartment residents and the assisted living residents. Phase 1 (shown in purple in the plan below) is proposed to be five storeys in height along the ravine, and transition to four storeys in height along Wellington Street as the building nears the existing residential neighbourhood at the south end of the site. The amenity area is to be constructed in Phase 1, including the outdoor patio that overlooks the ravine.



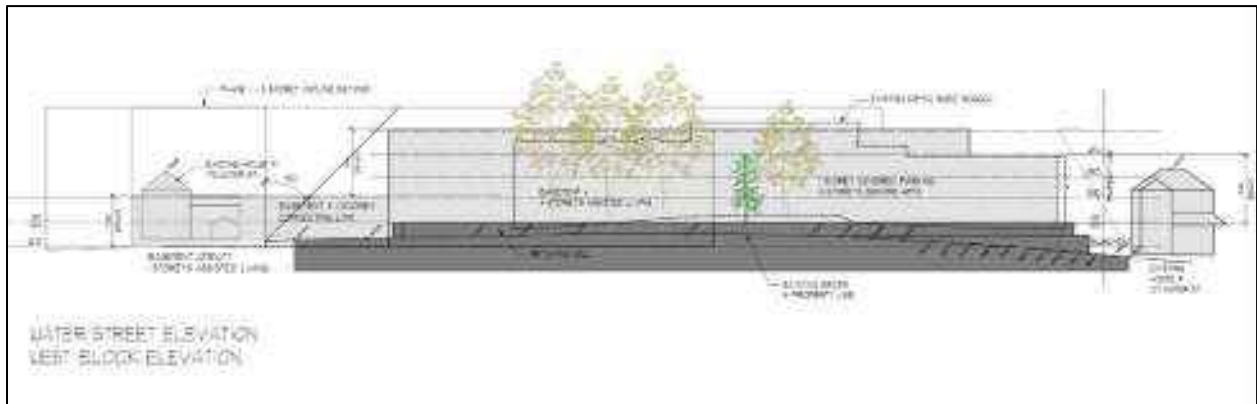
Phase 2 (shown in orange in the plan above) is proposed to be four storeys in height, with a reduction to three storeys at the southernmost portion. The seniors apartments in Phase 2 will have balconies that face east and west, and will not overlook the neighbours to the south. The assisted living units will not have balconies. The amenity area in the north-west portion of the site will be 1 storey and will not contain residential units to protect the privacy of the residential neighbour to the west.



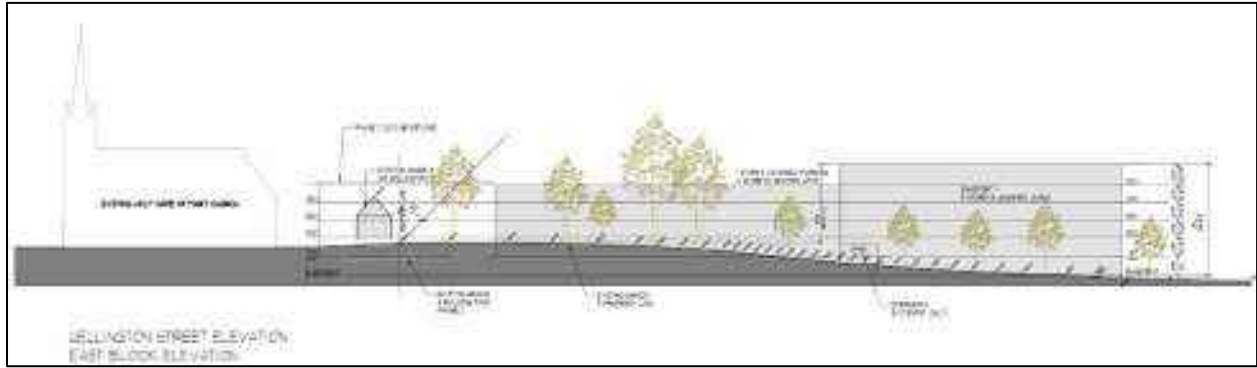
Please note that the elevation colours and materials included in this report are conceptual and will be refined during the site plan process



Parking would be accommodated through both covered and surface spaces and would serve residents, visitors, and staff. Covered parking would be located within the proposed buildings and would be accessed in both phases via at grade garage entrances. On the above site plan, the portions of the building that include first floor indoor parking are shown in darker colours (dark purple for Phase 1 and dark orange for Phase 2). As part of the pre-application consultation with the Town of St Marys, an alternative parking standard of 0.3 parking spaces per assisted living unit was deemed suitable for this project after the Town studied parking ratios for similar projects in other small towns in Ontario. The parking standards for apartment units were not altered, and remain at 1.25 spaces per unit. The proposal includes 107 parking spaces, where 102 are required, requiring no parking relief as part of this proposal.







The north portion of the property is within the Upper Thames River Conservation Authority's (UTRCA) Regulation Limit. The UTRCA has confirmed that they are satisfied with a 15 metre setback from the northern property line, but note a permit may be required that includes low impact development for the proposed patio.

A Phase 1 and Phase 2 Environmental Assessment have been conducted on this site and no environmental concerns were noted. A strong effort will be made to maintain all mature trees on site, and landscaping that will assist in reducing the visibility of the building on surrounding landowners will be implemented.

The building façade would include a mix of brick and stone with glass balconies. The massing of the building would be broken up by the changing heights throughout the building, as well as by the differing materials used on the façade. The building will include bumpouts to create an interesting façade.

The photo to the right is of Oxford Gardens, a retirement home built by Sierra Construction in Woodstock, Ontario and designed by Agar Architects (the same architects who have created the plans for Arthur Meighen Manor). A similar façade is planned for Arthur Meighen Manor. Please note that the facades shown on the elevations and 3D model in this report are conceptual and will be refined during the site plan process.



## Access

The main access to the site is from Wellington Street, at the south end of the subject lands. This access leads to an internal parking area located between the Phase 1 and Phase 2 buildings, and allows access to the at-grade parking located within the buildings. A drop off to access the main section of the building is located at the north end of the parking lot, along with an emergency access that runs at grade through the Phase 1 building. This emergency access will be gated to prohibit access during normal operation. This emergency exit/entry is provided as required by the Town under its bylaw with the intent that the emergency exit/entry can be used in the event the main entry is blocked by an emergency situation. This is not an Ontario Building Code requirement. There is approximately 67 metres (220 feet) of separation distance between the main entry and the emergency entry/exit.

A small access roadway is proposed from Wellington Street at the north end of the Phase 1 building for garbage removal, deliveries, and loading for the site for Phase 1 only. A second small access roadway from Water Street to

the Phase 2 building is proposed for garbage removal (no loading) for the site when both phases of the project are completed.

Firefighting access is provided to both the Phase 1 and 2 buildings from existing public streets. Both streets are used as fire access routes. The Phase 1 building faces Wellington Street to the east and a principal entry and an existing fire hydrant are provided on Wellington Street. The Phase 2 building faces Water Street to the west and an existing fire hydrant is provided on Wellington Street for firefighting. Both fire department connections for the Phase 1 and 2 buildings are located on Wellington Street at the request of the Municipality due to access concerns for fire department vehicles on Water Street (Water Street is not a through street). The Municipal Fire Department advised their trucks likely could not turn around on the existing cul-de-sac at the end of Water Street.

## Servicing

The development would be on full municipal services. The Town's Public Works Department has confirmed adequate capacity for the proposal.

## Shadow Study

At the request of Town staff, a Shadow Impact Study was prepared by Philip Agar Architect Inc. dated February 24, 2017. This study examined the shadow impacts of the proposed development on the surrounding neighbourhood using 3D modeling. The shadowing was examined on March 21, June 21, September 21, and December 21 at 10am, 12pm, 2pm, 4pm, and 6pm. These dates are significant as they reflect the equinoxes and the shortest and longest days of the year.

The Town of St. Marys does not have evaluation criteria for shadow impact studies. Accordingly, the City of Waterloo shadow study criteria were used as it was deemed to be the most comparable community with shadow guidelines. These guidelines are attached to the shadow study.

The preliminary results of the study were incorporated into the design of the proposed development, resulting in reduced height along Water Street and a revised location for the shared amenity space. In addition, a pedestrian link has been incorporated between the amenity area and Phase 2 to reduce shadowing and massing appearances. These changes have resulted in a design with minimal to no shadowing impacts on the surrounding residential neighbourhood.

## Topographic Survey

A topographic survey of the subject property was conducted by NA Geomatics Inc. in January of 2017. This survey recorded existing site contours and used a survey drone to capture the heights of surrounding trees and houses that abut the subject property. Together, this information and the Shadow Study were used to ensure the proposal is in harmony with existing site contours and that the final building height was well below that of the large trees along Wellington and Water Streets.

## Previous Application #1 (November 7, 2016)

An earlier version of the development was presented to the Planning Advisory Committee on November 7<sup>th</sup>, 2016. A zoning by-law amendment and Official Plan amendment were requested to accommodate a different version of this current proposal. Much of the feedback from residents can be summarized as follows:

- Concern about increased height, shadowing, and privacy
- Concern about increased density, traffic, and safety
- Concern about compatibility with the surrounding neighbourhood
- Concern about operation of the seniors development
- Concern about creating a precedent by permitting the amendments
- General support for a senior's development

Many of these concerns have been addressed in the May 3, 2017 revised proposal. A shadow study was conducted to determine shadowing impacts and a detailed topographic survey of the property was prepared. Using the 3D model built for this purpose and the site elevation information, the building height was reduced and reconfigured. The new building design ensures shadowing impacts are minimal and privacy concerns are reduced as new resident balconies are no longer overhanging existing residential yards.

An emergency access onto Wellington Street has been added to the design. The Water Street access has been revised to remove loading capabilities and will only be used for garbage pickup, while a new loading area is proposed along Wellington Street. A revised parking configuration will make traffic movements more predictable and includes a drop off zone, increasing pedestrian safety. All parking will be accommodated on site.

The revised proposal is compatible with the surrounding neighbourhood (for more information on compatibility, please see the discussion on page 11). Although higher in density than the surrounding residences, the senior-citizen nature of this development will have a lower Persons per Unit (PPU) than average units, decreasing the impact of a higher density. As a senior's complex, Arthur Meighan Manor will not produce significant traffic, noise, or public nuisance concerns. The façade of the proposed structures will be designed to reflect the heritage of St. Marys. Roof details, balconies, and a mix of stone and brick on the façade will be used to reduce the impacts of massing. Existing mature trees will be retained whenever possible, and new trees will be added reducing the impact of the development on the neighbourhood.

The development continues to be an age-in-place senior's residence. The requested Residential Six (R6) zone limits permitted uses to senior citizen uses, eliminating fears that the buildings could be switched to alternative housing in the future. In order to construct the development, site-specific zoning by-law and Official Plan amendments are required. As they are site-specific, they will not be applicable to other properties within the Town. This is a common way for development to proceed, as it allows the municipality, the community, and developers to work together to ensure community needs and markets are developed on a development-by-development basis.

The operation of the senior's residence will be conducted by a reputable company with experience in assisted living and senior apartment needs. At this time, such an operator has not been selected, but the utmost care will be used to select a qualified operator. We expect the successful bidder would have significant input during the design stage.

## Previous Application #2 (May 15, 2017)

The revised proposal described in the section above was presented to the Planning Advisory Committee on May 15, 2017. The meeting resulted in a deferral from the Committee members pending a revised submission that addressed additional community concerns. These included:

- Concern that the building height would adversely impact existing residential neighbours
- Concern about density being too high
- Concern about the massing of the building and its impact on the streetscape

This revised proposal reduces the height along the majority of Wellington Street from five storeys to four, and reduces the height in the south-west portion of the site from four storeys to three. The unit count has been reduced in accordance with the lost floor space, reducing the overall density of the proposal from 155 units per hectare to 138.5 units per hectare.

Additional details have been included in the elevations and 3D models to demonstrate how the massing of the building will be broken up and which materials will be used. The variation in the building materials, change in heights, inclusion of balconies on the seniors apartments, and the bumpouts of the building will ensure the building is attractive from the street.

## Planning Analysis

The following plans and policies are analyzed in relation to the development proposal:

### Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) 2014 provides direction on planning decisions that involve matters of provincial interest. All planning decisions in Ontario must be consistent with the PPS.

Relevant sections of the PPS and a planning analysis of each are outlined below:

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; 3. minimize negative impacts to air quality and climate change, and promote energy efficiency; 4. support active transportation; 5. are transit-supportive, where transit is planned, exists or may be developed; and 6. are freight-supportive; and b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

The proposed development would provide a range of housing options for seniors and families within the Town of St. Marys. The site is appropriate for intensification and redevelopment as it is located close to downtown, on full municipal services, and would support active transportation. The apartments will provide for housing within existing municipal boundaries, preventing residential pressure to sprawl into surrounding farmland. The proposal would also have compact form and be new energy efficient buildings, resulting in low per unit carbon footprints.

### **Town of St. Marys Official Plan 1987 (October 1, 2007 Consolidation)**

The Town of St. Marys Official Plan (“Official Plan”) provides policy directions for the County. Planning decisions are required to conform to the Official Plan.

The subject lands are entirely designated “Residential” on Schedule A (Land Use Designation).

Relevant policies of the Official Plan and a planning analysis are provided below:

7.17.4 In considering an amendment to the Official Plan and/or implementing Zoning By-laws, Council shall give due consideration to the policies of this Plan as well as the following criteria: 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. If it is necessary for Council to request information relating to any or all of the foregoing criteria from the applicant, the proposal will not be considered or proceeded with before this requested information

is provided in full by the applicant, and/or if special consulting reports are required they shall be at the cost of the applicant.

*a + b) The need for the proposed senior's development has been identified through a market study prepared by CBRE. This study identified that the current seniors housing in St. Marys is not sufficient to meet current and expected demand. For more information on the need for seniors housing, please refer to the discussion of Section 3.1.2.12 of the Official Plan below.*

*c) The proposed development would be a mid-rise residential senior's complex located within an established low-rise residential neighbourhood. Arthur Meighen Manor would be compatible with the surrounding neighbourhood for the following reasons:*

- *Both are residential uses, requiring similar municipal amenities and services and producing similar impacts in terms of land use.*
- *The site is bordered by two roads and a trail system. 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.*
- *The streetscape will be protected from the requested increase in height as the proposed height is along a 45 degree plane from Water and Wellington Streets.*
- *There will be no shadowing impacts on neighbours.*
- *The increase in density will be dramatically reduced by the seniors use – although the requested density is 138.5 UPH, many of the units in Arthur Meighen Manor will be home to only one resident who will not drive. This low Persons per Unit (PPU) ratio and the nature of a senior's residence will ensure nuisance issues like noise and traffic will be in line with the former school and compatible with the low density residential neighbourhood that surrounds it.*
- *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 (see photo on page 6 for an example).*
- *Mature trees will be retained whenever possible.*

*d) No negative impacts on surrounding properties are expected. As mentioned previously, there will be no shadowing impacts on neighbours. Being a senior's complex, nuisance that may be expected from a higher density development will be dramatically reduced.*

*e) 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 (residents and*

visitors of Arthur Meighan Manor). The project will also provide temporary employment during construction and permanent jobs upon completion. The site is fully municipally serviced.

f) A Phase 1 and Phase 2 Environmental Assessment have been conducted and no environmental concerns were noted. The UTRCA setback from the ravine to the north has been met.

g) The property is bordered by Wellington Street to the east and Water Street North to the west. Wellington Street is proposed to be widened to accommodate a previously approved development in the greenfield lands to the north of this site. All loading and vehicular traffic is directed to Wellington Street, with the exception of garbage pickup off Water Street. 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.).

h) As noted, the site will be municipally serviced. Town staff have identified adequate capacity to service this development.

i) 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.

3.1.1.6 To promote housing for Senior Citizens; the handicapped and low income families.

*This development will provide 180 senior's rental units in St Marys. These will be a mix of senior's apartments and senior's assisted living units. This development will feature significant amenities for the senior resident population.*

3.1.1.7 To encourage and promote additional housing through intensification and redevelopment.

*The proposal will both intensify and redevelop the site, providing an opportunity for the Town to accommodate population growth within current boundaries. This will encourage the protection of surrounding farmland and allow for efficient use of municipal infrastructure.*

3.1.1.8 To encourage a diversification and inter mixing of different housing types and forms.

*The proposed development will greatly increase housing options within the Town through the addition of approximately 130 senior's assisted living units and 50 senior's apartment units. The proposal is located in an established residential neighbourhood and its construction would allow for inter-mixing of low and medium density residential housing types.*

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 the 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.

*As the former school was deemed compatible with the surrounding neighbourhood when it was constructed, the proposed residential infill will be compatible in the same way. The lot fabric of the neighbourhood will remain identical to the lot fabric that existed when the former Arthur Meighen Public School was in operation. 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. The senior’s complex will be larger in scale than the former school, but the variances in building height and the retained mature trees will help to reduce this impact. The lot coverage of the development is 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.*

3.1.2.4 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.

*The site is a redevelopment within municipal boundaries, is fully serviced by existing municipal infrastructure, and would result in the intensification of a vacant site on a collector road (Wellington). As Wellington Road is to be widened, it becomes a more appropriate location for mid-rise development. The site is in close proximity to the Grand Trunk Trail and the Milt Dunnell Park and can make use of existing recreational infrastructure. The proposal will reduce residential sprawl into surrounding farmland. Through the efficient use of existing infrastructure and public services, this development will be affordable to service.*

3.1.3.8 Proponents of townhouse and apartment developments are encouraged to provide on-site recreational facilities in keeping with the proposed development.

*The proposed apartments would include recreational facilities within each of the buildings to service residents. These facilities are expected to include a gym, hair salon, games room, and theatre room, in addition to a dining hall for residents. Outdoor amenities include a patio overlooking the ravine to the north, resident gardens, a barbeque area, and other similar amenities.*

3.1.2.12 Council intends to monitor the need and demand for various types of housing, including the need for additional senior citizen facilities and those with



special needs through bi-annual review of relevant statistical information related to demographics, building permits and types of dwellings constructed.

*As part of the research behind this proposal, a CBRE Market analysis was commissioned. This study examined St. Marys and the surrounding area (approximately a 12 km radius, together referred to as the Project Market Area) and conducted a demand supply ratio analysis. This analysis revealed that there will be a 76.4% increase in demand for senior's apartments over the next 10 years, and a 61.5% increase in demand for assisted living units in the next 10 years. The population of 75-85 year olds in the Project Market Area is projected to grow by 62% over the next decade, which is significantly higher than the projected growth of this age cohort in Ontario and Canada. This study clearly demonstrates that additional senior citizen facilities will be required in St. Marys to meet the upcoming demand.*

*The proposal will provide housing and employment for residents of St. Marys. Approximately 20 full time staff will be required to provide for senior residents during the largest shift around dinner, with an additional 10 full time staff positions created for alternate shifts. Additional jobs would be created through indirect spinoffs from this development.*

3.1.3.13 If sufficient demand is demonstrated, Council may endeavour to encourage the provision of senior citizen and assisted family housing through participation in various programs of the senior governments. Council, seeking to provide a balanced mix of housing types, has established targets of 60% lower density single-detached dwellings, 20% medium density attached dwellings and 20% higher density dwellings. These targets are holistic to the Town and it is not Council's intention that every development will meet these objectives.

*This proposal would be part of the 20% of residential units directed to higher density residential.*

The development proposal conforms to the Town of St. Marys Official Plan with the exception of the height and density limitations in Policies 3.1.2.5 and 3.1.2.7. A site-specific Official Plan Amendment is requested for these provisions:

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.

*Due to the nature of a senior's development, the higher density will not equal a high impact on the surrounding neighbourhood. This can be demonstrated by examining existing densities in the Town of St. Marys. In terms of density, the proposed 138.5*

*units per hectare (UPH) would not be the more dense development in the Town. The Kingsway Lodge and Mattiussi Apartments have a density of 170 UPH, the Trillium Apartments have a density of 149.3 UPH, and many other developments have a density higher than the maximum permitted 75 UPH (Knox Apartments, Jones St. Apartments, and the Cain Street Apartments). This demonstrates that the Town has incorporated similar densities before, and shows that the senior citizen use has reduced impacts (the Kingsway Lodge, a senior's home, has 108 units and a density of 170 UPH). The reduced impact of high density senior's developments is because they have a low Persons per Unit (PPU), with many units having only one resident. This is drastically different from a traditional apartment, which may have a density of 138 UPH but have families with 2-5 people in each unit.*

*The proposal put forth is an age-in-place development aimed at the 75-year-old plus market. The proposal is driven by the findings of a project feasibility assessment prepared by CBRE for 1934733 Ontario Inc. This development format combines independent senior's apartments and assisted living units within one development. A preferred split is approximately 40% senior's apartments and 60% assisted living units. The proponents of 1934733 Ontario Inc. have significant experience in the development of Assisted Living facilities and a minimum of 100 assisted living units are required to develop an economically sustainable model. In the preferred layout, the Seniors Apartments would enjoy completely independent living but be connected and able to receive supportive assistance as individual circumstances change without the need to move off site. This "flexibility" represents a popular life-style choice among seniors. The CBRE report concluded that the project should be built in two phases to synchronize with the regional demographic analysis. The first phase would include the high quality on-site amenities for residents. The addition of a second phase would take place a few years after the occupation of the first, and would allow the development to meet the demand for senior's residential units anticipated by the CBRE report. The second phase is also necessary to assist in the construction and operating costs of the amenities provided in the first phase.*

*The proposed age-in-place development is low impact to the community. The units are relatively small compared to traditional dwelling units that house families, resulting in much lower on-site demands than would typically accompany a non-senior use of comparable density. Parking and traffic resulting from the proposal will also be much lower than a traditional apartment with comparable density, as many residents will not have cars.*

*This development will create approximately 30 full time jobs to as well as other indirect employment via operational subcontractors. The proposal would not be considered a low rise apartment in the local context. This development would require an amendment to the provisions that would provide for a mid-rise apartment with a density of 138.5 units per hectare. The assisted units would be approximately 600 square feet and the senior's apartments would range in size from 700 – 1,200 square feet.*

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 physical condition of land proposed for development will not present a hazard to buildings structures and residents; c) That the net density of development shall not exceed 75 units per hectare; d) 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; e) That the proposed development is within 100 metres of an arterial or collector road as defined in Schedule "B" of this Plan; and f) That sufficient on-site parking is provided and adequate buffering, screening or separation distance is provided to protect adjacent areas of lower density housing.

*The proposal would require an amendment to this policy. A height increase to 5 storeys would be required, as well of a net density of 138.5 units per hectare. This increase in height and density is required in order to make the project economically feasible while considering the demands for quality by owners and residents. With excellent architectural design, the impact on the surrounding low density residential neighbourhood will be minimized.*

*The main floor of the proposed development is approximately one full storey below that of the school. Small retaining walls would be used at the south portion of the site to bring the first floor below the finished grade of the residential neighbours to the south. These retaining walls, planting, and façade treatments would have a positive visual impact on the community.*

*The former Arthur Meighan Public School had a maximum height above grade of over 11.5 metres (38 feet). The nearby Holy Name of Mary Church has a maximum height of 38.1 metres (125 feet) to the top of the steeple, and is 16.7 metres (55 feet) high from grade to the top of the main roof. As seen in the architect's elevation drawing, the proposal is lower than the Holy Name of Mary Church roof and is approximately in line with the former school roof. Due to the sloping nature of the land, the technical proposed building height is 18 metres (59 feet). The height of the proposed development would be well below the height of the larger trees on both Water and Wellington Streets.*

*The apartments would not be a hazard to surrounding buildings or residents, would be serviced by existing municipal services, and are within 100 metres of a Collector road (Wellington). Parking will be provided on site through a combination of surface and covered spaces.*

The increase in height and density are required to create a redevelopment that is economically sustainable and includes the high quality on-site residential amenities that are expected by our clients. Through architectural

design and landscaping, the proposed apartments will be integrated into the surrounding low density residential neighbourhood. The site is located close to downtown, is on a collector road (Wellington), has full municipal services, and would provide a range of housing types for seniors. As an assisted living facility, jobs would be created, and the Town would receive additional benefits through increased property taxes and increased commercial spending downtown.

The height on the south side of the apartment in Phase 2 will be mitigated through the use of a retaining wall that will bring the first floor below the finished grade of the southern property neighbours. The height of this section of the building has also been reduced by a storey since the previous submission. This will visually lower the height for residential neighbours south of the site.

## Town of St. Marys Zoning By-law Z1-1997 (January 15, 2015 Consolidation)

The Town of St. Marys zoning by-law (Z1-1997) sets out detailed land use permissions and standards.

The site is zoned Residential Development (RD) in accordance with the previous school site. As part of this proposal, a zoning amendment to rezone the lands to the Residential Six (R6) zone is requested, as well as site-specific exceptions regarding the following provisions:

**13.2.1 Lot Area, Minimum 550 square metres for the first dwelling unit plus 90 square metres for each additional dwelling unit.**

*As many of the units in this development would be small seniors assisted living units, it is requested that the 90 square metres per additional dwelling unit be reduced to 69 square metres.*

**13.2.4 Front Yard Minimum of 7.5 metres**

*Due in part to the road widening requested by the Town, a reduced front yard of 3.0 metres is requested. This reflects the distance from the eastern building line to the road widening allowance.*

**13.2.7 Rear Yard Minimum of 10.5 metres**

*In order to accommodate the massing of the proposed development, a reduced rear yard setback of 6.0 metres is requested.*

**13.2.8 Building Height, Maximum 13.5 metres**

*In order to facilitate the construction of the proposed development, a maximum height of 18 metres is requested. This height increase will allow the development to be economically sustainable, as it will provide for the density necessary to support a senior's development of this caliber.*

**13.2.9 Number of Stories, Maximum 3**

*An increase in the maximum amount of storeys from 3 to 5 is requested.*

**Site-specific request for the front lot line to be the property line along Wellington Street and the rear lot line to be the property line along Water Street.**

*This by-law definition is the most practical application of the lot lines for this site, and provides clarity when interpreting the zoning by-law.*

A continuum-of-care facility (which includes senior's apartments), home for the aged dwellings, nursing home dwellings, and senior citizen dwellings are permitted uses within the Residential Six zone, and all other provisions of the zoning by-law will be met.

In discussion with staff, a site-specific parking rate has been determined to be appropriate for this development. Staff arrived at this rate after studying parking requirements for comparable developments in Ontario. Access to public transit was accounted for in this study. Parking would be both covered and surface and would accommodate residents, visitors, and staff.

**Staff-determined Parking Ratio:**

**Senior's Apartment Units      = 1.25 spaces / unit**

**Assisted Living Units            = 0.3 spaces / unit**

The proposed senior's apartment unit ratio is the same as the comprehensive zoning by-laws parking ratio for standard apartments. The proposed assisted living unit rate has been arrived at via a staff study, and includes staff for the assisted living residents.

Using this calculation, 102 parking spaces are required (1.25 x 50 = 62 spaces for senior's apartments. 0.3 x 130 = 40 spaces for assisted living units).

107 parking spaces are proposed, with 86 in Phase 1 and 21 in Phase 2. 59 of these spaces would be surface parking, and 48 would be covered parking.

## Upper Thames River Conservation Authority

The north portion of the property is within the Upper Thames River Conservation Authority's (UTRCA) Regulation Limit. The UTRCA has confirmed that they are satisfied with a 15 metre setback from the northern property line.

## Conclusion

This revised proposal would add approximately 180 seniors units to the Town of St. Marys, of which approximately 50 would be senior's apartments and approximately 130 would be seniors assisted living units. The proposal would allow more local seniors to age-in-place in St. Mary's by fulfilling the Town's need for additional senior's housing. It would also create employment, increase the Town's tax base, add shoppers downtown, and would allow for growth in population while utilizing existing municipal infrastructure.

In response to resident concerns, the proposal has reduced height and density, and has been reconfigured to reduce massing, reduce shadowing, increase privacy, and increase pedestrian safety.

A zoning by-law amendment and Official Plan amendment are requested to facilitate this proposal. The requested zoning amendment would rezone the lands to Residential Six (R6) with an exception to permit additional height, density, and reduced front and rear yard setbacks. It would also define the front and rear lot lines. The Residential Six zone limits permitted uses to senior's residences. In addition, an Official Plan amendment is requested to permit an increase in height from three to five storeys and an increase in density to 138.5 units per hectare.

The utmost care and attention will be paid to compatibility with the surrounding residential neighbourhood, and landscaping and architectural techniques will be used to reduce the visual impact of the development on surrounding land owners.

The proposed development will be subject to site plan control and will connect to existing municipal services. No natural heritage, water, agricultural, mineral, cultural heritage, archaeological significance, natural or human made hazards are present on the site. A Phase 1 and Phase 2 Environmental Assessment have been conducted and no environmental concerns were noted.

The proposed amendment is consistent with the Provincial Policy Statement (2014) and the requested amendments conform with the intent of the Official Plan by directing residential development to an infill site on full municipal services.

## Zoning Request Summary

Zone: Residential Development (RD) → Residential Six Special (R6\*)

### Special Provisions:

13.2.1 ***Lot Area, Minimum***

~~550.0 square metres for the first dwelling unit plus 90.0 square metres for each additional dwelling unit~~

550.0 square metres for the first dwelling unit plus 69 square metres for each additional dwelling unit

13.2.4 ***Front Yard, Minimum***

~~7.5 metres~~

3 metres from road widening

13.2.7 ***Rear Yard, Minimum***

~~10.5 metres~~

6 metres

13.2.8 ***Building Height, Maximum***

~~13.5 metres~~

18 metres

13.2.9 ***Number of storeys, Maximum***

~~3~~

5

*For this property, the front lot line is deemed to be along Wellington Street North. The rear lot line is deemed to be along Water Street North.*

## Official Plan Request Summary

Designation: Residential → Residential with a Site Specific Exception

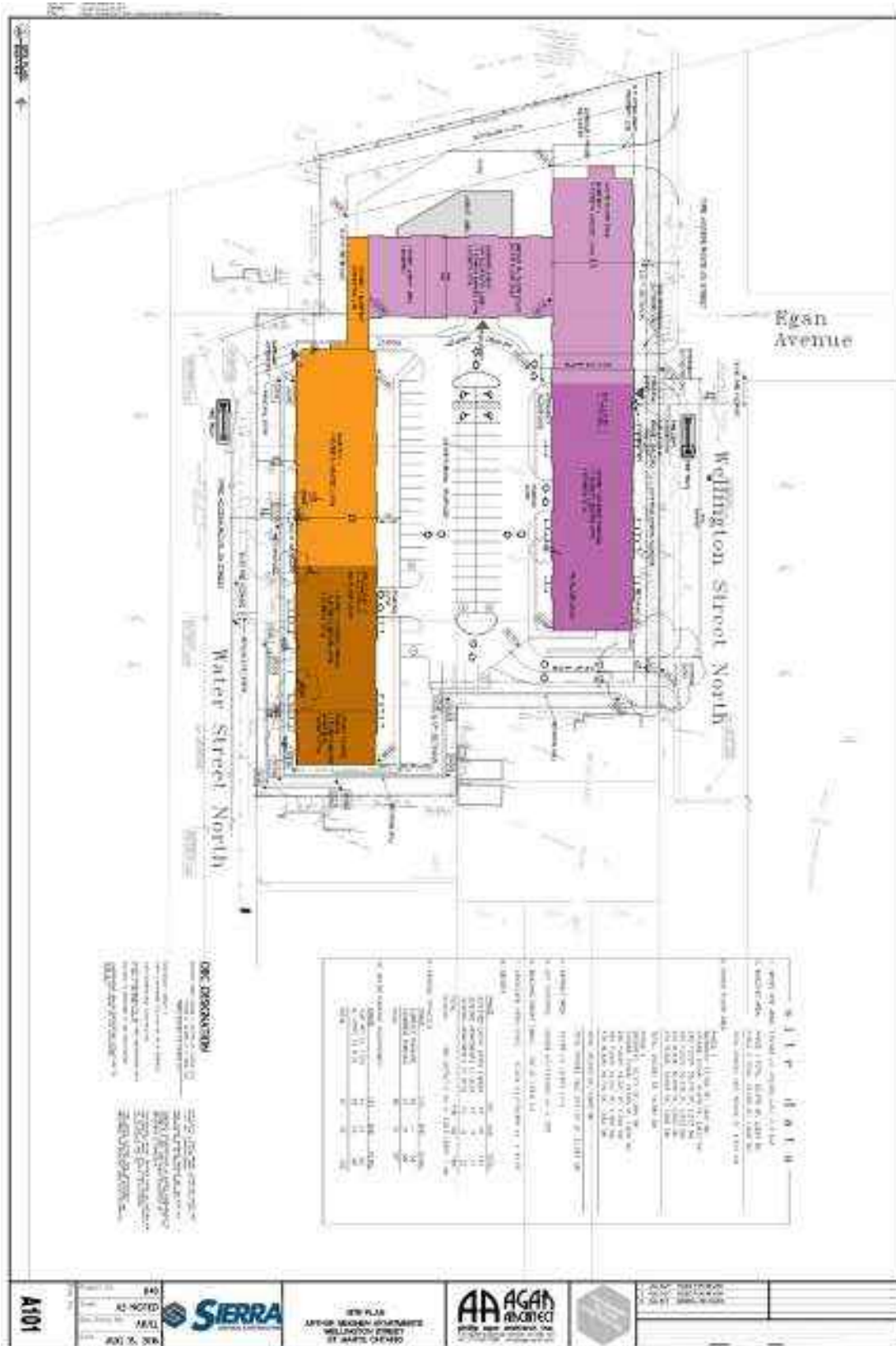
**Special Provisions:**

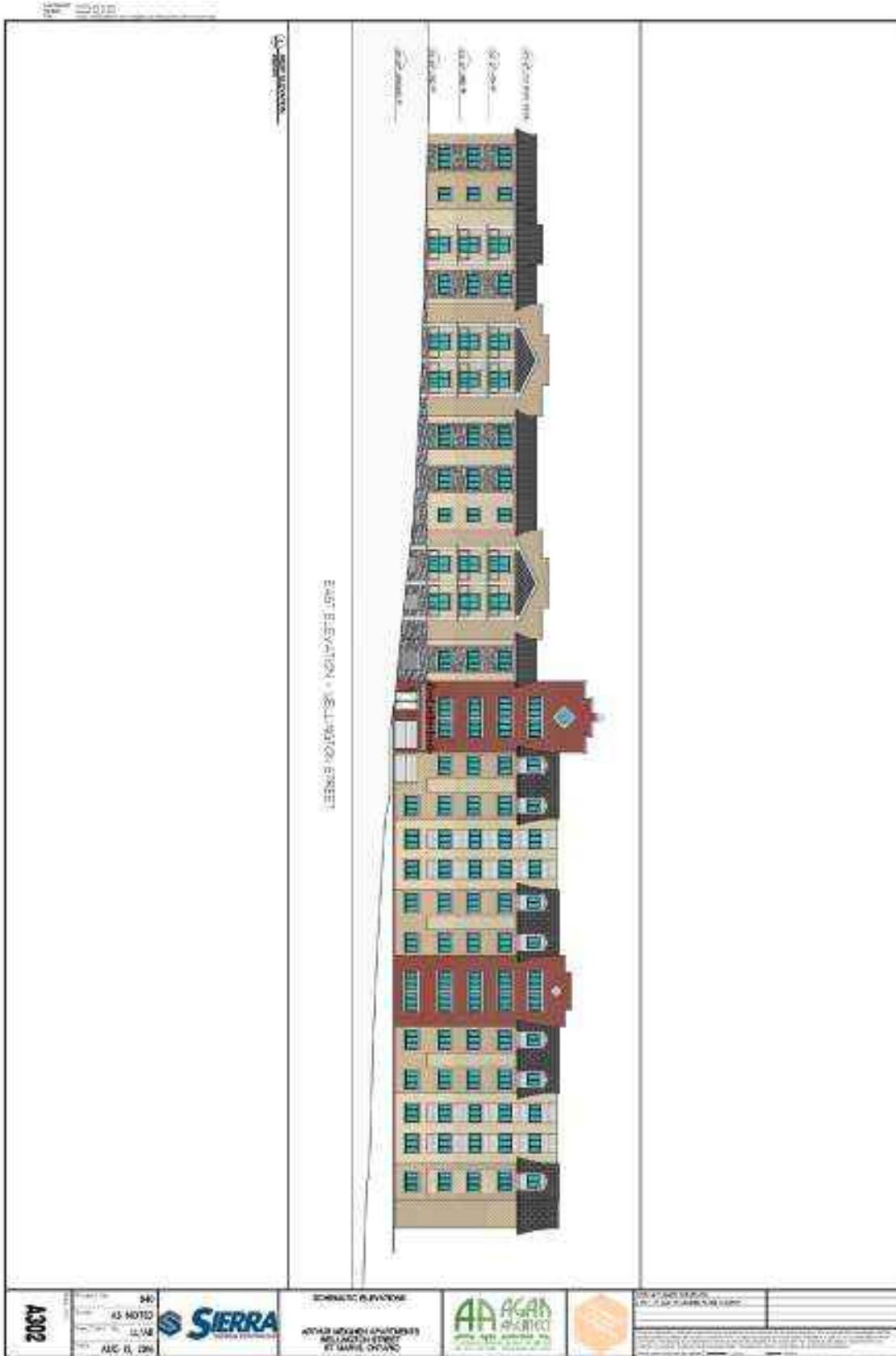
*The proposed development is not in conformity with the maximum density and maximum height provisions in Section 3.1.2.5 and Section 3.1.2.7.*

*We request a site specific amendment that will permit a maximum density of 138.5 units per hectare and a maximum height of five full storeys above average finished grade.*

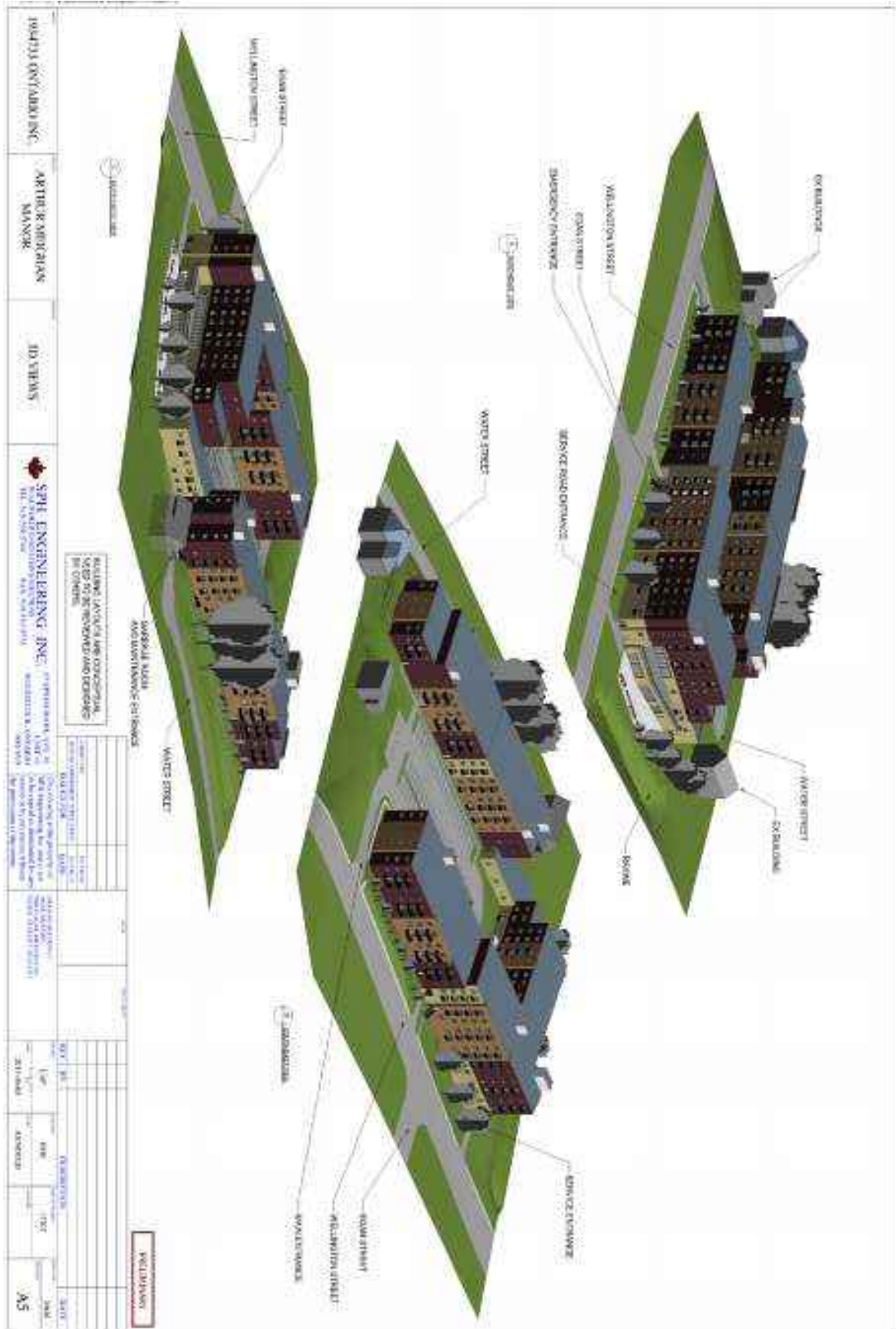


# Plans









**Proposed Official Plan and Zoning By-law Amendment**

**Arthur Meighan Manor**

151 Water Street, St. Marys

**Planning Justification Report Addendum**

October 13, 2017



Prepared on Behalf of: 1934733 Ontario Inc.  
Prepared By: Sierra Construction Group  
1401 Dundas Street  
Woodstock, ON N4S 8X8  
(519) 421-7413

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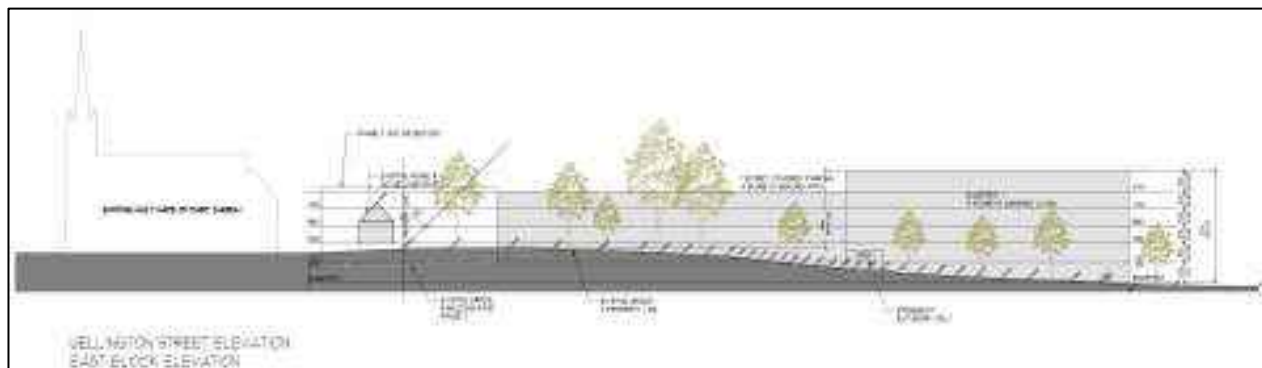
## Introduction

In support of its applications for Official Plan and Zoning By-law amendments (OP01-2016 and Z06-2016), Sierra Construction Group on behalf of 1934733 Ontario Inc. prepared and submitted a Planning Justification Report (August 17, 2017) to the Town of St. Marys in support of a proposed redevelopment project on the property known municipally as 151 Water Street. In light of recent discussions with the Town's planning consultant, Sierra has produced this report addendum to provide more detailed planning analysis with regard to residential infilling considerations (particularly Section 3.1.2.3 of the St. Marys Official Plan) and the issue of precedents in planning approvals. A small clarification regarding the number of storeys in the proposed Phase 1 building is also provided.

## Phase 1 Building Characteristics

There has been some confusion regarding how the Planning Justification report describes the number of storeys within the proposed Phase 1 building. The report describes the southerly portion of the building, containing seniors' apartments, as a 4-storey building; while the northerly portion, containing assisted-living units, is referred to as a 5-storey building. While this is accurate, some confusion may still result since the seniors' apartments are proposed as 'slab-on-grade' construction (the main floor being covered parking) and the assisted-living portion is 5-storeys over a basement. Basement levels are not normally included in descriptions of the number of storeys even though they often contain habitable areas (e.g. an building with four floors of offices and three levels of underground parking would be considered to be a 4-storey office building). Due to the existing slope of the site, the assisted living portion would have a 'walk-out' basement at the north end.

The Wellington Street North elevation drawing provided in the Planning Justification Report (reproduced below) is an accurate representation of the number of floors proposed for Phase 1.



## Residential Infilling

Section 3.1.2.3 of the St. Marys Official Plan states that;

“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.”

The Planning Justification Report addressed Official Plan Section 3.1.2.3 by stating that;

“As the former school was deemed compatible with the surrounding neighbourhood when it was constructed, the proposed residential infill will be compatible in the same way. The lot fabric of the neighbourhood will remain identical to the lot fabric that existed when the former Arthur Meighen Public School was in operation. 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. The senior’s complex will be larger in scale than the former school, but the variances in building height and the retained mature trees will help to reduce this impact. The lot coverage of the development is to be 35%, which is identical to the lot coverage of the surrounding R2 neighbourhood’s maximum lot coverage.”

This description of the attributes of the proposal is accurate, and they demonstrate how the proposed development has been designed to fit in with the surrounding neighbourhood. However; this analysis inadvertently implies that Section 3.1.2.3 is intended to apply to the proposed development. As the final sentence makes clear; this policy is intended to guide consideration of Zoning By-law Amendment and Minor Variance applications for infilling developments. If such proposals meet this policy, the objectives of the residential policies as identified in Section 3.1.1 would be advanced, and those proposals should therefore be approved. Sierra Construction Group is requesting an Official Plan Amendment that would exempt the proposed development from Section 3.1.2.3. A new policy, crafted specifically for the property, would be implemented for this property; which would ensure that the objectives of Section 3.1.1 are advanced through the proposed development.



Each of the objectives of Section 3.1.1 are reproduced below, followed by comments on their relationship to the proposed development:

“3.1.1.1 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.”

There is an identified shortage of senior’s housing options in the St. Marys area that is expected to worsen with the aging population. The proposed development would significantly reduce this shortfall, and would broaden the supply and choice of housing for existing and future residents of the community.

The location of the subject property is well suited to the provision of senior’s housing. As a population, seniors are more prone to mobility issues, so the proximity of the site to the commercial amenities of downtown St. Marys and recreational amenities like the Grand Trunk Trail is important.

“3.1.1.2 To promote creativity and innovation in new residential development in accordance with current design and planning principles and constantly evolving energy-saving measures and construction techniques.”

The proposed development represents an innovative reuse of a former school property. Making use of such a property to provide housing for seniors takes advantage of the size of the property and it’s location in a stable residential neighbourhood that is close to commercial and recreational amenities. The proposed facility incorporates a number of design elements, described in the Planning Justification Report, that ensure it does not significantly impact adjacent land uses, and that it generally maintains the character of the area. The proposed buildings are positioned near the street, mainly to avoid loss-of-privacy and shade/shadow impacts, but with the additional benefit of filling a major gap in the streetscape established by the existing single-detached dwellings on both Water Street North and Wellington Street North. The design of the proposed facility represents an innovated approach to development that is consistent with current design and planning principles.

“3.1.1.3 To maintain and improve the existing housing stock and character of residential areas.”

The proposed development is not expected to have a significant impact on the existing housing stock, although by providing a new housing type for seniors, it could help reduce instances of ‘over-housing’ in St. Marys (i.e. people would move out of houses that are too large and difficult to maintain for them).

The proposed development would replace a vacant former school site with mid-rise residential construction which, although different in many ways from the former school and from the surrounding single-detached dwellings, has been designed to reflect the masonry construction of the prominent buildings in the area. The proposed facility will enhance the character of the area.

“3.1.1.4 To prevent the location of non-compatible land uses in residential areas.”

The proposed development is a residential use, and is compatible with the residential area.

“3.1.1.5 To continue to provide an attractive and enjoyable living environment within the Town.”

Between the attractive design elements and the communal recreation facilities provided for future residents, the proposed development would provide an attractive and enjoyable living environment within the Town.

“3.1.1.6 To promote housing for Senior Citizens; the handicapped and low income families.”

This development will provide 180 senior’s rental units in St Marys. These will be a mix of senior’s apartments and senior’s assisted living units. This development will feature shared amenities for the senior resident population.

“3.1.1.7 To encourage and promote additional housing through intensification and redevelopment.”

The proposal will both intensify and redevelop the site, providing an opportunity for the Town to accommodate population growth within current boundaries. This will encourage the protection of surrounding farmland and facilitate the efficient use of municipal infrastructure.

“3.1.1.8 To encourage a diversification and inter mixing of different housing types and forms.”

The proposed development will greatly increase housing options within the Town through the addition of approximately 130 senior’s assisted living units and 50 senior’s apartment units. The proposal is located in an established residential neighbourhood and its construction would allow for inter-mixing of residential housing types.

“3.1.1.9 To maintain at least a 10 year supply of land that is designated and available for residential uses and land with servicing capacity to provide a 3 year supply of residential units zoned to facilitate

residential intensification and redevelopment, and in draft and registered plans.”

As an infilling project, the proposed development represents the sort of residential intensification and redevelopment supported by this objective.

## Approval as Precedent

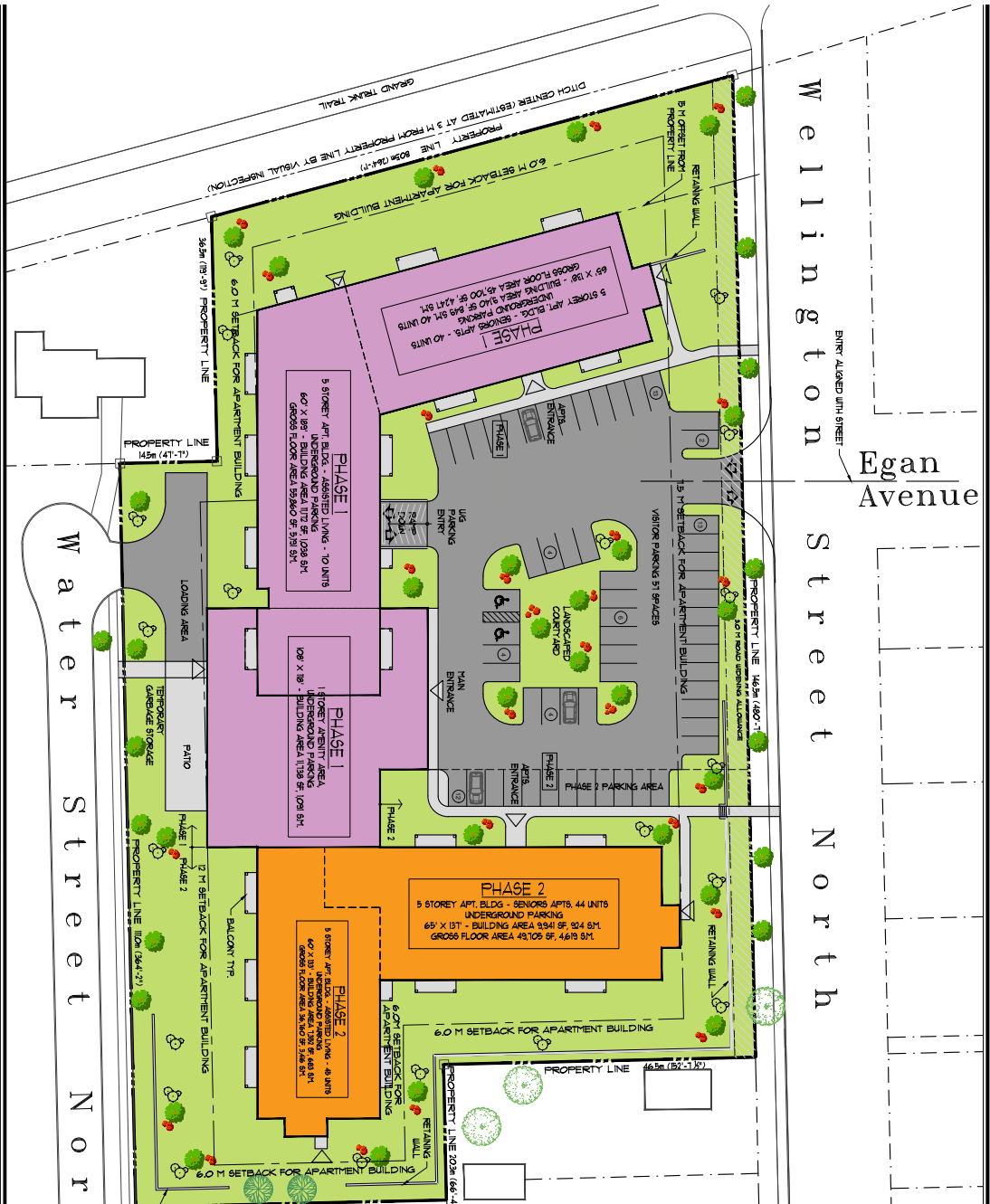
At the November 7, 2016 public meeting on the application, members of the public expressed concern about the potential harm that could occur as a result of the approval of the application setting a precedent for the approval of future higher density residential development in existing lower density neighbourhoods.

In a court of law, legal decisions can establish rules that are automatically binding on subsequent decisions with similar issues. Once a law is interpreted by a court to have a certain meaning, new decisions are expected to adhere to that interpretation.

When it comes to planning decisions on applications, including Official Plan and Zoning By-law Amendment applications, an approval of one application does not obligate an approval authority to approve a similar application in the future. Each planning application is approved or refused on its individual merits. This isn't to say that an approval couldn't be used as an example by those seeking future approvals (or those opposing them), but there would still be no obligation to approve or refuse such applications.

## Summary

1. The first phase of the proposed development includes a 4-storey 'slab-on-grade' seniors' apartment and a 5-storey assisted living facility with a 'walk-out' basement. The Wellington Street North elevation is comprised of a four-storey component at the south end, leading to the 5-storey portion at the north end.
2. The residential use proposed for the subject property is a different form of housing from the surrounding single detached dwelling, but the proposed development has been designed to fit in with, and improve, the character the neighbourhood. The design of the proposal ensures that it meets all of the residential objectives of the St. Marys Official Plan (Section 3.1.1), as well as the requirements of proposals to amend the Plan (Section 7.17.4).
3. Approval of the proposed amendments will not establish a binding precedent for the approval of any future development projects.



## Site data

- GROSS SITE AREA: 139,505 s.f. (12,985 s.m.) (1.3 ha)
- BUILDING AREA:
  - PHASE 1: BUILDING AREA 20,312 SF, 1,888 SM
  - PHASE 1: UNDERGROUND PARKING AREA 11,728 SF, 1,091 SM
  - TOTAL: 32,050 SF, 2,979 SM
  - PHASE 2: BUILDING AREA 17,293 SF, 1,607 SM
  - TOTAL PHASES 1&2: 49,343 SF, 4,586 SM
- GROSS FLOOR AREA:
  - PHASE 1: APT. BUILDING 101,560 SF, 9,439 SM
  - PHASE 1: ASSISTED LIVING 11,728 SF, 1,091 SM
  - TOTAL: 113,288 SF, 10,530 SM
  - PHASE 2: APT. BUILDING 86,465 SF, 8,036 SM
  - TOTAL PHASES 1&2: 199,753 SF, 18,565 SM

- ASPHALT AREA: 25,977 s.f. (2,413 s.m.)
- LOT COVERAGE: 49,343 s.f./139,505 s.f. = 35%
- BUILDING HEIGHT (MAX): 59'-0" (18.0 m)
- DENSITY ANALYSIS:
 

PHASE	1ST	2ND	TOTAL
APARTMENTS	40	44	84
ASSISTED LIVING UNITS	70	110	180
UNITS / Ha	85	69	153

- PARKING BY DESIGN:
 

PHASE	1ST	2ND	TOTAL
APARTMENT PARKING	46	22	68
UNDERGROUND PARKING	97	35	132
SPACES / UNIT	0.88	0.39	0.66
- BYLAW PARKING REQUIREMENT:
 

PHASE	1ST	2ND	TOTAL
APT. UNITS (1:25)	50	55	105
ASSISTED LIVING UNITS (1:9)	5	2	7
STAFF (1:3)	67	65	132

\*\*\* NOTE: PHASE 2 HAS CAPACITY FOR 30 ADDITIONAL SPACES IF REQUIRED

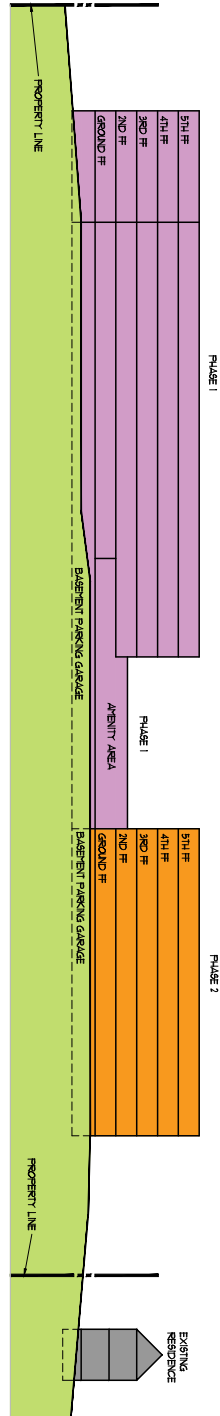
**ARTHUR MEIGHEN MANOR**

**SITE PLAN**  
WELLINGTON STREET, ST. MARYS, ONTARIO  
1" = 50'-0" OCTOBER 14, 2016

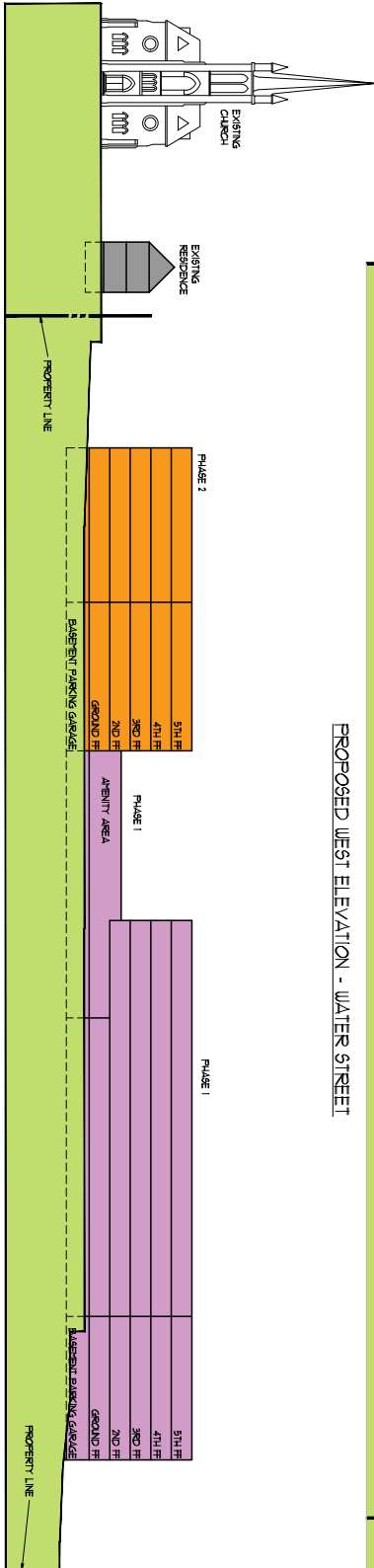


**philip agar architect inc**  
513 queens avenue london, on n6b 1j3  
tel: 519 432-7368 info@agar-arch.com

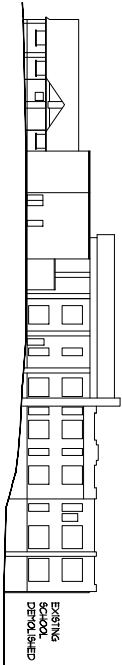




PROPOSED WEST ELEVATION - WATER STREET



PROPOSED EAST ELEVATION - WELLINGTON STREET



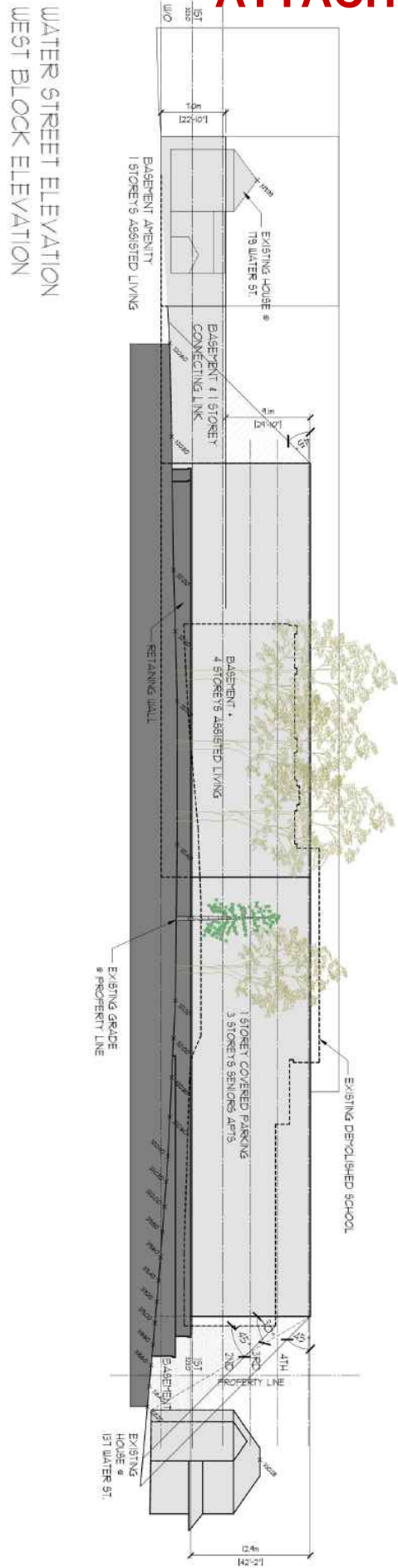
**ARTHUR MEIGHEN MANOR**

**SCHEMATIC ELEVATIONS**  
 WELLINGTON STREET, ST. MARYS, ONTARIO  
 N.T.S. OCTOBER 14, 2016

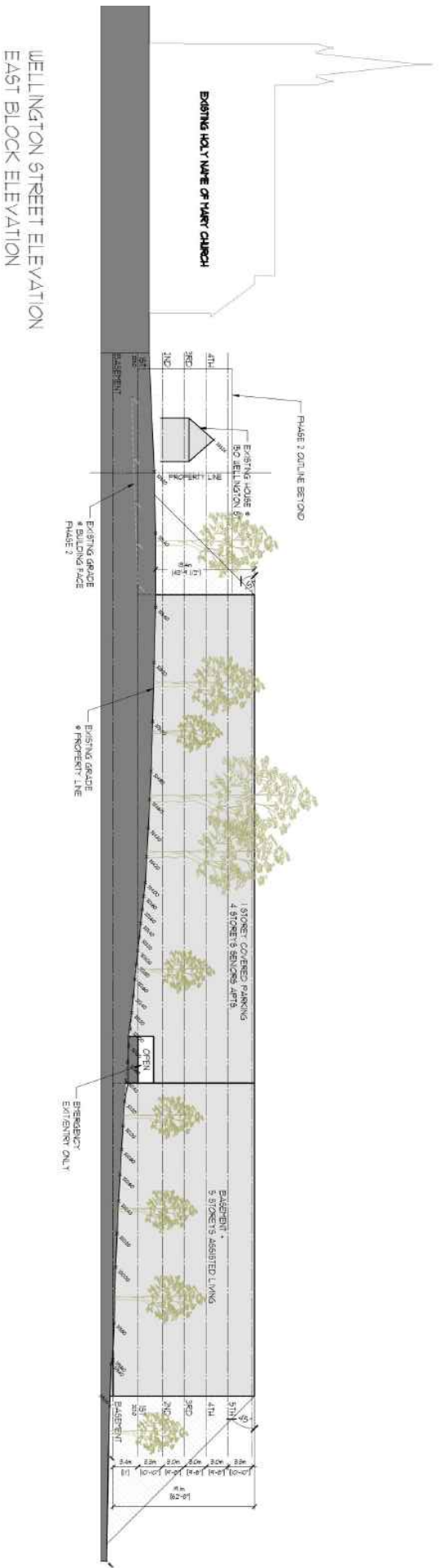


**philip agar architect inc**  
 513 queens avenue london, on n6b 1y3  
 tel: 519 432-7368 info@agar-arch.com





WATER STREET ELEVATION  
WEST BLOCK ELEVATION



WELLINGTON STREET ELEVATION  
EAST BLOCK ELEVATION

EAST ELEVATION  
DOCK 11

WEST ELEVATION  
DOCK 11

## **Planning Advisory Committee Monday, November 20, 2017**

A meeting of the St. Marys Planning Advisory Committee was held on Monday, November 20, 2017, in the End Zone Room, 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 November 6, 2017

Motion:

Second:

### **4.0 Resume Review: 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 William J. (Bill) Galloway
- Member Marti Lindsay
- Mark Stone, Planner
- Susan Luckhardt, Secretary-Treasurer PAC

#### **Regrets:**

- Member Steve Cousins
- Member Dr. J. H. (Jim) Loucks
- Grant Brouwer, Director of Building and Development

### **1.0 Call to Order**

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



## **2.0 Disclosure of Pecuniary Interest:**

None.

## **3.0 Approval of Minutes dated November 6, 2017**

Motion by: Member William J. Galloway

Seconded by: Councillor Jim Craigmile

THAT the Minutes dated November 6, 2017 be approved as circulated.

MOTION CARRIED.

## **4.0 Resume Review: 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.**

Steve Cornwell, Planner for the Sierra Group; and Cliff Zaluski, President of the Sierra Group were present for the review meeting.

Mark Stone, Planner for the Town of St. Marys provided an overview of the applications for Official Plan Amendment and Zoning By-law Amendment. 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. The property abuts the Grand Trunk Trail to the north and single detached lots to the south. The subject lands are designated "Residential" in the Town's Official Plan and are zoned "Residential Development Zone – RD" in the Town's Zoning By-law, Z1-1997, as amended. The Official Plan amendment and Zoning By-law amendment applications were submitted in the fall of 2016 to facilitate the development of the subject property as an age-in-place residential development in the form of multi-storey apartment type buildings, constructed in two phases. Outdoor amenities include a patio overlooking the ravine to the north, resident gardens and a barbecue area. Onsite parking for residents, visitors and staff will be provided via covered parking as the first storey of some buildings and surface parking areas. On November 7, 2016 Planning Advisory Committee (PAC) hosted a review meeting and received an Information Report regarding the preliminary review of the applications. On May 15, 2017 PAC hosted a review meeting and received an Information Report regarding a revised submission from the applicant. At the May 15, 2017 meeting PAC deferred a recommendation on the applications to permit the applicant the opportunity to address issues identified by staff and community. In late August 2017 the Town received resubmission of the applications which were reviewed by Town staff.

Steve Cornwell, Planner for the Sierra Group provided a presentation on behalf of the applicant. The proposed senior's age-in-place residence will be built in two phases for a total



of 180 dwelling units comprised of 130 assisted living units and 50 seniors' apartment units. As the plan proceeds, these numbers may be subject to change. Steve Cornwell reviewed the development designs presented previously and provided the current proposed design. The building height has been reduced along Wellington Street and also in the southwest corner along Water Street. Total unit count has been reduced from 202 units to 180 units. The northeast 3-D view provided shows an amenity area and patio area adjacent to the ravine at the north limit of the property; the southeast 3-D view shows improvements to the configuration of the proposed building to reduce overlook into the adjacent residential yards. Elevations drawings were provided to show the use of traditional design and finishes. Although the building design may be subject to change, Steve Cornwell stated that the design and materials will be in keeping with the heritage attributes of the neighbourhood. Steve Cornwell provided schematic elevations to show building heights in relation to existing adjacent buildings.

Steve Cornwell reviewed the public concerns provided at previous PAC meetings and stated that the applicants are of the opinion that they have addressed all of the concerns raised by the public. Steve Cornwell provided the following comments to address the concerns. Regarding increased traffic: on-site parking will be provided with access to the parking area from Wellington Street, which is already the busier of Wellington and Water Streets. Waste collection and servicing infrastructure will be addressed at the time of application for site plan approval for the property. Approval of this application does not set a precedent as there is no legal requirement that the Town would need to approve another similar development just because they approved this one. The required Official Plan amendment is site specific and it is therefore more appropriate to address this through this application rather than an Official Plan review. Regarding impact on heritage resources, the Heritage Act is about protecting the existing. There is nothing to protect on the subject lands as the former heritage structure (ie school building) has been demolished and cannot be protected. Masonry and cladding for the proposed buildings will not clash with heritage buildings in the area. Steve Cornwell provided visual examples of other projects of multi-storey developments adjacent to existing single detached dwellings. Steve Cornwell provided concluding comments. The proposed facility will provide housing options for seniors, allowing more seniors to stay in the St. Marys community. The proposed development has been adjusted to address community feedback and the neighbourhood will not be significantly impacted by the new facility. The proposed buildings will be attractive and functional. The proximity of the development to the downtown core area will be supportive of St. Marys businesses. The development will add value to the community. This concluded Steve Cornwell's comments.

Cliff Zaluski, President of the Sierra Group added comments regarding the proposal. The lands are positioned between Water and Wellington Streets with Wellington to be the main access. There will be very little activity on Water except for garbage collection and services. The proposal consists of five storeys at the north end; the southwest corner has been reduced to three storeys to blend into the existing neighbourhood.

Mark Stone provided clarification on the question as to whether the area of the subject lands is a cultural heritage landscape and stated that the area is not identified as a cultural heritage landscape. There is a heritage designated property adjacent to the southwest