

Proposed Official Plan and Zoning By-law Amendment

Arthur Meighan Manor

151 Water Street, St. Marys

Planning Justification Report

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Introduction

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

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



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

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

Site Location and Description

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

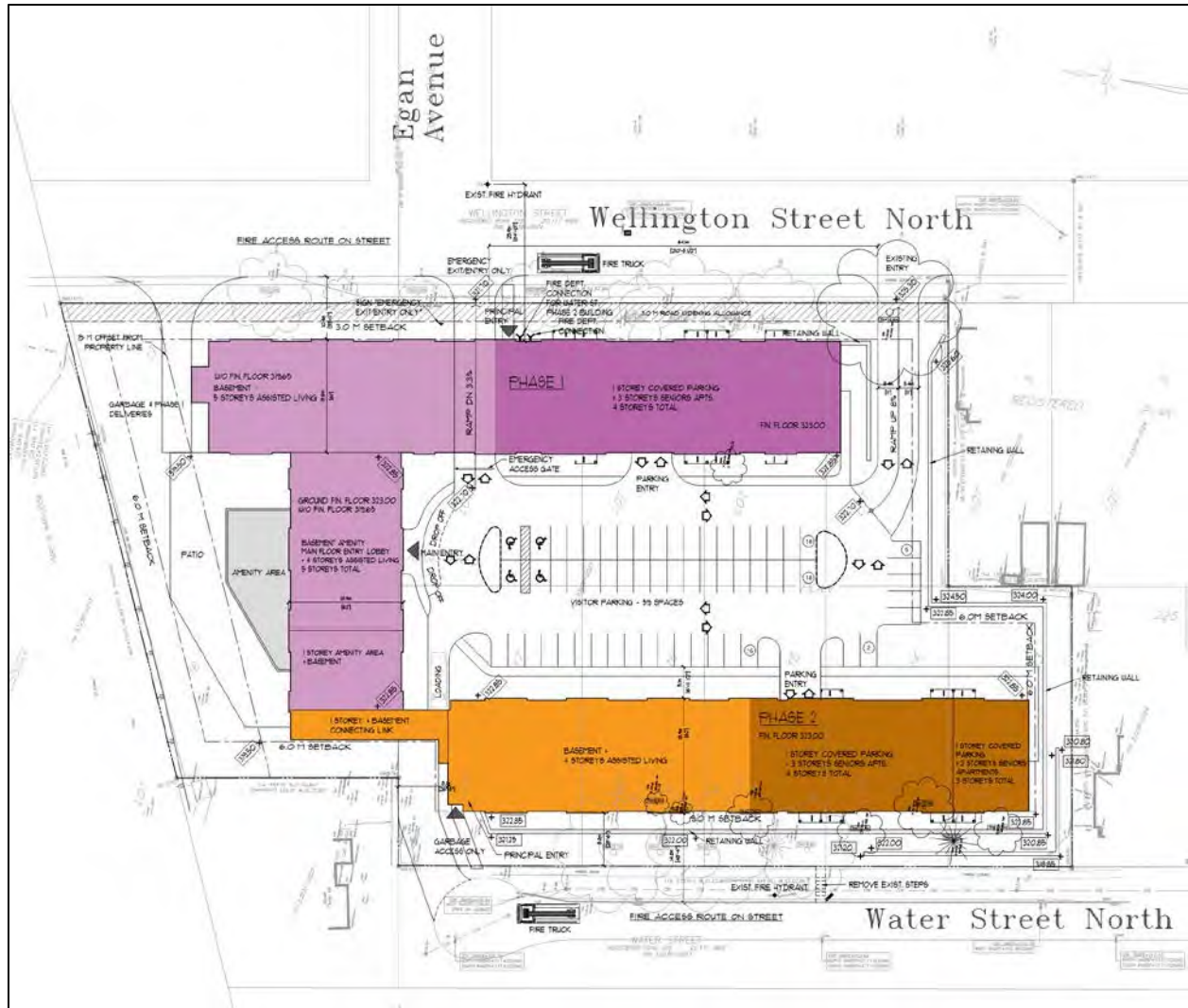
Surrounding Uses

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.



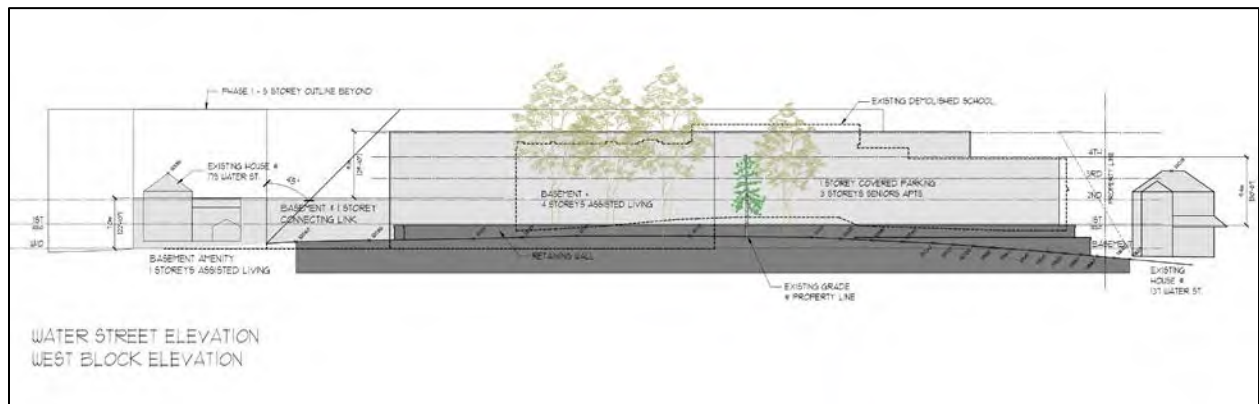
Phase 2 (shown in orange in the plan above) is proposed to be four storeys in height, with a reduction to three storeys at the southernmost portion. The seniors apartments in Phase 2 will have balconies that face east and west, and will not overlook the neighbours to the south. The assisted living units 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.

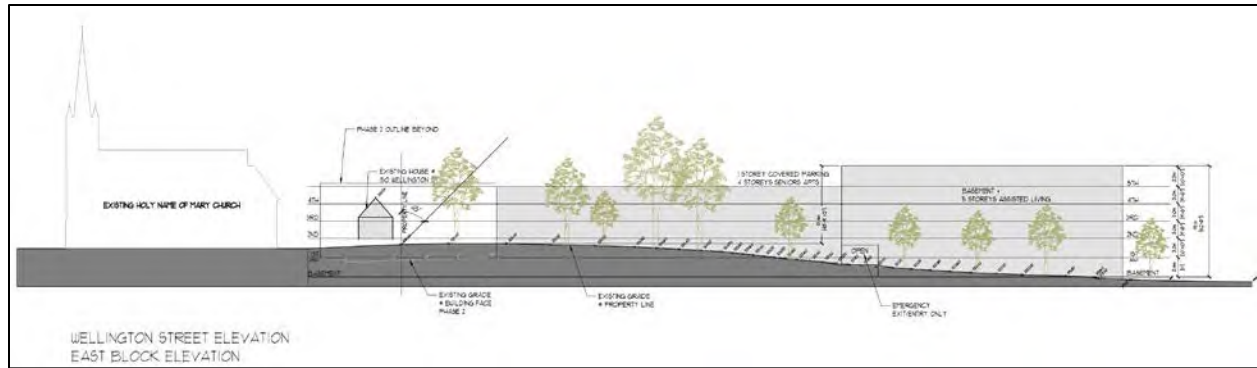


Please note that the elevation colours and materials included in this report are conceptual and will be refined during the site plan process



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 Meighen Manor will be home to only one resident who will not drive. This low Persons per Unit (PPU) ratio and the nature of a senior's residence will ensure nuisance issues like noise and traffic will be in line with the former school and compatible with the low density residential neighbourhood that surrounds it.*
- *There will be no adverse traffic impacts, and many residents aren't expected to drive.*
- *The development will be architecturally sensitive to the aesthetic of the Town and will be professionally landscaped. Stone will be used on the ground floor to minimize the perceived mass of the structure (see photo on page 6 for an example).*
- *Mature trees will be retained whenever possible.*

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

e) The proposal will positively impact the financial position of the Town as it will increase the tax base and attract more people to the downtown core (residents and

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

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

g) The property is bordered by Wellington Street to the east and Water Street North to the west. Wellington Street is proposed to be widened to accommodate a previously approved development in the greenfield lands to the north of this site. All loading and vehicular traffic is directed to Wellington Street, with the exception of garbage pickup off Water Street. All parking is to be accommodated on site, and a private shuttle service will transport Arthur Meighan Manor residents to locations of interest around St. Marys (downtown, the senior's centre, health services, etc.).

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

i) The site is located adjacent to the Grand Trunk Trail, which is a paved, lit, level trail system appropriate for seniors who may have mobility concerns. The Milt Dunnell Park Lawn Bowling Club are to the south-west of the site and provide an additional opportunity for future residents of Arthur Meighan Manor to enjoy a municipal park.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

13.2.4 Front Yard Minimum of 7.5 metres

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

13.2.7 Rear Yard Minimum of 10.5 metres

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

13.2.8 Building Height, Maximum 13.5 metres

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

13.2.9 Number of Stories, Maximum 3

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

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

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

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

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

Staff-determined Parking Ratio:

Senior's Apartment Units = 1.25 spaces / unit

Assisted Living Units = 0.3 spaces / unit

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

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

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

Upper Thames River Conservation Authority

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

Conclusion

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

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

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

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

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

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

Zoning Request Summary

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

Special Provisions:

13.2.1 **Lot Area, Minimum**

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

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

13.2.4 **Front Yard, Minimum**

~~7.5 metres~~

3 metres from road widening

13.2.7 **Rear Yard, Minimum**

~~10.5 metres~~

6 metres

13.2.8 **Building Height, Maximum**

~~13.5 metres~~

18 metres

13.2.9 **Number of storeys, Maximum**

~~3~~

5

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

Official Plan Request Summary

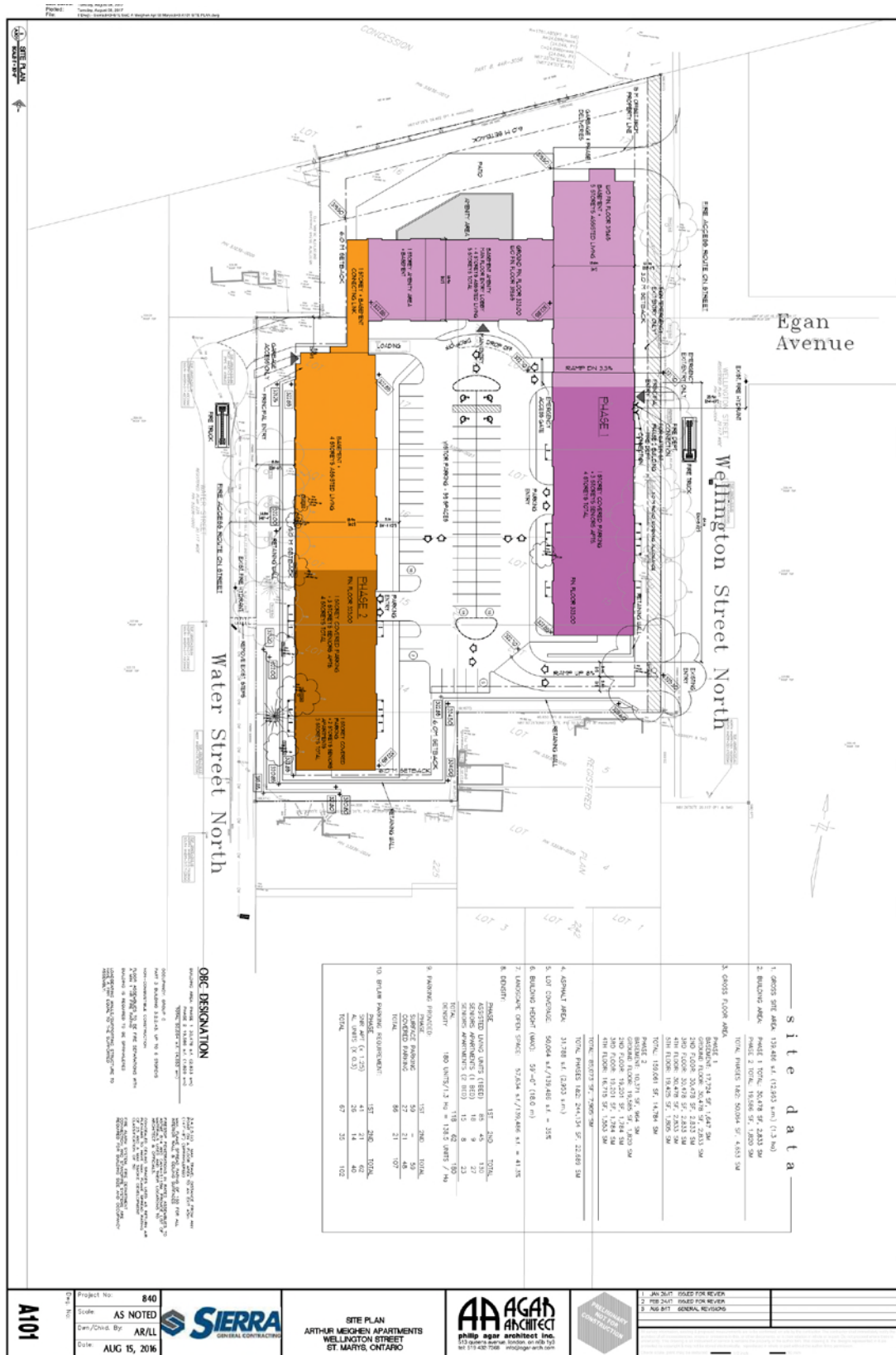
Designation: Residential → Residential with a Site Specific Exception

Special Provisions:

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

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

Plans



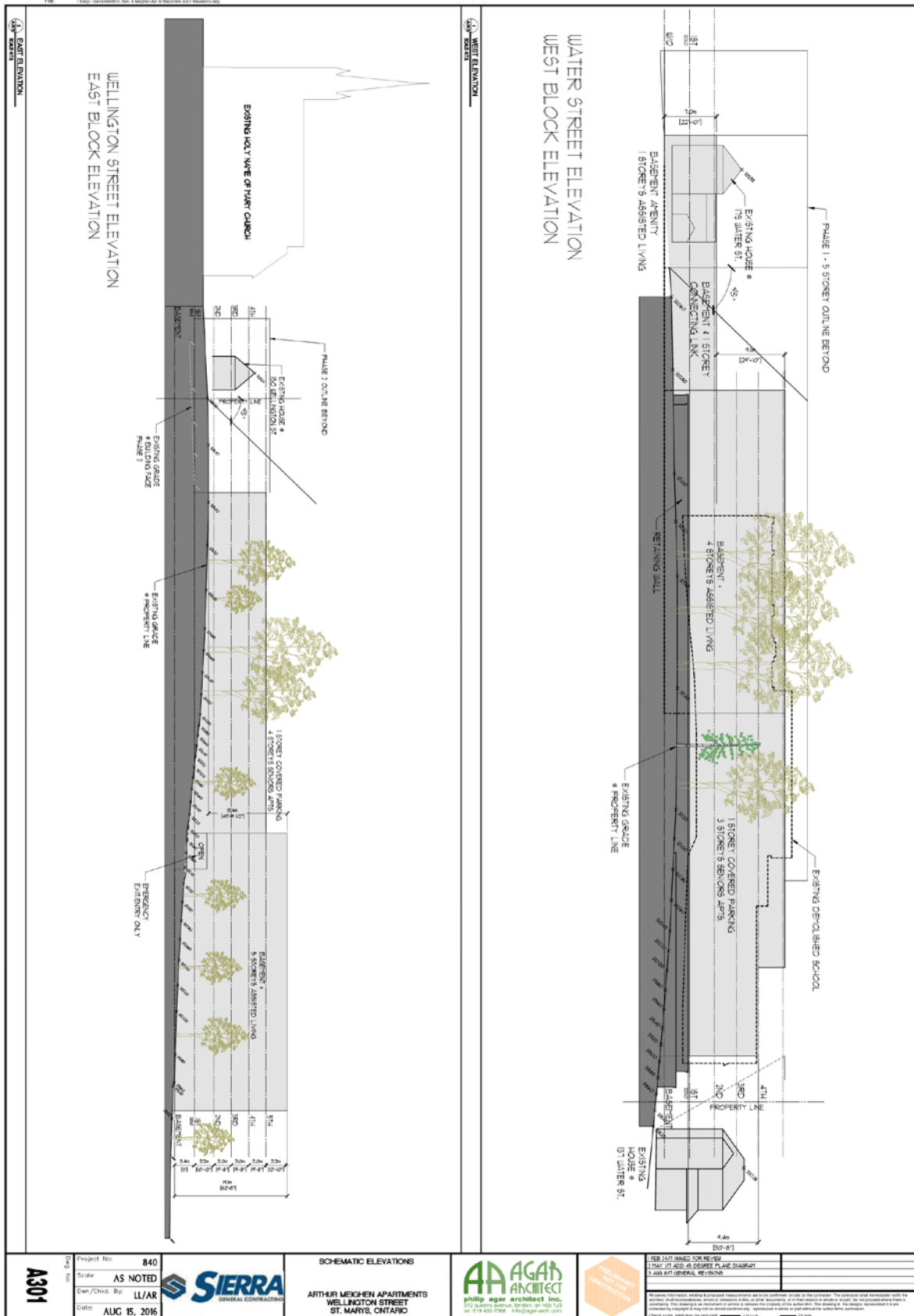
Leaf Number: 840
 Project No: 840
 Scale: AS NOTED
 Date: AUG 15, 2016

WEST ELEVATION

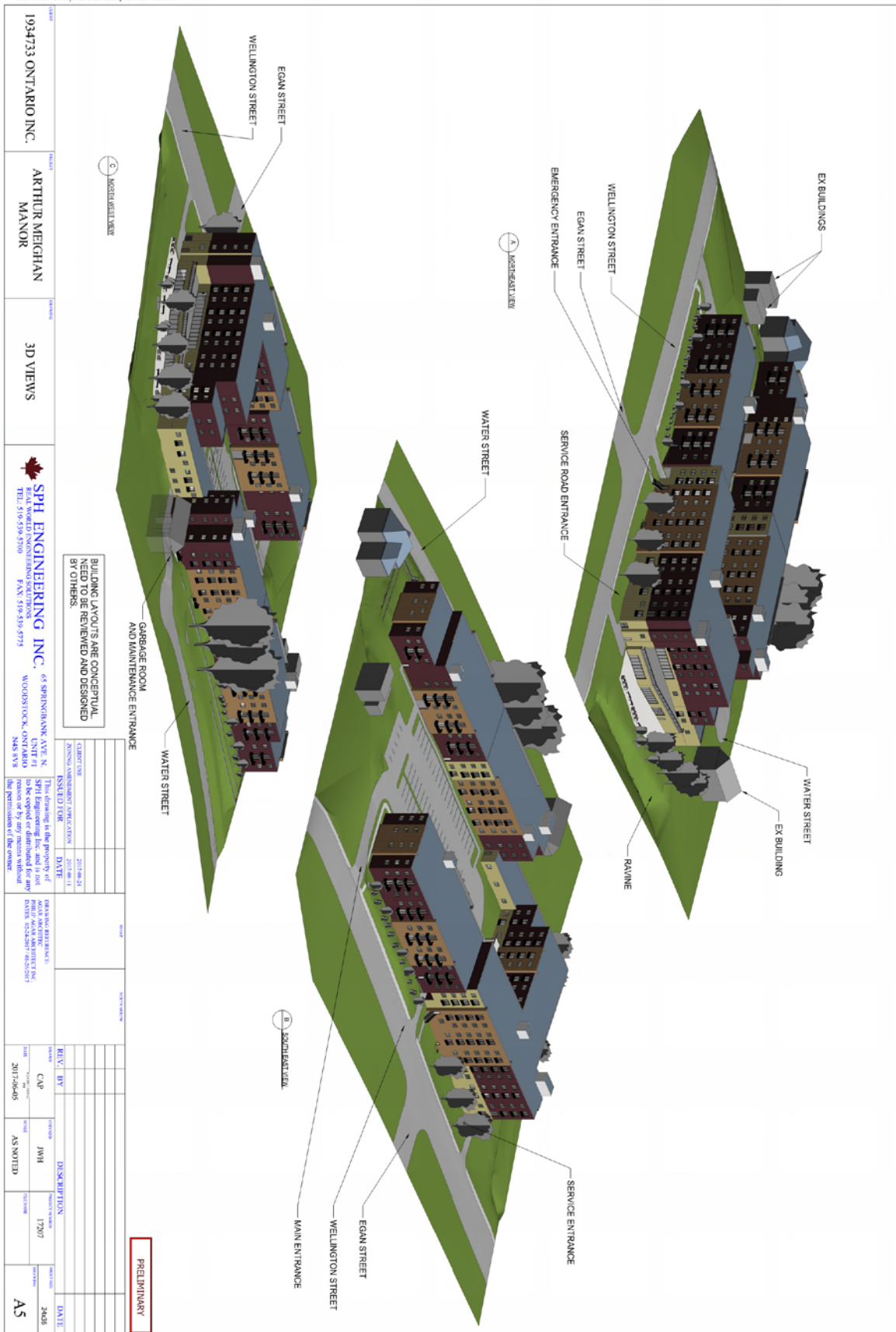
EAST ELEVATION - WELLINGTON STREET

1. THIS SHEET BASED FOR REVIEW
 2. PERMIT APPLICATIONS, PLEASE CONTACT

<p>A302</p>	<p>Project No: 840 Scale: AS NOTED Date: AUG 15, 2016</p>	<p>SIERRA GENERAL CONTRACTING</p>	<p>SCHEMATIC ELEVATIONS</p> <p>ARTHUR MEIGHEN APARTMENTS WELLINGTON STREET ST. MARYS, ONTARIO</p>	<p>AA AGAR ARCHITECT philip agar architect inc. 212 - 2nd Street West, St. Marys, ON N0B 1S2 Tel: 519-732-7388 info@agararch.com</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>
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	Project No:	840
	Scale:	AS NOTED
	Drawn/Checked By:	LL/AR
	Date:	AUG 15, 2016
SCHEMATIC ELEVATIONS ARTHUR MEYER APARTMENTS WELLINGTON STREET ST. MARYS, ONTARIO		
THIS DRAWING IS FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT ACCEPTS THE DESIGN AS SHOWN AND RELEASES THE ARCHITECT FROM LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER SOURCES.		



Proposed Official Plan and Zoning By-law Amendment

Arthur Meighan Manor

151 Water Street, St. Marys

Planning Justification Report Addendum

October 13, 2017



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

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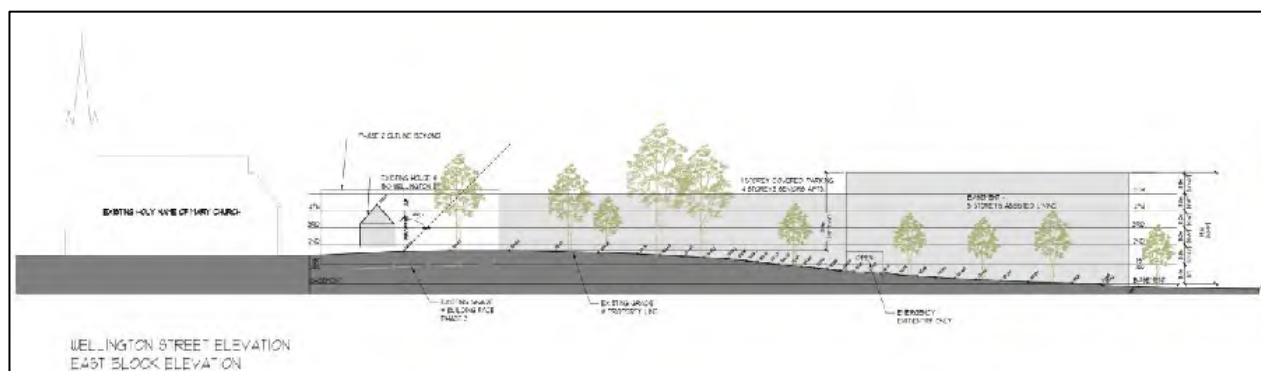
Introduction

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

Phase 1 Building Characteristics

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

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



Residential Infilling

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Approval as Precedent

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

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

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

Summary

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



**MINUTES
Regular Council**

January 9, 2018
6:00pm
Auditorium, Town Hall

Council Present: Mayor Strathdee
Councillor Osborne
Councillor Van Galen
Councillor Winter
Councillor Pope
Councillor Hainer
Councillor Craigmile

Staff Present: Brent Kittmer, CAO / Clerk
Trisha McKibbin, Director of Corporate Services / Deputy Clerk
Richard Anderson, Director of Emergency Services / Fire Chief
Grant Brouwer, Director of Building and Development
Jed Kelly, Director of Public Works
Mark Stone, Planner
Jenna McCartney, Corporate Administrative Coordinator

1. CALL TO ORDER

Mayor Strathdee called the meeting to order at 6:00pm.

2. DECLARATIONS OF PECUNIARY INTEREST

Councillor Hainer declared pecuniary interest for agenda item 8.1.2 - DEV 01-2018 Site Plan Agreement Maple Lane Park 25 Thames Road North.

3. AMENDMENTS AND APPROVAL OF AGENDA

Resolution 2018-01-09-01

Moved By Councillor Pope

Seconded By Councillor Winter

THAT the January 9, 2018 regular Council meeting agenda be accepted as presented.

CARRIED

4. PUBLIC INPUT PERIOD

None noted.

5. DELEGATIONS, PRESENTATIONS, AND PUBLIC MEETINGS

Prior to opening the public meeting Mayor Strathdee explained the rules of order of the public meeting to ensure that the public had ample opportunity to state their opinion.

5.1 Public Meeting for Official Plan and Zoning By-law Amendment Planning Applications 151 Water Street North, St. Marys

Resolution 2018-01-09-02

Moved By Councillor Van Galen

Seconded By Councillor Hainer

THAT the January 9, 2018 regular Council meeting be adjourned at 6:04pm to hold a statutory public meeting as required under the Planning Act; and

THAT a Public Meeting to consider planning applications for 151 Water Street North be opened at 6:04pm.

CARRIED

Mayor Strathdee stated the following:

"The Public Meeting is being held in accordance with Sections 22 and 34 of the *Planning Act*, RSO 1990.

The purpose of the Public Meeting is to solicit the public's comments with respect to proposed Official Plan and Zoning By-law Amendments initiated by the owner of the subject property, 151 Water Street North, described as Lots 14 to 17, west side of Wellington Street, and Lots 13 to 17, east side of Water Street, Registered Plan No. 225, Part of Lot 16, Concession 17.

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. The applicant has submitted Official Plan and Zoning By-law Amendment Applications to facilitate the proposed development. 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 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 add mid-rise apartments as a permitted use.

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

- reduce the minimum lot area requirement from 550 m² for the first dwelling unit plus 90 m² for each additional dwelling unit to 550 m² for the first dwelling unit plus 69 m² for each additional dwelling unit
- reduce the minimum front yard requirement from 7.5 to 3 metres
- reduce the minimum rear requirement from 10.5 to 6 metres
- increase the maximum building height requirement from 13.5 to 19.1 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

Tonight's meeting is the mandatory Public Meeting held under the *Planning Act*. Council will make a decision regarding this matter at some other meeting in the future. If you wish to be notified of Council's decision, please leave your name and address with our CAO/Clerk Brent Kittmer.

I will now ask Mr. Kittmer to advise how notice was given and provide a summary of the responses received in reply to the notice."

Mr. Kittmer stated "Notice was given by first class mail to all land owners within 120 metres (400 feet) of the subject property, to those agencies as prescribed by Regulation, and signs advertising tonight's meeting were posted on the property.

Copies of submissions received since the Town's receipt of these Applications in the Fall of 2016 are included in the Planner's Report which is on tonight's agenda as DEV 02-2018. The following correspondence was received after the circulation and posting of the notice of this meeting:

- Anyes Kadowaki Busby, 137 Water Street North (dated January 7, 2018) – A variety of questions and concerns identified related to compatibility with the neighbourhood, opportunities for access through the site, appropriate green space, use of green energy, impacts of "segregating seniors in a mammoth complex", and impacts on their house (designated under the Ontario Heritage Act) and enjoyment of their property.

- Brian John Busby, 137 Water Street North (dated January 7, 2018) – Comments include that a complete copy of the applicant's marketing study has not been provided, the information provided demonstrates that the proposed development far exceeds St. Marys' needs, and there are contradictory statements with respect to the information presented. A review of housing needs should be undertaken by Council. The proposed development will be significantly larger than the previous school building, will dominate viewscales and will result in shadow impacts on other properties. The proposed development will result in traffic and parking impacts on the community, and cites comments from the Fire Chief.
- Chris Evans, 201 Jones Avenue East (dated January 8, 2018) – Objects to applications. Notes that the applicant has stated that the project could be built with 100 units and be financially viable. There has been no effort to blend the development design with the community, and it will have a damaging effect on the scenic and historic landscape of St. Marys. Significant economic benefits to local merchants are unlikely and there will be additional strain on Town finances due to increased demand on services, infrastructure, etc.
- Chantal and Brian Lynch, 144/146 Queen Street East (dated January 9, 2018) – Support proposed project due to economic benefits to the Town in the form of additional full-time jobs, and increased tax base and demand for medical, personal, entertainment and retail services from residents and visiting relatives/friends.
- Spencer McDonald, Upper Thames River Conservation Authority (dated January 9, 2018) – No new comments/concerns other than those provided in October 28, 2016 letter. The October 28, 2016 letter is provided in the Planners Report."

Mayor Strathdee called upon Councillor Van Galen to advise Council of the Planning Advisory Committee's recommendation with respect to the Applications.

Councillor Van Galen stated "The Planning Advisory Committee made the following recommendation to St. Marys Town Council at its November 20, 2017 meeting:

THAT the Planning Advisory Committee for the Separated Town of St. Marys receives the November 15, 2017 Information Report regarding Official Plan Amendment and Zoning By-law Amendment Applications OP01-2016 and Z06-2017 respectively by 1934733

Ontario Inc. affecting 151 Water Street North, St. Marys, and recommends that Council proceed to a Public Meeting to be scheduled for January 9, 2018."

Mayor Strathdee called upon the Town's Planner, Mr. Mark Stone.

Mr. Stone stated "It is my understanding that the applicant will be providing a detailed overview of their proposal however, I think it would be helpful for me to provide a brief overview of how we got to this point.

- On November 7, 2016, the PAC received an Information Report for the purposes of a preliminary review of the applications. Several residents spoke at the meeting and provided written comments.
- At the May 15, 2017 meeting, the PAC received an Information Report which provided an overview of a revised submission from the applicant, and identified issues to be addressed by the applicant. At the meeting, the PAC deferred the applications to permit the applicant the opportunity to address issues identified by staff and the community.
- In August and October of 2017, the applicant submitted revised plans and planning justification report. The applicant also requested that the Town proceed to the statutory public meeting.
- As noted by Councillor Van Galen, the PAC passed a motion recommending that Council proceed to public meeting.
- I should emphasize that the PAC review process thus far has been beneficial - there has been significant progress in identifying issues and there has been some movement by the applicant.
- I have not yet presented my final planning opinion on these applications, although I have made many of my thoughts clear in reports and comments at various PAC meetings.
- It is my view that my final planning opinion should be formalized after the statutory public meeting, especially given the complexity of these applications and the considerable interest in the community.
- I will provide this final opinion in a report directly to Council or similar to the practice in many municipalities, Council could refer this back to PAC to consider comments received as part of the statutory public meeting and my planning opinion, and then provide a recommendation to Council."

Mayor Strathdee called upon the applicant to explain the proposed application.

Mr. Steven Cornwell, representative of the applicant, spoke to the planning applications.

Mr. Cornwell called upon Mr. Kevin Thompson, also representing the applicant. Mr. Thompson spoke to the planning applications and presented material from the presentation which was part of the amended agenda.

Mr. Cliff Zaluski, applicant, continued with portions of the presentation speaking to the reason for placing the residence in the current footprint.

Mr. Cornwell addressed concerns which the Planning Advisory Committee had identified during previous meetings.

A member of the public interrupted Mr. Cornwell in an attempt to interject a question.

Mayor Strathdee requested order.

Mr. Cornwell continued.

Mr. Zaluski returned to the podium as did Mr. Thompson. The applicant and his representatives summarized the key points and ended their address to Council and the public at 7:00pm.

Mayor Strathdee asked for members of the public to come forward who wished to speak to the matter.

Henry Monteith, 111 Widder Street, representing the ratepayers group 'St. Marys Community for Compatible Development' addressed Council. Mr. Monteith explained that the group included a number of individuals who were prepared to speak at tonight's meeting. The speakers included Ms. Sarah Turney, Partner in Fasken's law firm; Dr. Emily Kelly; Ms. Susan McMaster; Ms. Mary Smith; Mr. Brian Busby; and Dr. Heather Meakin, Professor.

Sarah J. Turney, Partner of Fasken's law firm, identified her firm's connection to St. Marys through retired lawyer of the firm, Mr. Paul King. Mr. King is a member of the St. Marys Community for Compatible Development ratepayer group of which Ms. Turney is presenting at tonight's public meeting.

Ms. Turney identified that the ratepayer group is not against development on this site although the group is against this particular proposal. Ms. Turney stated that the group's opinion communicated through Ms. Turney

is that the proposal offers an overdevelopment in addition, the proponent cannot promise a particular built form at this time in the project. Ms. Turney stated that the matter before Council is the Official Plan amendment application and the Zoning By-law amendment application. In the matter before Council this evening, there is no commitment on the applicant's behalf to deliver the amenities identified in their presentation tonight.

Ms. Turney stated that the proposal does not respect the surrounding properties; it represents an overdevelopment.

Mr. Monteith returned to the podium to continue with the ratepayer group's presentation. Mr. Monteith stated the group is concerned about the proposed size of the facility related to footprint and beds offered. Citing the other location's that the applicant provided as development examples in the presentation, Mr. Monteith stated those comparisons were more applicable in size to the municipalities represented being larger municipalities than St. Marys. St. Marys is a smaller scale and should be represented as such within the development size.

Dr. Emily Kelly, 177 Widder Street East, represented the ratepayer group with respect to the environment of the Town. Dr. Kelly stated that this development is not compatible with the environment such as the Grand Trunk Trail. A community group's recent efforts to plant along the trail in the spring of 2017 will likely be adversely affected upon completion of the proposed development due to reducing the amount of sunlight on the trail in that area.

Dr. Kelly stated that prospective residents of the proposed facility will likely have mobility issues and in combination of the potential for ice along the trail, it will present safety concerns for those users; in fact, it will present issues for all users.

Dr. Kelly stated that the prospective local residents of the proposed facility would not receive first rights to available beds resulting in a possibility that local residents, when requiring a facility of this nature, could be placed on a long wait list.

Dr. Kelly warned Council that many of the residents of the proposed facility may have acute or chronic health needs, and that this may affect wait times at the local hospital. She encouraged Council not to support a

development that would impact existing Town residents' access to healthcare.

Susan McMaster, 112 Church Street North, stated that the applicant's targets for increased commercial impacts for local businesses may not be accurate. If in fact, residents from St. Marys and area become the majority of the occupants, increased commercial impacts will not emerge.

Ms. McMaster stated that with the erection of the proposed retaining wall along the west side of the property, it will increase the perceived height impact. With the proposed height of the five story facility, it would result in shadow for a number of properties for the majority of daylight hours. The proposed parking lot was also mentioned as creating an unpleasing location for residents and limiting their opportunity to walk the property.

Ms. McMaster identified that the applicant does not historically operate such an establishment and warned Council that the amenities listed within the applicant's presentation may not come to fruition, dependent on the wishes of the ultimate operator. Limited viewing opportunities of residents in certain areas of the facility would be diminished as a result of limited windows in addition to a concern about certain windows opening four inches.

Ms. McMaster cited a concern related to fire protection at the proposed development due to the height of the facility and the residents inhabiting the development.

Mary Smith, 625 Widder Street East, stated that her presence at tonight's public meeting was for the representation of the ratepayer group and it was not related to her appointment to the Heritage St. Marys advisory committee of Council. Ms. Smith stated that she was speaking to the number of cultural heritage significant properties in the area as well as historical designated properties. Ms. Smith identified that there is a high concentration of properties within a ten-block area of the applicant's property that have significance to St. Marys because of their age, their architectural value or their association with a person or persons who have played a role in the history of St. Marys.

Brian Busby, 137 Water Street North, owns a property adjacent to the applicant's. Mr. Busby has concerns about the proposal related to need, scale and safety.

Mr. Busby stated that the needs of the community are not known at this time due to the ongoing Official Plan review being conducted by Council. Mr. Busby suggested that Council base their decision upon the need of the community once known in the revised Official Plan.

Mr. Busby stated that the scale of the proposed developed is significant. It will have considerable impacts to his property and that of others in the area. Excepting the nearby religious institutions, area dwellings are comprised of 1, 1.5 and 2 stories; nowhere in comparison to the proposed five story facility.

Mr. Busby also cited that the proposed development presented safety issues to future residents and current neighbouring properties. Increased truck traffic is being proposed to be focused to Egan Avenue which is also home to an elementary school which sees the majority of the school's population crossing Egan Avenue on a daily basis during the school year during recess to access the play yard.

Dr. Heather Meakin, 114 Edison Street, stated that she found a number of contradictions within the proponent's presentation this evening that should raise concerns to Council and the public.

Dave Baxter, 579 Emily Street, inquired about the capacity of the fire department to provide services to the proposed development.

Alexander Best, 92 Wellington Street North, stated the impact of the applicant proposing to build a five-story facility at the highest point in St. Marys. Mr. Best inquired about the proposed phased in approach to development if, in fact, there is such a need for this size of facility at present.

Mr. Best suggested that a commercial impact study is required in addition to citing that the applicant's desire for an ideal profit margin should not necessitate that the Town approve development to this magnitude. Rather the development should be built upon the needs of the community.

Mr. Best stated that the Town often references to its historical heritage and as such should take this into consideration when reviewing this application.

Mayor Strathdee asked Council if they had any questions or comments at this time.

Councillor Winter stated he had some concerns about the proposed development related to the proposed foot print. Councillor Winter asked for clarification about a statement in a staff report that stated the development would protect surrounding farm land.

Mark Stone, Town Planner, stated the comment came from the applicant.

Councillor Hainer inquired if the applicant had given consideration to presenting a proposal that complied with the current zoning by-law and asked what minimum number of units could be developed and still have a profitable operation.

Councillor Hainer inquired which dwelling units would be developed in the first phase.

Councillor Hainer inquired about additional budgetary requirements that would be required to ensure fire protection at this proposed facility and if additional training would be required of the Fire Department.

Councillor Osborne acknowledged that the focus tonight is on determining whether the proposal is suitable for the site.

Councillor Van Galen inquired if the applicant could present a proposal that did not require an Official Plan Amendment.

Councillor Van Galen inquired why the proposal grew in size during the most recent proposal revision.

Councillor Craigmile inquired how the applicant determines the reference to stories as there appears to be varying opinions of the number of stories for this proposal.

Mayor Strathdee invited the applicant to provide additional comments.

Mr. Cornwall replied to Councillor Winter's inquiry; by offering more dwelling units at one site would limit urban sprawl which would protect farmland from being absorbed into new development.

Mr. Cornwell replied to inquiries and statements regarding the size (foot print) of the proposed development; by centralizing the parking facility inside the development offers a more prominent appearing facility.

A member of the public interrupted Mr. Cornwell.

Mayor Strathdee requested order.

Mr. Cornwall replied to Councillor Hainer's inquiry; phase one will offer a blend of senior's apartments and assisted living.

Mr. Cornwall replied to inquiries and statements to building height; by pushing the development to the perimeter of the property, it permits a more enhanced street environment.

Mr. Cornwall replied to inquiries and statements related to suitability of the proposed development to the site; the applicant stated this is the suitable site.

Mr. Cornwall replied to Councillor Van Galen's inquiry about the amended proposal increasing in size; the proposal reduced the number of dwelling units. The foot print grew in size in order to accommodate space for increased amenities.

Mr. Cornwall replied to inquires and statements related to the perspective residents; residents will be from St. Marys and surrounding areas while some residents will relocate from larger centers.

Mayor Strathdee thanked those in attendance for their comments. Mayor Strathdee said that if Council proceeded with the adoption of the Official Plan Amendment and the Zoning By-law Amendment, notice of passing will be provided as prescribed by the *Planning Act* and a 20-day appeal period to the Ontario Municipal Board applies.

Resolution 2018-01-09-03

Moved By Councillor Craigmile

Seconded By Councillor Pope

THAT this public meeting be adjourned at 9:18pm.

CARRIED

Council recessed at 9:18pm.

Mayor Strathdee called the meeting back to order at 9:29pm.

Resolution 2018-01-09-04

Moved By Councillor Craigmile

Seconded By Councillor Pope

THAT the January 9, 2018 regular Council meeting reconvene at 9:29pm.

CARRIED

6. ACCEPTANCE OF MINUTES

6.1 Regular Council - December 12, 2017

Council noted that the minutes need to be changed from "Council Present" to "Council Absent".

Resolution 2018-01-09-05

Moved By Councillor Craigmile

Seconded By Councillor Hainer

THAT the December 12, 2017 regular Council meeting minutes be approved as amended and signed and sealed by the Mayor and the Clerk.

CARRIED

6.2 Special Budget Meeting (0900hrs) - December 14, 2017

Resolution 2018-01-09-06

Moved By Councillor Hainer

Seconded By Councillor Craigmile

THAT the December 14, 2017 special meeting of Council at 0900hrs minutes be approved and signed and sealed by the Mayor and the Clerk.

CARRIED

6.3 Special Budget Meeting (1800hrs) - December 14, 2017

Resolution 2018-01-09-07

Moved By Councillor Hainer

Seconded By Councillor Craigmile

THAT the December 14, 2017 special meeting of Council at 1800hrs minutes be approved and signed and sealed by the Mayor and the Clerk.

CARRIED

7. CORRESPONDENCE

7.1 Finance Minister regarding Federal Legalization of Cannabis

Resolution 2018-01-09-08

Moved By Councillor Pope

Seconded By Councillor Hainer

THAT the correspondence from Finance Minister Charles Sousa regarding federal legalization of cannabis be received.

CARRIED

7.2 Ontario Ministry of Infrastructure regarding O. Reg. 588/2017**Resolution 2018-01-09-09****Moved By** Councillor Pope**Seconded By** Councillor Hainer

THAT the correspondence from Ontario Ministry of Infrastructure regarding O. Reg. 588/2017 be received.

CARRIED

8. STAFF REPORTS**8.1 Building and Development Services**

8.1.1 DEV 02-2018 - 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, T

Mark Stone, Town Planner, spoke to DEV 02-2018 and responded to questions from Council.

Mayor Strathdee asked Fire Chief Anderson to speak to the statements provided during the public meeting related to fire services.

Fire Chief Anderson clarified the comments from the Fire Department as presented in DEV 02-2018.

Resolution 2018-01-09-10**Moved By** Councillor Van Galen**Seconded By** Councillor Pope

THAT DEV 02-2018 Official Plan Amendment and Zoning By-law Amendment Applications by 1934733 Ontario Inc. affecting 151 Water Street North, St. Marys (File No. OP01-2016 and Z06-2016) be received; and

THAT the comments received at the Public Meeting be addressed in a comprehensive report presented at a subsequent Planning Advisory Committee meeting, outlining staff recommendations on the disposition of these Applications.

CARRIED

8.1.2 DEV 01-2018 Site Plan Agreement Maple Lane Park 25 Thames Road North

Councillor Hainer declared pecuniary interest and vacated her seat at Council.

Grant Brouwer spoke to DEV 01-2018 report and responded to questions from Council.

Resolution 2018-01-09-11

Moved By Councillor Van Galen

Seconded By Councillor Osborne

THAT DEV 01-2018 Site Plan Agreement Maple Lane Park 25 Thames Road North be received; and,

THAT Council authorize an amendment to the existing Site Plan Agreement between the Town and 1433596 Ontario Limited (now Maple Lane Park Inc.) to merge lots (sites) 4 and 6 as currently proposed.

CARRIED

8.2 Finance

Councillor Hainer returned to her seat at Council.

8.2.1 FIN 01-2018 Provincial Dedicated Gas Tax Agreement 2017/2018

Brent Kittmer, on behalf of Jim Brown, spoke to FIN 01-2018 report and responded to questions from Council.

Resolution 2018-01-09-12

Moved By Councillor Winter

Seconded By Councillor Craigmile

THAT FIN 01-2018 Provincial Dedicated Gas Tax Agreement 2017/2018 report be received; and,

THAT By-law 04-2018 authorizing the Mayor and Clerk to sign the Letter of Agreement be approved.

CARRIED

8.3 Public Works

8.3.1 PW 01-2018 Contract Award for Leaf and Yard Waste Collection Services

Resolution 2018-01-09-13

Moved By Councillor Craigmile

Seconded By Councillor Hainer

THAT PW 01-2018 Contract Award for Leaf and Yard Waste Collection Services be received; and,

THAT the procurement for Leaf and Yard Waste Collection Services be awarded to Barry's Handyman Services for a period from 2018 through 2020 for the procured price of \$74,986.80, inclusive of all taxes and contingencies; and,

THAT By-Law 01-2018 authorizing the Mayor and the Clerk to sign the associated agreement be approved.

CARRIED

8.3.2 PW 04-2018 Tender Award for RFQ-PW-24-2017

Resolution 2018-01-09-14

Moved By Councillor Pope

Seconded By Councillor Hainer

THAT PW 04-2018 Tender Award for RFQ-PW-24-2017 be received; and,

THAT the procurement for the Supply, Delivery and Installation of a standby diesel generator for the Queen Street East sewage pumping station be awarded to Forman Electric Ltd. for the procured price of \$49,979.90, inclusive of all taxes and contingencies; and,

THAT By-Law 02-2018 authorizing the Mayor and the Clerk to sign the associated agreement be approved.

CARRIED

8.3.3 PW 05-2018 Tender Award for RFQ-PW-25-2017

Resolution 2018-01-09-15

Moved By Councillor Hainer

Seconded By Councillor Craigmile

THAT PW 05-2018 Tender Award for RFQ-PW-25-2017 be received; and,

THAT the procurement for a new Standby Diesel Generator for the Wastewater Treatment Plant be awarded to D & D Electric Ltd. for the procured price of \$281,370.00, inclusive of all taxes and contingencies; and,

THAT By-Law 03-2018 authorizing the Mayor and the Clerk to sign the associated agreement be approved.

CARRIED

9. COUNCILLOR REPORTS

9.1 Operational and Board Reports

9.2 Advisory and Ad-Hoc Committee Reports

Resolution 2018-01-09-16

Moved By Councillor Winter

Seconded By Councillor Pope

THAT agenda item 9.1 Operational and Board Reports inclusive of 9.1.1 to 9.1.7 be received; and,

THAT agenda item 9.2 Advisory and Ad-hoc Committee Reports 9.2.1 to 9.2.14 be received.

CARRIED

10. EMERGENT OR UNFINISHED BUSINESS

None.

11. NOTICES OF MOTION

None.

12. BY-LAWS

12.1 By-Law 01-2018 Authorize an Agreement with Barry's Handyman Services for Yard and Waste Collection

Resolution 2018-01-09-17

Moved By Councillor Craigmile

Seconded By Councillor Osborne

THAT By-Law 01-2018, being a by-law to authorize an agreement with Barry's Handyman Services, be read a first, second and third time; and be finally passed and signed and sealed by the Mayor and the Clerk.

CARRIED

12.2 By-Law 02-2018 Authorize an Agreement with Forman Electric Ltd for Generator Replacement at Queen Street East

Resolution 2018-01-09-18

Moved By Councillor Van Galen

Seconded By Councillor Craigmile

THAT By-Law 02-2018, being a by-law to authorize an agreement with Forman Electric Ltd., be read a first, second and third time; and be finally passed and signed and sealed by the Mayor and the Clerk.

CARRIED

12.3 By-Law 03-2018 Authorize an Agreement with D & D Electric Ltd for Generator Replacement at WWTP

Resolution 2018-01-09-19

Moved By Councillor Pope

Seconded By Councillor Van Galen

THAT By-Law 03-2018, being a by-law to authorize an agreement with D & D Electric Ltd., be read a first, second and third time; and be finally passed and signed and sealed by the Mayor and the Clerk.

CARRIED

12.4 By-Law 04-2018 Provincial Gas Tax Agreement 2017/2018

Resolution 2018-01-09-20

Moved By Councillor Winter

Seconded By Councillor Craigmile

THAT By-Law 04-2018, being a by-law to authorize the Mayor and the Clerk to enter into an agreement with the Province of Ontario for Dedicated Gas Tax Funds for Public Transportation, be read a first, second and third time; and be finally passed and signed and sealed by the Mayor and the Clerk.

CARRIED

13. UPCOMING MEETINGS

Mayor Strathdee reviewed the upcoming meetings as presented on the agenda.

14. CLOSED SESSION

None.

15. CONFIRMATORY BY-LAW

Resolution 2018-01-09-21

Moved By Councillor Hainer

Seconded By Councillor Osborne

THAT By-Law 05-2018, being a by-law to confirm the proceedings of January 9, 2018 regular Council meeting, be read a first, second and third time; and be finally passed and signed and sealed by the Mayor and the Clerk.

CARRIED

16. ADJOURNMENT

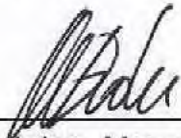
Resolution 2018-01-09-22

Moved By Councillor Van Galen


Seconded By Councillor Craigmile

THAT this regular meeting of Council adjourn at 10:07p.m.

CARRIED



Al Strathdee, Mayor



Brent Kittmer, CAO / Clerk

Proposed Official Plan and Zoning By-law Amendment

Arthur Meighan Manor

151 Water Street, St. Marys

Urban Design Brief

June 12, 2019

PRELIMINARY

DATE	BY	REV.	DESCRIPTION	DATE

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

<p>PROJECT NO. 1934733</p> <p>ISSUED FOR: 2019-06-26</p> <p>PROJECT ADDRESS: 151 WATER ST., ST. MARYS, ONT. N4S 8X8</p> <p>ISSUED FOR: 2019-06-26</p>	<p>DATE: 2019-06-26</p> <p>BY: JWM</p> <p>REV: AS NOTED</p> <p>SCALE: A5</p>	<p style="font-size: x-small;">THIS DRAWING IS THE PROPERTY OF SPH ENGINEERING INC. AND IS NOT TO BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE PERMISSION OF THE OWNER.</p> <p style="font-size: x-small;">SEAL AND SIGNATURE: JAMES WILSON, P. ENG. REG. NO. 12154</p>
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1934733 ONTARIO INC.	ARTHUR MEIGHAN MANOR	3D VIEWS	<p>SPH ENGINEERING INC. 65 SPEDINGHAVEN AVE. S. UNIT #1 WINDERTON, ONTARIO N4G 3V3</p> <p>TEL: 519-534-7500 FAX: 519-534-1775</p>
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Prepared on Behalf of: 1934733 Ontario Inc.
 Prepared By: Sierra Construction Group
 1401 Dundas Street
 Woodstock, ON N4S 8X8
 (519) 421-7413

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Introduction

In support of its applications for Official Plan and Zoning By-law amendments (OP01-2016 and Z06-2016), Sierra Construction Group on behalf of 1934733 Ontario Inc. has been asked to prepare and submit this Urban Design Brief to the Town of St. Marys in support of a proposed redevelopment project on the property known municipally as 151 Water Street. The design of the proposed age-in-place senior's residential facility and how it may impact the surrounding neighbourhood have been a significant focus for community feedback received, and this analysis is intended to provide a detailed analysis of design suitability of the site for the proposal.

This report will first examine the character of the existing residential areas surrounding the subject site in both form and function and then provide an analysis of how the proposed development is compatible or incompatible with the character of the neighbourhood.

Site 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.

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.



Existing Neighbourhood Character

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

Most of the buildings in this small neighbourhood in the north part of St. Marys were built in the late 19th century. These include the single-family homes lining the roadways, as well as the St. Marys Presbyterian Church, which was built in 1879-80.



St. Marys Presbyterian Church, 147 Widder Street East

The subject property itself was the site of the St. Marys Collegiate Institute, which was built in 1875. The original building was replaced in 1955, and the facility was renamed Arthur Meighen Public School in 1984.

The original school building ("St. Marys Collegiate Institute, 1884." St. Marys Museum)

The layout of the neighbourhood follows a typical 'grid' street pattern of 19th century development in Ontario, with Emily Street diverging from Water Street North to follow the Thames River, which flows from the north-west. The built form reflects the confluence of this grid pattern, along with the importance of the river and the challenges of the sloping terrain.



151 Water Street

Urban Design Brief

Existing homes on Water Street North and Widder Street East near the subject property are mainly brick-clad 19th century homes. The house at 137 Water Street North, directly south of the subject property, was designated under the Ontario Heritage Act in 2013 as the ‘John Bartlett Residence’ for its architectural design and details.



137 Water Street North

The houses on the east side of Water Street North near the subject property, are oriented to face the street, but do not have direct driveway access.



The houses on the west and north side of Water Street North near the subject property, have irregular setbacks from the street, modulating as dictated by the sloping geography.



The dwellings on Wellington Street North near the subject property are similarly single-family homes. Most of the homes in this area feature vinyl or wood cladding and date from the early to mid-twentieth century. With the exception of the large brick house on the corner of Widder Street East, the homes in this area are somewhat smaller than those on Water Street North.



Driveway and parking arrangements for many of the houses in the neighbourhood are not as regularized as they are in more modern single-family areas. There are numerous detached garages, side street driveways and shared access arrangements for homes in the area. These are the apparent result of a mixture of factors, including home placements predating the automotive era and difficulties arising from the sloping terrain.



Proposed Facility Design Response

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, with on-site amenities that are to be shared by all residents.

The development is intended to proceed 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.



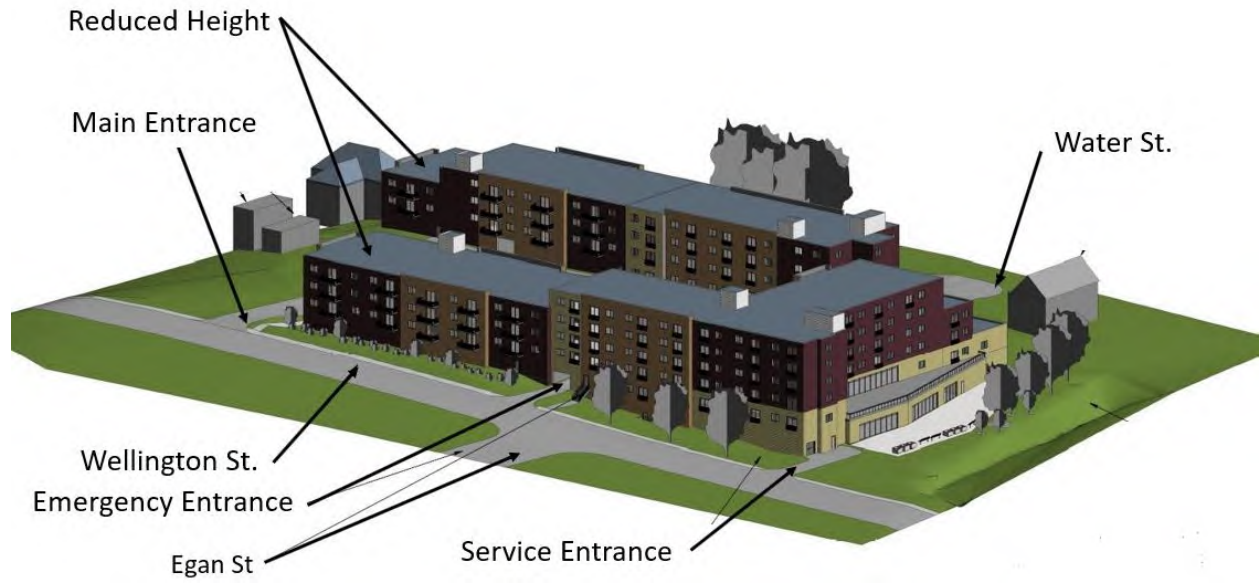
Phase 2 (shown in orange in the plan above) is proposed to be four storeys in height, with a reduction to three storeys at the southernmost portion. The seniors apartments in Phase 2 will have balconies that face east and west, and will not overlook the neighbours to the south. The assisted living units 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.



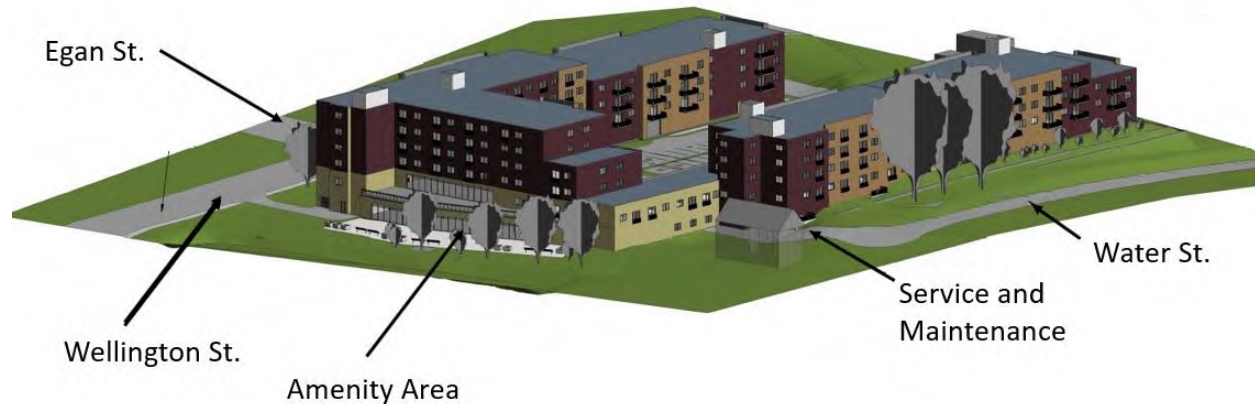
Southeast View



Southeast View



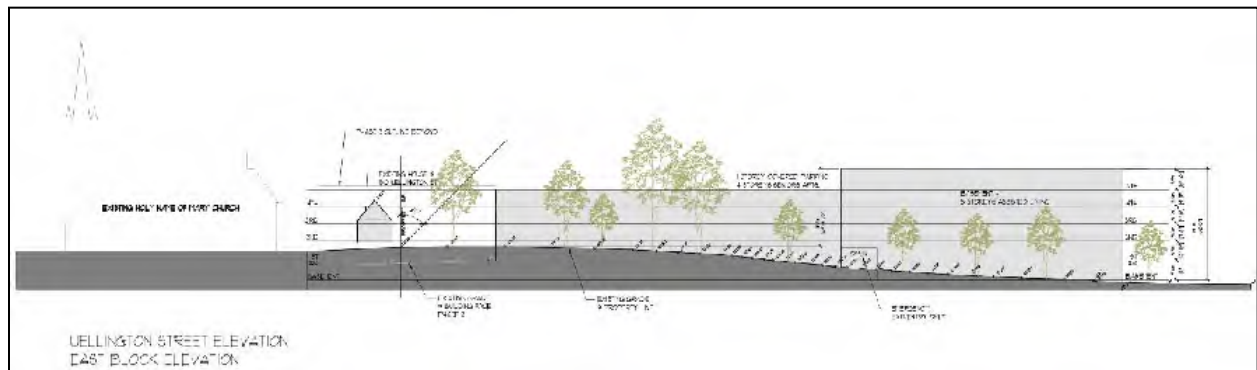
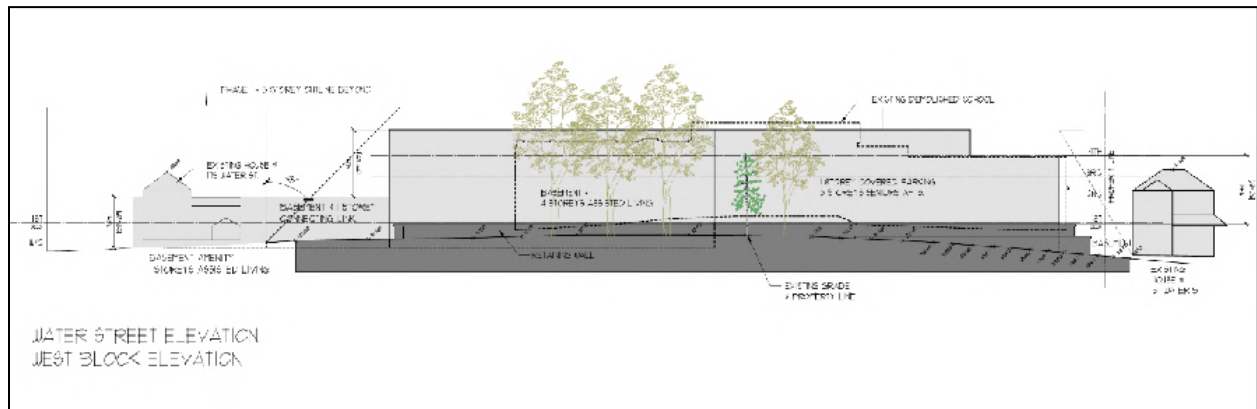
Northeast View



Northwest View

The proposed development would create a multi-residential facility in an area comprised primarily of single-family homes. Like the institutional uses previously occupying the site, the proposed building is significantly larger than the surrounding built form. The former school buildings were positioned towards the southerly portion of the site, likely to avoid noise and disruption from the rail corridor, and were well recessed from the surrounding streets. Conversely, the proposed facility is positioned closer to the roadways, and extends fully to the northerly portion of the property. The proximity to the streets provides for the extension of the built form along Water Street North and Wellington Street North, helping to define and delineate the extent of the public realm within those corridors.

The proposed facility has been designed with three storey portions bordering the existing single-family homes adjacent to the south of the subject property to avoid shade/shadow and loss of privacy impacts, as well as to more seamlessly integrate the proposed facility into the scale of existing development. The design utilizes the existing slope of the site, which slopes down towards the small watercourse at the north end of the site, to reduce the visibility of the taller portions of the planned buildings. The northerly residential units would have views overlooking the small ravine and trail area, without impacting the use of existing residential areas to the east, west and south.



The off-street parking facility includes both covered and surface spaces and would serve residents, visitors, and staff. The centralized surface parking generally reflects rear-access, shared driveway facilities in the area, albeit at a larger scale. This arrangement reduces the visibility of surface parking area, and is in keeping with the character of the existing neighbourhood.

While no new construction could be expected to perfectly match the 19th century characteristics of existing development in the area, the building façade would include a mix of brick and stone cladding as well as window elements that are generally consistent with the existing buildings. The massing of the building would be fragmented through roof design elements, textures, fenestration, and projections.

Summary

1. The existing neighbourhood has a character that is a mixture of late 19th century homes on the west, and early to mid-20th century home on the east.
2. The subject property has historically contained structures larger than the surrounding single-family homes.
3. The proposal would fill gaps in the existing streetscape with a building designed as a contemporary response to the character of this historic neighbourhood.
4. The proposed facility would make use of the existing grading and changes to the urban fabric (the conversion of a rail corridor to a community trail) to provide intensification that avoids conflicts with existing development.



MEMO

TO: Grant Brouwer, Director, Building and Development
Town of St. Marys

Mark Stone, Principal
MLS Planning Consultants

FROM: Casey Kulchycki, Senior Planner
Heather Garrett, Senior Planner
Zelinka Priamo Ltd.

DATE: September 12, 2019

RE: Peer Review of Urban Design Brief
151 Water Street, St. Marys, ON
Our File: STM/STM/19-01

INTRODUCTION

As requested, we have reviewed the Urban Design Brief ('UDB') that was submitted in support of the proposed Official Plan and Zoning By-law Amendment applications relating to a proposed development at 151 Water Street in the Town of St. Marys. Our comments on the UDB are as follows:

NEIGHBOURHOOD CONTEXT

- The UDB addresses the built form of some of the existing houses on the three bounding streets. Consideration should be given to examining the broader range of the existing neighbourhood of up to 400m (approximate 5 minute walk) from the subject lands in all directions. This analysis should include examining existing built form (architectural style, massing/scale, spatial separation etc.), existing lot fabric, and existing land uses.
- Some photos in the UDB are not labeled, and some photos are not referenced in the text with no analysis provided of the features shown in the provided photos.
- The proposed 5-storey building will impact existing viewsapes. An examination of the existing neighbourhood would provide a more thorough context for consideration of the proposed development.
- The drawings provided do not adequately show how the proposed development will integrate into the greater neighbourhood. No surrounding context is provided on the Site Plan, no streetscape plans are provided, and the renderings include only the immediately adjacent buildings.

BUILDING & SITE DESIGN

- The UDB contains only one detailed elevation drawing (east elevation from Wellington Street); and, material labels are not provided. Detailed elevations should be provided

for all elevations, with proposed materials labelled so as to better understand the appearance of the proposed development.

- The renderings provided do not match the elevation provided in terms of architectural features, materials, colours, or roof lines. The renderings should be revised to reflect the proposed development as per the provided elevation.
- The southeast view is presented twice in the UDB. There is no southwest view.
- The UDB briefly lists the proposed materials; however, no details are provided with regard to how those materials will be implemented or how they will relate to the style/character of the existing low-density residential uses. Additional details on the proposed materials is needed to better evaluate compatibility with existing buildings in the area.
- The proposed tiering of the building as it approaches the existing development to the northwest is commendable and effective. While this approach is effective, this statement should not be considered as approval of the overall design.
- The proposed 3-storey portion adjacent to existing designated heritage property at 137 Water Street should be lowered or tiered to reduce the crowding impact on the property. Alternatively, the setback along that property could be increased. The impact of the proposed 3-storey building which is also sited higher because of grading changes (retaining walls) could be substantial.
- Street level amenity area (patios, sitting areas etc.) along Water Street & Wellington Street should be provided to animate the streetscapes and help integrate the proposed development into existing streetscapes.
- No analysis of existing viewscales is provided. The proposed 5-storey building may have significant impacts to existing viewscales, particularly from the east, along Egan Street, where the basement becomes a 'walk-out' creating the appearance of a 6-storey building (the UDB makes no reference to this 'walk-out' condition). Renderings showing the proposed changes to those viewscales would be beneficial in evaluating the compatibility of the proposed development with the existing character of the neighbourhood.
- The UDB does not discuss pedestrian circulation throughout the site, or connections to the public realm, particularly how residents can access the adjacent Grand Truck Trail system.
- It is recognized that the garbage access from Water Street North is consistent with the vehicular and garbage access of the previous institutional use. However, as the main vehicular access has been relocated to Wellington Street, perhaps consideration should be given to relocating the garbage access to eliminate all vehicular access from Water Street North for the proposed development.
- The UDB states that the reduced setback provides an extension of the built form along Water Street North, and Wellington Street North. While the existing building line is maintained, built form also includes elements such as building type and design, massing, amount of landscaping etc. Additional analysis should be provided to better support the proposed building's built form and its placement.
- While the previous institutional building was larger than the surrounding built form, the proposed building has a lot coverage three times the previous building. Additional

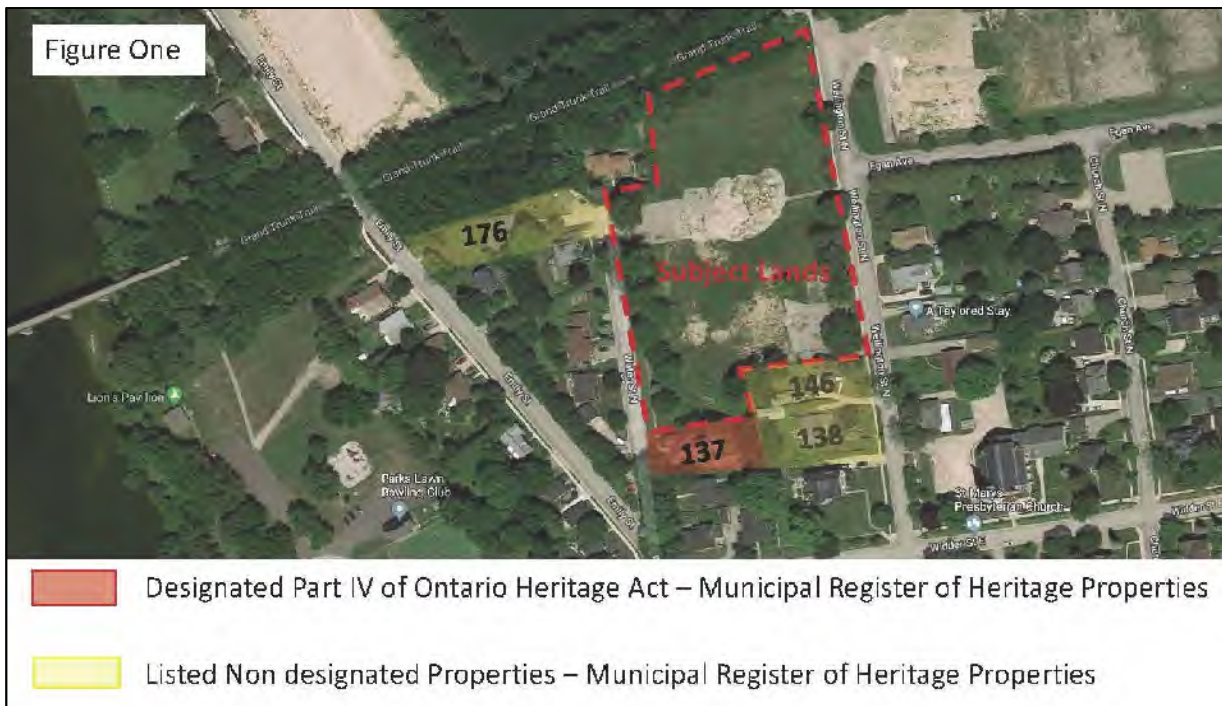
analysis is needed to support such a significant increase and whether or not the larger built form is compatible with the surrounding community.

LANDSCAPE COMMENTS

- No Tree Preservation Plan was provided as part of the UDB, or the full application package. Given the mature state of some of the trees on the subject lands, and along the streetscape, a Tree Preservation Plan should be undertaken to determine potential impacts to the existing trees. Maintaining the existing trees would be beneficial as they help screen the proposed building, protect existing views, and better integrate the proposed development into the existing neighbourhood. If they cannot be retained and protected, the development design may require additional mitigation measures.
- No Landscape Plan was provided as part of the UDB, or the full application package. Given the scale of the proposed development, a detailed landscape plan should be undertaken to assist in better understanding the compatibility of the proposed development with the existing neighbourhood. A general landscape concept may be acceptable in advance of a Site Plan Approval application.
- A Landscape Plan would also better illustrate how the ‘Amenity Area’ and ‘Patio Area’ will be programmed for a better understanding of how these areas will benefit both the residents of the development and the surrounding community.

HERITAGE COMMENTS

The subject lands are adjacent to 137 Water Street North which is a property designated under Part IV of the Ontario Heritage Act (OHA). The Reason for Designation for the protected property is attached. There are also three listed non-designated properties adjacent to the subject lands (see Figure One).



The following policy in the 2014 Provincial Policy Statement is relevant to the subject lands because it is adjacent to a property designated under Part IV of the OHA:

*“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.” Section 2.6.3*

6.0 PPS Definitions:

Adjacent lands (d) means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Protected heritage property means property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.

Heritage attributes means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

The UDB provided does make reference to 137 Water Street North as being a property designated under Part IV of the Ontario Heritage Act; however, it does not provide an evaluation that demonstrates that the heritage attributes of the protected heritage property will be conserved. The UDB references the character of the neighbourhood but does not address the individual heritage attributes of the neighbouring property.

While such an evaluation may help inform an UDB, typically the evaluation itself is not provided in an UDB. Rather, it usually is in the form of a heritage study, such as a Heritage Impact Assessment (‘HIA’). If the municipality does not have a Terms of Reference for writing HIAs, in most cases, the applicant is directed to the Ontario Heritage Tool Kit as a guide to help understand the heritage conservation process in Ontario. (source: Ontario Ministry of Tourism, Culture and Sport).

The tool kit provides guidelines for the preparation of heritage studies, such as HIA and provides a list of possible negative impacts on a cultural heritage resource.

These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;

5. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
6. A change in land use where the change in use negates the property's cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

The PPS definition of a protected heritage property means *property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.*

Adjacent listed non-designated properties are not considered protected heritage properties in the PPS, therefore, a HIA is not required. However, the listed non-designated properties may contribute to the neighbourhood character which should be addressed as part of an UDB.

The Town of St. Marys Official Plan does not require a Heritage Impact Assessment for adjacent properties designated under Parts IV, V, or VI of the Ontario Heritage Act or adjacent listed non-designated properties. Policy 2.3.2.5 requires HIAs when reviewing development application to alter, demolish, or erect a structure on a property designated under the Ontario Heritage Act. Nevertheless, the PPS requirement remains applicable.

John Bartlett Residence

137 Water Street North, St. Marys, Ontario

Lot 12, east side, Water Street North



Date of Designation:

November 26, 2013

Municipal By-Law: 45-2013

Date of Construction: 1889

Built for: John Bartlett

Reason for Designation:

The house at 137 Water Street North (East Side Water Street North, Lot 12) is a two-storey white brick villa, built in 1889 for John Bartlett, a local businessman. Beautifully situated on a hillside in the north ward with principal windows facing west and south, it has a grand view down Water Street and across the Thames River valley. A veranda enclosing the main entrance and wrapping around the west and south sides and a large, two-storey, west-facing bay with an impressive gable are attractive and immediately noticeable features of the façade.

Impressive exterior elements include: a traditional rectangular floor plan with main entrance in centre of west façade onto Water Street, with a two-storey servants' wing at the east or back; symmetry that is offset by a dominant two-storey bay on the west side, incorporated into the northwest rooms on both the first and second floors; a west-facing gable that crowns the bay with original ornate bargeboard; large veranda that starts at the main entrance and wraps around the west and south sides of the house; an original veranda balustrade and decorative elements at veranda eaves; curved balustrade on both sides of steps leading from sidewalk to veranda; fascia and soffit with the original paired brackets with Greek chi design at base and continuous suspended dentilling; cambered lintels made of brick; windows and main entrance door framed to fit; double windows on both levels of the bay with elongated decorative bracket between the two window components— a feature indicating William Williams' design or influence; some original shutters; original shutter hardware in place on windows.



September 17, 2019

Mr. Mark Stone
 Planner
 Town of St. Marys,
 408 James Street South,
 St. Marys, ON

Re: Peer Review of Urban Design Brief – 151 Water Street North

Thank you for providing us with a copy of the memo regarding a “Peer Review of Urban Design Brief” provided by Zelinka Priamo Ltd.

We would have expected such an analysis to note the relevant provincial and municipal urban design policies and guidelines, and then provide comments on how well the Urban Design Brief addresses them. We are somewhat disappointed that the memo does not include this sort of analysis. That said, we recognize that it makes a number of recommendations about further materials that could be provided in support of our application. While we think that the materials that we have provided to date go beyond what is required for a thorough planning review of our Official Plan and Zoning Amendment applications, we recognize that some additional drawings and analysis could help the public and council better understand the proposal.

Information Requests

We are happy to consider providing the following recommended drawings:

- Updated elevation renderings including more streetscape elements;
- Updated 3D renderings that correspond to the elevations; and
- Updated concept plans that show pedestrian circulation.

A number of the recommendations relate to the provision of drawings that are normally provided as part of a Site Plan Approval process. These include the following:

- Detailed building elevation drawings;
- Specific building materials information;
- A pedestrian circulation analysis;
- A tree preservation plan; and
- A detailed landscape plan.

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We are convinced that the provision of these material through an application for Site Plan Approval is both appropriate and useful. In order to most effectively prepare these drawings, they should be completed in coordination with the building construction drawings and the servicing/grading plans. We can commit to completing them at the Site Plan stage.

We have some questions about the remaining requested analytic materials suggested by the Zelinka memo, namely:

- An examination of the built form within a 400 m radius of the site;
- A viewscape analysis;
- Specific analysis regarding; building type and design, massing, amount of landscaping, and the proposed lot coverage.

Perhaps some further discussions with Town staff and the peer reviewers would help sort out exactly which elements of these would be useful to the review and the form they could be provided.

Design Change Suggestions

The Zelinka memo include three specific design change recommendations, listed as follows:

1. Lowering the building or increasing the side yard setback of the proposed building near the house at 137 Water Street North;
2. That street level amenity areas like patios and sitting areas should be provided along the street frontages;
3. That “perhaps consideration should be given to relocating the garbage access” to the east side of the property;

We have put a great deal of thought into the design of the interface between the proposed new facility and the existing house at 137 Water Street North. We have tiered the roof line to reflect the scale of development. We have taken steps to ensure that the new building will not result in shade, shadow and loss-of-privacy impacts on the lot. We note the there are many buildings in the area with smaller setbacks and further that the previous school building was a similar size and closer to that building without any evidence impacts. That said, we are still open to further discussions about the design of this portion of the building.

It is our intention to provide small patio areas with wrought-iron fencing for ground floor units along the street frontages. We agree that such features can help animate the street.

It is not entirely clear to us what the specific concern about the garbage access location is, but we are happy to discuss the possibility of moving it to the east side.

Heritage Comments

We are in general agreement with the Zelinka memo comments regarding heritage preservation. Our position has always been that the proposed redevelopment will not impact the heritage attributes or otherwise detract from the heritage value of the property at 137 Water Street North. The memo lists

seven of the potential impacts described by the Ontario Heritage Tool Kit, and we maintain that the material we have provided in support of the application shows that none of these impacts would occur. We are happy to have further discussions with you should there be any particular heritage impact that you remain concerned about.

Conclusion

We are curious as to your opinion regarding the recommendations of the Zelinka memo and would appreciate an opportunity to discuss it with you. If you are interested in meeting to discuss the recommendations, either with or without representatives from Zelinka, we would like to do so as soon as possible in order to keep this project moving forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Cornwell". The signature is fluid and cursive, with a large initial "S" and "C".

Stephen Cornwell, MCIP, RPP
Planner, Sierra Construction
(519) 533-9911
scornwell@sierraconstruction.ca



November 11, 2019

Mr. Mark Stone and Mr. Grant Brouwer
 Town of St. Marys,
 408 James Street South,
 St. Marys, ON

Re: 151 Water Street North - PAC

Please proceed with scheduling our applications for Official Plan Amendment and Zoning By-law Amendment for consideration by the Planning Advisory Committee, as per the resolution of St. Marys Town Council.

At our meeting on Monday, November 4, we were surprised to learn that Mr. Stone feels there are Official Plan policies that our proposal is not in compliance with. We would have expected information such as this to have been provided in his report to the Planning Advisory Committee of November 15, 2017 or in his report to Council of January 9, 2018. The Zelinka Priamo Peer Review Memo (September 12, 2019) did not note any Official Plan compliance issues either. We were also surprised that Mr. Stone seemed unaware of our concerns about the Peer Review expressed in our response letter (September 17, 2019), and also by his refusal to explain which Official Plan policies our proposal is not in compliance with. We are very disappointed with this vexatious approach and we are disappointed to hear that after so much review that more information of questionable relevance is now being requested.

We remain entirely satisfied that our applications are consistent with the Provincial Policy Statement and in compliance with the Official Plan of the Town of St. Marys (outside of our proposed site-specific changes), and that their approval represents good planning.

We are also satisfied that the design of the proposed residential building, which has incorporated numerous design changes based on feedback from the community, ensure the facility will be well integrated into the surrounding neighbourhood. Our excellent location, with municipal streets to the east and west and a ravine feature to the north, is well suited to mid-rise residential development. Our senior's apartment proposal would provide St. Marys with urgently needed housing for an aging population.

Sincerely,

A handwritten signature in black ink, appearing to read "Cliff Zaluski", written over a white background.

Cliff Zaluski, Owner
 194733 Ontario Incorporated
 Sierra Group of Companies
 (519) 808-7004

A handwritten signature in black ink, appearing to read "Stephen Cornwell", written over a white background.

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