INFORMATION REPORT

To:	Members of Planning Advisory Committee
Prepared by:	Mark Stone, Planner
Date of Report:	15 November 2017
Subject:	Official Plan and Zoning By-law Amendment Applications by 1934733 Ontario Inc. 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 (File Nos: OP01-2016 and Z06-2016)

RECOMMENDATIONS

That the Planning Advisory Committee receive the November 15, 2017 Information Report regarding Official Plan Amendment and Zoning By-law Amendment Applications by 1934733 Ontario Inc. affecting 151 Water Street North, St. Marys (Town File Nos. OP01-2016 and Z06-2016).

That the Planning Advisory Committee recommend to St. Marys Town Council that it proceed with a public meeting to consider the Applications by 1934733 Ontario Inc. affecting 151 Water Street North, St. Marys (Town File Nos. OP01-2016 and Z06-2016).

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 (refer to Attachments 2 and 3 of 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 a mix of assisted living and seniors' apartment units with shared access to a dining hall and other ancillary uses such as a hair salon, games room and theatre room. Outdoor amenities include a patio overlooking the ravine to the north, resident gardens and a barbeque area. On-site parking for residents, visitors and staff will be provided via covered parking (first storey of some buildings) and surface parking areas.

On November 7, 2016, the Town's Planning Advisory Committee (PAC) received an Information 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.

At the May 15, 2017 meeting, the PAC received an Information Report which provided an overview of a revised submission from the applicant, a discussion of relevant Provincial and Town Official Plan policies, and identified issues to be addressed by the applicant. At the meeting, the PAC deferred a recommendation on these applications to permit the applicant the opportunity to address issues identified by staff and the community. The text portion of the May 15, 2017 Information Report is

provided as Attachment 4. Issues and concerns raised prior to the May 15, 2017 PAC meeting are summarized in the May 15, 2017 Information Report. The minutes of the May 15, 2017 PAC meeting are provided as Attachment 5. Issues and concerns identified include:

- 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 including height, density and massing
- Concerns regarding location and design of loading and garbage areas, and patio
- Ability of Fire Services to respond to emergencies
- Increased traffic
- Impacts on pedestrian movements and access to trails
- 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
- Potential impacts on heritage resources

DEVELOPMENT CONCEPT

In response to PAC's deferral of the applications on May 15, 2017, the applicant submitted a revised Site Plan, Schematic Elevations and 3D View Plans, along with a revised Planning Justification Report on August 25, 2017 (refer to Attachments 6 and 7). The applicant indicated that the 3D View Plans provide a conceptual visualization of the proposed development however, the colours and materials used are not the same as those shown in the Schematic Elevations.

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

Phase 1 consists of 3 connected buildings along Wellington Street North and the north property line:

1. 1 storey covered parking + 3 storeys seniors' apartments
2. Basement + 5 storeys assisted living units
3. Basement + main floor entry lobby + 4 storeys assisted living units along north property line, transitioning to basement + 1 storey amenity area

Phase 1 Gross Floor Area – 14,784 m^2

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

1. 1 storey covered parking + 3 storeys seniors' apartments, transitioning to 2 storeys seniors' apartments near south property line
2. Basement + 4 storeys assisted living units

Phase 2 Gross Floor Area – 7,905 m^2

The August 25, 2017 Planning Justification Report was revised to reflect changes to the development proposal. An Addendum to the Planning Justification Report (dated October 13, 2017) was also provided to primarily address policy requirements of the Official Plan. A copy of the Addendum is provided in Attachment 7.

The following chart is intended to summarize and compare the most recent submission to the October 2016 and May 2017 submissions.

	OCTOBER 2016	MAY 2017	AUGUST 2017
UNITS			
Seniors Apartment	84	76	50[1]
Assisted Living	115	126	130
Total	**199**	**202**	**180**
LAYOUT	• Buildings along south, west and north property lines • Parking area facing Wellington Street North	• Buildings along west, north, east and part of south property lines • Parking area internalized	
GROSS FLOOR AREA	18,565 m^2	20,829 m^2	22,689 m^2
DENSITY (units/ha)	153	155	138.5
PARKING	132 (58 surface + 74 underground)	167 (62 surface + 105 covered)	107 (59 surface + 48 covered)
APARTMENT HEIGHTS	• **Phase 1** – 5 storeys[2] • **Phase 2** – 5 storeys	• **Phase 1** – 4 storeys[2] and 5 storeys[2] • **Phase 2** – 4 storeys	• **Phase 1** – 3 storeys[2] and 5 storeys[2] **Phase 2** – 3 storeys and 4 storeys
LOT COVERAGE	35%		36%

Notes:

1 – 27 one-bedroom and 23 two-bedroom units

2 – part of basement above ground

In the October 13, 2017 Planning Justification Addendum, the applicant states that "the seniors' apartments are proposed as 'slab-on-grade' construction (the main floor being covered parking) and the assisted-living portion is 5-storeys over a basement. Basement levels are not normally included in descriptions of the number of storeys even though they often contain habitable areas (e.g. a building with four floors of offices and three levels of underground parking would be considered to be a 4-storey office building). Due to the existing slope of the site, the assisted living portion would have a 'walk-out' basement at the north end". It is recognized that it is common practice to not include underground areas in the description of the number of storeys in a building. However, portions of basements that are above ground are noted in the chart above for information purposes.

PLANNING CONTEXT

Provincial Policy Statement

A summary of applicable policies in the Provincial Policy Statement were provided in the Information Report dated May 15, 2017 (see Attachment 4).

Town Official Plan

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 138.5 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.

Town Zoning By-law

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^2 for the first dwelling unit plus 90.0 m^2 for each additional dwelling unit to 550.0 m^2 for the first dwelling unit plus 69 m^2 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 6 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

COMMUNICATIONS

A summary of comments received from Town Departments and agencies is provided in the May 15, 2017 Information Report. Town Staff provided the following additional comments based on the August 2017 submission.

Town Fire Chief

- No issues

Town Public Works

- Capacity for municipal water and sanitary services, and stormwater management will need to be confirmed by the applicant at the detailed design / site plan approval stage.

PLANNING ANALYSIS

As noted, the PAC deferred a recommendation on these applications to permit the applicant the opportunity to address concerns and issues identified by PAC, Town staff and the community. The applicant has reduced the height of the most southerly portion of the Phase 2 building along Water Street from four to three storeys. In addition, the height of the most southerly Phase 1 building along Wellington Street North has been reduced from four to three storeys. Taller buildings have been maintained in particular in the northeast quadrant of the property which is on the periphery of the neighbourhood, in close proximity to vacant land northeast of the Wellington Street North/Egan Avenue intersection and in the Thames Crest Farms development to the north. The total number of proposed units has decreased by approximately eleven percent (22 units) but it is noted that the 50 proposed seniors' apartment units consist of one and two bedroom units. The total proposed gross floor area and site coverage has increased slightly.

In the October 13, 2017 Addendum to the Planning Justification Report, the applicant contends that Section 3.1.2.3 of the Official Plan that speaks to residential infilling type development is permitted provided it is in keeping with the attributes of the neighbourhood in terms of building type, form and spatial separation, would not apply since "this policy is intended to guide consideration of Zoning By-law Amendment and Minor Variance applications for infilling developments". It should be noted that other policies of the Official Plan applicable to this development proposal speak to development being designed to be in keeping with the character of the area. Criteria used to determine the character of an area can be based on attributes such as setbacks, massing, scale and height.

The Planning Justification Report provides additional discussion including:

- There is an identified shortage of senior's housing options in the St. Marys area that is expected to worsen with the aging population. The proposed development would significantly reduce this shortfall, and would broaden the supply and choice of housing for existing and future residents of the community.
- The location of the subject property is well suited to the provision of senior's housing. As a population, seniors are more prone to mobility issues, so the proximity of the site to the commercial amenities of downtown St. Marys and recreational amenities like the Grand Trunk Trail is important.
- The proposed development represents an innovative reuse of a former school property. Making use of such a property to provide housing for seniors takes advantage of the size of the property and its location in a stable residential neighbourhood that is close to commercial and recreational amenities. The proposed facility incorporates a number of design elements, described in the Planning Justification Report, that ensure it does not significantly impact adjacent land uses, and that it generally maintains the character of the area. The proposed buildings are positioned near the street, mainly to avoid loss-of-privacy and shade/shadow impacts, but with the additional benefit of filling a major gap in the streetscape established by the existing single-detached dwellings on both Water Street North and Wellington Street North. The design of the proposed facility represents an innovated approach to development that is consistent with current design and planning principles.
- The proposed development is not expected to have a significant impact on the existing housing stock, although by providing a new housing type for seniors, it could help reduce instances of 'over-housing' in St. Marys (i.e. people would move out of houses that are too large and difficult to maintain for them).
- The proposed development would replace a vacant former school site with mid-rise residential construction which, although different in many ways from the former school and from the surrounding single-detached dwellings, has been designed to reflect the masonry construction of the prominent buildings in the area. The proposed facility will enhance the character of the area.
- Between the attractive design elements and the communal recreation facilities provided for future residents, the proposed development would provide an attractive and enjoyable living environment within the Town.
- This development will provide 180 senior's rental units in St Marys. These will be a mix of senior's apartments and senior's assisted living units. This development will feature shared amenities for the senior resident population.
- The proposal will both intensify and redevelop the site, providing an opportunity for the Town to accommodate population growth within current boundaries. This will encourage the protection of surrounding farmland and facilitate the efficient use of municipal infrastructure.
- The proposed development will greatly increase housing options within the Town through the addition of approximately 130 senior's assisted living units and 50 senior's apartment units. The proposal is located in an established residential neighbourhood and its construction would allow for inter-mixing of residential housing types.

With respect to the question of this proposed development setting a precedent for the approval of future higher density residential development in existing lower density neighbourhoods, the applicant contends that "an approval of one application does not obligate an approval authority to approve a similar application in the future. Each planning application is approved or refused on its individual merits. This isn't to say that an approval couldn't be used as an example by those seeking future approvals (or those opposing them), but there would still be no obligation to approve or refuse such

applications". It should be noted that this issue was raised by members of the public and in response to the applicant's reference in the Planning Justification Report to a number of approved applications / developments in the Town.

The applicant has requested that the Town schedule a public meeting to formally consider the applications under the Planning Act. Although staff believes that additional review and discussion will be required regarding a range of issues, it is recommended that the Town proceed with the setting of a public meeting.

Additional discussion will be required regarding the impacts of grades, specific interfaces, bulk and massing of buildings, pedestrian movements and access to trails, loading and garbage areas, etc. Town staff will provide a final opinion to Council respecting these applications following a review of comments from the statutory public meeting process.

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) May 15, 2017 Information Report to PAC (text only)
5) May 15, 2017 Planning Advisory Committee meeting minutes
6) Site Plan, Schematic Elevations and 3D View Plans (August 2017)
7) Revised Planning Justification Report (August 25, 2017) and Addendum (October 13, 2017)
8) Concept Site Plan and Building Elevations (October 2016)
9) Concept Site Plan and Building Elevations (May 2017)

CONCLUSION

That the Planning Advisory Committee consider the recommendation above.

Respectfully submitted,

Mark Stone,

Planner

ATTACHMENT 1

of the Town of St. Marys

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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)

OPA1-2016 & ZBA-2016

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

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

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

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

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

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

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

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

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

1.0 Application Information

➢ 1.1 Name of Owner(s) An owner's authorization is required if applicant is not the owner (See Section 12.0)

Name of Owner(s)	Home Telephone No.	Business Telephone No.
1934733 Ontario Inc.		519-421-7413
Address	**Postal Code**	**Fax No.**
1401 Dundas Street, Woodstock ON	N4S 8X8	519-421-2018

1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner.)

Name of Contact Person (and Firm)	Home Telephone No.	Business Telephone No.
Jenn Gaudet (Sierra Construction)		519-533-9911
Address	**Postal Code**	**Fax No.**
1401 Dundas Street, Woodstock On	N4S 8X8	

➢ **2.0 Location and Size of the Subject Land**

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

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

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

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

➢ **3.0 Proposed and Current Land Use**

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

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

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

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

Institutional

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OCT 17 2016
Town of St. Marys
Finance Department

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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?	☐	☒
4.1.2 Change a land use designation in the Official Plan?	☐	☒
4.1.3 Replace a policy in the Official Plan?	☒	☐
4.1.4 Delete a policy from the Official Plan?	☐	☒
4.1.5 Add a policy to the Official Plan?	☐	☒

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?	☐	☒
5.1.2 Change a Zone Category in the Zoning By-law?	☒	☐
5.1.3 Replace a zoning provision in the Zoning By-law?	☒	☐
5.1.4 Delete a zoning provision from the Zoning By-law?	☐	☒
5.1.5 Add a zoning provision to the Zoning By-law?	☐	☒

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		

ATTACHMENT 1

b) Ditches or swales	X		b) Collector Road	X	
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

Commissioner of Oaths

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 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

Applicant

General Location Map
Town of St. Marys
151 Water Street
Part of Lot 16, Concession 17, Registered Plan No. 225

ATTACHMENT 2

Subject Lands

ONTARIO CANADA ST. MARYS

May 8, 2017

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

N

Meters
0 25 50
0 50 100
Feet

PHOTO DATE: April 2015

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ATTACHMENT 4

INFORMATION REPORT

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

RECOMMENDATIONS

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

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

BACKGROUND

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

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

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

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

- reduce the minimum lot area requirement from 550 m^2 for the first dwelling unit plus 90.0 m^2 for each additional dwelling unit to 550.0 m^2 for the first dwelling unit plus 60 m^2 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^2, 4 storey senior's apartment (includes 1 storey covered parking) along Wellington Street North
- 3,722 m^2, 5 storey assisted living apartment along Wellington Street North
- 3,067 m^2, 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^2, 3 storey senior's apartment (includes 1 storey covered parking) near southwest corner of lot
- 4,076 m^2, 4 storey assisted living apartment to the north

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

	SUBMISSIONS	
	OCTOBER 2016	**MAY 2017**
UNITS		
Seniors Apt	84	76
Assisted Living	115	126
Total	199	202
LAYOUT	• Buildings along south, west and north property lines • Parking area facing Wellington Street North	• Buildings along west, north, east and part of south property lines • Parking area internalized
DENSITY (units/ha)	153	155
PARKING	132 (58 surface + 74 underground)	167 (62 surface + 105 covered)
APARTMENT HEIGHTS	• **Phase 1** – 2 x 5 storeys • **Phase 2** – 2 x 5 storeys	• **Phase 1** – 2 x 4 storeys and 1 x 5 storeys • **Phase 2** – 1 x 3 storeys and 1 x 4 storeys
ACCESS	• Single access on Wellington Street North in line with Egan Avenue	• Two access points on Wellington Street – at southeast corner of property and emergency access (with control gate) partially in line with Egan Avenue
LOT COVERAGE	35%	

Other May 2017 revisions to concept site plan:

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

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

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

PLANNING CONTEXT

Provincial Policy Statement

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

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

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

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

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

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

Town Official Plan

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

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

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

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

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

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

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

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

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

a) Single-detached dwellings 10-15 units per hectare

b) Semi-detached, duplex dwellings 15-25 units per hectare

c) Townhouse dwellings 25-40 units per hectare

d) Low rise apartments 40-75 units per hectare

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

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

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

a) That the development will not involve a building in excess of three full stories above average finished grade and designed to be in keeping with the general character of the area;

b) That the net density of development shall not exceed 75 units per hectare;

c) That the development is serviced by municipal water supply and sewage disposal facilities and that the design capacity of these services can accommodate such development;

d) That the proposed development is within 100 metres of an arterial or collector road as defined in Schedule "B" of this Plan; and

e) That sufficient on-site parking is provided and adequate buffering, screening or separation distance is provided to protect adjacent areas of lower density housing.

- *It is suggested in the Planning Justification Report that "with excellent architectural design, the impact on the surrounding low density residential neighbourhood will be minimized" and makes comparisons to the grades and height of the former school and the Holy Name of Mary Church. It is also noted in the Report that "through architectural design and landscaping, the proposed apartments will be integrated into the surrounding low density residential neighbourhood". Again, the applicant has not sufficiently demonstrated that the development is designed to be in keeping with the general character of the area and that adequate buffering, screening or separation distance is provided to protect adjacent areas of lower density housing. In addition, the promise of excellent architectural design is not enough to satisfy the policies of the Official Plan.*

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

a) the need for the proposed use;

b) the extent to which the existing areas in the proposed designation or categories are developed and the nature and adequacy of such existing development in order to determine whether the proposed use is premature;

c) the compatibility of the proposed use with conforming uses in adjoining areas;

d) the effect of such proposed use on the surrounding area in respect to the minimizing of any possible depreciating or deteriorating effect upon adjoining properties;

e) the potential effects of the proposed use on the financial position of the Town;

f) the potential suitability of the land for such proposed use in terms of environmental considerations;

g) the location of the area under consideration with respect to the adequacy of the existing and proposed road system in relation to the development of such proposed areas and the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety and parking in relation thereto;

h) the adequacy and availability of municipal services and utilities; and

i) the adequacy of parks and educational facilities and the location of these facilities.

- *The Planning Justification Report responds to the criteria identified in Section 7.17.4 of the Official Plan noting that:*
  - *a market study prepared by CBRE identified that the current seniors housing in St. Marys is not sufficient to meet current and expected demand*
  - *the site is bordered by two roads and a trail system, and Wellington Street will be widened for a separate development, making this corridor an appropriate location for mid-rise development*
  - *the proposal is similar in height to the previous school that was located on the same site*
  - *there will be no shadowing impacts on neighbours*

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

COMMUNICATIONS

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

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

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

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

ATTACHMENT 4

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

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

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

PLANNING ANALYSIS

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

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

Compatibility, Transition and Urban Design

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

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

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

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

Scale of Development and Creating a Precedent

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

Traffic Impacts

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

Shadowing Impacts

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

Impacts on Servicing

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

FINANCIAL IMPLICATIONS

Not known at this time.

ATTACHMENTS

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

CONCLUSION

That the Planning Advisory Committee consider the recommendation above.

Respectfully submitted,

Mark Stone,

Planner

ATTACHMENT 5

Planning Advisory Committee
Monday, May 15, 2017

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

1.0 Call to order

2.0 Declaration of Pecuniary Interest

3.0 Approval of Minutes

Regular Meeting of March 6, 2017

Motion: Second:

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

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

Applicant: 1934733 Ontario Inc.

5.0 Next Meeting

6.0 Adjournment

Present:

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

Regrets:

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

ONTARIO CANADA
ST. MARYS

1.0 Call to Order

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

2.0 Disclosure of Pecuniary Interest:

None.

3.0 Approval of Minutes dated March 6, 2017

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chairman Don Van Galen asked for comments from PAC members.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Alexander Best complimented the planning report.

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

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

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

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

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

This concluded comments from the public.

MOTION:

Applications OP01-2016 and Z06-2016 to Amend the Town of St. Marys Official Plan and the Town of St. Marys Zoning By-law Z1-1997, as amended:
Motion by Member Steve Cousins
Seconded by Member Bill Galloway
That the Planning Advisory Committee for the Separated Town of St. Marys defer a recommendation on Official Plan Amendment and Zoning By-law Amendment Applications OP01-2016 and Z06-2016 for 151 Water Street North, St. Marys to permit the applicant the opportunity to address remaining issues, compatibility and scale of development, and direct Staff to prepare a final recommendation Report to PAC based on the review of revisions to the Applications.
Carried.

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

5.0 Next Meeting:

June 5, 2017 at 6:00 pm

6.0 Adjournment:

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

Councillor Don Van Galen
Chairman

Susan Luckhardt
Secretary-Treasurer

Copies to:

- PAC Members
- CAO-Clerk
- Council

ATTACHMENT 6

site data

1. GROSS SITE AREA: 139,486 s.f. (12,963 s.m.) (1.3 ha)
2. BUILDING AREA:
   PHASE 1 TOTAL: 30,478 SF, 2,833 SM
   PHASE 2 TOTAL: 19,586 SF, 1,820 SM
   TOTAL PHASES 1&2: 50,064 SF, 4,653 SM
3. GROSS FLOOR AREA
   PHASE 1
   BASEMENT: 17,724 SF, 1,647 SM
   GROUND FLOOR: 30,478 SF, 2,833 SM
   2ND FLOOR: 30,478 SF, 2,833 SM
   3RD FLOOR: 30,478 SF, 2,833 SM
   4TH FLOOR: 30,478 SF, 2,833 SM
   5TH FLOOR: 19,425 SF, 1,805 SM
   TOTAL: 159,061 SF, 14,784 SM
   PHASE 2
   BASEMENT: 10,371 SF, 964 SM
   GROUND FLOOR: 19,585 SF, 1,820 SM
   2ND FLOOR: 19,201 SF, 1,784 SM
   3RD FLOOR: 19,201 SF, 1,784 SM
   4TH FLOOR: 16,715 SF, 1,553 SM
   TOTAL: 85,073 SF, 7,905 SM
   TOTAL PHASES 1&2: 244,134 SF, 22,689 SM
4. ASPHALT AREA: 31,788 s.f. (2,953 s.m.)
5. LOT COVERAGE: 50,064 s.f./139,486 s.f. = 35%
6. BUILDING HEIGHT (MAX): 59'–0" (18.0 m)
7. LANDSCAPE OPEN SPACE: 57,634 s.f./139,486 s.f. = 41.3%
8. DENSITY:

PHASE	1ST	2ND	TOTAL
ASSISTED LIVING UNITS (1BED)	85	45	130
SENIORS APARTMENTS (1 BED)	18	9	27
SENIORS APARTMENTS (2 BED)	15	8	23
TOTAL	118	62	180

DENSITY 180 UNITS/1.3 Ha = 138.5 UNITS / Ha

9. PARKING PROVIDED:

PHASE	1ST	2ND	TOTAL
SURFACE PARKING	59	–	59
COVERED PARKING	27	21	48
TOTAL	86	21	107

10. BYLAW PARKING REQUIREMENT:

PHASE	1ST	2ND	TOTAL
SNR APT (x 1.25)	41	21	62
AL UNITS (X 0.3)	26	14	40
TOTAL	67	35	102

OBC DESIGNATION

BUILDING AREA: PHASE 1 30,478 s.f. (2,833 sm)
PHASE 2 19,586 s.f. (1,820 sm)
TOTAL 50,064 s.f. (4,653 sm)

OCCUPANCY: GROUP C

PART 3 BUILDING 3.2.2.43. UP TO 6 STOREYS

NON–COMBUSTIBLE CONSTRUCTION

FLOOR ASSEMBLIES TO BE FIRE SEPARATIONS WITH A MIN 1 HR FIRE RATING

BUILDING IS REQUIRED TO BE SPRINKLERED

LOADBEARING WALLS/SUPPORTING STRUCTURE TO HAVE A FRR EQUAL TO THE SUPPORTED ASSEMBLY.

3.4.2.5.(c) MAX. TRAVEL DISTANCE FROM ANY POINT ON A FLOOR AREA TO AN EXIT 45m (147'–8") (SPRINKLERED)

MAX. FLAME SPREAD RATING OF 150 FOR ALL INTERIOR WALL & CEILING SURFACES

FIRESTOP PENETRATIONS IN RATED ASSEMBLIES TO ASTME 814 AND CAN4–S115M. PROVIDE LIST OF MATERIALS USED AND THEIR LOCATIONS TO ARCHITECT & OFFICIALS.

CONCEALED CEILING SPACES USED AS RETURN AIR PLENUMS TO HAVE MAX. FLAME SPREAD RATING OF 25 AND A MAX SMOKE DEVELOPMENT CLASSIFICATION OF 50

FIRE ALARM SYSTEM, FIRE DEPARTMENT CONNECTION AND STANDPIPE SYSTEMS ARE REQUIRED FOR BUILDING SIZE AND OCCUPANCY

1	JAN 26/17	ISSUED FOR REVIEW
2	FEB 24/17	ISSUED FOR REVIEW
3	AUG 8/17	GENERAL REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

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

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

SIERRA

Project No: 840
Scale: AS NOTED
Dwn/Chkd. By: AR/LL
Date: AUG 15, 2016
Dwg. No: A101

ATTACHMENT 6

ATTACHMENT 6

Last Saved: Tuesday, August 08, 2017
Plotted: Tuesday, August 08, 2017
File: I:\Dwg\--Sierra\840\WIP_SieC A Meighen Apt St Marys\840 A301 Elevations.dwg

A302

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

SCHEMATIC ELEVATIONS

ARTHUR MEIGHEN APARTMENTS
WELLINGTON STREET
ST. MARYS, ONTARIO

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

PRELIMINARY NOT FOR CONSTRUCTION

1 FEB 24/17 ISSUED FOR REVIEW
2 MAY 1/17 ADD 45 DEGREE PLANE DIAGRAM

Check scale, print may be reduced: 1/2 inch 10 mm

ATTACHMENT 6

A NORTHEAST VIEW

B SOUTH EAST VIEW

C NORTH WEST VIEW

PRELIMINARY

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

ISSUED FOR	DATE
CLIENT USE	2017-08-24
ZONING AMENDMENT APPLICATION	2017-08-11

STAMP

NORTH ARROW

REV.	BY	DESCRIPTION	DATE

CLIENT: 1934733 ONTARIO INC.

PROJECT: ARTHUR MEIGHAN MANOR

DRAWING: 3D VIEWS

SPH ENGINEERING INC.
REAL WORLD ENGINEERING SOLUTIONS
TEL: 519-539-5700 FAX: 519-539-5775
65 SPRINGBANK AVE. N. UNIT #1
WOODSTOCK, ONTARIO N4S 8V8

DRAWING REFERENCE:
AGAR ARCHITEC
PHILIP AGAR ARCHITECT INC.
DATES: 02-24-2017 / 01-26-2017

DRAWN	CHECKED	PROJECT NUMBER	SHEET SIZE
CAP	JWH	17207	24x36
DATE: 2017-06-05	SCALE: AS NOTED	FILE NAME	DRAWING: A5

Z:\2017\17207\St Marys Retirement Development\17207Main11.rvt

ATTACHMENT 7

Proposed Official Plan and Zoning By-law Amendment

Arthur Meighan Manor

151 Water Street, St. Marys

Planning Justification Report

August 25, 2017

Prepared on Behalf of: 1934733 Ontario Inc.

Prepared By: Sierra Construction Group

1401 Dundas Street

Woodstock, ON N4S 8X8

(519) 421-7413

Contents

Introduction

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

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

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

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

Site Location and Description

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

Looking towards the school from the north of the site

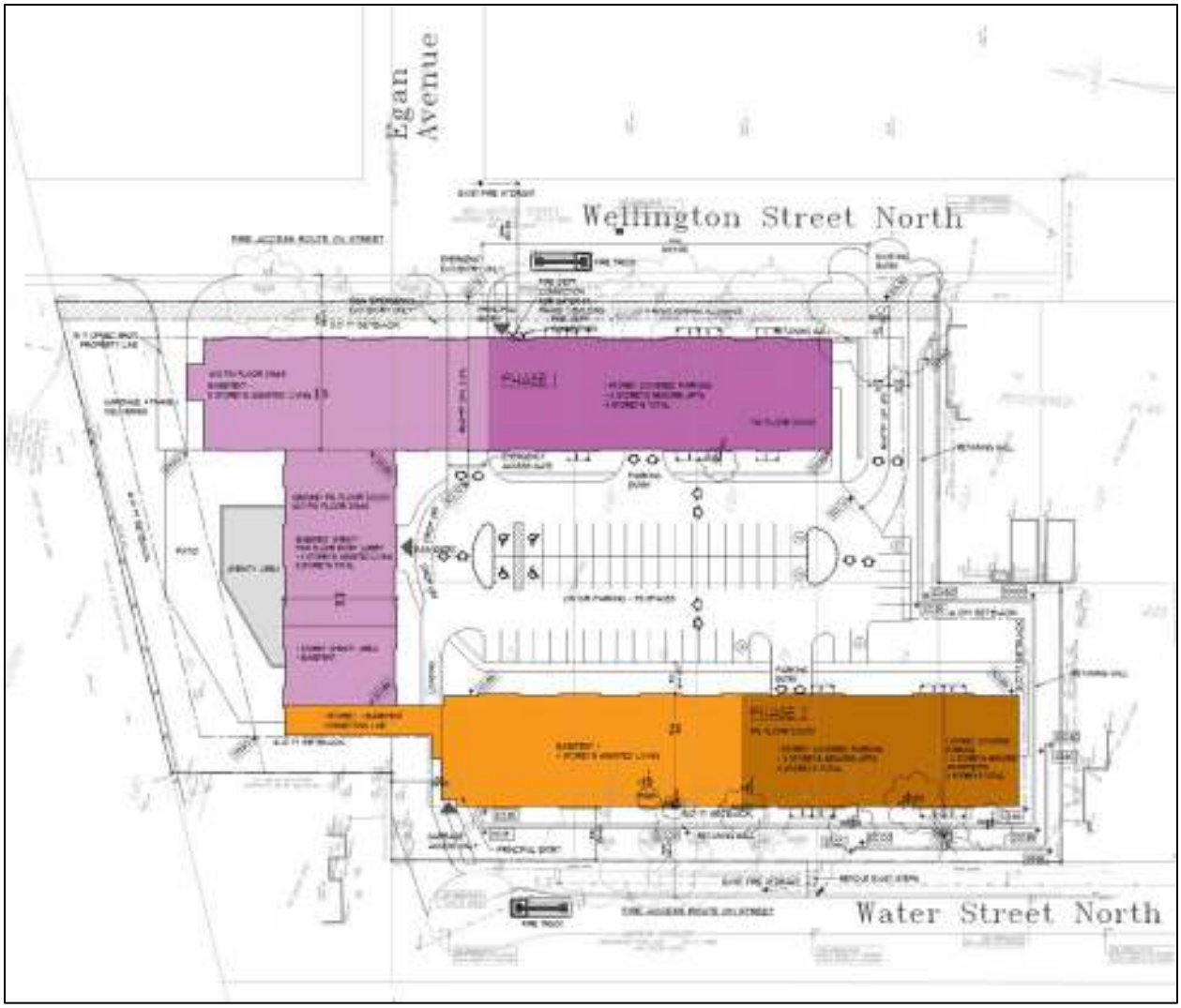
The site was previously home to the now decommissioned Arthur Meighan Public School, which has since been demolished. Mature trees are generally limited to the east and west edges of the site. A soccer field is located in the northern portion of the property, with the school and large paved play area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

Surrounding Uses

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

Development Proposal

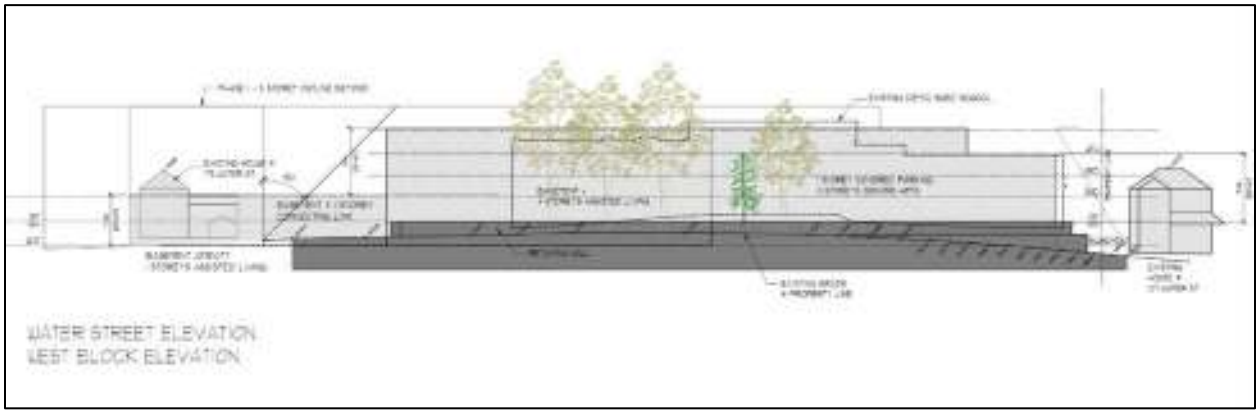
An age-in-place senior's residential development is proposed on the site. The development would include a mix of senior's apartments and senior's assisted living units, and on site amenities would be shared by both types of resident. The development would occur in two phases, with the north and east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

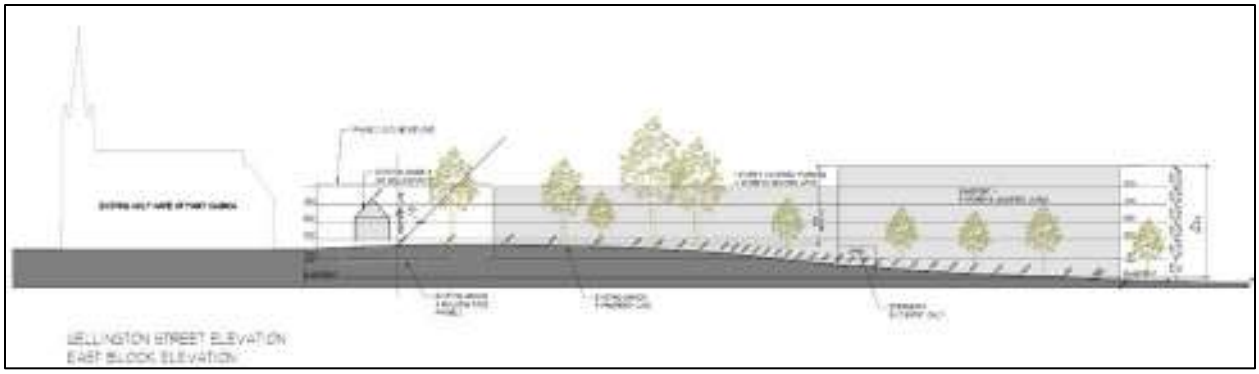


Phase 2 (shown in orange in the plan above) is proposed to be four storeys in height, with a reduction to three storeys at the southernmost portion. The seniors apartments in Phase 2 will have balconies that face east and west, and will not overlook the neighbours to the south. The assisted living units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

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

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





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

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

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

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

Access

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

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

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

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

Servicing

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

Shadow Study

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

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

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

Topographic Survey

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

Previous Application #1 (November 7, 2016)

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

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

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

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

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

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

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

Previous Application #2 (May 15, 2017)

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

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

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

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

Planning Analysis

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

Provincial Policy Statement (PPS) 2014

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

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

> 1.1.3.2 Land use patterns within settlement areas shall be based on: a) densities and a mix of land uses which: 1. efficiently use land and resources; 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; 3. minimize negative impacts to air quality and climate change, and promote energy efficiency; 4. support active transportation; 5. are transit-supportive, where transit is planned, exists or may be developed; and 6. are freight-supportive; and b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.
>
> 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

> Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.
>
> 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
>
> 1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

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

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

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

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

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

> 7.17.4 In considering an amendment to the Official Plan and/or implementing Zoning By-laws, Council shall give due consideration to the policies of this Plan as well as the following criteria: a) the need for the proposed use; b) the extent to which the existing areas in the proposed designation or categories are developed and the nature and adequacy of such existing development in order to determine whether the proposed use is premature; c) the compatibility of the proposed use with conforming uses in adjoining areas; d) the effect of such proposed use on the surrounding area in respect to the minimizing of any possible depreciating or deteriorating effect upon adjoining properties; e) the potential effects of the proposed use on the financial position of the Town; f) the potential suitability of the land for such proposed use in terms of environmental considerations; g) the location of the area under consideration with respect to the adequacy of the existing and proposed road system in relation to the development of such proposed areas and the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety and parking in relation thereto; h) the adequacy and availability of municipal services and utilities; and i) the adequacy of parks and educational facilities and the location of these facilities. If it is necessary for Council to request information relating to any or all of the foregoing criteria from the applicant, the proposal will not be considered or proceeded with before this requested information

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

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

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

- *Both are residential uses, requiring similar municipal amenities and services and producing similar impacts in terms of land use.*
- *The site is bordered by two roads and a trail system. Wellington Street will be widened for a separate development, making this corridor an appropriate location for mid-rise development.*
- *The proposal is similar in height to the previous school that was located on the same site.*
- *The streetscape will be protected from the requested increase in height as the proposed height is along a 45 degree plane from Water and Wellington Streets.*
- *There will be no shadowing impacts on neighbours.*
- *The increase in density will be dramatically reduced by the seniors use – although the requested density is 138.5 UPH, many of the units in Arthur 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 180 senior's rental units in St Marys. These will be a mix of senior's apartments and senior's assisted living units. This development will feature significant amenities for the senior resident population.

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

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

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

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

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

As the former school was deemed compatible with the surrounding neighbourhood when it was constructed, the proposed residential infill will be compatible in the same way. The lot fabric of the neighbourhood will remain identical to the lot fabric that existed when the former Arthur Meighen Public School was in operation. The height of the proposed senior's complex is comparable to the former school, and will meet a 45 degree plane from property lines, with the exception of the south property line, where the former school also failed to meet the 45 degree plane. The senior's complex will be larger in scale than the former school, but the variances in building height and the retained mature trees will help to reduce this impact. The lot coverage of the development is to be 35%, which is identical to the lot coverage of the surrounding R2 neighbourhood's maximum lot coverage. Similarly, both the R6 and R2 zones require 30% landscaped open space.

3.1.2.4 Council will favour residential intensification and redevelopment over new green land residential development as a means of providing affordability and efficiencies in infrastructure and public services.

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

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

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

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

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

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

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

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

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

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

3.1.2.5 When reviewing development or redevelopment proposals, Council shall consider following density targets: a) Single-detached dwellings 10-15 units per hectare; b) Semi-detached, duplex dwellings 15-25 units per hectare; c) Townhouse dwellings 25-40 units per hectare; d) Low rise apartments 40-75 units per hectare. Council may moderately increase or decrease these densities dependent upon specific site circumstances, provision of on-site amenities, and capabilities of municipal servicing systems to accommodate any increase. Council will favour those developments with a mixture of lower and higher densities of development over those consisting of only low densities of development.

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

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

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

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

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

3.1.2.7 In reviewing proposals for residential development with a net density of more than 18 units per hectare, Council shall consider the impact on municipal capacity, hard services and utilities including sanitary sewer, municipal water supply, storm drainage, service utilities and roadways. Council shall take the following into account prior to enacting an amendment to the Zoning By-law: a) That the development will not involve a building in excess of three full stories above average finished grade and designed to be in keeping with the general character of the area; b) That the physical condition of land proposed for development will not present a hazard to buildings structures and residents; c) That the net density of development shall not exceed 75 units per hectare; d) That the development is serviced by municipal water supply and sewage disposal facilities and that the design capacity of these services can accommodate such development; e) That the proposed development is within 100 metres of an arterial or collector road as defined in Schedule "B" of this Plan; and f) That sufficient on-site parking is provided and adequate buffering, screening or separation distance is provided to protect adjacent areas of lower density housing.

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

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

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

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

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

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

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

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

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

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

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

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

13.2.4 Front Yard Minimum of 7.5 metres

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

13.2.7 Rear Yard Minimum of 10.5 metres

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

13.2.8 Building Height, Maximum 13.5 metres

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

13.2.9 Number of Stories, Maximum 3

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

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

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

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

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

Staff-determined Parking Ratio:

Senior's Apartment Units = 1.25 spaces / unit

Assisted Living Units = 0.3 spaces / unit

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

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

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

Upper Thames River Conservation Authority

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

Conclusion

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

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

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

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

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

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

Zoning Request Summary

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

Special Provisions:

13.2.1 ***Lot Area, Minimum***

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

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

13.2.4 ***Front Yard, Minimum***

~~7.5 metres~~

3 metres from road widening

13.2.7 ***Rear Yard, Minimum***

~~10.5 metres~~

6 metres

13.2.8 ***Building Height, Maximum***

~~13.5 metres~~

18 metres

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

~~3~~

5

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

Official Plan Request Summary

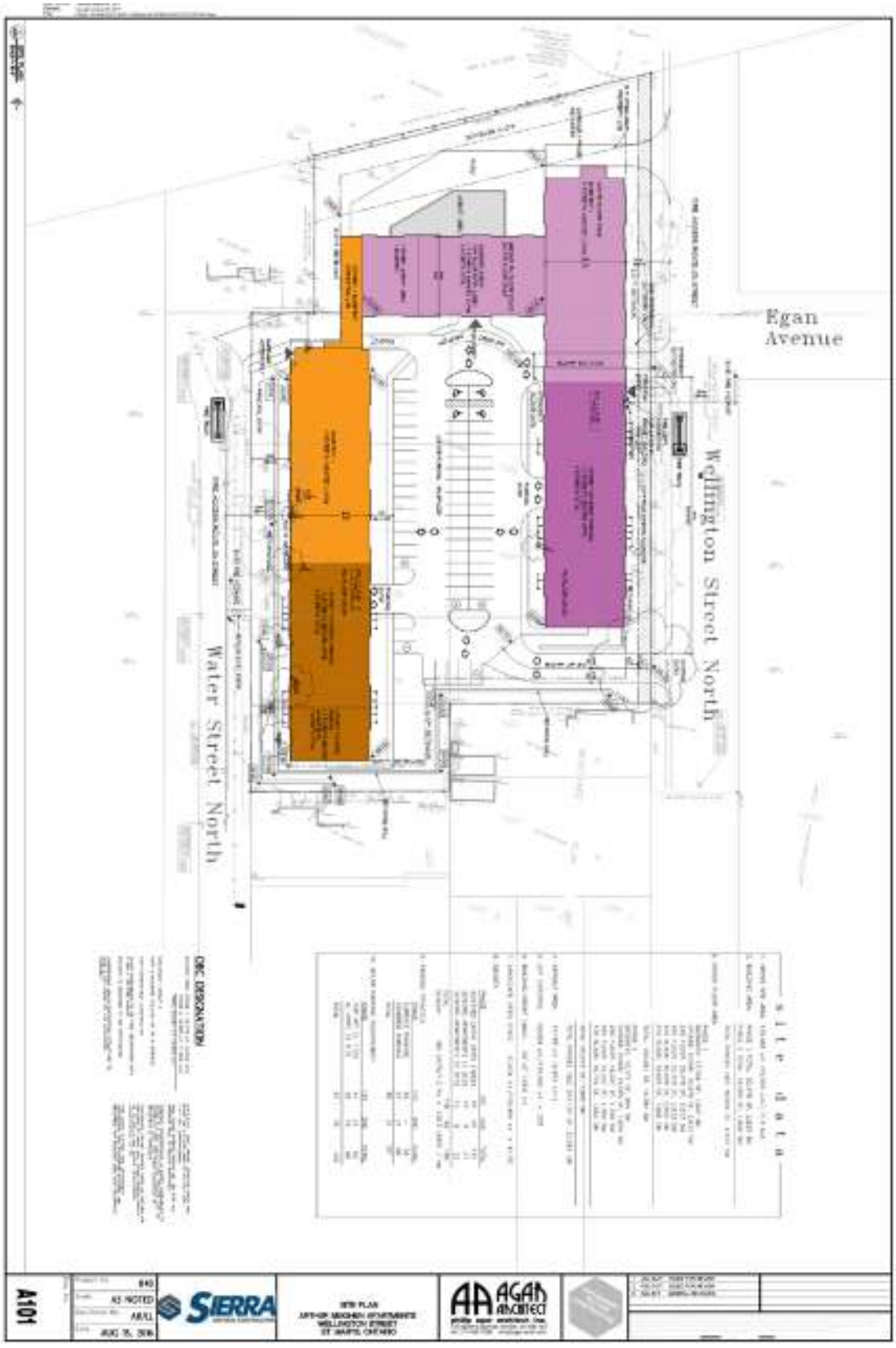
Designation: Residential → Residential with a Site Specific Exception

Special Provisions:

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

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

Plans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Wellington Street North
Water Street North
site data
A101
SIERRA
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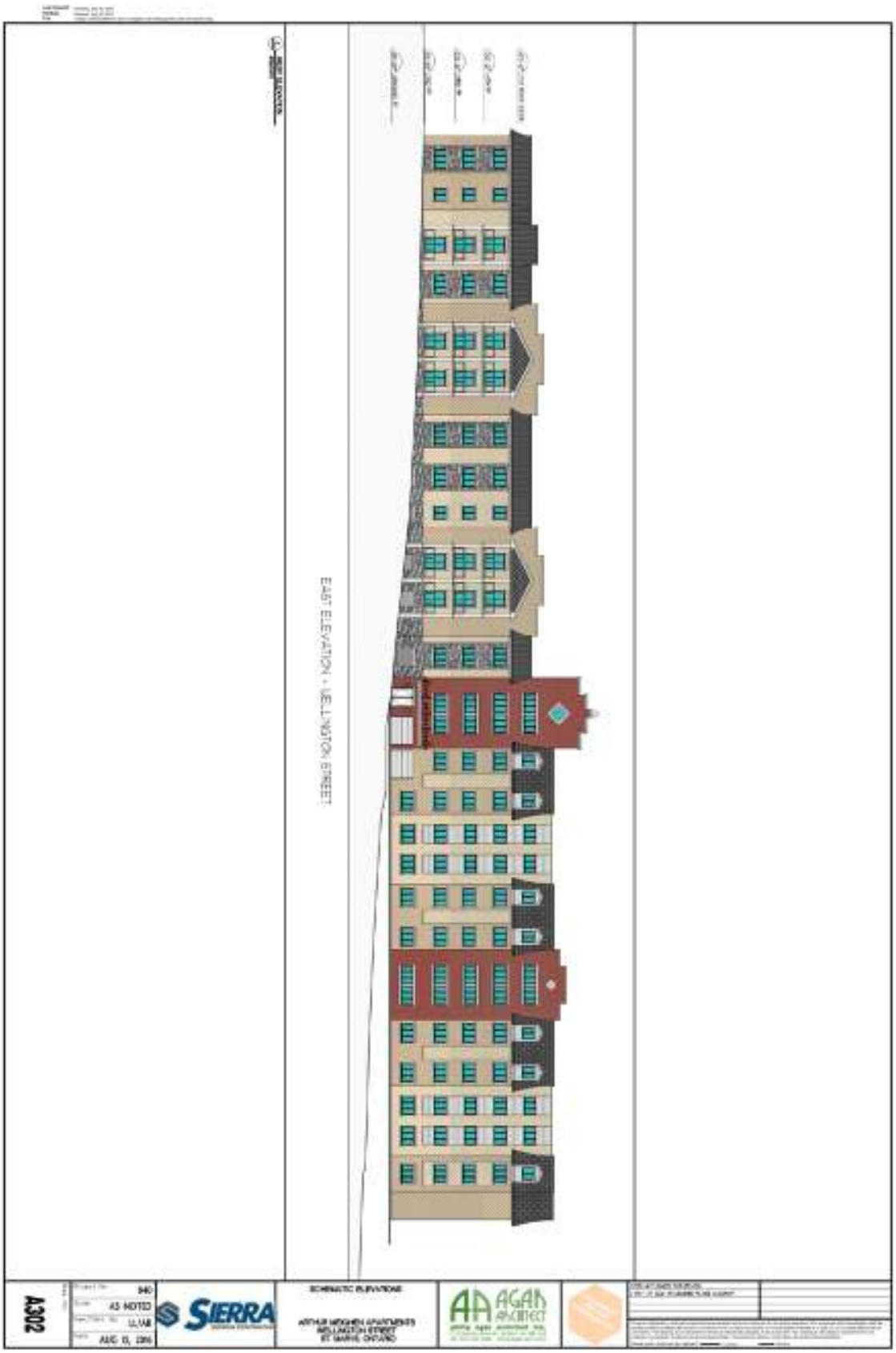
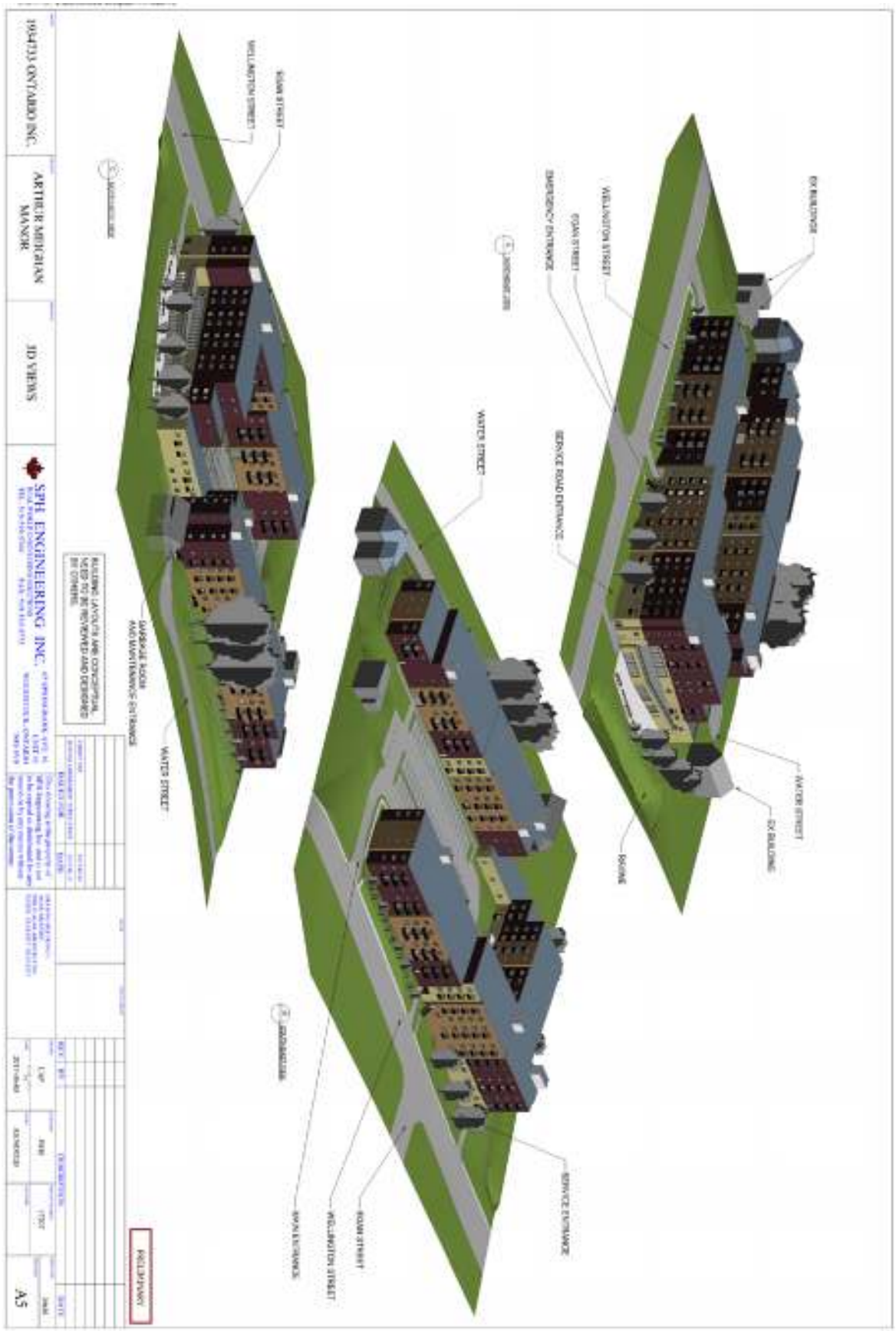

EAST ELEVATION - WELLINGTON STREET
A302
SIERRA
AGAH ARCHITECT


WELLINGTON STREET ELEVATION
EAST BLOCK ELEVATION
WATER STREET ELEVATION
WEST BLOCK ELEVATION
A301
AS NOTED
AUG 15, 2016
SIERRA
AGAH ARCHITECT


1934733 ONTARIO INC.
ARTHUR MEIGHAN MANOR
3D VIEWS
SPH ENGINEERING INC.
A5
WATER STREET
EX BUILDING
WELLINGTON STREET
SEWER EASEMENT
RIVER STREET

ATTACHMENT 7

Proposed Official Plan and Zoning By-law Amendment

Arthur Meighan Manor

151 Water Street, St. Marys

Planning Justification Report Addendum

October 13, 2017

Prepared on Behalf of: 1934733 Ontario Inc.
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(519) 421-7413

Contents

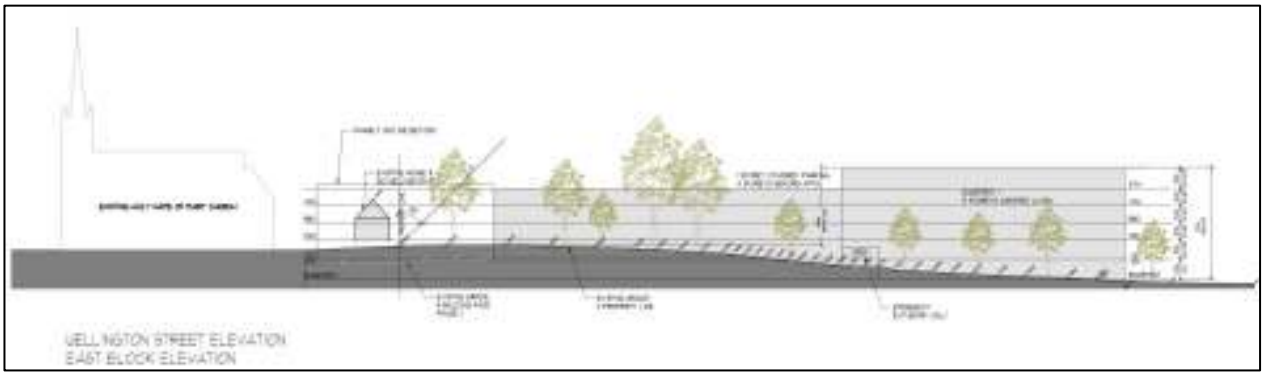
Introduction

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

Phase 1 Building Characteristics

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

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



Residential Infilling

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

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

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

> "As the former school was deemed compatible with the surrounding neighbourhood when it was constructed, the proposed residential infill will be compatible in the same way. The lot fabric of the neighbourhood will remain identical to the lot fabric that existed when the former Arthur Meighen Public School was in operation. The height of the proposed senior's complex is comparable to the former school, and will meet a 45 degree plane from property lines, with the exception of the south property line, where the former school also failed to meet the 45 degree plane. The senior's complex will be larger in scale than the former school, but the variances in building height and the retained mature trees will help to reduce this impact. The lot coverage of the development is to be 35%, which is identical to the lot coverage of the surrounding R2 neighbourhood's maximum lot coverage."

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

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

> "3.1.1.1 To encourage the provision of an adequate supply and choice of housing for the existing and future residents of St. Marys in terms of quality, type, location and cost."

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

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

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

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

> "3.1.1.3 To maintain and improve the existing housing stock and character of residential areas."

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

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

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

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

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

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

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

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

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

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

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

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

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

> residential intensification and redevelopment, and in draft and registered plans."

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

Approval as Precedent

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

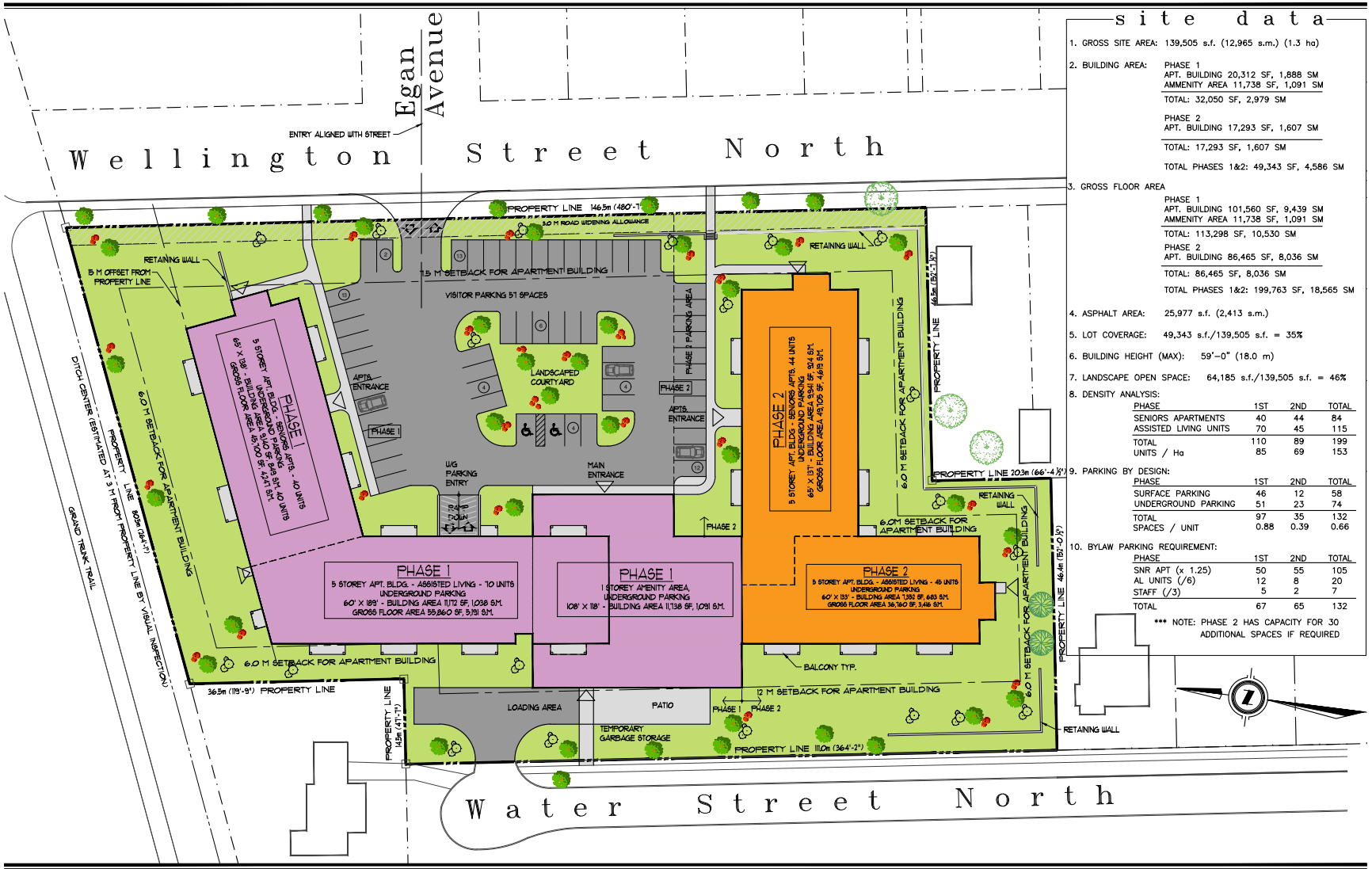
In a court of law, legal decisions can establish rules that are automatically binding on subsequent decisions with similar issues. Once a law is interpreted by a court to have a certain meaning, new decisions are expected to adhere to that interpretation.

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

Summary

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

ATTACHMENT 8



site data

1. GROSS SITE AREA: 139,505 s.f. (12,965 s.m.) (1.3 ha)

2. 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

3. 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

4. ASPHALT AREA: 25,977 s.f. (2,413 s.m.)

5. LOT COVERAGE: 49,343 s.f./139,505 s.f. = 35%

6. BUILDING HEIGHT (MAX): 59'-0" (18.0 m)

7. 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

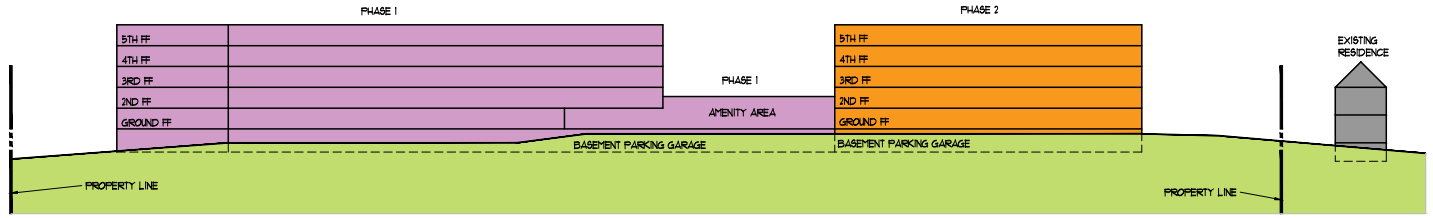
ARTHUR MEIGHEN MANOR

SITE PLAN

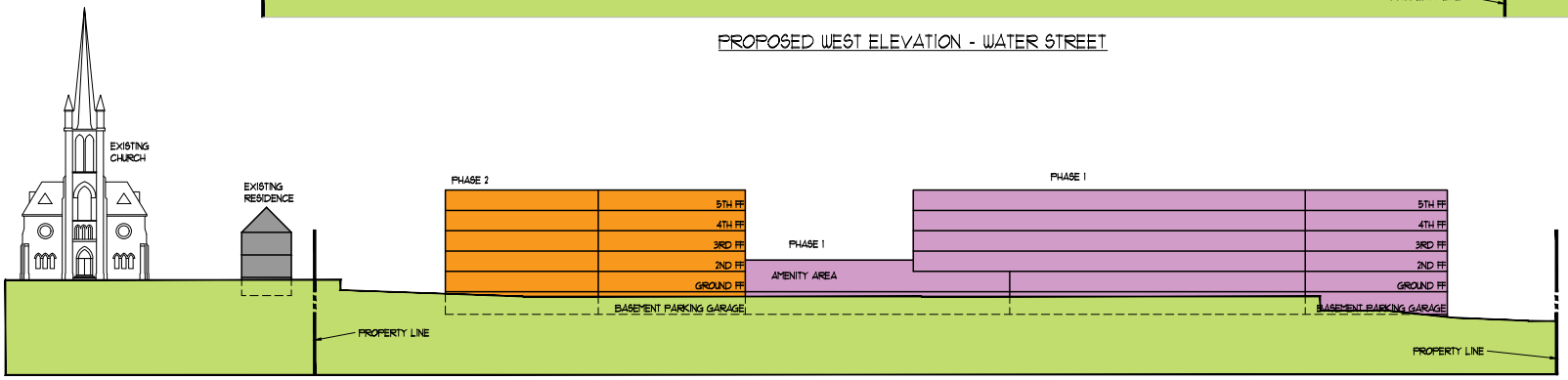
WELLINGTON STREET, ST. MARYS, ONTARIO
1" = 50'-0" OCTOBER 14, 2016

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

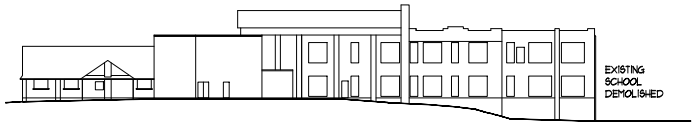
ATTACHMENT 8



PROPOSED WEST ELEVATION - WATER STREET



PROPOSED EAST ELEVATION - WELLINGTON STREET



ARTHUR MEIGHEN MANOR

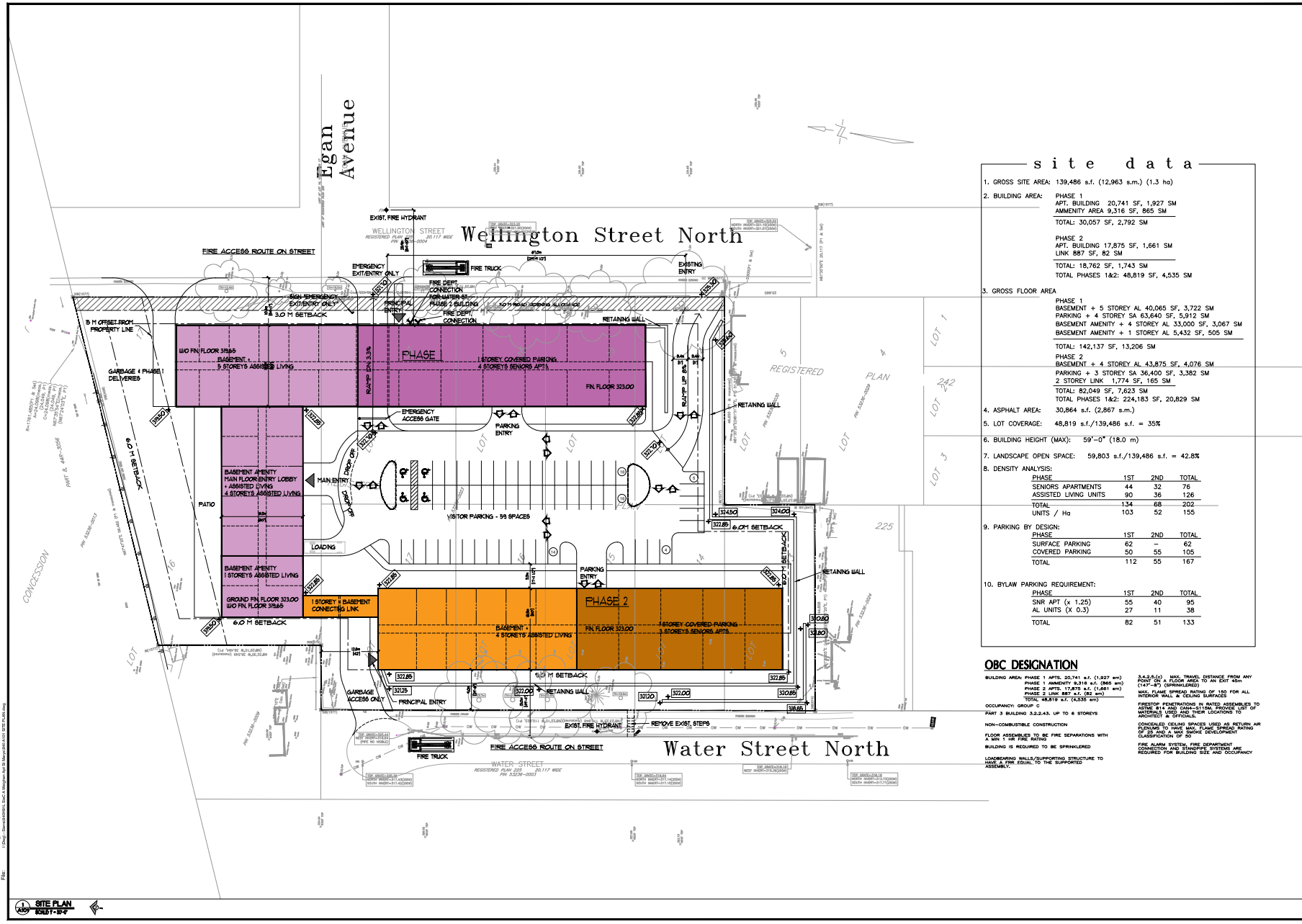
SCHEMATIC ELEVATIONS

WELLINGTON STREET, ST. MARYS, ONTARIO

N.T.S. OCTOBER 14, 2016

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

ATTACHMENT 9



site data

1. GROSS SITE AREA: 139,486 s.f. (12,963 s.m.) (1.3 ha)
2. BUILDING AREA:
   PHASE 1
   APT. BUILDING 20,741 SF, 1,927 SM
   AMMENITY AREA 9,316 SF, 865 SM
   TOTAL: 30,057 SF, 2,792 SM

   PHASE 2
   APT. BUILDING 17,875 SF, 1,661 SM
   LINK 887 SF, 82 SM
   TOTAL: 18,762 SF, 1,743 SM
   TOTAL PHASES 1&2: 48,819 SF, 4,535 SM
3. GROSS FLOOR AREA
   PHASE 1
   BASEMENT + 5 STOREY AL 40,065 SF, 3,722 SM
   PARKING + 4 STOREY SA 63,640 SF, 5,912 SM
   BASEMENT AMENITY + 4 STOREY AL 33,000 SF, 3,067 SM
   BASEMENT AMENITY + 1 STOREY AL 5,432 SF, 505 SM
   TOTAL: 142,137 SF, 13,206 SM
   PHASE 2
   BASEMENT + 4 STOREY AL 43,875 SF, 4,076 SM
   PARKING + 3 STOREY SA 36,400 SF, 3,382 SM
   2 STOREY LINK 1,774 SF, 165 SM
   TOTAL: 82,049 SF, 7,623 SM
   TOTAL PHASES 1&2: 224,183 SF, 20,829 SM
4. ASPHALT AREA: 30,864 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. = 42.8%
8. DENSITY ANALYSIS:

PHASE	1ST	2ND	TOTAL
SENIORS APARTMENTS	44	32	76
ASSISTED LIVING UNITS	90	36	126
TOTAL	134	68	202
UNITS / Ha	103	52	155

9. PARKING BY DESIGN:

PHASE	1ST	2ND	TOTAL
SURFACE PARKING	62	–	62
COVERED PARKING	50	55	105
TOTAL	112	55	167

10. BYLAW PARKING REQUIREMENT:

PHASE	1ST	2ND	TOTAL
SNR APT (x 1.25)	55	40	95
AL UNITS (X 0.3)	27	11	38
TOTAL	82	51	133

OBC DESIGNATION

BUILDING AREA: PHASE 1 APTS. 20,741 s.f. (1,927 sm)
PHASE 1 AMMENITY 9,316 s.f. (865 sm)
PHASE 2 APTS. 17,875 s.f. (1,661 sm)
PHASE 2 LINK 887 s.f. (82 sm)
TOTAL 48,819 s.f. (4,535 sm)

OCCUPANCY: GROUP C

PART 3 BUILDING 3.2.2.43. UP TO 6 STOREYS

NON-COMBUSTIBLE CONSTRUCTION

FLOOR ASSEMBLIES TO BE FIRE SEPARATIONS WITH A MIN 1 HR FIRE RATING

BUILDING IS REQUIRED TO BE SPRINKLERED

LOADBEARING WALLS/SUPPORTING STRUCTURE TO HAVE A FIRE EQUAL TO THE SUPPORTED ASSEMBLY.

3.4.2.5.(c) MAX. TRAVEL DISTANCE FROM ANY POINT ON A FLOOR AREA TO AN EXIT 45m (147'-8") (SPRINKLERED)

MAX. FLAME SPREAD RATING OF 150 FOR ALL INTERIOR WALL & CEILING SURFACES

FIRESTOP PENETRATIONS IN RATED ASSEMBLIES TO ASTME 814 AND CAN4-S115M. PROVIDE LIST OF MATERIALS USED AND THEIR LOCATIONS TO ARCHITECT & OFFICIALS.

CONCEALED CEILING SPACES USED AS RETURN AIR PLENUMS TO HAVE MAX. FLAME SPREAD RATING OF 25 AND A MAX SMOKE DEVELOPMENT CLASSIFICATION OF 50

FIRE ALARM SYSTEM, FIRE DEPARTMENT CONNECTION AND STANDPIPE SYSTEMS ARE REQUIRED FOR BUILDING SIZE AND OCCUPANCY

1 SITE PLAN
SCALE: 1" = 30'-0"

No.	Date	Issued
1	JAN 24/17	ISSUED FOR REVIEW
2	FEB 24/17	ISSUED FOR REVIEW

PRELIMINARY NOT FOR CONSTRUCTION

AGAR ARCHITECT
philip agar architect inc.
tel: 519 432-7088 info@agar-arch.com

SITE PLAN

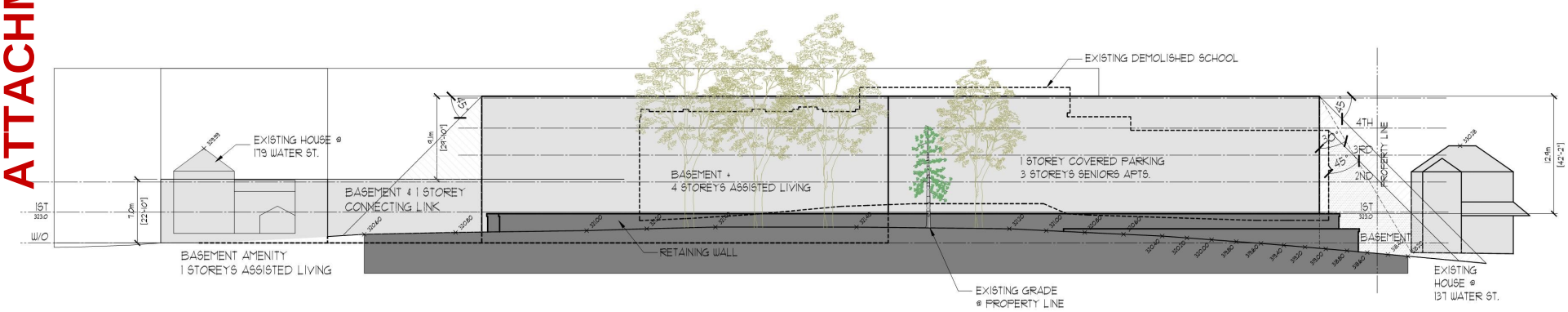
ARTHUR MERCHEN APARTMENTS
WELLINGTON STREET
ST. MARYS, ONTARIO

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

Dwg. No:
A101

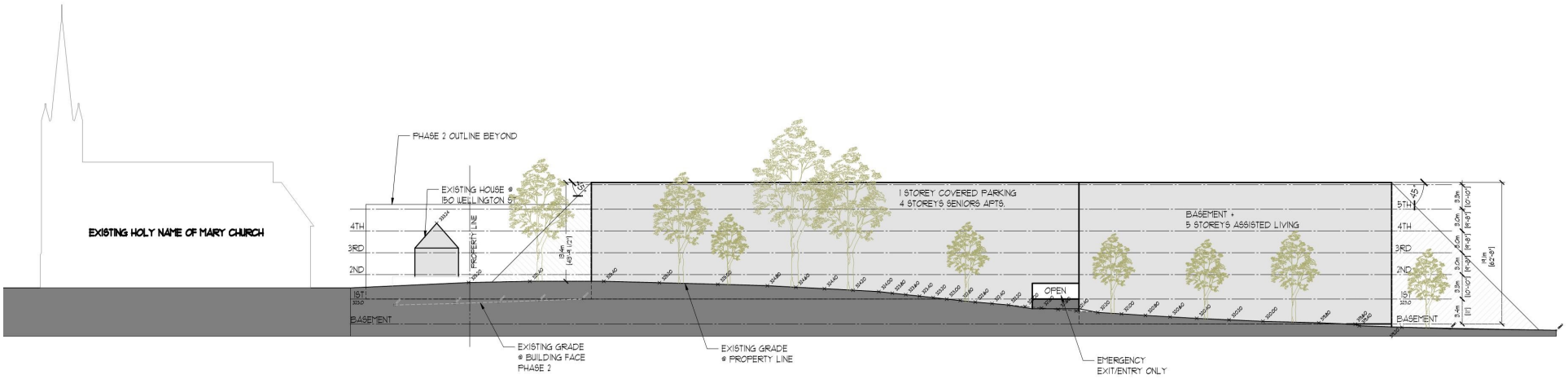
Last Saved: Friday, March 24, 2017
Printed: Monday, August 15, 2016
File: I:\Dwg - Current\840\01_Dwg\A\840-A101 SITE PLAN.dwg

ATTACHMENT 9



WATER STREET ELEVATION
WEST BLOCK ELEVATION

WEST ELEVATION
SCALE: N.T.S.



WELLINGTON STREET ELEVATION
EAST BLOCK ELEVATION

EAST ELEVATION
SCALE: N.T.S.

SCHEMATIC ELEVATIONS

840

Project No:

Dwg