

corner of the property and as such the design of the building needs to be respectful of those heritage attributes.

Chairman Don Van Galen asked for comments and questions from PAC members.

Councillor Jim Craigmile asked for clarification on the number of storeys and how this number is determined. Steve Cornwell stated that the tallest portion of the building at the north end is being considered a five storey building; that is five storeys with a basement underground even though at the north end the basement is exposed. This is a four storey building at the south end and a five storey building with a walk out at the north end.

Chairman Don Van Galen asked for clarification on the angles and distance from the proposed building on Water Street North to the existing dwelling. The Steve Cornwell stated that they do not have that information available at this time but could provide it in a couple of days. Cliff Zaluski stated that the proposed building is designed not to have any shadowing impact on the existing dwellings.

Member Marti Lindsay commented about the applicant's reference to a study showing a need for this type of housing in St. Marys. The study took in a wide area; not just St. Marys. She does not see the need for this type of housing to be as drastic as they believe. She sees a lot of stress on infrastructure and traffic with 180 units in this area. What the applicants are stating are not facts; they are construing the details in whichever way they wish to support the idea that this development is needed.

Cliff Zaluski responded, stating that the market study was done by CBRE, a market study consultant; and the study is reliable. The study does not take in Stratford or London but does take in the rural area around St. Marys. The study does not consider any market from Stratford or London for the proposed development. Steve Cornwell stated that if the market study is wrong, they would not build the second phase; to protect against building a facility that has no purpose.

Councillor Jim Craigmile asked the applicant to confirm the overall building height. The applicant was not able to provide the number at this time but stated the proposal is similar to the height of the school building formerly on the site.

Henry Monteith, 111 Widder St E, spoke as a delegation and provided a summary of the position of the neighbourhood residents, stating that a senior's development is inappropriate for this north ward neighbourhood. The building size has increased although the number of units has decreased. Henry Monteith referenced Section 3.1.2.3 of the Town Official Plan which speaks to residential infill type development, generally permitted throughout the "Residential" designation provided such development is in keeping with the attributes of the neighbourhood in terms of building type, building form and spatial separation. Henry Monteith stated that the applicant seems to think this Section does not need to apply to this proposal. Henry Monteith stated that he feels it is time to move this application along to a public meeting at the Council level and thanked PAC for their patience and work; and acknowledged the efforts of Town staff. Henry Monteith thanked the members of the public for coming out to show support for the protection of the existing neighbourhood assets.

Mark Stone advised PAC about the steps forward to the statutory Public Meeting at the Council level. He clarified that Notice of the statutory Public Meeting will be posted on the property and circulated by regular mail to property owners within 120 metres (400 feet) of the subject property. Notice will not be published in the newspaper as the Town provides the 120 metre circulation and posting of the Notice on the property under the Planning Act.

Mark Stone summarized, stating that the PAC review process has been beneficial; PAC has been working with the neighbourhood for over a year on the applications to identify issues. Mark Stone spoke to the PAC process in St. Marys which is unique to other communities in that applications are reviewed prior to the statutory requirements under the Planning Act. Mark Stone recommended that the application move forward to the statutory Public Meeting at the Council level under the Planning Act. He stated that he will not provide his final planning opinion on the applications until after the statutory Public Meeting. Mark Stone stated that one option for PAC tonight is to recommend that the applications go to a Public Meeting at the Council level. Following that Public Meeting he will provide a report based on the Public Meeting. The other option is that the applications move to Public Meeting at Council with comments on the proposal to Council. Mark Stone would then draft a report to Council as an overview.

Chairman Don Van Galen asked PAC members to decide what type of recommendation they would like to make a tonight's meeting. PAC members discussed the matter.

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: 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

Moved by: Member William J. Galloway

Seconded by: Member Marti Lindsay

THAT the Planning Advisory Committee for the Separated Town of St. Marys receives the November 15, 2017 Information Report regarding Official Plan Amendment and Zoning By-law Amendment Applications OP01-2016 and Z06-2017 respectively by 1934733 Ontario Inc. affecting 151 Water Street North, St. Marys and recommends that Council proceed to a Public Meeting to be scheduled for January 9, 2018.

MOTION CARRIED

5.0 Next Meeting:

Monday, December 4, 2017 at 6:00 pm

Boardroom, Municipal Operations Centre, 408 James Street South

6.0 Adjournment:

Motion by: Member William J. Galloway

Seconded by: Councillor Jim Craigmile

THAT the meeting adjourn at 7:07 pm.

MOTION CARRIED



[Signature]
Councillor Don Van Galen
Chairman

[Signature]
Susan Luckhardt
Secretary, Treasurer

[Signature]
Susan Luckhardt
Secretary, Treasurer

[Signature]
Councillor Don Van Galen
Chairman

Copies to:

- PAC Members
- CAO-Clerk
- Council
- Mark Stone, Planner



AMENDMENT NO. ____
TO THE
TOWN OF ST. MARYS OFFICIAL PLAN

Prepared by:

Council of the Corporation of the Town of St. Marys

December 2017

THE CORPORATION OF THE TOWN OF ST. MARYS

BY-LAW NO. __-18

TO ADOPT AMENDMENT NO. __ TO THE TOWN OF ST. MARYS OFFICIAL PLAN

The Council of the Corporation of the Town of St. Marys in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990 hereby enacts as follows:

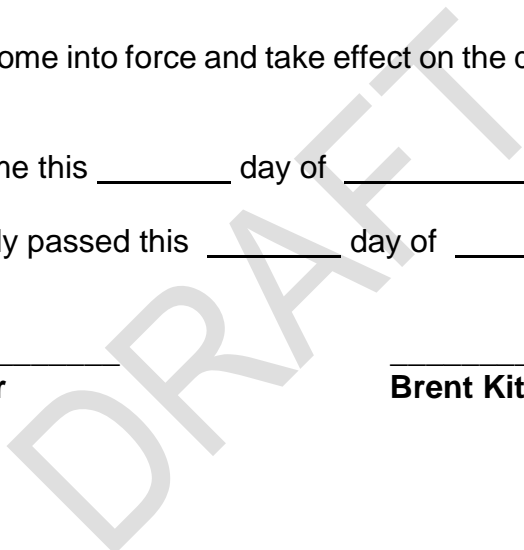
1. Amendment No. __ to the Town of St. Marys Official Plan, consisting of the attached explanatory text and schedule, is hereby adopted.
2. That the Clerk is hereby authorized and directed to proceed with the giving of written notice of the Town’s decision in accordance with the provisions of the Planning Act, R.S.O. 1990.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Read a first and second time this _____ day of _____, 2018.

Read a third time and finally passed this _____ day of _____, 2018.

Al Strathdee, Mayor

Brent Kittmer, CAO-Clerk



THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this Amendment.

PART B - THE AMENDMENT, consisting of the following text and map (designated Schedule "A-__"), constitutes Amendment No. __ to the Town of St. Marys Official Plan.

Also attached is **PART C - THE APPENDICES** which does not constitute part of this Amendment. These appendices (I through V inclusive) contain the background data, planning considerations, and public involvement associated with this Amendment.

DRAFT

PART A - THE PREAMBLE**Purpose**

The purpose of this Amendment is to set forth specific policies within the “Residential” designation which will apply only to the area affected by this Amendment, as shown in bold outline on the attached Schedule “A-___”.

Location

This Amendment consists of two parts which shall be referred to as Items (1) and (2):

Item (1): The land that is affected by this Amendment is described as 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, in the Town of St. Marys, as shown in bold outline on the attached Schedule “A-___”.

Items (2): Specific policies, in the form of an exception, governing only the land affected by this Amendment, will be added to Section 3.1.3 of the Town Official Plan.

Basis

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 is also bounded by the Grand Trunk Trail to the north and single detached lots to the south. The property was the former site of an elementary school (Arthur Meighan Public School) and is currently vacant.

The proponent 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 a mix of assisted living and seniors’ 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 designated “Residential” in the Town of St. Marys Official Plan. The proposed development meets the objectives of Section 3.1.1 of the Official Plan. The particularly relevant policies include the objectives to promote:

- “the provision of adequate supply and choice of housing” (Section 3.1.1.1),
- “creativity and innovation in new residential development” (Section 3.1.1.2),
- “housing for Senior Citizens” (Section 3.1.1.6),
- “additional housing through intensification and redevelopment” (Section 3.1.1.7), and
- “diversification and inter mixing of different housing types and forms” (Section 3.1.1.8).

The proposed development does not conform with the policies of Section 3.1.2.3 regarding residential infilling development and Section 3.1.2.5 regarding the density targets for low rise

apartments. To develop the property as proposed, the owner has made application to amend the policies of the Town's Official Plan.

DRAFT

PART B - THE AMENDMENT

All of this document entitled “Part B - The Amendment” consisting of the following text and attached Map, designated Schedule “A-___” (Land Use Plan), constitutes Amendment No. ___ to the Town of St. Marys Official Plan.

DETAILS OF THE AMENDMENT

The Town of St. Marys Official Plan is hereby amended as follows:

Item 1:

Schedule “A”, being the Land Use Plan for the Town of St. Marys Official Plan, is hereby amended by labelling the land use designation of 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, in the Town of St. Marys as shown in bold outline on Schedule “A-___” attached hereto as subject to the policies of Section 3.1.3 i).

Item 2:

By adding a new clause to Section 3.1.3 - Exceptions to the Town of St. Marys Official Plan which reads as follows:

- “i) The property described as 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, in the Town of St. Marys may be developed for mid-rise apartments to a maximum density of 138.5 units/ha and maximum heights ranging from three to five storeys (heights as shown on Appendix 1 of this OPA), and the policies of Sections 3.1.2.3 and 3.1.2.5 shall not apply to such development provided that:
 - (a) an Amendment to the Town’s implementing Zoning By-law is approved to regulate the residential use of the property. Such Zoning By-law Amendment shall place the subject land within a site-specific zone classification which will regulate the maximum building height, lot area requirements and building setbacks; and
 - (b) the owner enter into an Site Plan Agreement with the Town to ensure that the building location, servicing arrangements, and building appearance (including building façades and cladding materials), will all be to the satisfaction of the Town.”

PART C - THE APPENDICES

The following appendices do not constitute part of Amendment No. ___ to the Town of St. Marys Official Plan, but are included as information supporting the Amendment.

APPENDIX I - BACKGROUND TO THE AMENDMENT

The owner of the subject property has made application to amend the Official Plan in order to develop the subject property as an age-in-place residential development in the form of multi-storey apartment type buildings as shown on the proposed concept site plan.

APPENDIX II - LAND USE SURVEY

Land uses in the vicinity of the subject property are described in the attached Town Staff Reports.

APPENDIX III - SERVICES

The Town will require that proposed developed be serviced by municipal water and sanitary services.

APPENDIX IV - PLANNING CONSIDERATIONS

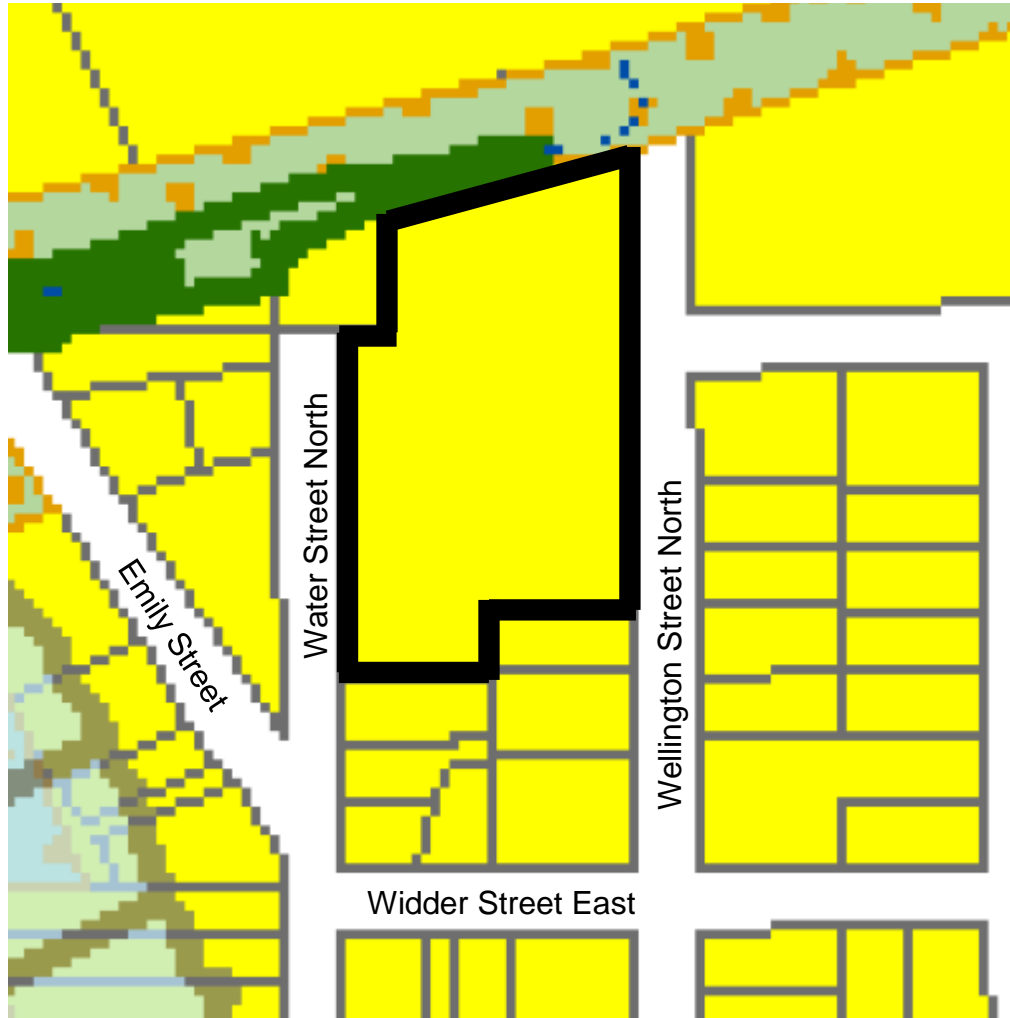
Refer to planning considerations in attached the Town Staff Reports.

APPENDIX V - PUBLIC PARTICIPATION

Includes the following:

- a) Notices of Planning Advisory Committee meetings;
- b) Agency comments summarized in attached Town Staff Reports; and,
- c) Notice of Public Meeting at Council.

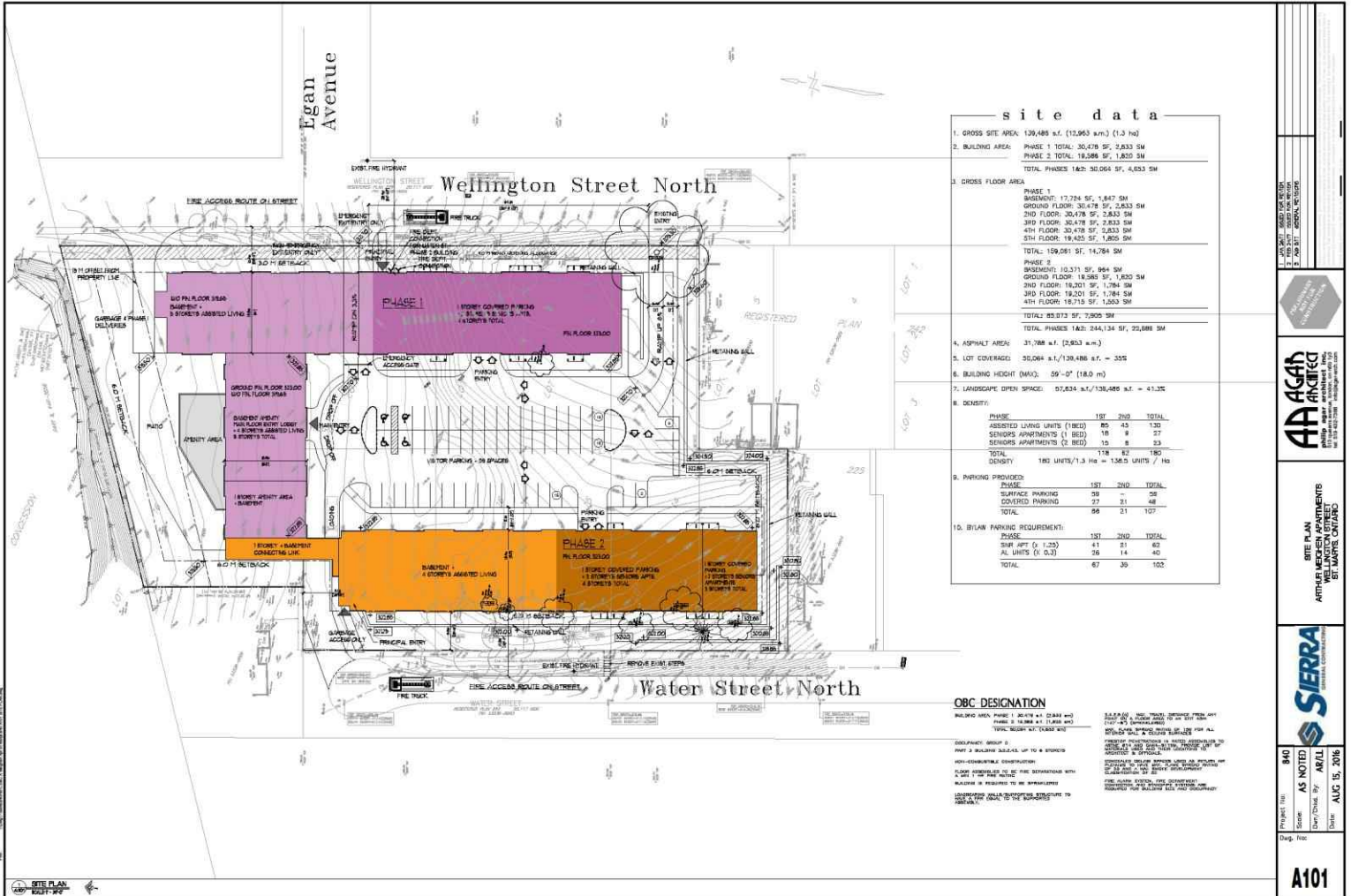
Schedule "A-__" – Land Use Plan AMENDMENT NO. __ to the Town of St. Marys Official Plan



Lands subject to OPA __ [Remain in Residential designation and subject to policies of Section 3.1.3 i)]

DRAFT

APPENDIX 1 – Proposed Concept Site Plan



FW Water Street access

From: Brent Kittmer
Sent: August 15, 2016 8:04 AM
To: Grant Brouwer
Cc: Susan Luckhardt
Subject: FW: Water Street access

Grant/Susan,

I know that there isn't a planning file open yet, however here are some comments about the future development at the Arthur Meighen site.

Perhaps we could share these with the developer in the pre-consult.

Brent

Brent Kittmer, P.Eng., MPA
CAO/Clerk
Town of St. Marys
T: 519-284-2340 x 216

-----Original Message-----

From: JUDY GREASON [mailto:proudmom2@sympatico.ca]
Sent: August 12, 2016 5:27 PM
To: Al Strathdee <astrathdee@town.stmarys.on.ca>; Brent Kittmer <bkittmer@town.stmarys.on.ca>
Cc: anyeskb@gmail.com
Subject: Water Street access

Hi Al:

Jim and I were hoping to put our two cents in to the Arthur Meighen property. Because, we understand there is not a zoning application or a future property proposal on file??? Our concern is the Water Street, Emily Street, Widder Street "fork"! Already this is an accident waiting to happen not only for motor vehicles but, skate boarders who frequently use the hills to go down Water Street. With the old Hooper site's potential development Emily and Water will have to have a stop light installed in order to make it safe! What we are asking is, when the contractor presents plans for building, could the Town request the North West entrance onto Water Street be eliminated, still allowing the Wellington, Eagan Ave for entrance and exits?

FW Water Street access

Please consider our request.

Sincerely

Jim and Judy Greason.

Council of the Town of St. Marys

October 25, 2016

Re: Official Plan Amendment and Proposed Zoning Bylaw
For: 151 Water St. N. St. Marys, ON

Your Honour & Council Members

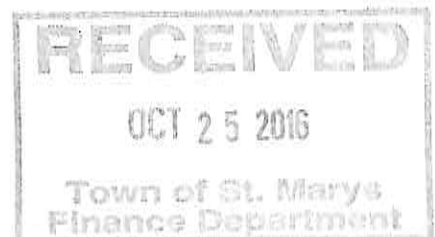
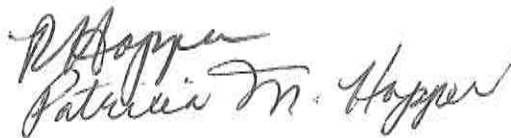
The proposed request to change the current designation should not be approved.

Reasons to Refuse

- 1- The current Plan and Zoning were given a lot of careful consideration to ensure the best interests of the Town.
- 2- The proposed site is at the top of a "hill" with two very steep streets from it to downtown. Tenants will find it difficult to walk up and down, especially those who have physical problems or need wheelchairs, walkers etc. Both Wellington St. N and Water St. N often are treacherous in the winter.
- 3- Recreational facilities for seniors are far across town, not within easy walking distance.
- 4- Tenants from out of town will not have any local doctors. The Wellness Centre says there are no doctors taking new patients.
- 5- The only Public Transportation at Via Rail is costly and infrequent.
- 6- Is the Fire Department able to fight a fire in a five storey building inhabited by Seniors and Physically Challenged people?
- 7- The water supply is already low. Is there enough to supply upwards of three or four hundred more people? The infrastructure would have to be improved for water and sewer.
- 8- The apartment building would stand out like a sore thumb in the neighbourhood made of houses dating back as far as 1850.
- 9- Pedestrian traffic would be greatly increased, requiring a new sidewalk from Emily to Wellington St. and reconstruction of a sidewalk and ramp along East side of Emily. A new sidewalk would also have to be made along Egan St. to Church St. Crosswalks with lights should be made.
- 10- Vehicle traffic would increase by more than 300 vehicles per day and interfere with people attending functions at the Churches, and going to Holy Name School which already has increased traffic because of the new day care.
- 11- Across the street there is a large area containing toxic waste from old industries.
- 12- There is a serious air pollution problem smoke and dust makes it unbearable to go outside or open windows. Ash sometimes covers cars and residents are paid by St. Marys Cement to have their cars washed.

This development is neither good for the Town, the neighborhood or potential tenants.

Submitted by:
Ralph & Patricia Hopper
138 Wellington St. N
St. Marys ON N4X 1C2
519-284-1406



Susan Luckhardt

Subject: FW: Amendments to the Town of St. Marys Official Plan

From: Henry Monteith [<mailto:hmonteith@hotmail.com>]
Sent: November 01, 2016 6:48 PM
To: Mark Swallow
Subject: Amendments to the Town of St. Marys Official Plan

Hi Mark: I have reflected further on this OPA application, and I would like to bring up a couple of points for you to consider.

The current OP was consolidated on Oct 1, 2007, and all previous OPA's have been incorporated into that document.

There have been 6 OPA's since that time, and I have reviewed each one. Each one without exception dealt with the matter of "use", and the amendments to the OPA required changes to Section 3.1.3 (Residential Exceptions), Section 3.2, (Central Commercial), Section 3.3 (Highway Commercial), and Schedule A (Land Use Concept Plan).

The proposed application is the first OPA application to involve required changes to Section 3.1.2, the Residential Policies Section of the OP.

In my mind, the Residential Policies outlined in Section 3.1.2 are the backbone for considering any development in St. Marys, and as such, should be applied fairly, evenly and equally on all properties within the Town. Over time they may require changing, but such changes should apply to all properties in St. Marys. Changes should not be applicable to just certain sites, and not others. Such site specific changes would confer a special benefit, or advantage, to one specific site, but not to others. I don't think that's the essence of an OPA.

There is one other disturbing possibility if an OPA allows for a change in a Policy Section as this one does.

If this OPA is approved, it then becomes almost a sure thing that after completing the five year review process, Council will be compelled to pass the same Policy changes for all St. Marys, regardless what comes out of the review process.

It is inconceivable that Council would refuse these changes to the specific Policy sections after the review process, when they are in effect for one specific site already. If it did, it would create an unbalanced and unfair situation, and raise a lot of suspicion as to why Council allowed this to happen.

In my mind, approving an OPA that requires a change to the Policy Sections as this one does, effectively prejudices the whole five year review process.

In my mind, the appropriate municipal action is to withhold support for this application, and deal with the requested changes through the five year review process.

Regards, Henry

Susan Luckhardt

Subject: FW: 151 Water Street North

From: chris young [mailto:cecyoung8@hotmail.com]
Sent: Friday, November 4, 2016 10:12 AM
To: Susan Luckhardt <sluckhardt@town.stmarys.on.ca>
Subject: 151 Water Street North

November 4,

2016

To the Mayor and the Council of the Corporation of the Town of St. Marys,

We are writing to you in order to have our voices recorded in opposition to the proposed Official Plan Amendment and Zoning By-law Amendment for 151 Water Street North, St Marys, Ontario.

This Town Council has an exciting vision for St. Marys that keeps our beautiful architecture and scenic natural beauty in harmony. If we allow a five storey complex to be developed at that location, we risk losing this harmony which is one of the key elements that attracts visitors and newcomers to our town.

Keeping to the current Official Plan guideline of limiting building heights to three storeys (13.5 metres) makes good sense.

First, three storey buildings nestle in nicely amongst the trees. Five storey buildings will interfere with our awesome townscape of church steeples, old towers, mature trees and historical homes and businesses. A five storey complex at 151 Water Street North will stand above the trees and stick out like a sore thumb...or a wart. We do not believe that the site grade can be lowered and levelled to the point where a five storey development will be in harmony with its surroundings. We would not want to be one of the next door neighbours who would have people looking down on them as they relax in their backyards.

Second, much money and effort has been invested in developing our trail system where people can go to walk, run, bike, connect with nature and find a place of peace. Having a five storey building with its multitude of people and cars, noise and massive visual impact on the scenery will reduce the joy that is found on that trail. Protecting our quiet, natural areas should continue to be a priority.

We conclude by encouraging you to be like the people of Sanibel Island in Florida who have maintained their three storey (45 feet) building height limit in spite of pressure from developers. Their vision is intact, attracting visitors and newcomers who choose to spend their money and their time in a place that is not spoiled by overdevelopment. Please vote wisely to keep the height of our town's architecture in harmony with our scenic beauty. Outside developers should not have the ability to impose their vision on our town, no matter what kind of inviting language they use to entice us.

Sincerely,

Wayne and Chris Young
178 Widder Street East
St. Marys, Ontario N4X 1A4

d

From: Paul King <wellingtonheights@rogers.com>
Sent: November 5, 2016 6:45 PM
To: Susan Luckhardt
Cc: Brent Kittmer
Subject: Application to Amend the Official Plan and Zoning By-Law for 151
Water
Street North, St. Marys

Susan,

I am unable to attend the Planning Advisory Committee meeting on Monday evening but I make the following written submission regarding the application. Also I wish to be notified about any future municipal decisions concerning this application and the development. For this reason, I have copied Brent Kittmer on this email.

I am extremely concerned about the application for the proposed development at the former Arthur Meighen School property. I have no problem with the proposed use of the property for a seniors' residence but the scale of the development is out of all proportion to the single family residential properties in the area. This proposed development is in no way in line with the Town's Official Plan or Zoning By-Law requirements. This proposal will not "compliment and blend well into the community" as the developer's planner states but will dominate the neighbourhood not only by the massing, setbacks and height but by the resulting traffic. By attempting to jam 153 residential suites on the property (more than twice the suites permitted under the Official Plan with a height 4.5 metres higher than permitted under the Zoning By-Law), the loading area is inappropriately located with access off Water Street (a quiet dead-end residential street). I also note that the proposal is to have a patio inappropriately located next to the loading and garbage storage areas which suggests that the details of this proposed development need to be carefully scrutinized. As submitted, this development proposal is on a scale that provides an unacceptable precedent for St. Marys. In my opinion, the Town should not approve this application for amendments to the Official Plan and the Zoning By-Law. If the development were to be scaled back so as to be in compliance with the requirements of the Official Plan and the

d
Zoning By-Law, it would be more appropriate.

Paul R. King
P.O. Box 2704
109 Wellington Street North
St. Marys, Ontario
N4X 1A4

Fwd Arthur Meighen development

From: Al Strathdee
Sent: November 5, 2016 10:53 AM
To: Susan Luckhardt
Cc: Brent Kittmer
Subject: Fwd: Arthur Meighen development

Susan
can you please include this in the correspondence.

Thanks
Al

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

----- Original message -----
From: Marlene Macke <mmacke@execulink.com>
Date: 2016-11-05 9:27 AM (GMT-05:00)
To: Al Strathdee <astrathdee@town.stmarys.on.ca>
Subject: Arthur Meighen development

Let me lodge my objection to amending the zoning to permit a five-story building in St. Marys. Four points come to mind: It is unnecessary to housing needs in town. It sets a dangerous precedent that would allow future developers to shimmy through or around the current official plan. I also question that level of density (apparently another 199 units?) in the North Ward as I'm not confident the current roads and bridges are adequate to carry that kind of extra load. That potential level of extra vehicular traffic would also adversely affect the home owners who live there now. Please turn down the developer's requests.

Origin:
<http://www.townofstmarys.com/Modules/contact/search.aspx?s=1Gm3i0Fx27Tbgd6kv9UKGgeQuAleQuAl>

This email was sent to you by Marlene Macke<mmacke@execulink.com> through <http://www.townofstmarys.com/>.