

Planning Advisory Committee Monday, November 6, 2017

A meeting of the St. Marys Planning Advisory Committee was held on Monday, November 6, 2017, in the Boardroom, Municipal Operations Centre, 408 James Street South, St. Marys, Ontario at 6:00 pm to discuss the following.

1.0 Call to order

2.0 Declaration of Pecuniary Interest

3.0 Approval of Minutes

Regular Meeting of June 5, 2017

Motion:

Second:

4.0 Application Z04-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended

Registered Plan 492, Part Block D, Concession 18, Part Lot 20

275 James Street South, St. Marys

Applicant: Adriano Paola

5.0 Next Meeting

6.0 Adjournment

Present:

- Chairman Councillor Don Van Galen
- Councillor Jim Craigmile
- Member William J. (Bill) Galloway
- Member Steve Cousins
- Member Dr. J. H. (Jim) Loucks
- Mark Stone, Planner
- Susan Luckhardt, Secretary-Treasurer PAC

Regrets:

- Member Marti Lindsay
- Grant Brouwer, Director of Building and Development

1.0 Call to Order

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

2.0 Disclosure of Pecuniary Interest:

None.

3.0 Approval of Minutes dated June 5, 2017

Motion by: Member William J. Galloway

Seconded by: Member Dr. J. H. Loucks

THAT the Minutes dated June 5, 2017 be approved as circulated.

MOTION CARRIED.

4.0 Application Z04-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended

**Registered Plan 492, Part Block D, Concession 18, Part Lot 20
275 James Street South, St. Marys**

Applicant: Adriano Paola

Brandon Flewwelling, agent for the application was present.

Mark Stone, Planner provided an overview of the application. The subject property is located northeast of the intersection of James Street South and Maxwell Street and is an irregularly shaped infill lot measuring approximately 0.87 hectares. The subject property is designated Residential in the Town Official Plan. Mark Stone spoke to Official Plan policies with respect to the proposed development. The property is currently zoned Residential Development (RD), Residential Two (R2-1) and Residential Three (R3) in the Town's Zoning By-law. The purpose and intent of the Zoning By-law Amendment Application is to rezone the subject property to Residential Zone Five (R5) to permit the proposed townhouse development consisting of 24 residential units. The Zoning By-law Amendment will include exceptions to certain R5 Zone regulations to recognize the layout and form of development. The applicant indicates that a Site Plan Application will also be submitted to the Town to be processed with the Zoning By-law Amendment Application. A Plan of Condominium Application will also be submitted to identify unit boundaries and common elements of the proposed development.

Mark Stone spoke to the correspondence received regarding the applications.

From the Town Engineering and Public Works Department received October 31, 2017:

- Applicant to confirm sanitary system capacity requirement and that sanitary servicing to property is adequate at the time of site plan application.
- Applicant to confirm water system capacity requirement for fire protection and hydrant flow testing will need to be completed at the time of site plan application to confirm water servicing to property is adequate.
- Vehicular access to be reviewed at the time of site plan application.

Brandon Flewwelling provided a presentation regarding the proposed development for 24 townhouse condominiums. Each unit will contain a garage and a driveway; 10 additional on-site visitor parking spaces will be provided on the site; there will be access to the development from James Street South and Maxwell Street; a landscaping plan will be prepared in support of final approval; the site will be fully fenced; on site lighting will be shielded from neighbouring properties. The proposed zoning by-law amendment will provide an exception for minimum lot area from 1,017m² to 133.9m² and for minimum lot depth from 37m to 25m to recognize the configuration of each condominium unit while

understanding the common element area of the development extends beyond that. The zoning amendment will also recognize reduced minimum rear yard from 6.0m to 3.0m at the northerly end of the property as this yard will function more like a side yard than a rear yard due to the configuration of the lands and the proposed development. The proposal is for the development to become a plan of condominium which will function as a mechanism to guarantee the site will be maintained under the terms of the condominium corporation. Renderings were provided showing the proposed two-storey townhouse units, to be sized between 1600 and 1930 square feet. A common playground area is not proposed for the development due to the proximity of the site to public spaces including schools, the arena and parkland. A storm water management plan and grade plan will address storm water for the property. The proposal is for a different form of housing type from the surrounding area; however this is a remnant parcel that is odd-shaped and difficult to develop.

This concluded Brandon Flewwelling's presentation.

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

Member Dr. Jim Loucks: asked for clarification about the lands comprising the northwest corner of the subject property. Mark Stone stated that the lands located at the northwest corner of the property were severed from a property fronting onto James Street South and subsequently conveyed to 275 James Street South so as to adjust property lines and to square up the configuration of the subject lands.

Councillor Jim Craigmile asked about the size of townhouse units.

Brandon Flewwelling stated that the townhouse units are proposed to be sized from 1600 to 1930 square feet with three bedrooms; and two bedrooms possibly in the smaller units. The final building designs have not been confirmed at this time.

Councillor Jim Craigmile asked about the status of the driveway access from James and Maxwell Streets. Brandon Flewwelling stated that it is expected that both entrances will function as full traffic movements from the development to the public roadways. There may be more discussions regarding this during the site plan process.

Councillor Jim Craigmile commented that 10 visitor spaces for 24 units seems minimal. Brandon Flewwelling stated that the parking provided was calculated based on the Town Zoning By-law.

Member Bill Galloway asked about fencing for the development. Brandon Flewwelling stated that the proposal is to fence the entire development.

Chairman Don Van Galen asked for questions and comments from public.

Jennifer Smale, 267 James Street South stated concern regarding the tree removal that has taken place on the property. Brandon Flewwelling stated that most of the trees removed were in locations to be impacted by the development. A full landscaping plan will be prepared for the development.

Jennifer Smale stated concern about the lack of green space provided for young families within the development. Brandon Flewwelling stated that although there is not a playground area within the development, there is a private amenity area that includes green space to

the rear of each dwelling. Mark Stone stated that this matter would be reviewed during the site plan stage.

Jennifer Smale asked about garbage and recycling pick-up. Brandon Flewwelling stated that it is proposed that garbage and recycling would be picked up at each unit by a private contractor. There would be no dumpsters or molok containers on site.

Jennifer Smale stated concern with the increased traffic for the development as James Street is already congested. She already has difficulty leaving her driveway and finds sightlines limited with the sea container and camper located on the property adjacent to James Street. She also stated concern with density in that 24 units could potentially add 100 residents to the neighbourhood; and further asked why 24 units have been proposed. Brandon Flewwelling stated that the number of units proposed is based on what his client finds to be a fit for the property.

Ralph Scheuermann, 7 Maxwell Street stated concern about traffic movements and safety as the school, arena and industries already cause traffic congestion in the area. Mark Stone stated that the Town's Engineering and Public Works Department have traffic requirements for sight lines, lanes in and lanes out and will review the development based on those requirements.

Ralph Scheuermann asked what the target market is for the development – will the townhouses be subsidized housing. Brandon Flewwelling stated that the townhouses will be offered for sale on the open market.

Dale Switzer, 285 James Street South asked if a reduction in lot depth from 37.0m to 25.0m as requested under this application has ever been approved in St. Marys. Mark Stone stated that the zone provisions requested in this case are for each individual unit within the condominium development. The application will be considered on its own merits.

Dale Switzer asked what the proposed width is for the private roadway within the development. Brandon Flewwelling stated this is proposed to be 6.0m. Mark Stone stated that the road width will be reviewed as part of the site plan agreement process.

Dale Switzer asked what the required height of the fence for the development would be. Mark Stone confirmed that the privacy fence would need to meet the minimum requirements under the Town's Zoning By-law for a barrier fence.

Dale Switzer asked if a construction schedule has been established. Brandon Flewwelling stated that the earliest start date for construction of the development would be potentially spring of 2018.

Bev Thibodeau, 65 Dunsford Crescent stated concern with the density of the development and increased traffic.

Chairman Don Van Galen read a letter submitted at the meeting on behalf of the DeVries Family, 5 Maxwell Street which stated concern about existing traffic congestion in the area and the addition of 100 more residents to the neighbourhood; impact of the development on neighbourhood real estate values; the removal of trees on the property; and the safety and well-being of local residents should the plan proceed.

MOTION:

4.0 Application Z04-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended

Registered Plan 492, Part Block D, Concession 18, Part Lot 20

275 James Street South, St. Marys

Applicant: Adriano Paola

Moved by: Member William J. Galloway

Seconded by: Member Steve Cousins

THAT the Planning Advisory Committee for the Separated Town of St. Marys defers a recommendation on Application Z04-2017 from Adriano Paola for a Zoning By-law Amendment affecting 275 James Street South, St. Marys so as to provide the proponent opportunity to present additional information as requested by the Committee and to be considered by staff.

MOTION CARRIED

5.0 Next Meeting:

Monday, November 20, 2017

6:00 pm

End Zone Room, Pyramid Recreation Centre, 317 James Street South

6.0 Adjournment:

Motion by: Member William J. Galloway

Seconded by: Member Dr. J. H. Loucks

THAT the meeting adjourn at 6:53 pm.

MOTION CARRIED

Councillor Don Van Galen
Chairman

Susan Luckhardt
Secretary-Treasurer

Copies to:

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