



# FORMAL REPORT

<b>To:</b>	Mayor Stratthdee and Members of Council
<b>Prepared by:</b>	Susan Luckhardt, Planning Coordinator
<b>Date of Meeting:</b>	12 June 2018
<b>Subject:</b>	<b>DEV 24-2018 Site Plan Agreement, 121 Ontario Street South, Rick Murphy Holdings Ltd</b>

## PURPOSE

To provide information and to seek Council authorization for the Mayor and Clerk to enter into a Site Plan agreement on behalf of the Town of St. Marys with Rick Murphy Holdings Ltd. for lands described as Lots 14, 15, 16, 17, 18, 19 & 20 West Side Thomas Street, Plan 235, St. Marys; Lots 16, 17, 18, 19 & 20 East Side Ontario Street, Plan 235, St. Marys; save and except Part 1 on Reference Plan 44R-5423; S/T R151468, St. Marys and having the municipal address of 121 Ontario Street South.

## RECOMMENDATION

THAT DEV 24-2018 Site Plan Agreement, 121 Ontario Street South, Rick Murphy Holdings Ltd. be received; and

THAT Council authorize Mayor and Clerk on behalf of the Town of St. Marys to enter into a Site Plan Agreement between the Town of St. Marys and Rick Murphy Holdings Ltd; and

THAT Council enact By-law 59-2018 authorizing the Mayor and the Clerk to sign a Site Plan Agreement with Rick Murphy Holdings Ltd.

## BACKGROUND

The property was formerly owned by the Town of St. Marys and most recently operated as an early learning centre. The Town completed the sale of the property in September 2017 to Wildwood Homes as a result of a public tender process.

Zoning By-law Amendment Z125-2018 approved by Council on March 13, 2018 amended the zoning on the property from "Institutional Zone – I to "Residential Zone Five – R5-6" to permit the development of the property for 23 apartment units in four buildings. The property is designated "Residential" with a small area identified as "Floodplain" at the northeast corner in the Town Official Plan.

## REPORT

The proponents have submitted an application for a site plan agreement with the Town to ensure that development of the property is within Town standards and the zone provisions established for the property. The proponents are proposing to construct three new buildings on the site, each measuring 232 square metres. Each of the three new buildings will contain 6 apartment units. The existing building on the site measuring 493 square metres will be converted for 5 apartment units.

Town staff has reviewed the development on the property with respect to the proposed construction and a site plan agreement has been drafted to the satisfaction of Town staff and the proponent. The site plan agreement attached to this report is being presented to Town Council for its consideration.

## FINANCIAL IMPLICATIONS

n.a.

## STRATEGIC PLAN

- ☒ This initiative is supported by the following priorities, outcomes, and tactics in the Plan.
- Pillar #3 Balanced Growth: Scale-based demographic growth and targeted immigration
    - Outcome: One of the only remaining means of growing the population is by attracting newcomers to St. Marys. St. Marys will identify the key demographics they wish to attract and match these against existing amenities that would best serve those demographics.
    - Tactic(s): Review the current approach to development, recognizing that a “one size fits all” plan will not best meet the needs of the Town.  
Identify what infrastructure needs should be in place to attract/retain this demographic (e.g. housing that’s affordable, public services, etc.)
  - Pillar #3: Balanced Growth: Youth recruitment and retention strategy
    - Outcome: It is important to not only attract youth to the Town, but also to retain existing youth by ensuring there are adequate opportunities. Tactics will focus on youth of all ages.
    - Tactic(s): Review and identify what infrastructure needs should be in place to attract/retain this demographic (e.g. housing that’s affordable, public services, etc.)
  - Pillar #6: Housing: Attainable and mixed-use housing
    - Outcome: In order to get the “right demographic mix” for St. Marys, it will be essential to ensure housing stock is flexible and attractive for youth, workers, immigrants and persons of all abilities.
    - Tactic(s): Investigate the prospect of medium density housing in the downtown and surrounding areas (infill and new development spaces; “building in and building up”).
  - Pillar #6: Housing: Seek public-private partnership models
    - Outcome: New approach to housing may require a different form of financial investment to get established.
    - Tactic(s): Investigate and develop a range of possible approaches to launch a renewed housing strategy, designed to meet the current affordability and demographic challenges.

## OTHERS CONSULTED

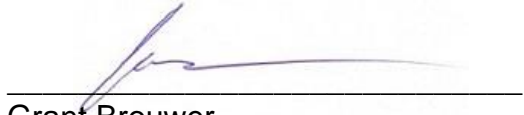
Jed Kelly, Director of Public Works  
Jeff Wolfe, Asset Management / Engineering Specialist  
Dave Blake, Supervisor of Environmental Services  
Jenna McCartney, Deputy Clerk  
Brian Leverton, Fire Prevention Officer  
Jason Silcox, Building Inspector  
Kelly Deeks-Johnson, Manager of Economic Development

## ATTACHMENTS

1. Site Plan Agreement with Schedules

## **REVIEWED BY**

### **Recommended by the Department**

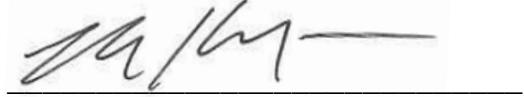


Grant Brouwer  
Director of Building and Development



Susan Luckhardt  
Planning Coordinator

### **Recommended by the CAO**



Brent Kittmer  
CAO / Clerk