



# INFORMATION REPORT

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

## RECOMMENDATIONS

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

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

## BACKGROUND

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

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

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

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

- reduce the minimum lot area requirement from 550 m<sup>2</sup> for the first dwelling unit plus 90.0 m<sup>2</sup> for each additional dwelling unit to 550.0 m<sup>2</sup> for the first dwelling unit plus 60 m<sup>2</sup> for each additional dwelling unit
- reduce the minimum front yard requirement from 7.5 to 3 metres
- reduce the minimum rear requirement from 10.5 to 9 metres
- increase the maximum building height requirement from 13.5 to 18 metres
- increase the maximum number of storeys permitted from 3 to 5
- deem Wellington Street North as the front lot line and Water Street North as the rear lot line

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

## **SITE CONDITIONS AND CHARACTERISTICS**

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

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

## **SURROUNDING LAND USES**

**North:** Grand Trunk Trail and agricultural uses

**South:** Low density residential

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

**West:** Water Street North and low density residential

## **DEVELOPMENT CONCEPT**

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

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

**Phase 1 consists of 3 connected buildings:**

- 5,912 m<sup>2</sup>, 4 storey senior's apartment (includes 1 storey covered parking) along Wellington Street North
- 3,722 m<sup>2</sup>, 5 storey assisted living apartment along Wellington Street North
- 3,067 m<sup>2</sup>, 4 storey assisted living apartment along north property line transitioning to 1 storey assisted living near west property line

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

- 3,382 m<sup>2</sup>, 3 storey senior's apartment (includes 1 storey covered parking) near southwest corner of lot
- 4,076 m<sup>2</sup>, 4 storey assisted living apartment to the north

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

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

Other May 2017 revisions to concept site plan:

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

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

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

## **PLANNING CONTEXT**

### **Provincial Policy Statement**

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

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

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

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

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

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

### **Town Official Plan**

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **COMMUNICATIONS**

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

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

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

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

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

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

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

## **PLANNING ANALYSIS**

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

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

### **Compatibility, Transition and Urban Design**

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

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

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

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

### **Scale of Development and Creating a Precedent**

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

### **Traffic Impacts**

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

### **Shadowing Impacts**

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

### **Impacts on Servicing**

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

### **FINANCIAL IMPLICATIONS**

Not known at this time.

## **ATTACHMENTS**

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

## **CONCLUSION**

That the Planning Advisory Committee consider the recommendation above.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M Stone', with a long horizontal flourish extending to the right.

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Mark Stone,  
Planner





of the Town of St. Marys

RECEIVED  
OCT 17 2016

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

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

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

ATTACHMENT 1

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OP01-2016 + 206-2016

Instructions

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

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

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

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

Completeness of the Application

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

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

Approval Process

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

For Help

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

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

1.0 Application Information

1.1 Name of Owner(s) 1934733 Ontario Inc. Home Telephone No. Business Telephone No. 519-421-7413
Address 1401 Dundas Street, Woodstock ON Postal Code N4S 8X8 Fax No. 519-421-2018
1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner.)
Name of Contact Person (and Firm) Jenn Gaudet (Sierra Construction) Home Telephone No. Business Telephone No. 519-533-9911
Address 1401 Dundas Street, Woodstock On Postal Code N4S 8X8 Fax No.

2.0 Location and Size of the Subject Land

Table with 4 columns: Street No., Name of Street/Road, Registered Plan No., Lot(s)/Block(s). Row 1: 151, Water St N, Registered Plan No., Lot(s)/Block(s). Row 2: Reference Plan No., Part Number(s), Concession Number(s), Lot Number(s). Row 3: Lot Frontage, Average Width, Average Depth, Lot Area 1.3 Ha.

2.1 Is there a mortgage or charge in respect of the subject land? [ ] Yes [x] No
2.2 Are there any easements or restrictive covenants affecting the subject land? [ ] Yes [x] No
2.3 When were the subject lands acquired by the current owner? November 13, 2015

3.0 Proposed and Current Land Use

3.1 What is the proposed use of the subject land? Age in Place Seniors Residential Development
3.2 What is the current use of the subject land? Vacant
3.3 How is the subject land currently designated in the Official Plan? Residential
3.4 How is the subject land currently zoned in the applicable Zoning By-law? Institutional

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

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

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

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

Please see attached Planning Justification Report.

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

Please see attached Planning Justification Report.

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

Please see attached Planning Justification Report.

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

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

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

Please see attached Planning Justification Report.

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

Please see attached Planning Justification Report.

**6.0 Previous Industrial or Commercial Uses**

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

**➤ 7.0 Status of Other Applications under the Planning Act**

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

**➤ 8.0 Servicing**

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

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

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

**9.0 Justification**

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

Please see attached Planning Justification Report.

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

Please see attached Planning Justification Report.

**10.0 Other Information**

**11.0 Application Drawing**

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

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

**12.0 Affidavit or Sworn Declaration**

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

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

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

In the County/Region of Oxford

this 17th day of October, 2016

DR  
Commissioner of Oaths

Jennifer Gaudet  
Applicant

**13.0 Authorization of Owner for Agent to Make the Application**

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

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

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

October 17th, 2016  
Date

[Signature]  
Signature of Owner

**14.0 Acknowledgement**

**ACKNOWLEDGEMENT**

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

Dated at the City of Woodstock

in the County/Region of Oxford

this 17th day of October, 2016


Jennifer Gaudet  
Applicant

General Location Map  
Town of St. Marys  
151 Water Street

**ATTACHMENT 2**

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

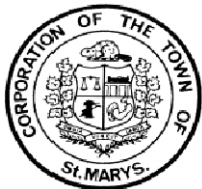
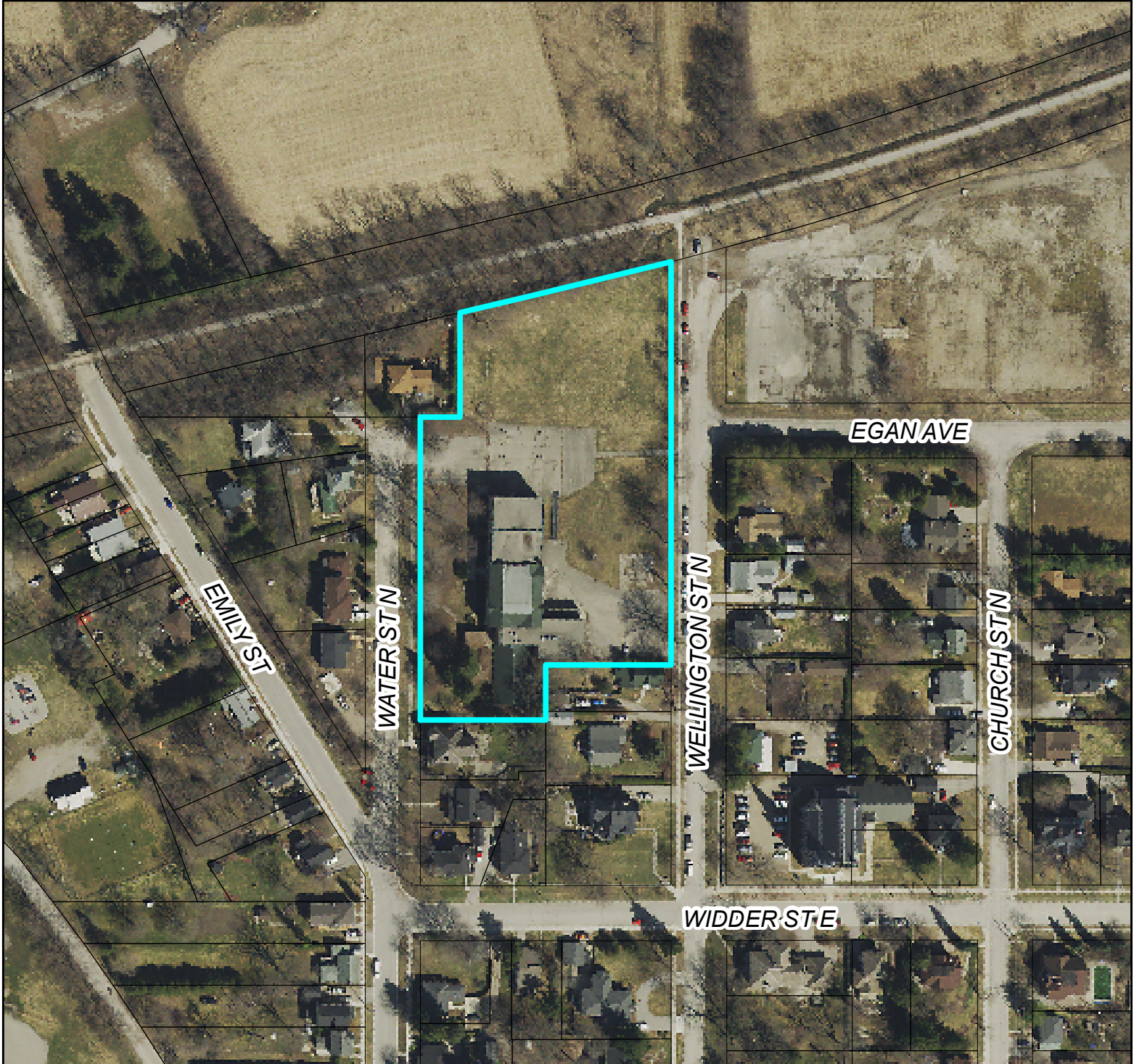


 Subject Lands



TOWN OF ST. MARYS **ATTACHMENT 3**

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



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

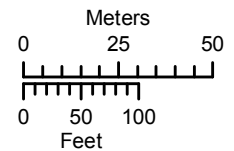
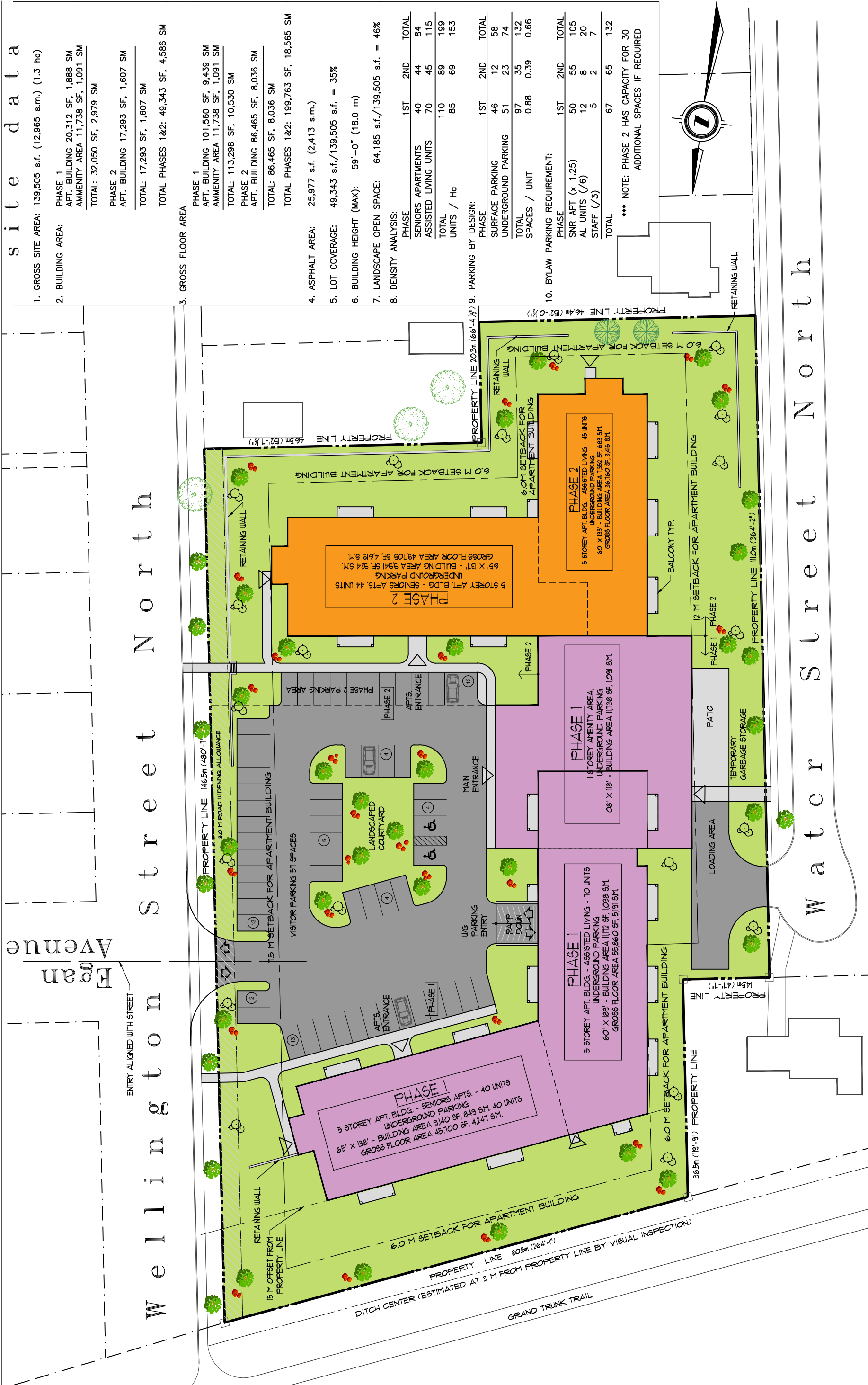


PHOTO DATE: April 2015



**s i t e d a t a**

- GROSS SITE AREA: 139,505 s.f. (12,965 s.m.) (1.3 ha)
- BUILDING AREA:
  - PHASE 1
  - APT. BUILDING 20,312 SF, 1,888 SM
  - AMMENITY AREA 11,738 SF, 1,091 SM
  - TOTAL: 32,050 SF, 2,979 SM
  - PHASE 2
  - APT. BUILDING 17,293 SF, 1,607 SM
  - TOTAL: 17,293 SF, 1,607 SM
- GROSS FLOOR AREA
  - PHASE 1
  - APT. BUILDING 101,560 SF, 9,439 SM
  - AMMENITY AREA 11,738 SF, 1,091 SM
  - TOTAL: 113,298 SF, 10,530 SM
  - PHASE 2
  - APT. BUILDING 86,465 SF, 8,036 SM
  - TOTAL: 86,465 SF, 8,036 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)
- LANDSCAPE OPEN SPACE: 64,185 s.f./139,505 s.f. = 46%
- DENSITY ANALYSIS:
 

PHASE	1ST	2ND	TOTAL
SENIORS APARTMENTS	40	44	84
ASSISTED LIVING UNITS	70	45	115
TOTAL	110	89	199
UNITS / Ha	85	69	153
- PARKING BY DESIGN:
 

PHASE	1ST	2ND	TOTAL
SURFACE PARKING	46	12	58
UNDERGROUND PARKING	51	23	74
TOTAL	97	35	132
SPACES / UNIT	0.88	0.39	0.66
- BYLAW PARKING REQUIREMENT:
 

PHASE	1ST	2ND	TOTAL
SNR APT (x 1.25)	50	55	105
AL UNITS (/6)	12	8	20
STAFF (/3)	5	2	7
TOTAL	67	65	132

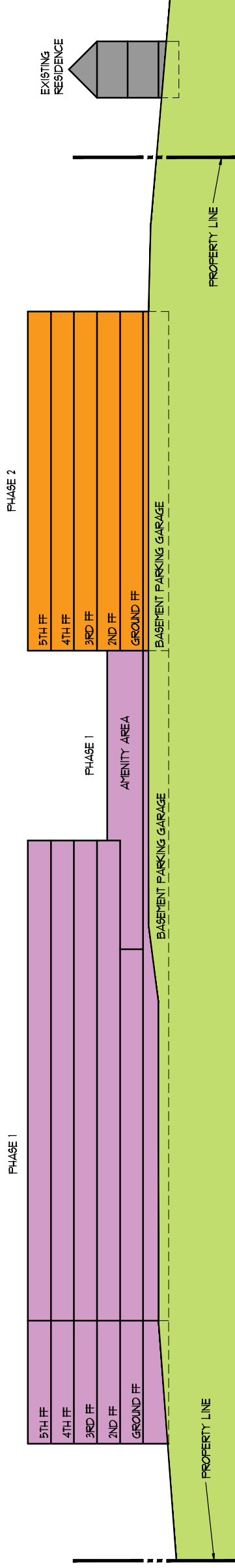
\*\*\* NOTE: PHASE 2 HAS CAPACITY FOR 30 ADDITIONAL SPACES IF REQUIRED

**ARTHUR MEIGHEN MANOR**

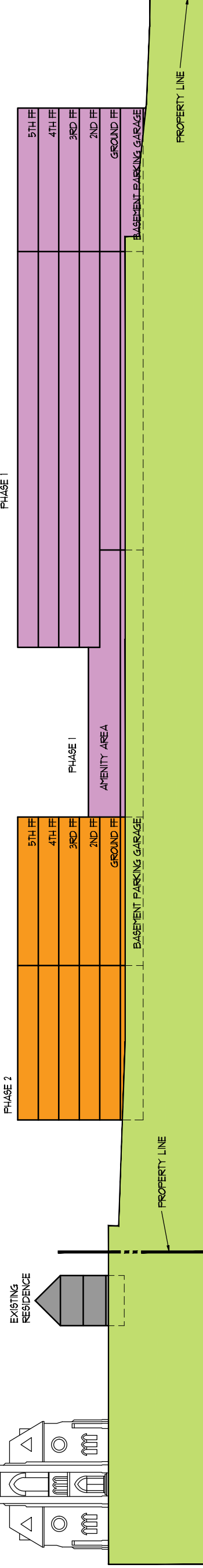
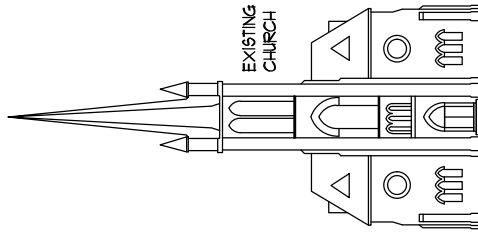
**SITE PLAN**  
 WELLINGTON STREET, ST. MARYS, ONTARIO  
 1" = 50'-0" OCTOBER 14, 2016



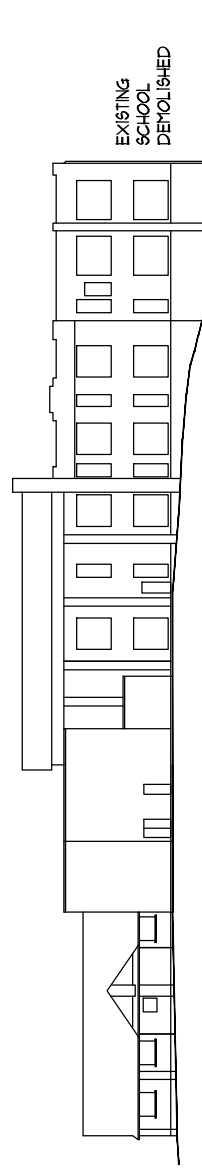
**philip agar architect inc**  
 513 queens avenue, london, on n6b 1y3  
 tel: 519 432-7368 info@agar-arch.com



PROPOSED WEST ELEVATION - WATER STREET

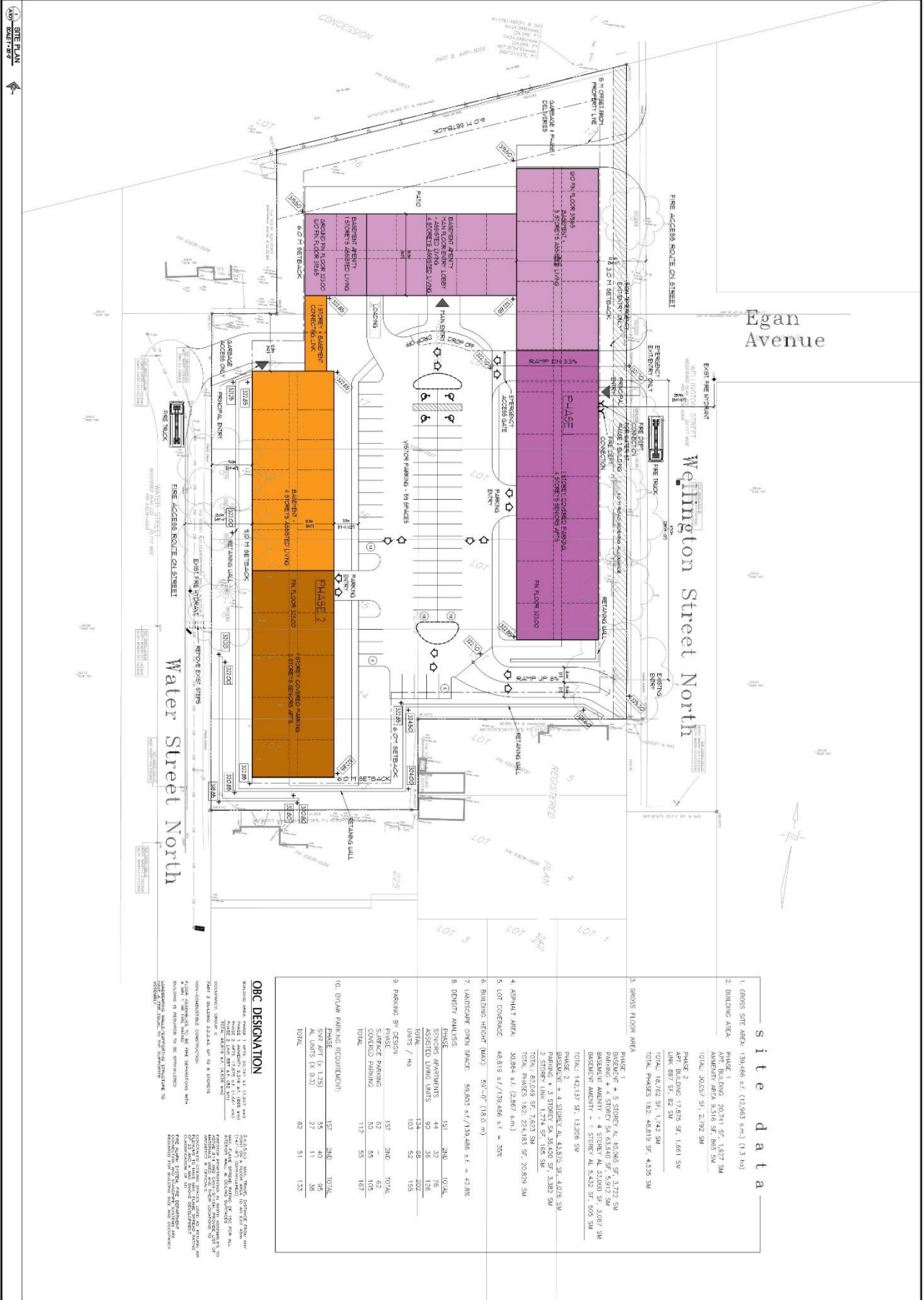


PROPOSED EAST ELEVATION - WELLINGTON STREET





Last Saved: Friday, March 24, 2017  
 Plotted: Friday, March 24, 2017  
 File: C:\proj\WELLINGTON ST. BUCK & WILSON APARTS 101 SITE PLAN.dwg



### Site data

1. GROSS SITE AREA	139,486 s.f. (12,683 s.m.) (1.3 ha)
2. BUILDING AREA	PHASE 1 GROSS BUILDING 20,741 s.f. 1,927 s.m. APARTMENT AREA 8,316 s.f. 765 s.m. TOTAL 30,057 s.f. 2,792 s.m. PHASE 2 GROSS BUILDING 17,810 s.f. 1,661 s.m. APARTMENT AREA 1,143 s.f. 106 s.m. TOTAL PHASES 132,441 s.f. 12,119 s.m.
3. GROSS FLOOR AREA	PHASE 1 BUILDING + 5 STOREY AL 10,265 s.f. 947 s.m. PARKING + 4 STOREY SA 6,540 s.f. 603 s.m. BREAKFAST AREA + 4 STOREY AL 3,500 s.f. 326 s.m. TOTAL PHASE 1 20,305 s.f. 1,876 s.m. PHASE 2 BUILDING 14,210 s.f. 1,326 s.m. BREAKFAST + 3 STOREY AL 4,332 s.f. 402 s.m. PARKING + 3 STOREY SA 3,450 s.f. 320 s.m. TOTAL PHASE 2 22,000 s.f. 2,048 s.m. TOTAL PHASES 142,305 s.f. 13,124 s.m.
4. ASPHALT AREA	30,884 s.f. (2,867 s.m.)
5. LOT COVERAGE	48,819 s.f./139,486 s.f. = 35%
6. BUILDING HEIGHT (MAX)	59'-0" (18.0 m)
7. LANDSCAPE OPEN SPACE	59,803 s.f./139,486 s.f. = 43.8%
8. RENTAL ANALYSIS	PHASE 1ST 2ND TOTAL SENIORS APARTMENTS 44 32 76 STUDENT LIVING UNITS 154 68 202 TOTAL UNITS / Mo 103 52 155
9. PARKING BY DESIGN	PHASE 1ST 2ND TOTAL SURFACE PARKING 62 62 124 UNDERGROUND PARKING 112 55 167 TOTAL 174 117 291
10. ON-CAMPUS PARKING REQUIREMENT	PHASE 1ST 2ND TOTAL SRP s.f. (x 1.25) 55 40 95 AL UNITS (x 0.2) 21 11 32 TOTAL 82 51 133

### ORC DESIGNATION

ORC DESIGNATION: 101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000

Project No: 840  
 Scale: AS NOTED  
 Drawn/Checked By: AR/LL  
 Date: AUG 15, 2016

**A101**

**SITE PLAN**  
 ARTHUR MEIGHEN APARTMENTS  
 WELLINGTON STREET  
 ST. MARTY'S, ONTARIO

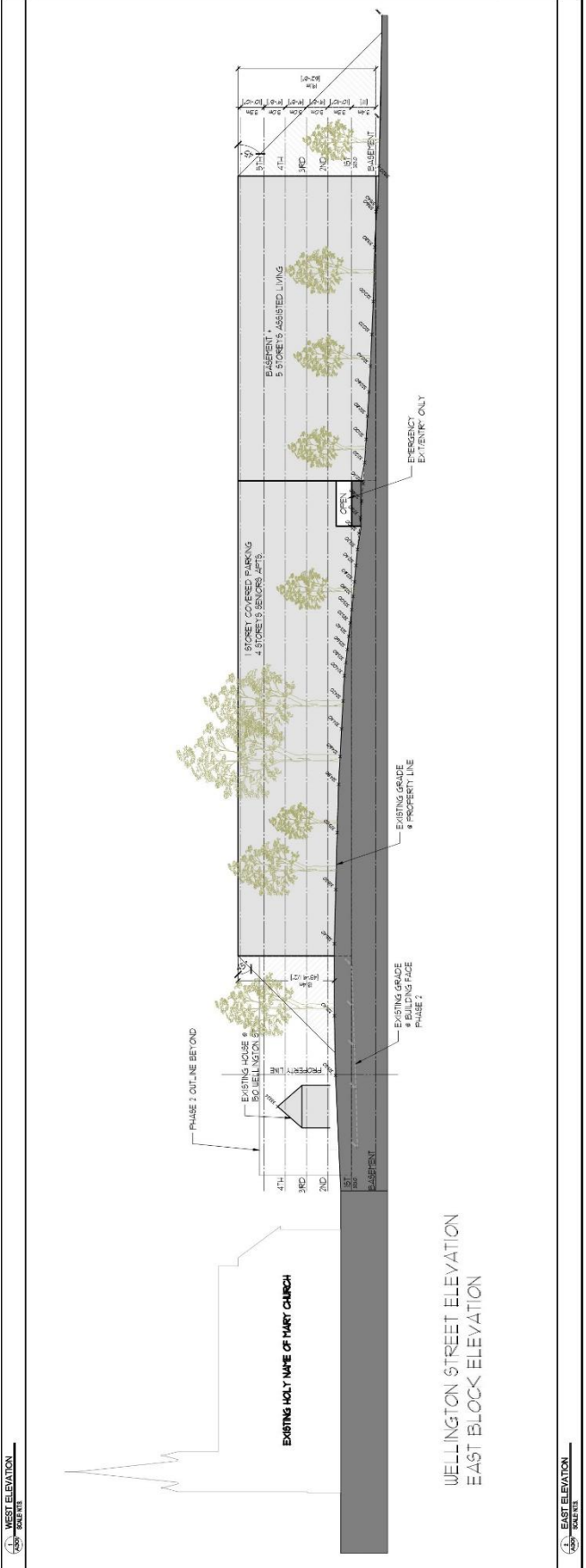
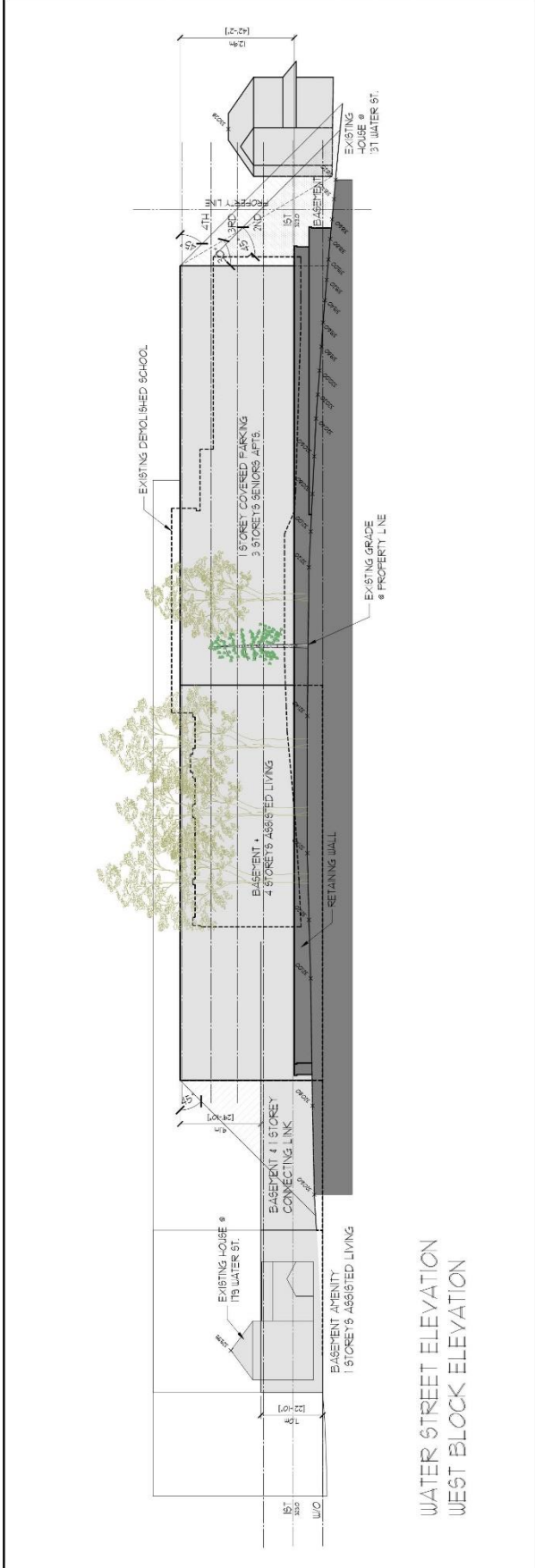
**AGAR ARCHITECT**  
 philip agar architect inc.  
 1115 GERRARD STREET EAST, SUITE 100  
 TORONTO, ONTARIO M4M 1Y3  
 416-462-7968 info@agar-arch.com

PRELIMINARY  
 NOT FOR CONSTRUCTION

JAN 26/17 ISSUED FOR REVIEW  
 FEB 24/17 ISSUED FOR REVIEW



	<b>SCHEMATIC ELEVATIONS</b> ST. MARTIN'S APARTMENTS WELLINGTON STREET ST. MARTIN'S, ONTARIO	Project No: <b>840</b> Scale: <b>AS NOTED</b> Date: <b>AUG 15, 2016</b> Drawn/Checked By: <b>LL/LAR</b>	Project No: <b>A301</b> Date: <b>AUG 15, 2016</b>
	300 King Street West, Toronto, Ontario M5X 1C5 Tel: 416-593-7388 info@arthurmeighen.com	Arthur Meighen <b>ARCHITECT INC.</b> 1100 Bay Street, Toronto, Ontario M5G 1R7 Tel: 416-593-7388 info@arthurmeighen.com	Project No: <b>840</b> Scale: <b>AS NOTED</b> Date: <b>AUG 15, 2016</b> Drawn/Checked By: <b>LL/LAR</b>



**Proposed Official Plan and Zoning By-law Amendment  
Former Arthur Meighan Public School**

151 Water Street, St. Marys

**Planning Justification Report**

May 3, 2017

Prepared on Behalf of: 1934733 Ontario Inc.

By: Jennifer Gaudet, Sierra Construction

1401 Dundas Street

Woodstock, ON N4S 8X8

(519) 421-7413



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## Introduction

Sierra Construction 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 five storey development would be constructed in two phases, totaling approximately 76 senior's apartments and 126 assisted living units, for a total of 202 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 134 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 68 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 155 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.



Looking towards the school from the north of the site

The site is approximately 1.3 hectares (3.2 acres) in size, with frontage on Wellington Street to the east and Water 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.



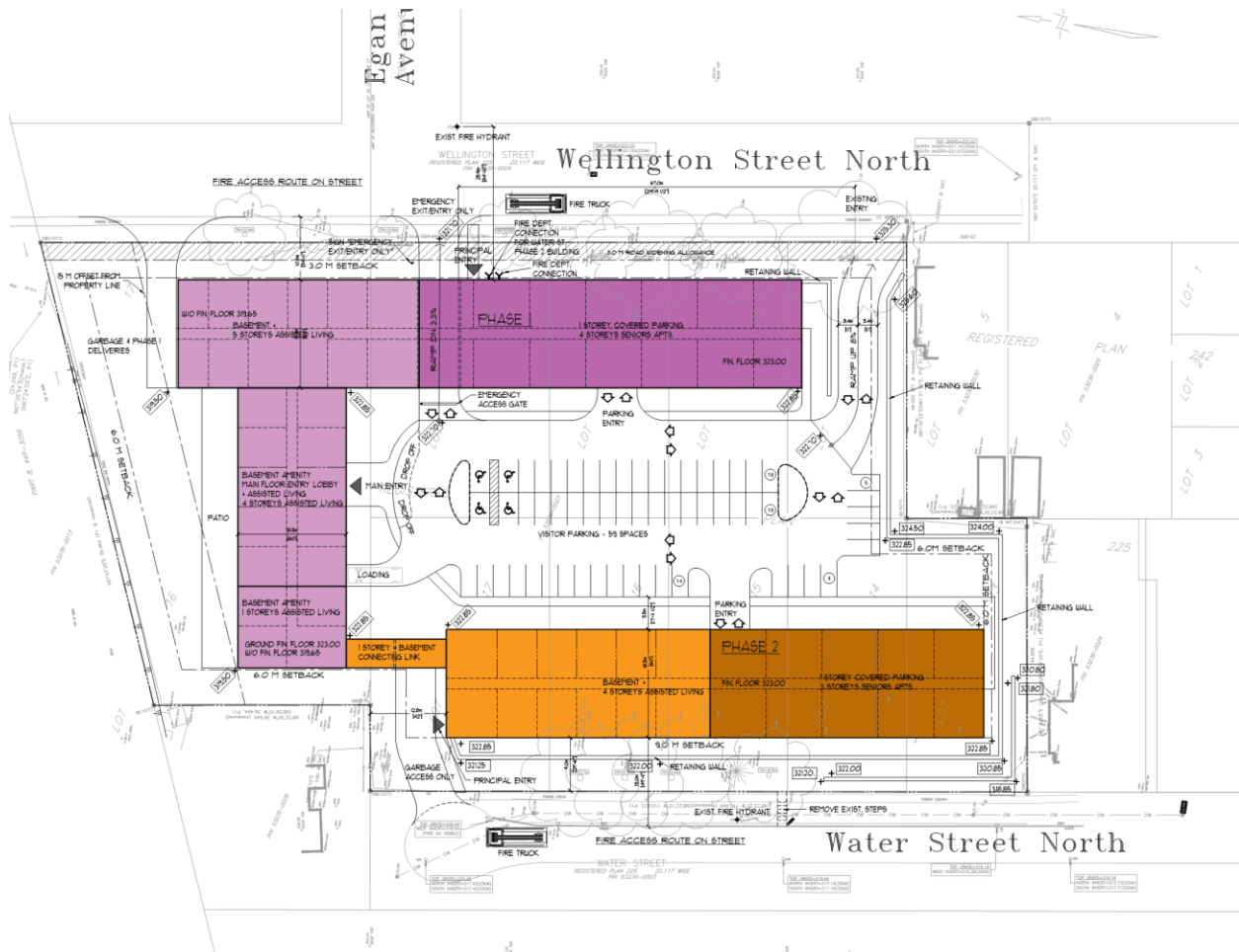
## Surrounding Uses

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-west. 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.



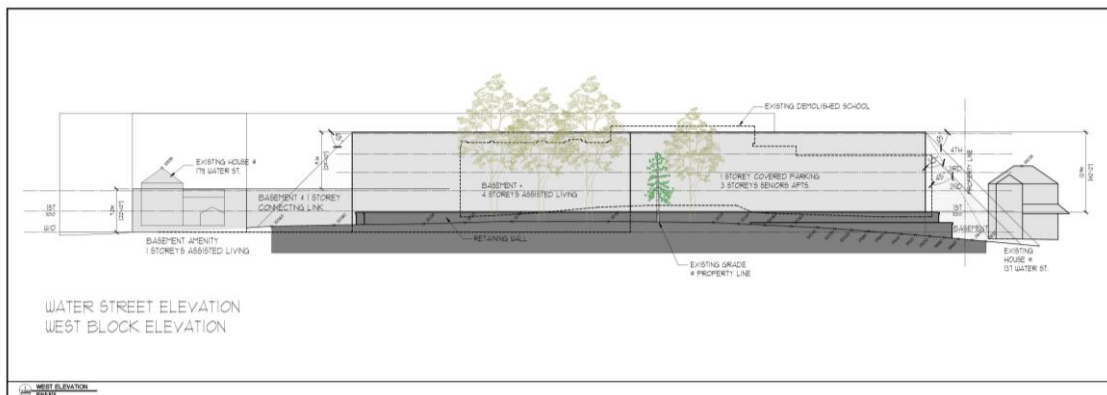
## Development Proposal

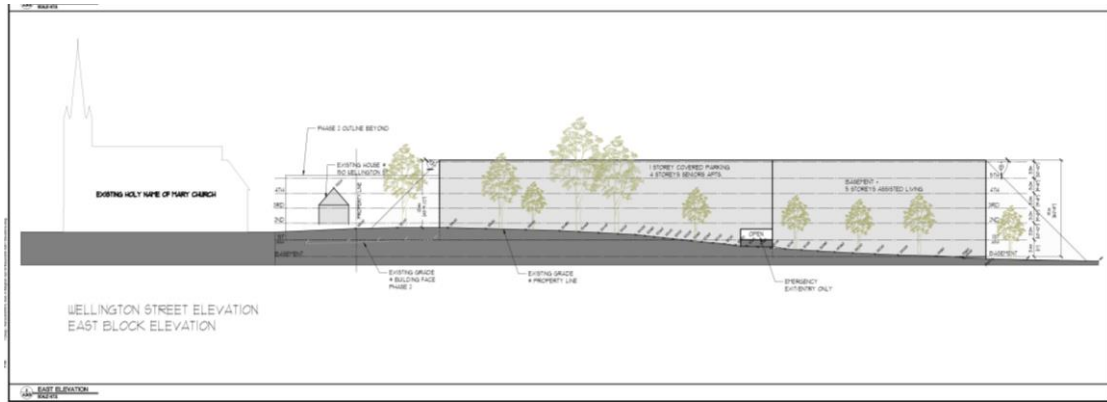
An age-in-place senior's residential development is proposed on the site. The apartment would include a mix of senior's apartments and senior's assisted living units, and on site amenities would be shared by both types of resident. The development would occur in two phases, with the north portion being phase one. In total, 202 units are proposed. The shared amenity space would be constructed in with phase one and would be shared by both the senior's apartment residents and the assisted living residents. The portion of Phase 1 along Wellington Street is proposed to be 4 and 5 storeys in height. The assisted living portion of Phase 1 along the north property line is proposed to be 4 storeys in height, with the attached amenity section at 1 storey. Phase 2, along Water Street, is proposed to be 4 storeys in height. By utilizing the grade change on the site and providing a mix of heights, it will reduce the appearance of the proposed height and building size.



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. No parking relief is required 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.





These conceptual elevations show the height of the proposed buildings in relation to the former Arthur Meighan Public School, existing trees, and surrounding buildings.

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.



Oxford Gardens Retirement Home in Woodstock, Ontario. Arthur Meighan Manor will have a similar façade.



## Access

The site is accessed from Wellington Street to the south of the phase 1 building to an internal parking area between the phase 1 and 2 buildings. An emergency exit/entry with a control gate is proposed through the covered parking area of the phase 1 building from the internal parking area to Wellington Street to the east. 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 for phase 1 only and deliveries and loading for the site. A second small access roadway from Water Street to the phase 2 building is proposed for garbage removal only 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 are provided on Wellington Street for firefighting. Both fire department connections for both the phase 1 and 2 buildings are located Wellington Street at the request of the Municipality due to access concerns for fire department vehicles on Water Street that 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 (November 7, 2016)

An earlier version of this concept 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 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 10). 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 155 UPH 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.

## 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 155 UPH, many of the units in Arthur Meighan 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 202 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 126 senior's assisted living units and 76 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 Meighan 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 proposed to be 35%, which is identical to the lot coverage of the surrounding R2 neighbourhood's maximum lot coverage. Similarly, both the R6 and R2 zones require 30% landscaped open space.*

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 155 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 155 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 155 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 155 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 two 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. 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 60 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 9.0 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, 133 parking spaces are required ( $1.25 \times 76 = 95$  spaces for senior's apartments.  $0.3 \times 126 = 38$  spaces for assisted living units).

167 parking spaces are proposed, with 112 in Phase 1 and 55 in Phase 2. 62 of these spaces would be surface parking, and 105 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 202 seniors units to the Town of St. Marys, of which approximately 76 would be senior's apartments and approximately 126 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 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, lot coverage, and reduced front and rear yard setbacks. 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 155 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 60 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~~

9 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

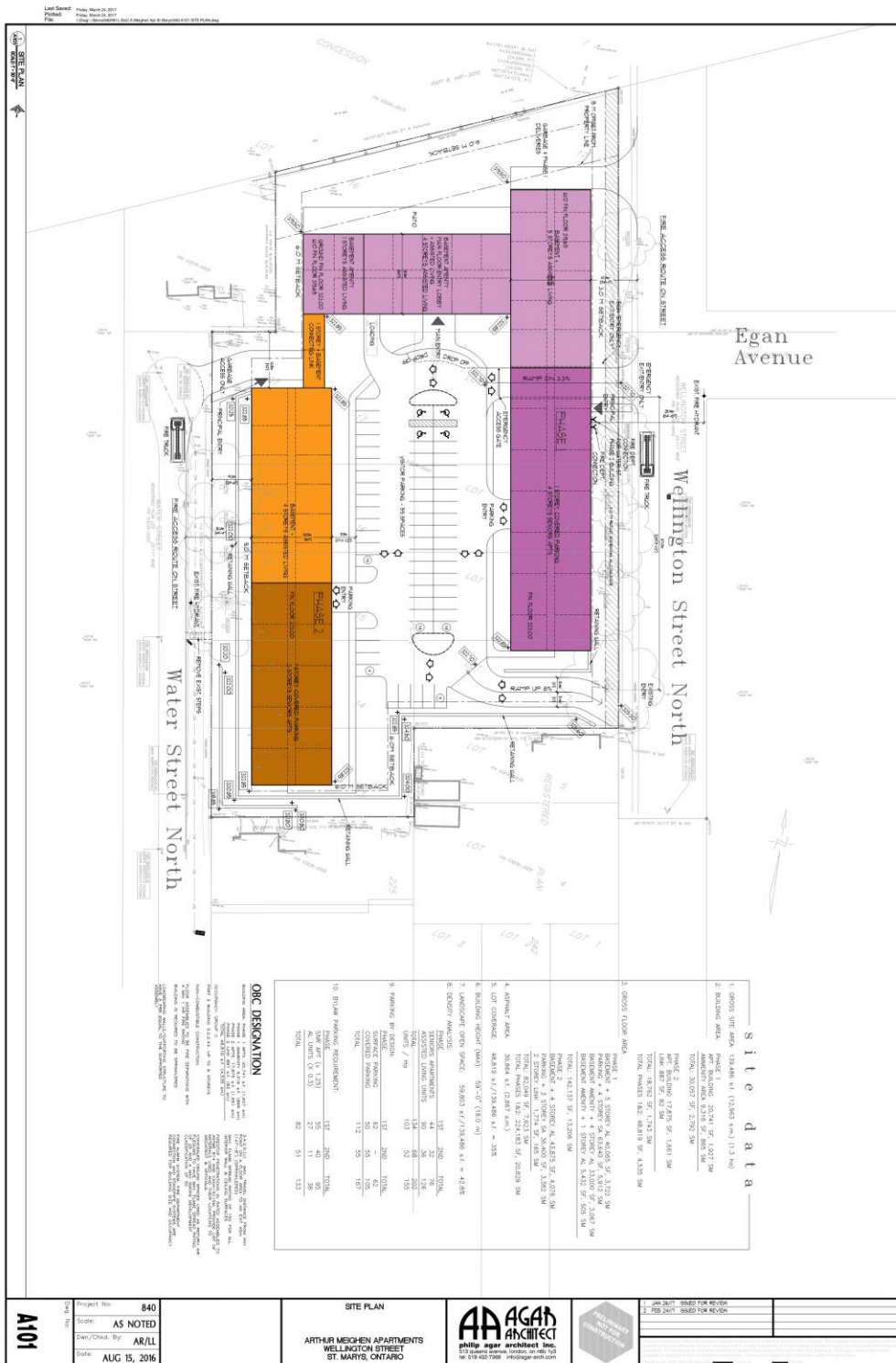
Designation: Residential → Residential with a Site Specific Exception

**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 155 units per hectare and a maximum height of five full storeys above average finished grade.*

**Plans**







# **Arthur Meighen Manor**

---

## **Shadow Impact Study**

Date: February 24, 2017

Location: Wellington Street  
St. Marys, Ontario

Project Number: 840

Prepared for: Sierra Construction General Contracting  
1401 Dundas Street  
Woodstock, Ontario  
P.O. Box 20053  
N4S 8X8



## **Executive Summary**

### Site Data

Location:	Wellington Street St. Marys, Ontario
Latitude:	43 degrees 15' 35" North
Longitude:	81 degrees 8' 26" West
Time Zone	
Time Zone:	Eastern
Standard Time:	GMT -5 hours
Daylight Time:	GMT -4 hours
Building Height:	19m

Sierra Construction is currently pursuing re-zoning for the proposed development on Wellington Street in St. Marys, Ontario. Philip Agar Architect Inc. has been engaged to carry out a Shadow Impact Study as one of the requirements to fulfill for re-zoning

### **Process**

As the Town of St. Marys does not have standards for Shadow Impact Studies we have used the City of Waterloo Shadow Study Criteria. Other shadow study criteria were considered for this study. The City of Mississauga Shadow Study Criteria was reviewed. The criteria from this municipality is considered to be for a more urban environment and would not be appropriate for use for this site. A copy of the City of Waterloo Shadow Study Criteria has been included for reference. A 3D model of the area surrounding the site has been created in order to show the affects of the shadows and the calculations have been included for reference.

The Shadow Impact Study will show the effect of the proposed new development on the surrounding environment during the equinox, shortest and longest days of the year in the morning, noon and afternoon.

### **The Development**

The current working plan is to develop two apartment buildings in two phases. The first phase is for a proposed 5 storey apartment building with a building area of approximately 21,301 sf, 1,980 sm and a total gross floor area of 153,260 sf, 14,244 sm. There are 90 assisted living units and 44 seniors apartments proposed for the first phase. A 1 storey amenity building with basement in the first phase is proposed. The height of the 5 storey apartment building is estimated to be between 19m, 62'-8" at the north walk out basement and 13.4m, 43'-9" at the south. The height of the amenity and link building is estimated to be 7m, 22'.

The second phase of the development is proposed to include a 4 storey apartment building with a building area of approximately 18,075 sf, 1,679 sm and a total gross floor area of 82,849 sf, 7,697 sm. There are 36 assisted living units and 32 seniors apartments proposed.

Surface parking and covered parking is also proposed for the development.

Both apartment buildings are proposed to be in a north-south orientation with the phase one 5 storey building facing Wellington Street on the east side of the site and the phase two 4 storey building facing Water street on the west side of the site. The 1 storey amenity building is located at the north-west corner of the site. The placement of the proposed buildings minimizes the shadow impact on adjacent properties. Properties in the immediate vicinity of the proposed development all appear to be single family residential homes.

## Observations

Review of the study shows that there is minimal to no impact on the surrounding buildings and properties. The siting of the new development is such that most of the shadow impact is on public streets. Wellington Street to the east and Water Street to the west. There are some minimal shadow impacts to the adjacent buildings and properties. See the attached drawings.

These are within the City of Waterloo Shadow Study Criteria that requires the following principals:

- *As a principle, at least 50% or more of any property should not be shaded for more than two interval times (a four hour equivalency); or,*
- *As a principle, at least 50% of any property should be in full sun for at least two interval times (a four hour equivalency).*

## March 21

A small shadow is cast on the property at the end of Water Street, 179 Water Street at 10am. It is far less than the maximum 50% of the property. At 12pm, the next time period, the shadowing ceases on this property. At 6pm there is a shadow cast across Wellington Street on two properties on the east side. 155 and 163 Wellington Street. Another small shadow is cast on the adjacent property to the south of the proposed development at 146 Wellington Street. This is the last time period before dusk. There are no other impacts on adjacent properties.

## June 21

A small shadow is cast on the adjacent property to the south of the proposed development at 146 Wellington Street at 6pm. This is the last time period before dusk. There are no other impacts on adjacent properties.

## September 21

A small shadow is cast on the property at the end of Water Street, 179 Water Street at 10am. It is far less than the maximum 50% of the property. At 12pm, the next time period, the shadowing ceases on this property. At 6pm there is a shadow cast across Wellington Street on two properties on the east side. 155 and 163 Wellington Street. Another small shadow is cast on the adjacent property to the south of the proposed development at 146 Wellington Street. This is the last time period before dusk. There are no other impacts on adjacent properties.

## December 21

The 10am time period a shadow is cast from the proposed development onto the building and property at the end of Water Street, 179 Water Street. The shadow approaches but doesn't exceed 50% of the property. A small shadow is cast on the property at the 12pm time period on the south-east corner of the property. At 2pm, the next time period, the shadowing ceases on this property. There are no other impacts on adjacent properties.

Further, there is no significant impact to any local sensitive areas such as parks or schoolyards as no shadows are cast on any lands of this nature.

## **LEGEND**



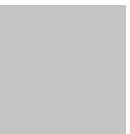
**Landscaped Area**



**Existing Building/Property**



**Existing Asphalt**



**Proposed Building**





**Arthur Meighen Manor**  
**Preliminary Shadow Study: March 21 - 10am (Equinox)**  
**5 Storey Phase 1 & 4 Storey Phase 2**  
**Wellington Street, St. Marys, Ontario**  
**Project No. 840**  
**Date: February 9, 2017**

**AA AGAR ARCHITECT**  
**philip agar architect inc.**  
513 queens avenue, london, on n6h 3y3  
tel: 519 432-7368 info@agar-arch.com

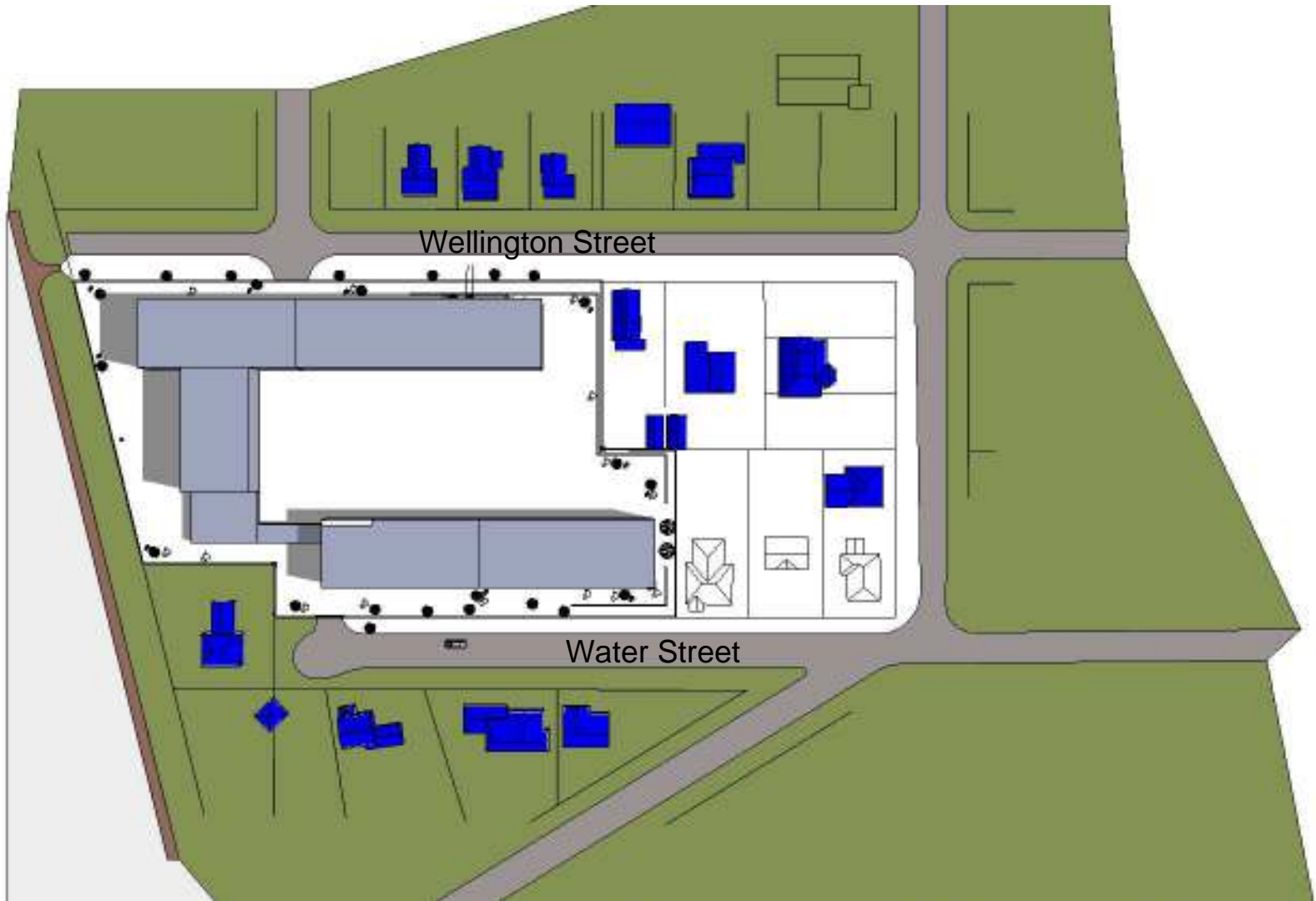
ATTACHMENT 7



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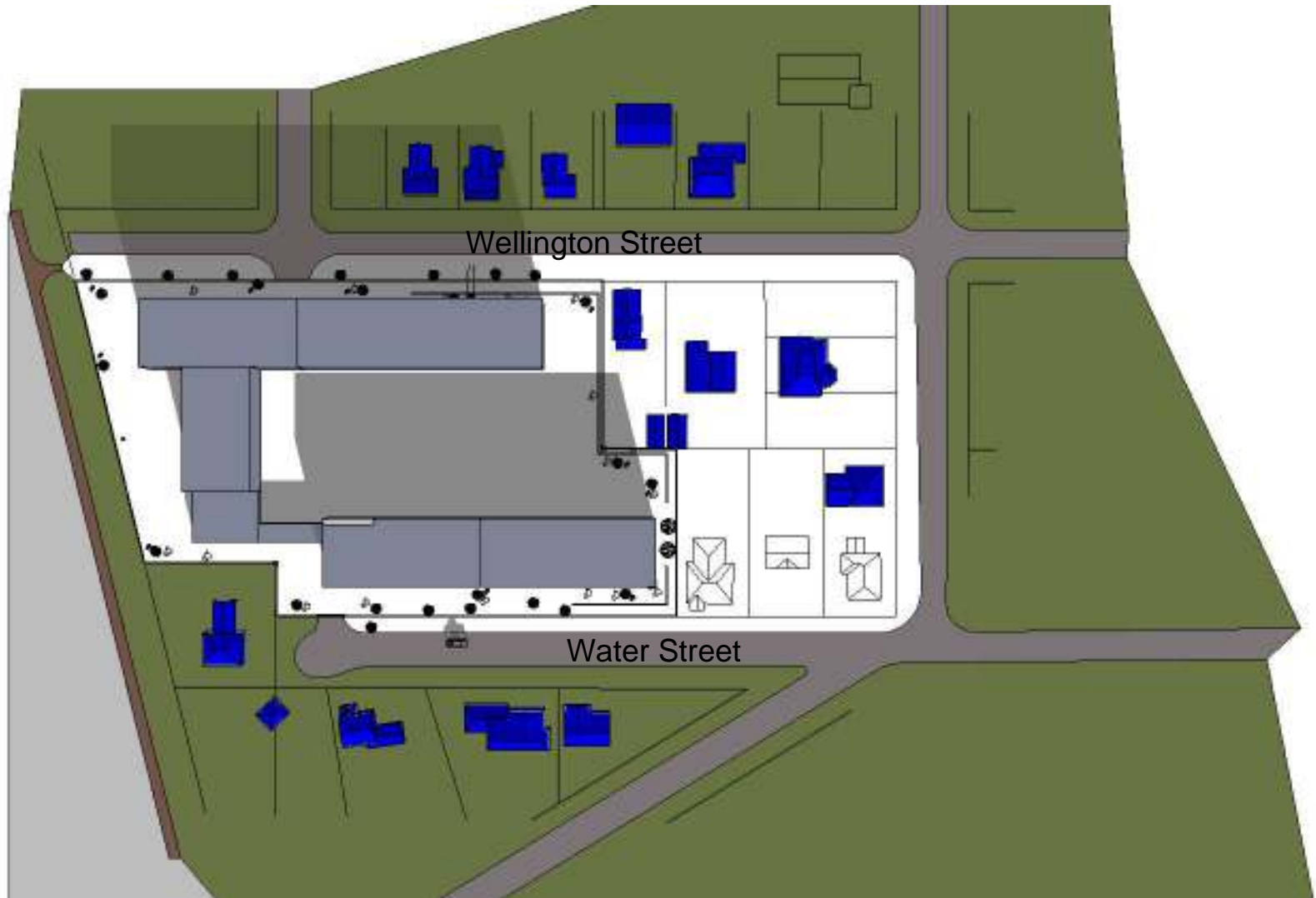
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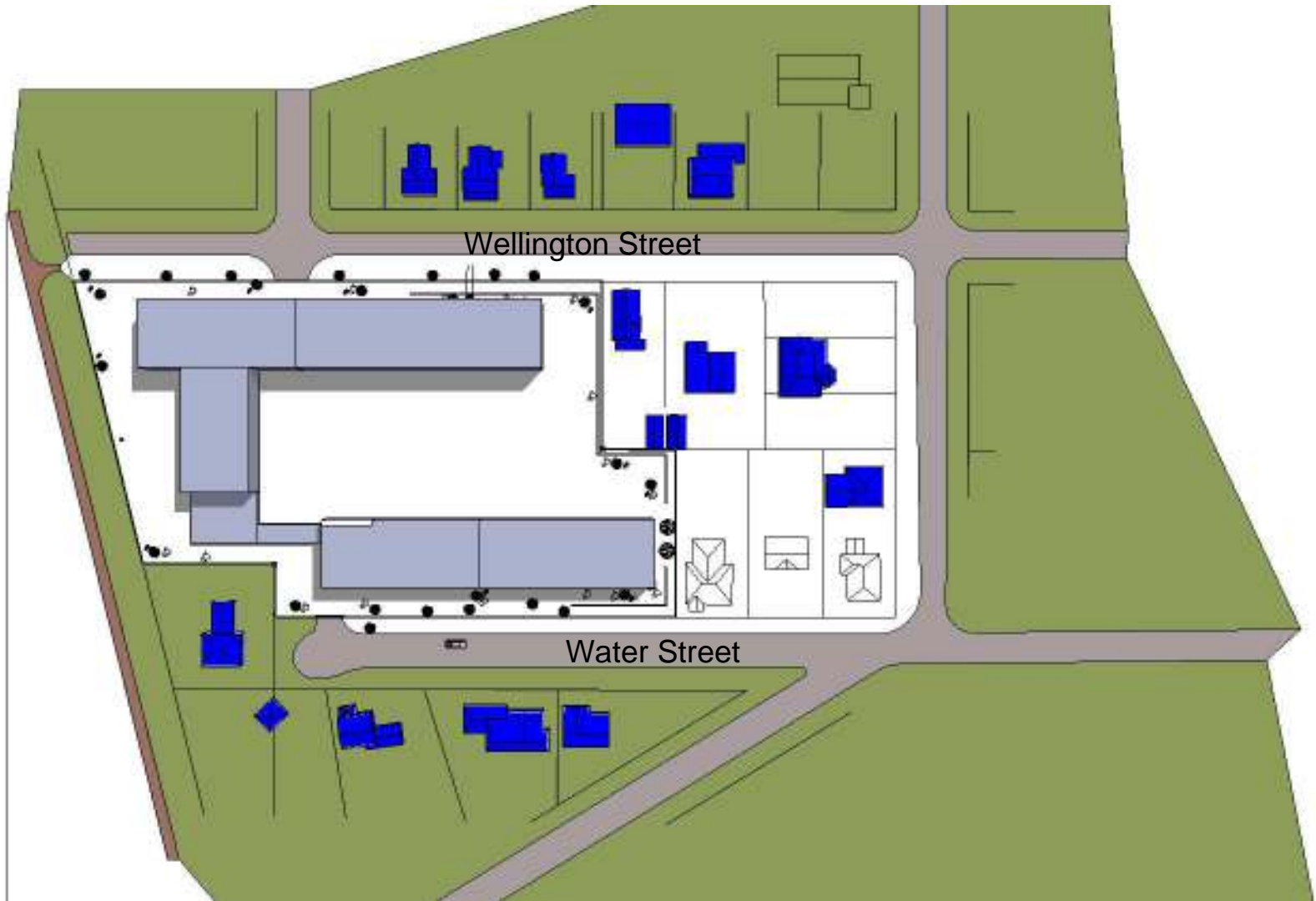


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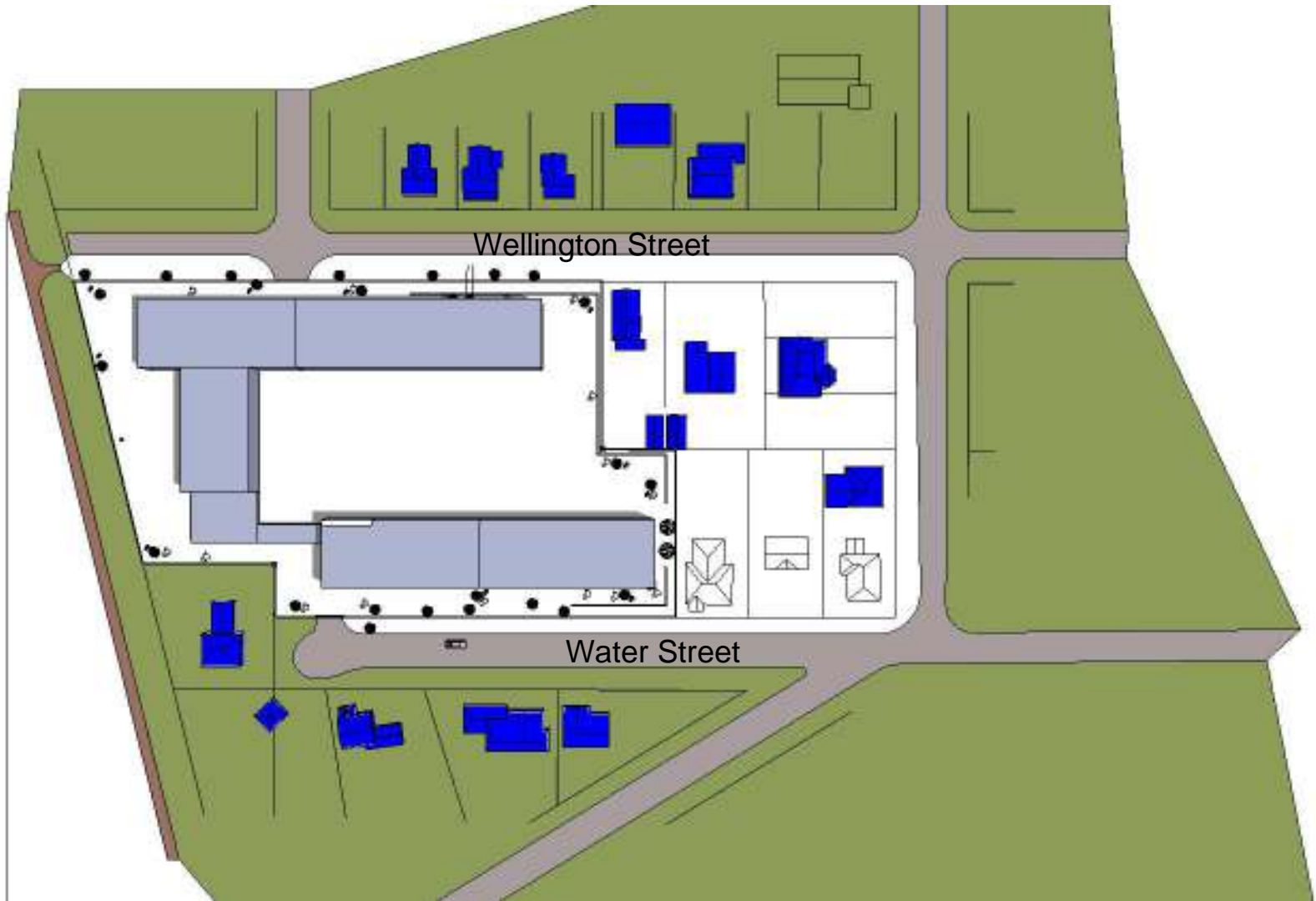




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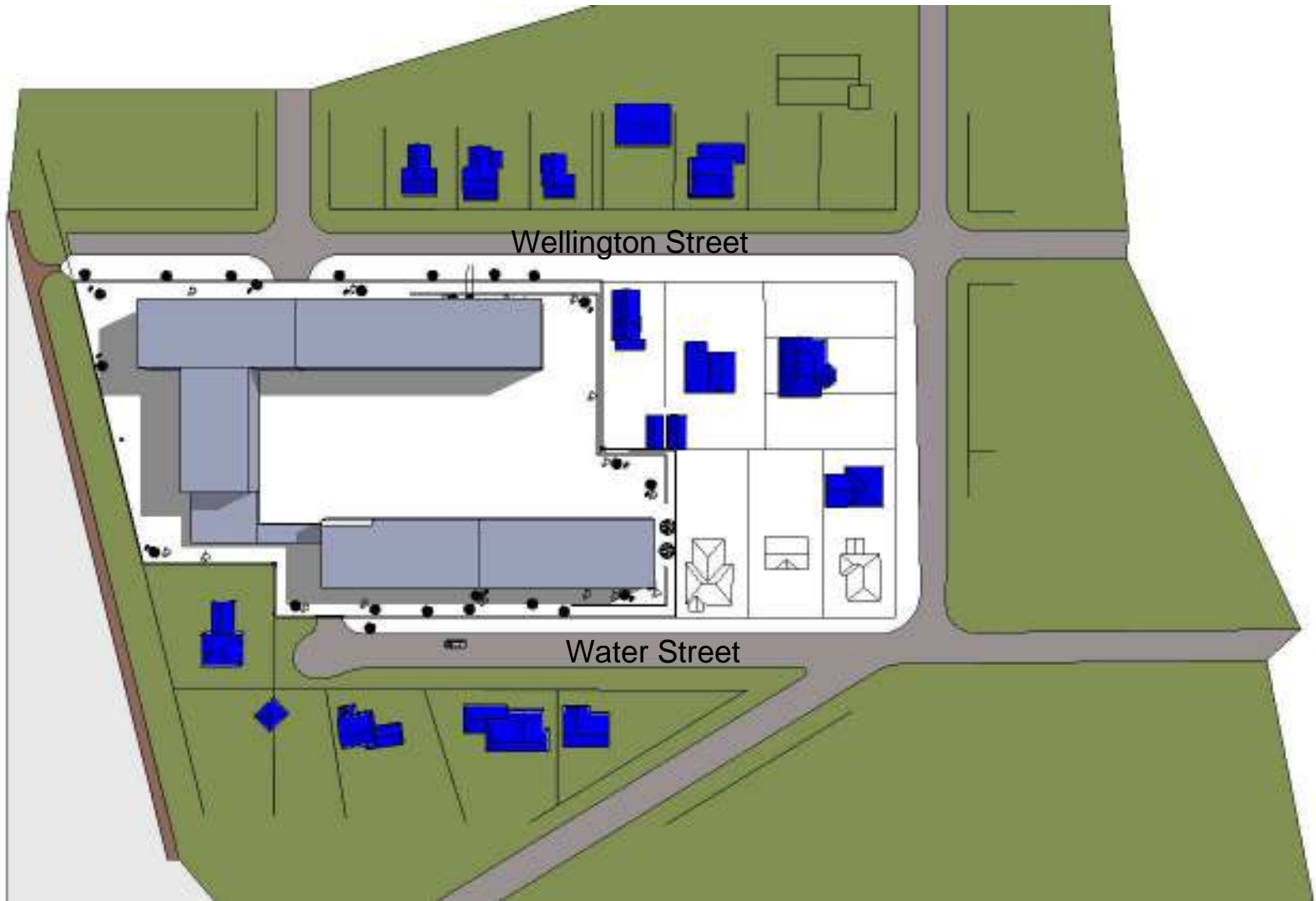


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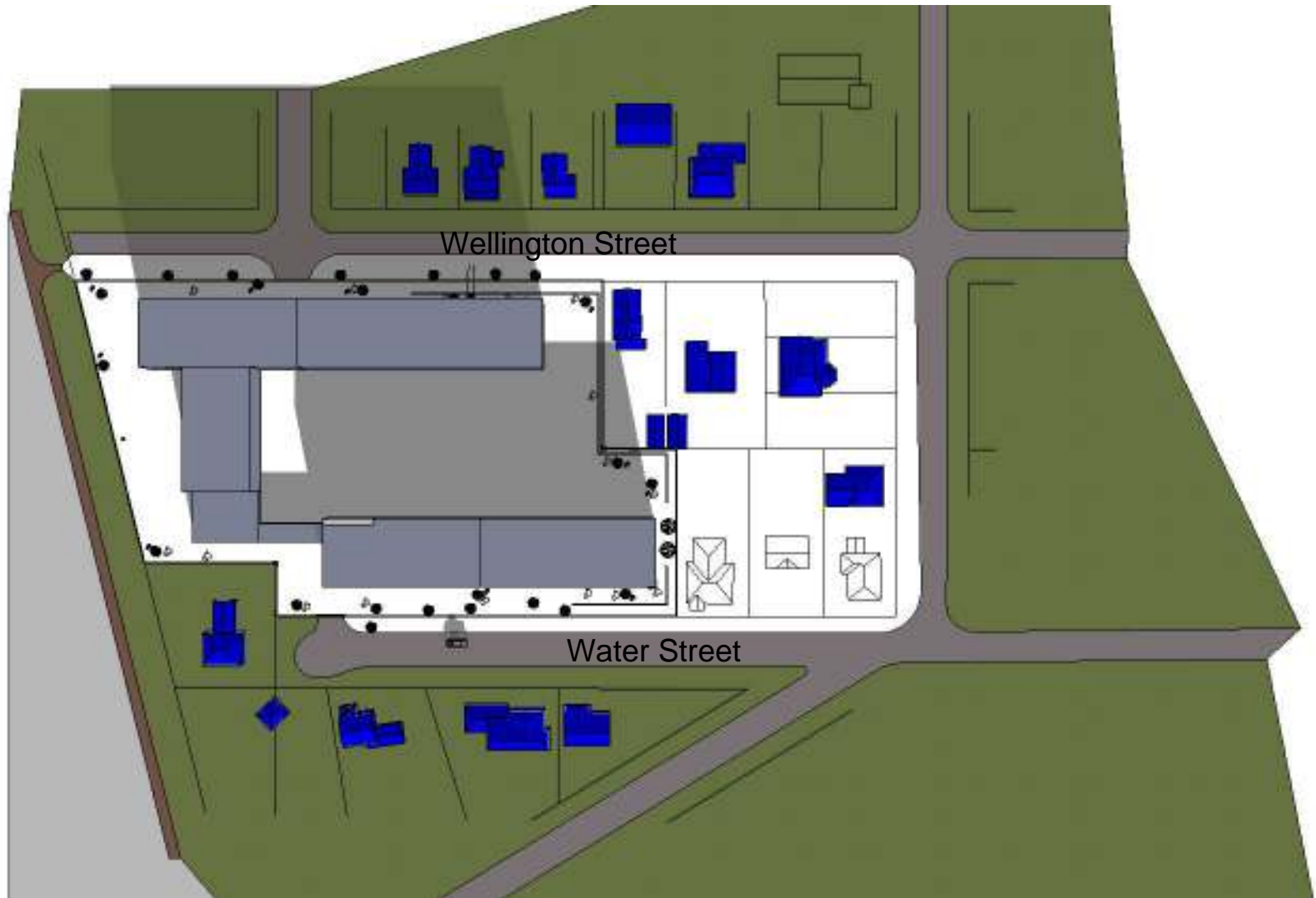
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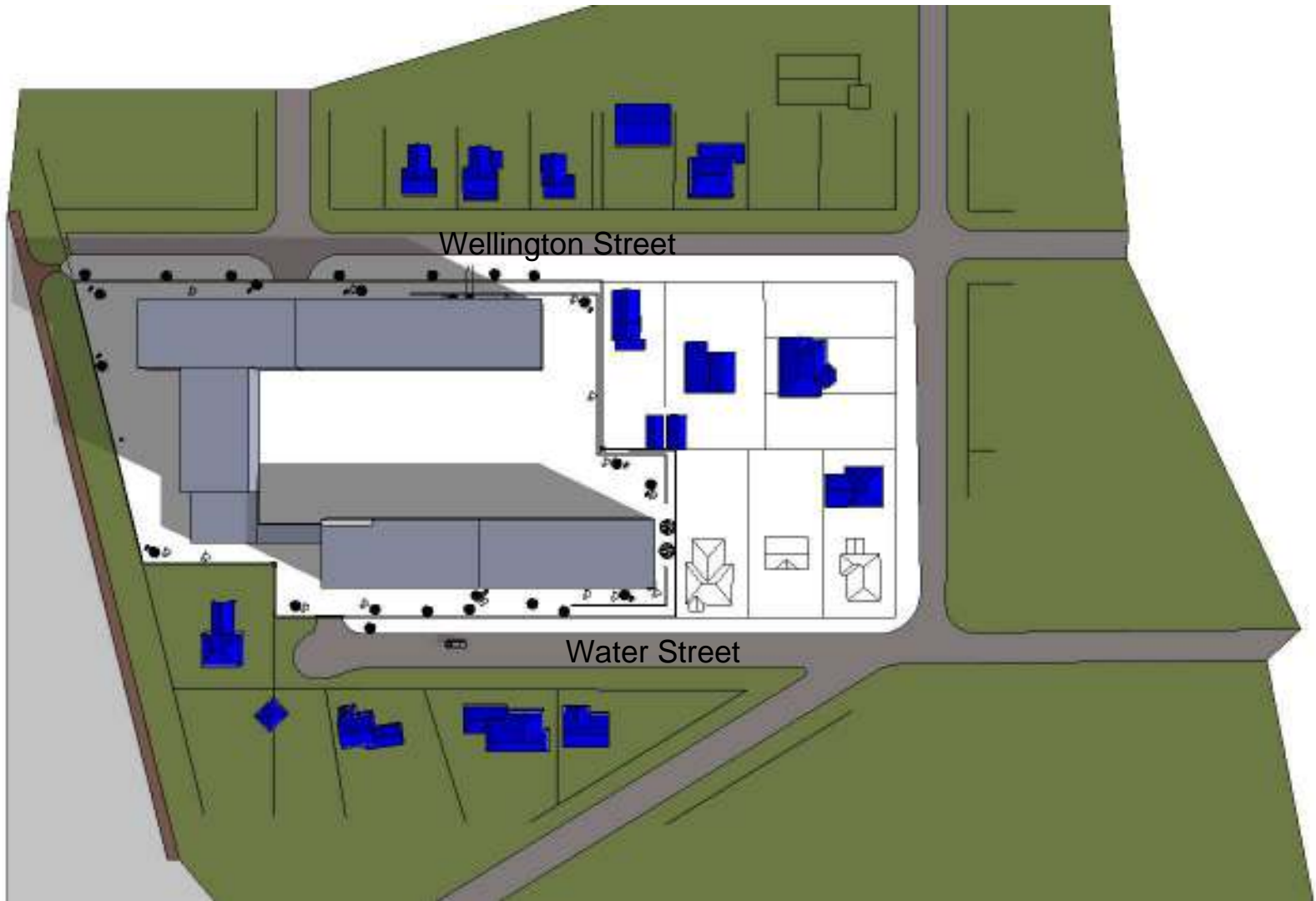


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ATTACHMENT 7



**Shadow Length Calculations****March 21 GMT-4**

Time	Sun Altitude	Azimuth	Shadow Length Factor	Shadow Length
8:00am	5.31	94.45	10.77	172.26m
9:00am	16.07	105.10	3.47	55.53m
10:00am	26.28	116.92	2.03	32.41m
11:00am	35.36	130.86	1.41	22.55m
12:00noon	42.50	147.88	1.09	17.46m
1:00pm, 13:00	46.63	168.19	0.94	15.12m
2:00pm, 14:00	46.80	190.15	0.94	15.02m
3:00pm, 15:00	42.99	210.70	1.07	17.17m
4:00pm, 16:00	36.06	228.01	1.37	21.98m
5:00pm, 17:00	27.11	242.18	1.95	31.26m
6:00pm, 18:00	16.99	254.15	3.27	52.38m
7:00pm, 19:00	6.27	264.89	9.11	145.70m

## June 21 GMT-4

Time	Sun Altitude	Azimuth	Shadow Length Factor	Shadow Length
6:00am	1.44	58.47	39.79	636.67m
7:00am	11.19	68.23	5.05	80.85m
8:00am	21.62	77.60	2.52	40.36m
9:00am	32.44	87.17	1.57	25.18m
10:00am	43.33	97.85	1.06	16.96m
11:00am	53.90	111.28	0.73	11.67m
12:00noon	63.28	130.84	0.50	8.06m
1:00pm, 13:00	69.42	162.09	0.38	6.01m
2:00pm, 14:00	69.06	201.56	0.38	6.12m
3:00pm, 15:00	62.46	231.49	0.52	8.34m
4:00pm, 16:00	52.90	250.22	0.76	12.10m
5:00pm, 17:00	42.28	263.28	1.10	17.60m
6:00pm, 18:00	31.37	273.80	1.64	26.24m
7:00pm, 19:00	20.58	283.31	2.66	42.60m
8:00pm, 20:00	10.21	292.69	5.55	88.86m
9:00pm, 21:00	0.54	302.52	107.09	1,713.35m

## September 21 GMT-4

Time	Sun Altitude	Azimuth	Shadow Length Factor	Shadow Length
8:00am	7.96	96.81	7.15	114.46m
9:00am	18.61	107.68	2.97	47.51m
10:00am	28.59	119.94	1.84	29.36m
11:00am	37.28	134.55	1.31	21.02m
12:00noon	43.78	152.40	1.04	16.69m
1:00pm, 13:00	47.00	173.34	0.93	14.92m
2:00pm, 14:00	46.17	195.21	0.96	15.36m
3:00pm, 15:00	41.49	215.04	1.13	18.09m
4:00pm, 16:00	33.98	231.51	1.48	23.74m
5:00pm, 17:00	24.67	245.04	2.18	34.84m
6:00pm, 18:00	14.35	256.62	3.91	62.56m
7:00pm, 19:00	3.53	267.16	16.20	259.21m

## December 21 (adjusted for daylight savings time) GMT-5

Time	Sun Altitude	Azimuth	Shadow Length Factor	Shadow Length
8:00am	0.03	123.16	1,805.01	28,876.92m
9:00am	8.57	133.98	6.64	106.19m
10:00am	15.59	146.08	3.58	57.36m
11:00am	20.58	159.56	2.66	42.61m
12:00noon	23.07	174.14	2.35	37.56m
1:00pm, 13:00	22.76	189.07	2.38	38.13m
2:00pm, 14:00	19.70	203.46	2.79	44.69m
3:00pm, 15:00	14.22	216.65	3.94	63.12m
4:00pm, 16:00	6.84	228.46	8.34	133.47m



## **K: SHADOW STUDY CRITERIA**

To evaluate the impact of intensification, the City of Waterloo may require a Shadow Study to illustrate the shadow impact the proposed development has on the site and surrounding properties with emphasis on residential uses, outdoor amenity spaces and park spaces, and to provide recommendations to reduce shadowing based on City criteria. At the discretion of the City, a Shadow Study may be required for development over 6 storeys (18m) height. The Shadow Study requirement will be identified through the pre-consultation process for the following types of applications:

- Official Plan applications
- Zone Change applications
- Site Plan applications
- Minor Variance applications

Ideal times to measure the impact of sun and shadow occur during the equinox, the beginning of spring and fall (around March 21 and September 21) and the summer solstice, the beginning of summer in the northern hemisphere. During the equinox, the sun shines directly on the equator and the length of day and night are nearly equal in all parts of the world. Another important time to consider is during the summer, a time when people generally use their amenity space or public space the most. Based on this, the City of Waterloo shall require shadow tests for the following dates and times:

Date(s)	Times
• Spring shadows, March 21 (equinox):	10am, 12 pm, 2 pm, 4 pm, 6 pm
• Summer shadows, June 21 (solstice):	10am, 12 pm, 2 pm, 4 pm, 6 pm
• Autumn shadows, September 21 (equinox):	10am, 12 pm, 2 pm, 4 pm, 6 pm
• Winter shadows, December 21 (solstice)	10 am, 12 pm, 2 pm

These times allow for measuring of hours of sunlight intervals. Additional times may be requested to respond to specific site conditions and shading concerns. The level of impact is measured by the time of shadow, or duration. To be considered compatible, a Shadow Study must demonstrate:

- As a principle, at least 50% or more of any property should not be shaded for more than two interval times (a four hour equivalency); or,
- As a principle, at least 50% of any property should be in full sun for at least two interval times (a four hour equivalency).

These criteria are similar to other municipal shadow study requirements in the Province. The study should include a summary letter describing how the proposed development meets minimum shadow criteria. If the proposal does not meet the general Shadow Study criteria, the Shadow Study must identify other massing options that would meet the intent of shadow criteria.

The study model is to include the site (highlighted on the plan), as well as, surrounding streets, blocks, parks and all buildings located within the shadow impact boundary during the requested times. Where possible, the model should include other approved but not built buildings within the model area. The City of Waterloo will provide this information. The shadow model is to be plotted in colour to a standard metric scale.

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

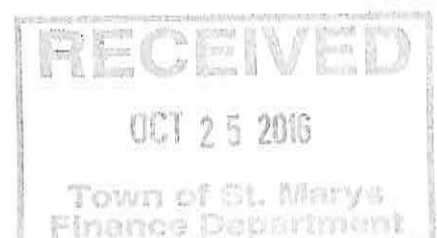
The proposed request to change the current designation should not be approved.

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



PETITION TO THE PLANNING ADVISORY COMMITTEE,  
TOWN OF ST. MARYS

RECEIVED  
NOV 07 2015  
St.

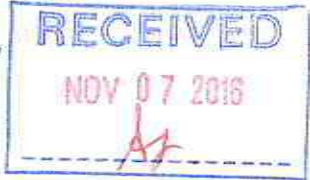
Subject: Application for Approval of an Official Plan Amendment and Zoning By-law Amendment regarding 151 Water Street North (former site of Arthur Meighen Public School).

We, the undersigned, oppose the requested Official Plan Amendment allowing for an increase in the gross density of residential low rise apartments from the current target of forty (40) to seventy-five (75) units per hectare to one-hundred-and-fifty-three (153) units per hectare. We, the undersigned, also oppose the requested Zoning By-law Amendment that the current maximum height of low rise apartments be increased from three (3) storeys totalling a maximum 13.5 metres in height to five (5) storeys with an approximate height of 18 metres. The application is not only contrary to the Official Plan of the Town of St. Marys, but is not in keeping with the attributes of the neighbourhood in terms of building type, building form, and spatial separation (Official Plan 3.1.2.3).

St. Marys ON

Signature	Name	Address
<i>Donna Dickson</i>	Donna Dickson	163 Wellington St. N
<i>Dennis Dubson</i>	Dennis Dubson	" " "
<i>Brenda Barinet</i>	BRENDA BARINET	100 WELLINGTON ST. N
<i>Rob Ward</i>	ROBIN WARD	" " "
<i>Arron Godon</i>	Arron Godon	72 Wellington
<i>Rad Nikolasen</i>	Rad Nikolasen	72 Wellington St. N
<i>Barbara Holliday</i>	Barbara Holliday	106 Wellington St. N
<i>Doug Holliday</i>	Doug Holliday	106 Wellington St. N
<i>Larry Josse</i>	LARRY JOSSE	164 Church St. N.
<i>Patsy Josse</i>	Patsy Josse	164 Church St. N.
<i>Gretchen Rozek</i>	Gretchen Rozek	140 Church St. N
<i>David Colleen</i>	DAVID COLLEN	140 Church St. N.
<i>Sharon Cameron</i>	Sharon Cameron	99 Church St. N
<i>Don Cameron</i>	DON CAMERON	99 Church St. N.

PETITION TO THE PLANNING ADVISORY COMMITTEE,  
TOWN OF ST. MARYS



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Signature	Name	Address
	KENT ROSSON	Kirkton
	Linda McCutcheon	186 Water St S. St Marys
	ALICE MORNING	12 MEIGHEN COURT ST. MARYS
	Gene Marvins	12 MEIGHEN CT ST MARYS
	Randy Pridham	2978 Rd 149, Motherwell.
	BARRIF BRANTON,	306 Elizabeth ST
	BENNIT LITTLE	QUEEN ST. ST MARYS
	BRENT TURNBULL	Church St S.
	Verma & Pratt	329 Jones St <sup>107</sup> St Marys
	GARNIAN STACEY	CHURCH ST NORTH ST. MARYS
	Mike Rumble	37 Widdo St. W. St. Marys,
	Bill Pinyole	14 William ST. St. Marys
	Lewis & Norma Spaves	437 Elizabeth St. St Marys.
	Glen Watkinson	728 Queen St E. #30 <span style="border: 1px solid black; padding: 2px;">St. Marys ON</span>









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Signature	Print name	Address
	Frances Taylor	100 Peel St. S. St. Marys ON.
	Jennifer Leslie	116 Jardine St. St. Marys O
	Don Duguay	114 Wilson St. St. Marys, ON
	DAVID STEWARD	353 QUEEN STREET WEST ST. MARYS
	WAYNE STEWARD	353 Queen St St. Marys
	Melanie Holmes	317 James St. W St. Marys
	Emma Farquhar	196988 19th Line Lakesh
	Glen Collins	178 Thomas St. St. Marys
	CURTIS SMITH	241 SOUTHWAVE RD. S. MARYS
	Gerrit Hughes	227 Church St. St. Marys
	Reuben Boyd	226 Queen St E. ST. MARYS
	STEVEN SIMMERVILLE	37 CARRALL ST. ST. MARYS







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Signature	Print name	Address
	ARIVA KAY	249 WIDDER ST. E. ST. MARY
	MIKE KAY	" " " " "
	Patti Cook	4508 Line 15 St. Marys
	Maggie Whiteroff	48 Wellington St S. St. Marys
	VICTORIA VINE	202 WIDDER ST. E.
	SYLVIA ANDERSON	66 Church St. S. #202
	Cathy Atwell	450 Elgin St. E.
	PARCA HOARE	31 SPARKING CR.
	W.E. VINE	202 WIDDER ST. EAST
	JANIS FIEGAN	231 THOMAS ST ST MARYS
	DOUGLAS CRAIG	600 EMILY ST ST MARYS



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Signature	Print name	Address
	HENRY MONTEITH	111 WIDDER ST. E
	MARILYN CASSELS	111 WIDDER ST. E.
	GERALD McMASTER	112 CHURCH ST N
	Susan McMaster	112 Church St
	Chris Young	178 Widder St. E.
	FRANK BALL	230 WIDDER ST. E.
	MARY JANE BALL	230 WIDDER ST. E.
	IAN THOMAS	228 WIDDER ST. E.
	Aimee Brown	98 Peel St N
	CHRIS BROWN	98 Peel St. N



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Signature	Print name	Address
<i>Robin Manzer</i>	ROBIN MANZER	183 WIDDER ST EAST.
<i>Carolyn Kelly</i>	CAROLYN KELLY	177 WIDDER ST. E.
<i>Emily Kelly</i>	Emily Kelly	177 Widder St. E
<i>Christopher Kelly</i>	CHRIS KELLY	177 WIDDER ST. E.
<i>Deborah Wunder</i>	Deborah Wunder	191 Widder St. E.
<i>Stephen Wunder</i>	Stephen Wunder	196 Widder St. E.
<i>William Kilborn</i>	WILLIAM KILBORN	197 WIDDER ST E
<i>Tama Kilborn</i>	TAMA KILBORN	197 Widder St E

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Signature	Print name	Address
<i>Paul Forte</i>	Paul Forte	24 King St. S. St Marys
<i>Don Wells</i>	Don Wells	86 Ontario, St N.
<i>Gary Austin</i>	Gary Austin	163 Maiden Ln. St M.
<i>Brian Busby</i>	BRIAN BUSBY	137 WATER ST N.
<i>Jean Sandwith</i>	Jean Sandwith	123 Maxwell St.
<i>Judy Greason</i>	JUDY GREASON	128 EMILY ST, ST MARYS.
<i>Jim Greason</i>	JIM GREASON	128 EMILY ST. ST MARYS
<i>Alissa Bartlett</i>	Alissa Bartlett	326 <sup>WINDSOR</sup> <del>128</del> PL.
<i>Michael Greason</i>	Michael Greason	326 KINGSWAY PL. MILTON, ON L9T4C8
<i>Mary Ruppel</i>	Mary Ruppel	57 ANN ST. ST. MARYS.
<i>John Ruppel</i>	JOHN RUPPEL	57 ANN ST ST. MARYS
<i>Sylvain Robichaud</i>	SYLVAIN ROBICHAUD	83 WATER ST. NORTH
<i>Jared Robichaud</i>	Jared Robichaud	83 Water St. N
<i>Diane Frenette</i>	Diane Frenette	152 Emily St. St Mary
<i>Michael Harding</i>	Michael Harding	154 Emily St. St Mary





**PETITION TO THE PLANNING ADVISORY COMMITTEE,  
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Signature	Print name	Address
<i>Rosemary Gault</i>	Rosemary Gault	140 Emily St
<i>Melanie Froese</i>	Melanie Froese	158 Water St. N.
<i>Meg Poel</i>	Meg Poel	179 Water St. N.
<i>Marie Maisel</i>	Marie Maisel	179 Water St. N.
<i>Nellie Poel</i>	Nellie Poel	179 Water St. N.
<i>Steve Dill</i>	Steve Dill	129 " " "
<i>Paul Sproat</i>	Paul Sproat	177 Water N
<i>Barbara Favacho</i>	BARBARA FAVACHO	164 Emily ST.
<i>Bob Favacho</i>	BOB FAVACHO	164 Emily St
<i>Tom Froese</i>	Tom Froese	158 Water St. N.
<i>Helen Froese</i>	Helen Froese	158 Water St. N.

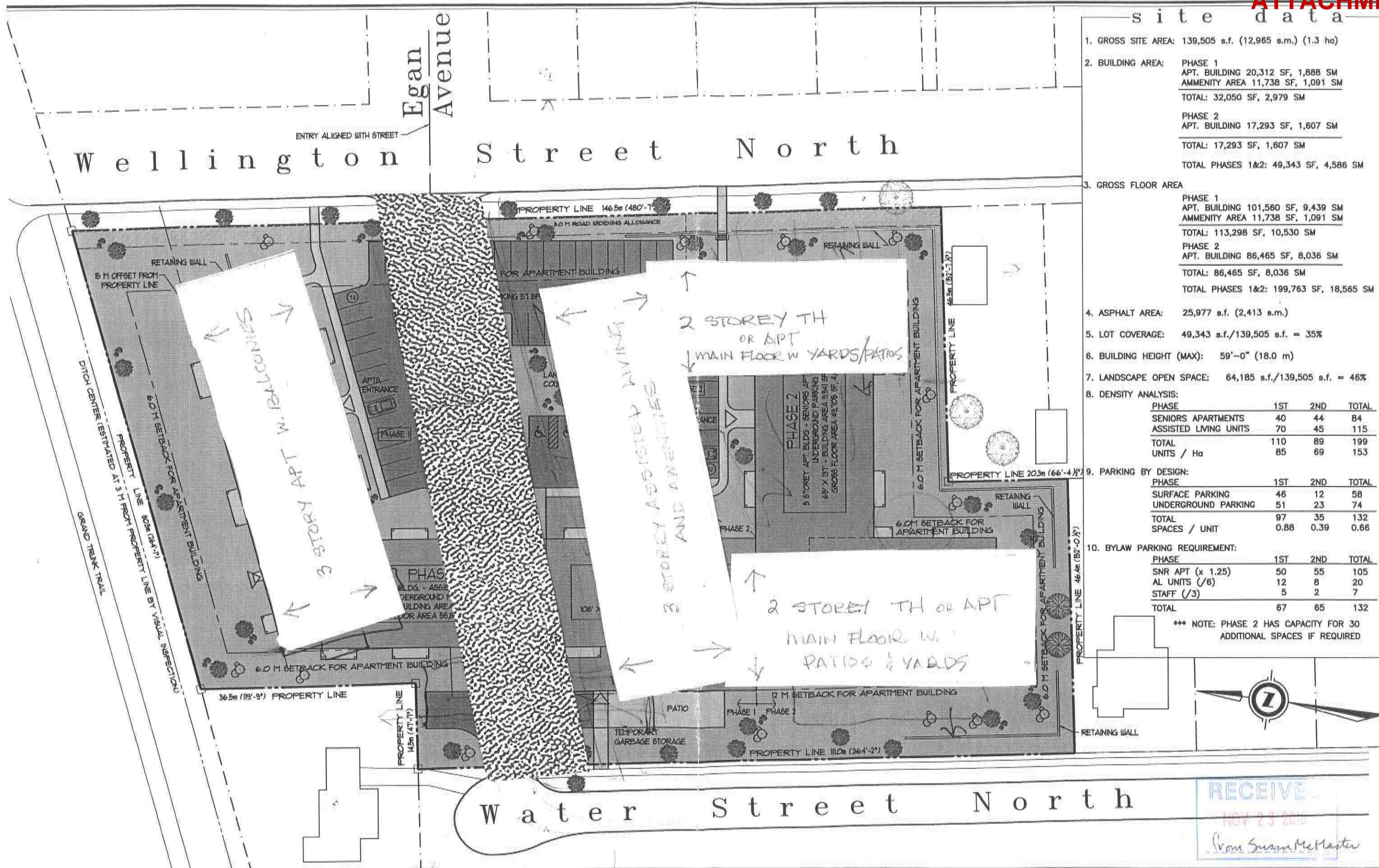












site data

- GROSS SITE AREA: 139,505 s.f. (12,965 s.m.) (1.3 ha)
- BUILDING AREA:
  - PHASE 1
  - APT. BUILDING 20,312 SF, 1,888 SM
  - AMMENITY AREA 11,738 SF, 1,091 SM
  - TOTAL: 32,050 SF, 2,979 SM
  - PHASE 2
  - APT. BUILDING 17,293 SF, 1,607 SM
  - TOTAL: 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
  - AMMENITY AREA 11,738 SF, 1,091 SM
  - TOTAL: 113,298 SF, 10,530 SM
  - PHASE 2
  - APT. BUILDING 86,465 SF, 8,036 SM
  - TOTAL: 86,465 SF, 8,036 SM
  - TOTAL PHASES 1&2: 199,763 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)
- LANDSCAPE OPEN SPACE: 64,185 s.f./139,505 s.f. = 46%

8. DENSITY ANALYSIS:

PHASE	1ST	2ND	TOTAL
SENIORS APARTMENTS	40	44	84
ASSISTED LIVING UNITS	70	45	115
TOTAL	110	89	199
UNITS / Ha	85	69	153

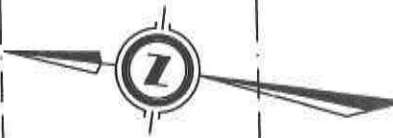
9. PARKING BY DESIGN:

PHASE	1ST	2ND	TOTAL
SURFACE PARKING	46	12	58
UNDERGROUND PARKING	51	23	74
TOTAL	97	35	132
SPACES / UNIT	0.88	0.39	0.66

10. BYLAW PARKING REQUIREMENT:

PHASE	1ST	2ND	TOTAL
SNR APT (x 1.25)	50	55	105
AL UNITS (/6)	12	8	20
STAFF (/3)	5	2	7
TOTAL	67	65	132

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



RECEIVED  
NOV 23 2016  
From Susan McMaster



FW View before meeting

From: Brent Kittmer  
Sent: November 29, 2016 10:49 AM  
To: Grant Brouwer; Mark Swallow  
Cc: Susan Luckhardt  
Subject: FW: View before meeting  
Attachments: Oxford Gardens, 2 rooms to make one suite LFP Money.docx; Globe Investor.docx MTCO.docx; Suske Capital invests with MTCO Holdings Inc.docx

Sending on as an FYI.

Brent

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

From: Al Strathdee  
Sent: November 29, 2016 10:23 AM  
To: Brent Kittmer <bkittmer@town.stmarys.on.ca>  
Subject: Fwd: View before meeting

fyi

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

----- Original message -----  
From: Nicole Taylor <ASureHit@Rogers.com>  
Date: 2016-11-29 10:17 AM (GMT-05:00)  
To: Al Strathdee <astrathdee@town.stmarys.on.ca>  
Subject: FW: View before meeting

Dear Al,

You might be interested in some of the information I have gathered, especially the link to Solar Panels photos at Oxford Garden, and Amenities Facilities converted into rental units, and the refurbishing of assisted living units into apartments.

As promised I will forward informations to you as I come across it.



FW View before meeting

Regards  
Nicole Taylor

From: Nicole Taylor [mailto:ASureHit@Rogers.com]  
Sent: November-29-16 10:06 AM  
To: 'Anyes Kadowaki Busby'; 'Brian Busby'; 'Henry Monteith'; 'marilyncassels marilyncassels'; 'mcmastersusan@gmail.com'  
Cc: 'alexanderbest@yahoo.com'; 'Brenda Bazinet'; 'Gretchen'; 'Judy Greason'; 'mailto:proudmom2@sympatico.ca'; 'mailto:douglas.holliday@sympatico.ca'; 'wellingtonheights@rogers.com'; 'megpoel@sympatico.ca'  
Subject: View before meeting

Dear friends,

You might like to see the following information before Wednesday meeting.

One is a good view of the solar panels on Oxford Gardens roof. Even if Council agree on 3 story buildings another 10 feet will be added to the roof height for solar panels. (equivalent to another story) Cliff Zaluski did mention using solar panels when meeting with us at Anyes and Brian and again at the Creamery.

See link on Oxford Gardens Solar panels. See all pictures especially #10

<http://www.lfpress.com/money/businessmonday/2010/11/05/15986936.html>

My other issue is that the buildings will be on the crest of Wellington and Water St. adding to the impression of a Berlin Wall once completed.

Also enclosed are some of the information I gathered on the business profile of the investors. They set the site, than flip the properties for profits, the bigger the projects the bigger their profit margin. "GREED & SPECULATION" Their previous projects of Oxford Gardens in Woodstock and Hardwood Place in Orangeville are prime examples. Both projects were flip to Chartwell a giant in Seniors Housing. Also note that in Orangeville, Chartwell had the developer refurbish some of the amenities facilities to 4 extra suites. (all for more profits) what about the "Seniors Needs"

My other concern is about the use of the buildings if not profitable, or if in a

FW View before meeting

few years the intended  
used become redundant. We see this with school closing as the enrolment decline,  
as for the aging  
population the demand of senior housing will crest in 10 years, what happens when  
the demand  
decline, or the market is over saturated with Senior Complex, will the buildings be  
repurposed? If so will  
it go to subsidize housing, low income housing?

When I asked Cliff that question; he said that it would be uneconomical to consider  
turning the senior  
Assisted Living Units to apartments. Well that is exactly what they did at Oxford  
Gardens. Not so  
impossible is it!!! See Above attachment. (2 rooms)

Our neighborhood is 140 to 150 years old, and will still be standing in the  
future, what will happen with  
this project 20 years from now? SLUMS!!!

Hoping that Town Council use forthcoming judgement, now only looking at a short  
term for Tax Base  
Revenue, but also the future use of this site and the homogeneity of our  
neighborhood. Town Mayor  
and Council are elected for a 4 year term, but their decision will remain with us  
for generations to  
come. Hopefully all of your efforts in opposing this mega project will have an  
effect on town Council's  
vote. ( I just hope this doesn't become another Dresden Factory Blunder voted in by  
previous Councils)

Looking forward to your comments at our Wednesday night meeting.

Amicalement  
Nicole

## Globe Investor

Report on Business

Press release from Marketwire

# Chartwell Acquires Three Ontario Properties

Monday, September 14, 2015

## Chartwell Acquires Three Ontario Properties

07:45 EDT Monday, September 14, 2015

MISSISSAUGA, ON --(Marketwired - September 14, 2015) - Chartwell Retirement Residences ("Chartwell") (TSX: CSH.UN) announced today that it acquired three retirement residences for an aggregate purchase price of \$170.7 million from three separate groups of vendors affiliated with MTCO Holdings Inc. ("MTCO").

The Village of Oxford Gardens is located in Woodstock and is comprised of 185 suites. Building construction was completed in two phases in 2009 and 2012. The residence has ample amenity offerings, large outdoor spaces, a complementary commercial real estate component and a state-of-the-art solar water heating system. The residence is currently 88% occupied.

Montgomery Village Seniors Community is located in Orangeville and is comprised of 136 suites. The residence opened in 2012 and is a leader in its local market with current occupancy of 93%. The campus contains excess land for development of up to 69 additional suites. Included in the purchase price of this property is \$1.0 million related to this excess land and a deferred payment of \$1.85 million due on the third anniversary of the closing.

Harwood Place Seniors Community is a 126-suite residence located in Ajax, which opened in July 2015. The residence has experienced strong pre-leasing with 56% of the suites currently reserved with move-in dates on or before October 1, 2015. The vendor has provided Chartwell with 24-months occupancy support of up to \$2.5 million. This amount will be held back on closing and released to Chartwell during the lease-up period based on an agreed-upon formula. In addition, the vendor has agreed to convert certain common areas in this building to four additional suites at their cost within 12 months of closing.

Chartwell estimates the first year unlevered yield on this transaction, including estimated occupancy support payments, to be 6.1%, with the stabilized yield estimated at 6.6%.

"This transaction is fully in line with our strategy to expand our portfolio with new, high-quality properties, located in strong and growing markets and also furthers our goal to accretively re-invest proceeds from the recent sale of our U.S. portfolio," commented Vlad Volodarski, Chartwell's Chief Financial Officer and Chief Investment Officer. "We are also pleased to establish a business relationship with MTCO, a reputable developer of seniors housing in Ontario and we are looking forward to working with them on future projects."

About Chartwell

Chartwell is an unincorporated, open-ended trust which indirectly owns and operates a complete range of seniors housing communities from independent supported living through assisted living to long term care. It is the largest owner and operator of seniors residences in Canada. Chartwell's aim is to capitalize on the strong demographic trends present in its markets to maximize the value of its existing portfolio of retirement residences, and prudently avail itself of opportunities to grow internally and through accretive acquisitions. More information can be obtained at [www.chartwell.com](http://www.chartwell.com).

## Forward-Looking Information

This press release contains forward-looking information that reflects the current expectations, estimates and projections of management about the future results, performance, achievements, prospects or opportunities for Chartwell and the seniors housing industry. Forward-looking statements are based upon a number of assumptions and are subject to a number of known and unknown risks and uncertainties, many of which are beyond our control, and that could cause actual results to differ materially from those that are disclosed in or implied by such forward-looking statements. There can be no assurance that forward-looking information will prove to be accurate, as actual results and future events could differ materially from those expected or estimated in such statements. Accordingly, readers should not place undue reliance on forward-looking information. These factors are more fully described in the "Risks and Uncertainties" section in Chartwell's 2014 MD&A and in materials filed with the securities regulatory authorities in Canada from time to time, including but not limited to our most recent Annual Information Form.



# **London Free Press**

## **Money**

### **Running hot and cold**

Pat Currie Special to QMI Agency

Monday, November 8, 2010 12:00:49 EST AM

When Woodingford Lodge, the county's home for 400 seniors, many in long-term care, became available after the county moved operations to a new building, VanHaeren got four partners together (his brother Tony Van Haeren, Cliff Zaluski of Sierra Construction and David Lowes of Woodstock's Kinsdale Carriers) and bought the place four years ago.

"Then we gutted it, right to the outside walls."

Ripping out some walls between the 200 existing rooms, they created 101 suites in varying sizes (rents range from \$2,000 to \$3,600 a month). When the project was finished, VanHaeren estimates they'd spent \$17-\$18 million on

Suske Capital invests with MTCO Holdings Inc. in the development of state-of-the-art retirement homes throughout Ontario. In addition to co-investing in projects, Suske Capital assists in all aspects of the pre-development, including the arranging of financing and raising of equity, financial modeling, and creation of marketing materials.

MTCO is involved with the full range of development and operational activities on every project. The company identifies attractive markets, secures land, and develops functional plans for the facilities. MTCO further oversees the consultant team and construction manager in taking each project through design development and the municipal approval process and into the construction phase. MTCO additionally manages the pre and post opening operations, marketing, and lease up.

PWL is a portfolio of 460 suites across seven properties in Alberta along with first rights on a development pipeline of five residences representing a total of 500 suites. In addition to the portfolio, PWL owns Connecting Care, a seniors housing operator of 30 residences.

Over the past 15 years, the portfolio has become one of Alberta's leading providers of quality hospitality and care for seniors in supportive living communities. An experienced, diversified and dedicated management team brings extensive industry knowledge and strong personal commitment to its contemporary retirement residences.

Since its inception in 2000, Connecting Care has grown to become Alberta's largest privately owned operator of supportive living residences. The company currently manages over 2,100 suites and has 1,500 professionally trained employees. By amalgamating hospitality, healthcare and residential services, Connecting Care has embraced and implemented the very best ideas in seniors care.

*"Inspiring a Healthy Environment"*

October 28, 2016

Town of St. Marys  
175 Queen Street East  
P.O. Box 998  
St. Marys, Ontario N4X 1B6

**Attention: Susan Luckhardt, Planning Coordinator, (via e-mail [sluckhardt@town.stmarys.on.ca](mailto:sluckhardt@town.stmarys.on.ca))**

Dear Ms. Luckhardt,

**Re: Application for Official Plan & Zoning By-law Amendments**

**Property Description: Lots 14-17 inclusive w/s Wellington St and Lots 13-17, inclusive e/s Wellington St, Registered Plan No. 225 and Part of Lot 16, Conc. 17, former Twp. of Blanshard in the Town of St. Marys (municipally known as 151 Water St. North)**

The Upper Thames River Conservation Authority (UTRCA) has reviewed the subject application with regard for policies contained within the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006). These policies include regulations made pursuant to Section 28 of the Conservation Authorities Act, and are consistent with the natural hazard and natural heritage policies contained in the Provincial Policy Statement (2014). The Upper Thames River Source Protection Area Assessment Report has also been reviewed in order to confirm whether the subject property is located within a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act. We offer the following comments:

### **PROPOSAL**

The proposed Official Plan Amendment seeks to provide a special policy that will permit the redevelopment of the lands for an age-in-place medium rise residential seniors apartment development with a gross density of approximately one hundred fifty three (153) residential units per hectare and a height of five (5) stories whereas the Official Plan contains no provision for medium rise apartments but rather policies for three (3) storey low rise apartments with a maximum gross density of seventy (70) residential units per hectare.

The proposed Zoning By-law Amendment will change the zone classification from "Institutional Zone (I)" to "Residential Zone Six (R6-\*)" with special provisions to permit the redevelopment of the lands for an age-in-place medium rise residential seniors apartment development for five (5) stories to a maximum height of approximately 18.0 metres whereas the Zoning By-law permits three (3) stories to a maximum height of 13.5 metres on a lot with an area of approximately 1.3 hectares.

The owner is seeking to redevelop the lands for an age-in-place medium rise seniors residential apartment development consisting of approximately 84 senior's apartments and 115 assisted living units in two (2) phases.

## **CONSERVATION AUTHORITIES ACT**

As shown on the enclosed mapping, a portion of the subject property is affected by the Authority's Regulation Limit which includes the riverine flooding hazard. The UTRCA regulates development within the Regulation Limit in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act. This regulation requires the landowner to obtain written approval from the UTRCA prior to undertaking any development or site alteration in the regulated area which includes filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

## **UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL**

The UTRCA's Environmental Planning Policy Manual is available online at:

<http://thamesriver.on.ca/planning-permits-maps/utrca-environmental-policy-manual/>

The policies which are applicable to the subject lands include:

### **3.2.2 General Natural Hazard Policies**

These policies direct new development and site alteration away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated.

### **3.2.3 Riverine Flooding Hazard Policies**

These policies address matters such as the provision of detailed flood plain mapping, uses that may be permitted in the flood plain, one & two zone flood plain policy areas as well as special policy areas.

### **3.5.2 Policies for Stormwater Management and Erosion & Sediment Control Measures:**

Generally discusses the requirements for SWM and the requirements for report submissions, while advocating for catchment area planning of SWM facilities. Section 1.6.6.7 of the Provincial Policy Statement states; Planning for stormwater management shall;

- a) minimize, where possible, prevent increases in contaminant loads;
- b) minimize changes in water balance and erosion;
- c) not increase risks to human health and safety and property damage;
- d) maximize the extent and function of vegetation and pervious surfaces; and
- e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.

## **LOW IMPACT DEVELOPMENT (LID) OPPORTUNITIES**

The PPS also encourages green infrastructure (e.g., permeable surfaces) and strengthens stormwater management requirements in Policy 1.6.2. We encourage Stormwater Management (SWM) Low Impact Developments (LIDs) and Best Management Practices (BMPs) where feasible. The UTRCA is currently looking for pilot projects, within our watershed, to implement LID on sites while providing educational opportunities for students. If you are interested in finding out more about this partnership opportunity please contact Teresa Hollingsworth, Coordinator of Community & Corporate Services at our office 519-451-2800 ext. 226 or [hollingswortht@thamesriver.on.ca](mailto:hollingswortht@thamesriver.on.ca).

## **DRINKING WATER SOURCE PROTECTION**

### **Clean Water Act**

The Clean Water Act (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower



Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. We wish to advise that the subject property is within identified as being within a vulnerable area. Mapping which shows these areas is available at: [http://maps.thamesriver.on.ca/GVH\\_252/?viewer=tsrassessmentreport](http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport)

### **Provincial Policy Statement (PPS, 2014):**

**Section 2.2.1** requires that:

“Planning authorities shall protect, improve or restore the quality and quantity of water by: e) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and
2. protect, improve or restore vulnerable surface and ground water features, and their hydrological functions”

**Section 2.2.2** requires that:

“Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored”.

Municipalities must be consistent with the Provincial Policy Statement when making decisions on land use planning and development.

Policies in the Approved Source Protection Plan may prohibit or restrict activities identified as posing a significant threat to drinking water. Municipalities may also have or be developing policies that apply to vulnerable areas when reviewing development applications. Proponents considering land use changes, site alteration or construction in these areas need to be aware of this possibility. The Approved Source Protection Plan is available at: <http://www.sourcewaterprotection.on.ca/source-protection-plan/approved-source-protection-plan/>

### **PERMIT REQUIREMENTS**

During a site visit on October 13, 2016, UTRCA staff advised the property owner that any development should be kept outside of the area of interference surrounding the watercourse to the north of the subject property (shown on the attached mapping). Upon reviewing the site, the UTRCA is satisfied that development, if kept 15 metres from the existing fence line, is appropriate. Please contact Karen Winfield, Land Use Regulations Officer, at ext. 237, or via email at: [winfieldk@thamesriver.on.ca](mailto:winfieldk@thamesriver.on.ca), for more information regarding permits and permit fees.

### **RECOMMENDATION**

The UTRCA has no objection to the above noted applications for Official Plan Amendment and Zoning By-law Amendment. We remind the applicant that a 15 metre setback from the existing fence line must be maintained in order to secure the required permit from the UTRCA. We look forward to reviewing the future applications/plans for this site. The foregoing is provided for the information of the applicant, the Planning Department and Council.

### **UTRCA REVIEW FEES**

In June 2006, the UTRCA’s Board of Directors approved the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority. This manual authorizes Staff to collect fees for the review of Planning Act applications including applications for Official Plan Amendment and Zoning By-law

UTRCA Comments  
OPA & ZBA  
151 Water St. St. Marys

Amendment (\$200.00 each). When submitted concurrently, the fees for the second application will be reduced by 50%. The fees for this review are \$300.00 and will be invoiced to the owner under separate cover. Thank you for the opportunity to comment. If you have any questions, please contact the undersigned at extension 228.

Yours truly,  
UPPER THAMES RIVER CONSERVATION AUTHORITY



Spencer McDonald  
Land Use Planner  
SM/sm








c.c. Mark Swallow, Planner (via email: [mswallow@perthcounty.ca](mailto:mswallow@perthcounty.ca))  
Jenn Gaudet, Sierra Construction (via email: [jgaudet@sierraconstruction.ca](mailto:jgaudet@sierraconstruction.ca))

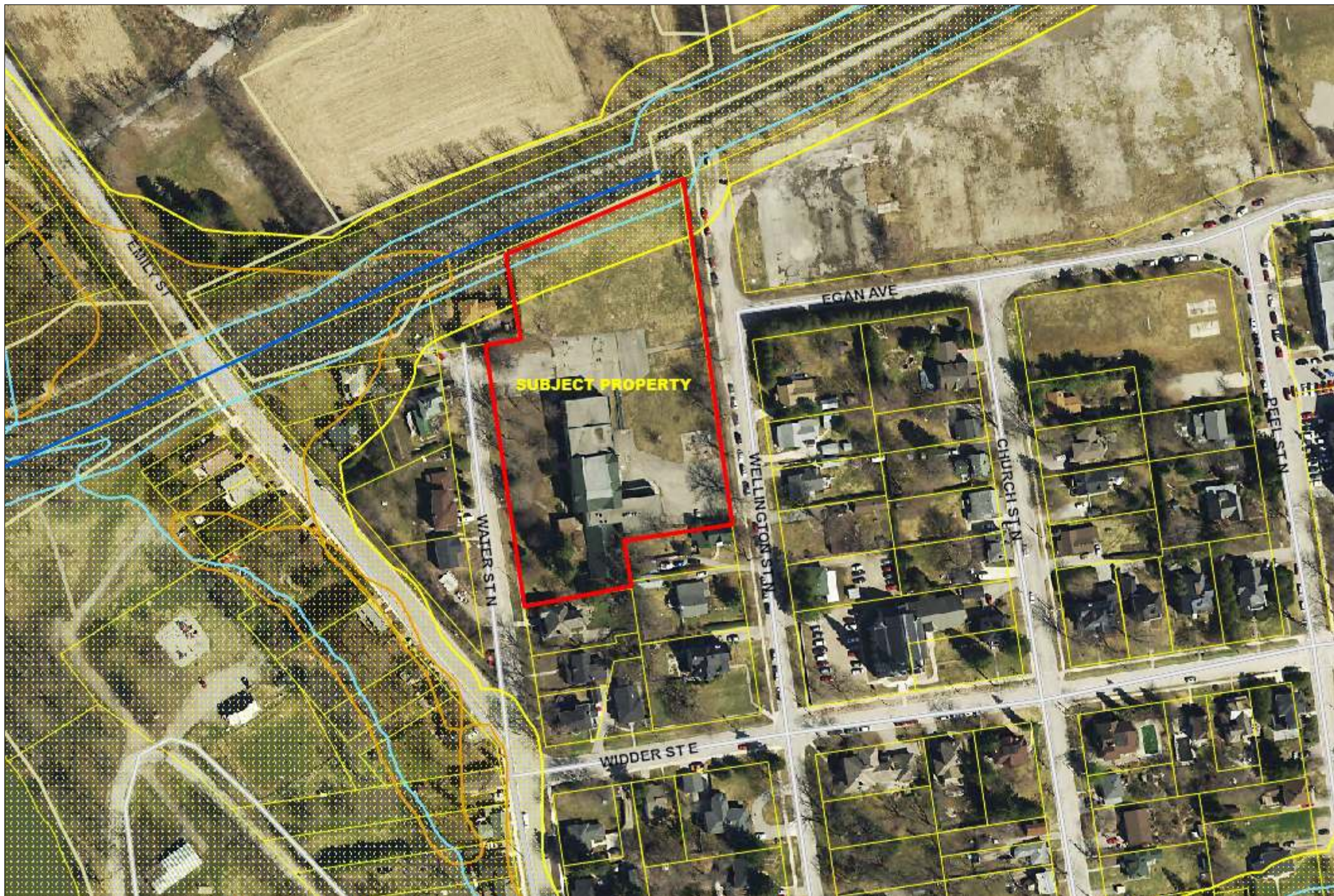
Enclosure: UTRCA Regulation Limit mapping (please print on legal-size paper for scales to be accurate)



Regulation under s.28 of the *Conservation Authorities Act*  
 Development, interference with wetlands, and alterations  
 to shorelines and watercourses. O.Reg 157/06, 97/04.

### Legend

- Watercourse**
  -  Open
  -  Tiled
-  Flooding Hazard (Detail)
-  Erosion Hazard (Detail)
-  Regulation Limit 2015
-  Natural Heritage (UTRCA, 2006)
-  Assessment Parcel (St. Marys)



The Regulation Limit depicted on this map schedule is a representation of O.Reg 157/06 under O.Reg 97/04.

The Regulation Limit is a conservative estimation of the hazard lands within the UTRCA watershed. Depending on the specific characteristics of the hazard land and the land use proposed, the Regulation Limit may be subject to change.

The UTRCA disclaims explicitly any warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, fitness for a particular purpose, merchantability or completeness of any of the data depicted and provided herein.

The UTRCA assumes no liability for any errors, omissions or inaccuracies in the information provided herein and further assumes no liability for any decisions made or actions taken or not taken by any person in reliance upon the information and data furnished hereunder.

This map is not a substitute for professional advice. Please contact UTRCA staff for any changes, updates and amendments to the information provided.

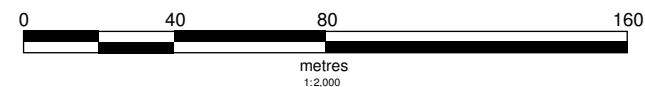
This document is not a Plan of Survey.

Sources: Base data, 2010 Aerial Photography used under licence with the Ontario Ministry of Natural Resources Copyright © Queen's Printer for Ontario; City of London.

**Notes:**  
 151 Water St. North, St. Marys

Created By: SM October 12, 2016

\* Please note: Any reference to scale on this map is only appropriate when it is printed landscape on legal-sized (8.5" x 14") paper.







## MEMO

### Engineering & Public Works

To: Susan Luckhardt

From: Jeff Wolfe

Date: November 1, 2016

File:

For Your Information

For Your Approval

For Your Review

As Requested

**Subject: 151 Water Street OP & Zoning Bylaw Amendment Application - Comments**

In reply to your circulation on October 19, 2016 and further information provided, Public Works staff has the following comments:

1. The primary vehicular access to the site as proposed from Wellington Street North is preferred.
2. Proposed delivery truck entrance off of Water Street is not preferred. Proponent to clarify whether loading area is appropriately designed for truck maneuvering.
3. Applicant to confirm sanitary system capacity requirement and that sanitary servicing to property is adequate.
4. Applicant to confirm water system capacity requirement for fire protection and hydrant flow testing will need to be completed to confirm water servicing to property is adequate.
5. Concrete curb and gutter system to be extended northerly from current termination point on Wellington St. adjacent to the property.
6. Visual block should be provided for proposed garbage storage.

Respectfully submitted,

Jeff Wolfe, C.Tech.  
Asset Management/Engineering Specialist



November 7, 2016

Memo to: Susan Luckhardt, Secretary-Treasurer Planning Advisory Committee  
From: Richard Andy Anderson, Fire Chief

Re: Notice of Complete Applications for Official Plan Amendment and zoning By-law Amendment – 151 Water Street North, St. Marys

Dear Mrs. Luckhardt:

The following are my comments with respect to the abovementioned applications for the proposed development of 151 Water Street North:

1. Although the St. Marys Fire Department has the ability to fight a fire in the buildings proposed for this development, there are several operational considerations for the Fire Department in servicing structures of five storeys in height.  
A secondary means of providing rescue from an elevated platform, such as windows and balconies above the third storey, would not be achieved. The reason for this is the St. Marys Fire Department currently owns a 50 foot Aerial Ladder truck. The placement of the vehicle and proper angulation of the ladder to perform such rescue operations would not prove favourable for a structure exceeding three storeys in height. There are future plans to purchase a 75 foot Aerial Ladder truck. This would assist in meeting those demands.  
Currently, none of the Fire Department's ground ladders would be able to reach the top three floors. The Fire Department currently owns a 40 foot ladder which would not be adequate to service this building.  
The Fire Department currently does not have the equipment to assist with fighting a fire in a structure of this height, including high-rise packs that the firefighters would carry containing hoses, nozzles, wrenches, etc. required to connect to a standpipe system to assist in fighting a fire on a given floor.
2. This Department requires that it be demonstrated that water servicing is adequate in the immediate area of the development to provide fire protection to the site. Size of fire mains; and pressure and volume of water in the immediate area need to be confirmed.
3. The Fire Department requires further details on the degree of Assisted Living proposed within the complex.

Yours truly,



Richard "Andy" Anderson,  
Fire Chief/CEMC Town of St. Marys

**TOWN OF ST. MARYS**  
P.O. Box 998, St. Marys, ON. N4X 1B6



## MEMO

### Engineering & Public Works

To: Susan Luckhardt

From: Jeff Wolfe

Date: November 24, 2016

File:

For Your Information

For Your Approval

For Your Review

As Requested

**Subject: 151 Water Street OP & Zoning Bylaw Amendment Application – Additional Comments**

Following the PAC meeting on November 7, 2016, Public Works staff were asked to provide further detail on sanitary and water servicing conditions to 151 Water St. North. Public Works provides the following additional comments:

1. Public Works reviewed the sanitary treatment and conveyance system as it relates to the current proposal. Based on the review, it was determined that the Town's sanitary treatment and conveyance system is adequately sized to accommodate the proposed land use. Assumptions on sewage volumes generated from the site will need to be verified prior to site plan approval when the proponent can submit anticipated sewage volumes from the development.
2. Public Works reviewed the water supply and distribution system as it relates to the current proposal. Based on the review, it was determined that the Town's water supply and distribution system is adequately sized to accommodate the proposed land use. Assumptions on flow volumes required at the site will need to be verified prior to site plan approval when the proponent can submit anticipated water demand volume data for the development.

Respectfully submitted,

Jeff Wolfe, C.Tech.  
Asset Management/Engineering Specialist



- Jeff Wolfe, Engineering Specialist
- Tammy DeGraw, Fire Prevention Officer
- Susan Luckhardt, Secretary-Treasurer PAC

## **Call to Order**

Chairman Don Van Galen called the meeting to order at 6:20 pm.

## **Disclosure of Pecuniary Interest:**

None.

## **Approval of Minutes dated October 3, 2016**

Motion by W. J. “Bill” Galloway, seconded by Steve Cousins that the Minutes dated October 3, 2016 be approved as circulated.

Carried.

## **4. Application Z05-2016 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended affecting Lots 1-12 inclusive, Registered Plan 505, 100 Ann Street, St. Marys from Wildwood Care Centre Inc.**

Scott Walsh of Wildwood Care Centre and Gail Lamb, architect for the project were present for the review of the application.

Scott Walsh spoke to the application. They are proposing to add to the long term care facility to meet new regulations under legislation for spatial requirements for residents. The construction will also allow Wildwood Care Centre to install a sprinkler system.

At the invitation of Chairman Don Van Galen, Mark Swallow spoke to the application. The property owner is proposing to expand the existing long term care facility to meet the Ministry of Health standards. No increase in the occupancy of the building is proposed. The applicant has requested relief from zone provisions to reduce the required front yard from 6.0m to 3.0m; the required southerly side yard from 6.0m to 2.0m; and the required westerly side yard from 6.0m to 3.0m.

Mark Swallow spoke to the reduced front yard setback, stating there is impact to the cul de sac at the northerly end of Ann Street. Staff has been looking at any potential interference with the maintenance and care of the road that may occur through locating a building closer to the front property line. With respect to the westerly yard, Mark Swallow stated that there is a substantial hedge currently located along the west property line. Staff does not identify any issues with interference with the neighbours to the west. With respect to the semi-detached dwelling located on the adjacent property to the south, the proponents are proposing a 2.0m side yard at this location; however there are no decks or patios located in this side yard. The grades are such that the semi-detached dwelling is higher than the long term care facility and therefore reduces the impact of massing of the long term care home on the semi-detached dwelling. The property is designated Residential which allows for residential uses including that of a long term care facility. A site plan agreement with the Town already exists for the long term care facility and the size of the proposed addition does not trigger the requirement of another site plan agreement under the Site Plan Control By-law.



Jim Craigmile asked Mark Swallow to confirm if any correspondence has been received from the neighbors to the south. Mark Swallow stated he is not aware of any correspondence from the neighbours to the south.

Bill Galloway asked about the installation of a fence to the south. Scott Walsh stated they have talked to the neighbours to the south and have arrived at the installation of a fence. There is not a fence proposed along the west property line as a large hedge exists there.

Chairman Don Van Galen asked the applicant to speak to the matter of winter road maintenance. Gail Lamb stated that the end of Ann Street is a cul de sac and so a snow plow would not be travelling at a speed that would cause it to throw the snow.

Chairman Don Van Galen asked for any comments from members of the Public.

Alexander Best, 92 Wellington Street North asked what the unit density is for the facility. Gail Lamb stated it is not that type of facility as there are no units. They have 60 long term care and 24 retirement home individuals – the facility has beds, not units.

There were no other comments or questions from the Public.

This concluded discussion of application Z05-2016.

**RECOMMENDATION:**

**Application Z05-2016 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended Lots 1-12 inclusive, Registered Plan 505, 100 Ann Street, St. Marys**

Motion by W. J. “Bill” Galloway, seconded by Steve Cousins that the Planning Advisory Committee for the Separated Town of St. Marys recommends approval of Application Z05-2016 from Wildwood Care Centre Inc. for a Zoning By-law Amendment affecting Lots 1-12 inclusive, Registered Plan 505, 100 Ann Street, St. Marys and further that Council proceed immediately to a Public Meeting to be scheduled for December 13, 2016.

Carried.

**5. 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 affecting 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 from 1934733 Ontario Inc.**

Chairman Don Van Galen called for a recess at 6:30 pm to allow time for people to arrive given the re-location of the meeting from the Municipal Operations Centre.

Chairman Don Van Galen called the meeting back to order at 6:40 pm.

Chairman Don Van Galen outlined the process of the meeting which is not a statutory meeting but rather is an advisory meeting only.

Jennifer Gaudet, Planner with Sierra Construction and Chris Jasinski, owner of 151 Water Street North were present for the meeting.

Jennifer Gaudet spoke to the application and provided a PowerPoint presentation. Jennifer Gaudet provided an overview of the property and the surrounding neighbourhood consisting of residential uses. The proposal for the site at 151 Water Street North will be developed over two phases to provide a total of 199 units of which 115 will be assisted living units and 84 will be senior apartment units. Jennifer Gaudet stated that this development is not a nursing home; the end of the spectrum will be assisted living with a meal care plan available to residents.

Chris Jasinski spoke to the project vision; to create a safe, comfortable and enjoyable environment for seniors; offering quality, value and community and assisting to keep families (couples) together as long as possible. They are proposing 550 sq ft to 1200 sq ft apartments with excellent indoor and outdoor amenities. They will lower and level the site through retaining walls and are proposing softscaping to soften the development. The development will provide 30 full time jobs and additional indirect employment within the St. Marys community. They are also proposing to develop community partnerships in conjunction with the development through churches, etc.

Chris Jasinski spoke to a map showing the Project Market Area (PMA). A radius of approximately 12km from the site represents 65% of the target market; the remaining 35% target market is from the surrounding area outside the community.

Chris Jasinski showed the plan for Phase One and how the units would be developed on the site. He also showed the amenity block which would be constructed as part of Phase One. Chris Jasinski stated that the project is amenity rich inside and outside to create a great environment for people. To support the amenities, additional units will be built in Phase Two of the development. The main entrance to the surface parking is proposed to be located on Wellington Street North.

Chris Jasinski spoke to the proposed underground parking. More parking will be proposed in Phase One as the demographic for Phase One is more parking intensive than the demographic for Phase Two.

Chris Jasinski spoke to the block elevations drawing showing the former school ghosted in to show the massing of the school compared to the proposed apartment buildings. Chris Jasinski stated that they have also imported onto the drawing the elevation of the church across the road on Wellington Street to illustrate the scale of the proposed development.

Chris Jasinski spoke to the demographics study completed by CBRE. The study shows that there is an unfulfilled need for seniors' residences in St. Marys and surrounding area. The study also shows that the target population for seniors' residences will significantly increase over the next 30 years.

Chris Jasinski spoke to the supply/demand ratio analysis which showed a 76.4% increase for demand in seniors' apartments over the next 10 years; and a 61.4% increase in demand for assisted living units over the next 10 years. The population of 75-85 year olds in the PMA is forecasted to grow 62% in the next 10 years. Chris Jasinski stated that they believe the Arthur Meighen Manor development is consistent with development norms, provincial mandate and societal needs; and that this project can be a strong asset to the community.

Jennifer Gaudet spoke to the planning analysis with respect to the Provincial Policy Statement (PPS), stating that every planning decision in Ontario is required to be consistent with the PPS. The proposed development of this site is consistent with the PPS in that it promotes efficient use of infrastructure within the Town through intensification; supports active transportation (close to downtown, parks and trails); is within an existing residential area and has no safety or security concerns.

Jennifer Gaudet spoke to the Town Official Plan policies with respect to the proposed development. The site is designated Residential; the proposed development provides housing for seniors; is an intensification of a serviced site; provides a diversification of housing stock; includes on site recreational facilities; and is a higher density senior citizens development.

Jennifer Gaudet stated that the proponents are asking for an Official Plan Amendment to add a provision for mid-rise apartments with a density of 153 units per hectare; and also an Official Plan amendment to permit a building height increase to five storeys.

Jennifer Gaudet stated that the proponents are asking for a Zoning By-law Amendment. The site is currently zoned "Residential Development – RD" and the zoning amendment is required to develop the site. The proposed development will meet most zone provisions for the "Residential Zone Six – R6" zone but will require relief from some provisions through site specific zoning. Amendments are requested for lot area to reduce 90 sq m per dwelling unit to 50 sq m; for building height from 13.5m to 18.0m; for number of storeys from 3 to 5; and for driveway requirements to request a driveway off the rear lot line for loading purposes.

Jennifer Gaudet provided photos of the Town Hall which measures 65 feet (19.81m) to the peak and 40 feet (12.19m) to top of the roof; the Opera House building at 12 Water Street which measures 50 feet (15.24m) in height; and Kingsway Lodge, 310 Queen St E which consists of three storeys plus peaks on the upper level.

Jennifer provided photos of other developments that Sierra construction has built. This concluded the proponents' presentation.

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

Steve Cousins asked if the proposed parking referenced on page 11 of the Planning Justification Report is sufficient to allow for the overlap of shifts and also for residents living in the development, stating that most people living in St. Marys own a car due to the lack of public transit.

Jennifer Gaudet responded, stating that there is additional space in the underground parking area to be provided if required. Chris Jasinski stated that there are 53 surface parking spaces proposed for Phase One and in addition to this there is an open area located off the underground parking where additional parking spaces could be constructed. Chris Jasinski stated they are providing one parking space underground for every unit. Chris Jasinski stated that for assisted living facilities, one parking space for every 6 units is considered to be good.

Steve Cousins asked clarification of the proposed staff parking. Chris Jasinski stated there are 53 surface parking spaces for staff and visitors.

Steve Cousins stated his opinion that the number of parking spaces proposed seems light.

The proponents stated that if found to be light on parking in Phase One; more parking could be added in Phase Two.

Steve Cousins asked the proponents if the facility will require a nursing home license. The proponents stated that the facility will not require a nursing home license.

Marti Lindsay asked for clarification of the firm of CBRE who had done the market analysis. Chris Jasinski clarified that CBRE is a commercial real estate firm.

Marti Lindsay asked that since Sierra are experts in construction, who is going to look after the assisted living component of the development. Chris Jasinski responded, stating there are companies who operate the business model of the amenities centre; the developer will vet the process of establishing an agreement with a company who will provide those services. Chris Jasinski stated that companies will bid on the opportunity to operate the facility. It will not be the proponent of the development who operates the facility; it will be an expert in seniors' care.

In response to Chairman Don Van Galen, Mark Swallow declined comment on the applications at this time.

Chairman Don Van Galen opened the meeting to comments and questions from members of the Public.

Chairman Don Van Galen invited Susan McMaster to speak first as per her request.

Susan McMaster, 112 Church Street North stated that she is a retired architect having worked on many projects including seniors' projects ranging from 17 units to 250 units. Susan McMaster stated that with respect to height and density, the proposed development will be the tallest building in St. Marys and finds the proposal inappropriate in the single detached neighbourhood. The proposal will block light from the east and the west. The proposed density is double the maximum that is permitted in the area; there could be 280 tenants in the complex while there are approximately 250 residents living in the Town's entire north ward. Susan McMaster stated that the large size proposed for assisted living is not required for efficient operation of the facility. Susan McMaster wondered why Phase Two is required for the business plan if Phase One can support itself for five years at which time the second Phase is proposed to be built. Susan McMaster stated that she is not saying we do not need seniors' housing or this model of aging in place; it is the size that is inappropriate. She is surprised there is no service component proposed at this time as it is unknown of the level of care and who will be providing the services to the residents. Susan McMaster stated that she agrees this could be a seniors' project but she is unsure if the site specific zoning demands it can be only seniors housing; she is not sure it couldn't be opened to other uses such as youth housing; an addiction centre; or uses other than for seniors. Susan McMaster asked for clarification of the CBRE market study area. Chris Jasinski confirmed the market study area to be a radius of 12 km from the site.

Susan McMaster also stated that the seniors living at this site will not have easy access to shopping, healthcare and services unless they have family members to drive them or they use the Town mobility bus; asking how many additional mobility busses would be needed?



Susan McMaster observed that the loading bay and garbage storage area is next to the amenities entrance and patio and questioned this design. She also questioned the design in that the lands around the proposed buildings do not seem to belong to anyone and wondered what will happen to those areas. As the only level location for occupants to walk is along Egan Avenue, Susan McMaster suggested a sidewalk be built on both sides of Egan Avenue and a traffic light be installed at Wellington Street for seniors walking. Susan McMaster stated that she feels the proposed development is a huge strain on the Town's infrastructure; trucks required for snow removal and garbage collection will be a burden on the bridges and streets as will heavy trucks delivering supplies to the facility. Susan McMaster addressed emergency response, asking about the ability of the Town volunteer fire department to reach the upper floors and also the ability to evacuate the building in an emergency. Unlike larger centres, St. Marys has one fire department and any help to assist in an emergency is from community fire departments 20 minutes away. Susan McMaster stated further concerns that the turnaround at the north end of Water Street is not appropriate; windows and balconies of the proposed buildings will overlook existing yards; the surrounding area consists of historic houses which will be overwhelmed by the size and height of the apartment structures; and the increased traffic of cars and trucks. She suggested looking into connecting Wellington and Water Streets by a road through the site for deliveries and movements across the site. Susan McMaster stated that a residential use for the lands is good; and suggested that the zoning height and density of the surrounding neighbourhood be upheld which would be 93 units to match the existing density.

Jennifer Gaudet responded to Susan McMaster. With regard to the request for increase in height, they are asking for five storeys and have added some height to that as a safeguard. With regard to densities, the density for low-rise apartments in St. Marys is 75 units per hectare. Currently the Town has no density targets for medium-rise apartments. By constructing to five storeys it allows for high quality amenities. By allowing for a higher density it lowers the costs for residents moving into the development. With regard to the possibility of turning the proposal into a development other than for seniors, Jennifer Gaudet cited the permitted uses in the R6 zone which are all based on seniors accommodation and so the proposal could not be anything other than seniors' housing under the R6 zone permitted uses without another zoning amendment. With regard to transportation, in other developments that they have completed, there is a private shuttle service for use by the residents. With respect to the garbage storage being located close to the patio and amenities entrance, it is the plan to store garbage indoors until pick up. With regard to use of the bridges by truck traffic; they are proposing to give the drivers maps of St. Marys for routes to avoid uses of the bridges in making deliveries to the site. Also, they are planning on using cube vans for food delivery. Jennifer Gaudet deferred the questions raised by Susan McMaster regarding sidewalks and traffic lights to Town staff. With regard to fire protection, Jennifer Gaudet stated that the building will be sprinklered. With regard to balconies overlooking yards, Jennifer Gaudet stated the proponents are looking into screening methods as they are aware of privacy concerns and will be addressing this through design.

Chris Jasinski also responded to Susan McMaster. With regard to phasing the development, Chris Jasinski stated that the market is not there to do the entire project in one step;

however the market will be there in future years. The project is designed in an effort to make people as comfortable as possible. With regard to the green spaces around the perimeter, Chris Jasinski stated that they are proposing raised gardens and the use of these areas by the resident seniors. With respect to fire protection; the building is fully sprinklered and the building design is still in the preliminary stages. The buildings could be divided internally into separate buildings to facilitate evacuation in cases of emergency. With regard to densities, Chris Jasinski stated that if 91 units each with four bedrooms were constructed on the site for families, this would be more intensive than what is being proposed here. Chris Jasinski stated that he feels this is a development that will fit nicely into the community.

Chairman Don Van Galen spoke to a letter dated November 7, 2016 from the Town Fire Chief received by PAC members today stating some concerns about fire protection. Although the Fire Department would have the ability to fight a fire in the building; there are some operational concerns with servicing this development with the current firefighting equipment.

Chairman Don Van Galen asked Public Works staff for a response regarding infrastructure. Jeff Wolfe, Engineering Specialist spoke to Susan McMaster's comment regarding the installation of traffic lights, stating that the volume of traffic may be higher but the density of traffic would not be more than the previous use of the site as a school. Although it is expected that there will be more volume of traffic, this will be spread throughout the day so a traffic study was not requested by the Town. It is believed that servicing could accommodate the development; however this will need to be confirmed when the time comes.

Chairman Don Van Galen asked for comments and questions from other members of the Public.

Teresa Barresi Wunder, 196 Widder Street East stated that the project should not proceed until a further study has been completed on the impact on infrastructure. Teresa Barresi Wunder asked if the provision of infrastructure to accommodate the development would increase taxes. She asked how the proponents can guarantee who would provide the care for the facility; stating that it is unclear as to the organization that would provide care for the residents – the proponents should have a proposal for a care provider. Teresa Barresi Wunder referenced a facility owned by Sierra in Sarnia which has had care issues and citations.

Chris Jasinski responded to Teresa Barresi Wunder, stating that they are at this time rezoning the property. They will still need to enter into a site plan agreement with the Town which will address infrastructure; these items do not get addressed through re-zoning. With respect to taxes, Chris Jasinski stated that the facility will be an excellent tax base for the Town. They want to build something that is good for people; by increasing the density on the site they can increase the quality of amenities for the development.

Jennifer Gaudet responded to the question whether the required infrastructure would increase taxes, stating that development charges will be paid by the developer at the time of construction to offset some of the infrastructure costs.

Chris Jasinski and Jennifer Gaudet confirmed that the Sarnia development Teresa Barresi Wunder referenced in her comments is not owned by Sierra.

David Cullen, 140 Church Street North asked for a show of hands how many people are in favour of the project with none forthcoming. David Cullen stated that the neighbourhood wants to stay with current densities and the number of storeys currently permitted.

Joel Ceresny of 165 Queen Street West stated he is dealing with caring for seniors; and the proponents' business plan is not sound with the system. Most people want to age in place in their own homes and this plan is not in keeping with the direction the province is taking on senior care.

Chris Jasinski responded, stating that with the number of seniors increasing; people want choice. Chris Jasinski stated that they are not intending to move people out of their own homes; they only want to provide seniors' with a choice. In some families, remaining in their home is not an option and to that demographic homes like this are appreciated. The facility is designed to keep couples together rather than separate them when one becomes sicker than the other.

Robin Ward, 100 Wellington Street North spoke to the aesthetics of the proposal with respect to the neighbourhood, stating that he is understanding of seniors' needs but do they all need to be living at the top of Wellington Street.

Stephen Wunder, 196 Widder Street East asked how five storey boxes could fit into the aesthetics of the community. Chris Jasinski responded that this will be done through good design and architecture. Jennifer Gaudet stated that the detailed design will come later in the process; "compatible" does not mean "same as". It does not need to be a century home to be compatible.

Geoff Loucks, 350 Widder Street East complimented the plan in that there is a housing shortage in St. Marys and Perth County. He asked if any thought has been given to the rental rates on a per square foot basis. Chris Jasinski stated they aim for the rental rates to be slightly lower than other surrounding facilities; they have not looked at a square foot price at this point. They are looking at prices locally making their project attractive through a cost and feature advantage. Chris Jasinski stated that at this time they do not have a detailed design; they are currently at the stage of rezoning.

Geoff Loucks responded, stating in other words they do not know what they are presenting. Geoff Loucks stated that he does not see enough information; he hopes they consider the average market rentals for this area and rental costs for seniors so that people from St. Marys will be able to afford to live in the development.

Brian Busby, 137 Water Street North spoke to the height of his house and the proposed building with respect to scale. He also spoke to truck traffic on the street for garbage and winter snow removal citing that currently trucks often back down from the north end of Water Street to the intersection of Water, Widder and Emily. He clarified that the drawing of the church on their scaling drawing in the PowerPoint presentation is of the large Catholic church not the nearby Presbyterian church. He stated his concerns about increased truck traffic in the neighbourhood. Brian Busby stated that he is concerned with having this development located next to the nature trail. In walking along the nature trail, the building

will have the appearance of a six storey building. He is concerned about the height of the building and spoke to the architectural assets of the Town Hall and the Opera House but feels this proposal is a box.

Gary Austin, 163 Maiden Lane stated that he hopes this committee does not pass this application on to Council for approval like the application heard earlier tonight. All the comments heard tonight regarding this development show doubt in this application.

Marie Maisel, 179 Water Street North provided photos of other Sierra developments stating they look like a hotel; and the top of Wellington Street is no place for a hotel. Her concern is that the mature trees may be impacted by the development. She agrees with three storeys but five storeys is an intrusion into the neighbourhood. She also stated concern that the proposed apartments would be overlooking the existing residential uses.

Alexander Best, 92 Wellington Street North referenced the final paragraph on page 12 of the Planning Justification Report which states: "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." Alexander Best asked where this came from. He also referred to page 8 of the Planning Justification Report and stated that he could not find the word "infill" in paragraph two. Alexander Best read Section 3.1.2.3 from the Town Official Plan, "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." Alexander Best stated that he finds Section 3.1.2.3 to be absent from the application. The requested Official Plan amendment is to amend a stipulation about height, but is not about Section 3.1.2.3.

Chris Jasinski responded, stating that the floor heights shown on the drawings are close to scale; he was with the understanding that it was the Presbyterian church that had been referenced and did not realize it was the Catholic church. They have articulated a plan at a zoning level; not at the detail of the site plan level.

Ron Hodgins, 177 James Street North spoke to the matter of truck routes to avoid the bridges, assuming that to avoid use of the bridges all the construction trucks will come past his house and past the school with playgrounds on two sides of the road. He referenced the former manufacturing plant at 189 Wellington Street North and the constant truck traffic along Egan Avenue past his house located at Egan and James. Ron Hodgins asked if there has been any thought about the truck traffic for the duration of the construction.

Chris Jasinski responded that the phases will be constructed within four to five years of one another. The construction of each phase will be about one year in duration.

Henry Monteith, 111 Widder Street East provided petitions to the Town and stated there are petitions available at the back of the room for anyone to sign. Henry Monteith spoke to the



application with respect to the Official Plan, stating that he feels every development should be reviewed in light of the Residential land use policies under Section 3.1.2. Henry Monteith cited past Official Plan amendments which usually have had to do with the use of a site. There have been six Official Plan amendments since 2007 and none of those have had to do with a change in a Residential policy under Section 3.1.2. This proposal deals with 3.1.2.5 regarding density; and with 3.1.2.7 regarding number of storeys. Henry Monteith handed out colourings of the neighbourhood lot fabric identifying the character of the neighbourhood to illustrate that the proposal does not fit into the existing neighbourhood. Henry Monteith provided a comparison of the proposed development calculating a total of 241 occupants for the development and a density of 185 persons per hectare. With regard to the neighbourhood, he found there to be 256 occupants of the neighbourhood over an area of 11.6 hectares, calculating to a density of 22 persons per hectare. Henry Monteith stated he finds the proposed development inappropriate for the neighbourhood. Henry Monteith stated that the developer has referenced an economically viable development. Henry Monteith stated that for an appropriate density, the seniors' complex would need to be located on 2.7 hectares of land. In researching similar facilities in Stratford, Henry Monteith stated that he found the unit count lower in those developments which included: Anne Hathaway residence with 63 units; Royal Palisades with 150 units; Cedarcroft with 100 units; River Gardens with 101 units. Henry Monteith estimated that by approving the Official Plan Amendment and the Zoning By-law amendment a value of approximately \$400,000 would be added to the lands. The value of the surrounding houses would be depreciated. Henry Monteith stated that high density for St. Marys is low rise apartment buildings. Henry Monteith stated that in his mind the appropriate development for this site would include semi-detached and duplex dwellings or larger townhouse dwellings.

Nicole Taylor, 130 Wellington Street North. asked about the ownership of two other seniors' homes that Sierra has claimed to own. Nicole Taylor referenced MTCO Holdings who are a developer and a builder of seniors' homes and mentioned the subsidies received to build their projects. Nicole Taylor stated that she is asking Council to consider the development and the impact it would have on the neighbourhood.

Alex Kastner of Stratford spoke to the retirement homes and assisted living facilities in Stratford, stating that occupancy rates are currently sitting at 65-75%. He also spoke to the citations issued to Cedarwood Village in Simcoe. Alex Kastner stated that if the proponents are applying to extend residential densities, they need to have the people to fill the facility and the caregivers to look after them.

Chris Jasinski addressed the questions stating it is clear the group of individuals present is not in support of the application. His group is from Woodstock, not the big city; they are not building a nursing home. He is not connected to Cedarwood Village. They are not building a facility for long term care or for dementia care. They are not looking for any subsidies for this project.

Tom Froese, 158 Water Street North stated that the details of the proposed development need to be addressed before deciding to change the zoning.

Marie Maisel, 179 Water Street North stated concern that the proposal will consume the space.

Henry Monteith stated it is clear the residents do not want the development and asked the proponents that if they want to develop seniors' housing why don't they find a piece of land on which to develop without requiring an Official Plan amendment or a Zoning By-law amendment.

Chris Jasinski responded, stating that he thinks the development fits on the site and that it will be good for St. Marys.

Chairman Don Van Galen asked for other questions and comments from members of the Public. None were forthcoming.

Chairman Don Van Galen stated that this concludes the Public input period and that he expects at least one further meeting at the PAC level before the application goes forward to Council. Chairman Don Van Galen reminded those present to sign the sign-in sheet at the back of the room.

Chairman Don Van Galen called for a recess at 9:00 pm.

Chairman Don Van Galen called the meeting back to order at 9:10 pm.

Chairman Don Van Galen asked Mark Swallow for a list of items required for the next meeting.

Mark Swallow stated that the planning analysis has not been completed by Town staff at this time. Infrastructure for water and sewer is being looked at, as is fire protection for the buildings; there are still a number of matters with the Official Plan that will be looked at including compatibility with the neighbourhood; impact on neighbours with regard to shadowing; discussions of road network; the use of Water Street and the deficiency for truck movements; protection for the green bridge. Staff is still doing this analysis and at this time are not making a recommendation to PAC on the proposed development.

In response to Chairman Don Van Galen, Mark Swallow confirmed that it will be at least the first PAC meeting in December before staff is able to provide more information.

Councillor Jim Craigmile asked if the water looping from Glass Street to Emily Street would have any impact on water pressure to the development area. Councillor Jim Craigmile requested for the next meeting that instead of estimating heights, PAC members be provided with actual heights and also with figures for densities around Town.

In response to Chairman Don Van Galen, the proponents stated they had nothing further to add at this time.

**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.**

Motion by W. J. "Bill" Galloway, seconded by Jim Craigmile that the Planning Advisory Committee for the Separated Town of St. Marys receives the November 4, 2016 report submitted by Planning staff regarding 151 Water Street North.



Carried.

**Next Meeting:**

T.B.A.

**Adjournment:**

Motion by Dr. Jim Loucks, seconded by Marti Lindsay that the meeting adjourn at 9:15 pm.

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Councillor Don Van Galen  
Chairman

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Susan Luckhardt,  
Secretary-Treasurer

Copies to:

- PAC Members
- Allan Rothwell
- CAO-Clerk
- Council