

Planning Advisory Committee Monday, November 20, 2017

A meeting of the St. Marys Planning Advisory Committee was held on Monday, November 20, 2017, in the End Zone Room, Pyramid Recreation Centre, 317 James Street South, St. Marys, Ontario at 6:00 pm to discuss the following.

1.0 Call to order

2.0 Declaration of Pecuniary Interest

3.0 Approval of Minutes

Regular Meeting of November 6, 2017

Motion:

Second:

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

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

Applicant: 1934733 Ontario Inc.

5.0 Next Meeting

6.0 Adjournment

Present:

- Chairman Councillor Don Van Galen
- Councillor Jim Craigmile
- Member William J. (Bill) Galloway
- Member Marti Lindsay
- Mark Stone, Planner
- Susan Luckhardt, Secretary-Treasurer PAC

Regrets:

- Member Steve Cousins
- Member Dr. J. H. (Jim) Loucks
- Grant Brouwer, Director of Building and Development

1.0 Call to Order

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

2.0 Disclosure of Pecuniary Interest:

None.

3.0 Approval of Minutes dated November 6, 2017

Motion by: Member William J. Galloway

Seconded by: Councillor Jim Craigmile

THAT the Minutes dated November 6, 2017 be approved as circulated.

MOTION CARRIED.

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

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

Applicant: 1934733 Ontario Inc.

Steve Cornwell, Planner for the Sierra Group; and Cliff Zaluski, President of the Sierra Group were present for the review meeting.

Mark Stone, Planner for the Town of St. Marys provided an overview of the applications for Official Plan Amendment and Zoning By-law Amendment. The subject property is approximately 1.3 hectares in size and is a through lot with frontage onto Water Street North and Wellington Street North. The property abuts the Grand Trunk Trail to the north and single detached lots to the south. The subject lands are designated "Residential" in the Town's Official Plan and are zoned "Residential Development Zone – RD" in the Town's Zoning By-law, Z1-1997, as amended. The Official Plan amendment and Zoning By-law amendment applications were submitted in the fall of 2016 to facilitate the development of the subject property as an age-in-place residential development in the form of multi-storey apartment type buildings, constructed in two phases. Outdoor amenities include a patio overlooking the ravine to the north, resident gardens and a barbecue area. Onsite parking for residents, visitors and staff will be provided via covered parking as the first storey of some buildings and surface parking areas. On November 7, 2016 Planning Advisory Committee (PAC) hosted a review meeting and received an Information Report regarding the preliminary review of the applications. On May 15, 2017 PAC hosted a review meeting and received an Information Report regarding a revised submission from the applicant. At the May 15, 2017 meeting PAC deferred a recommendation on the applications to permit the applicant the opportunity to address issues identified by staff and community. In late August 2017 the Town received resubmission of the applications which were reviewed by Town staff.

Steve Cornwell, Planner for the Sierra Group provided a presentation on behalf of the applicant. The proposed senior's age-in-place residence will be built in two phases for a total

of 180 dwelling units comprised of 130 assisted living units and 50 seniors' apartment units. As the plan proceeds, these numbers may be subject to change. Steve Cornwell reviewed the development designs presented previously and provided the current proposed design. The building height has been reduced along Wellington Street and also in the southwest corner along Water Street. Total unit count has been reduced from 202 units to 180 units. The northeast 3-D view provided shows an amenity area and patio area adjacent to the ravine at the north limit of the property; the southeast 3-D view shows improvements to the configuration of the proposed building to reduce overlook into the adjacent residential yards. Elevations drawings were provided to show the use of traditional design and finishes. Although the building design may be subject to change, Steve Cornwell stated that the design and materials will be in keeping with the heritage attributes of the neighbourhood. Steve Cornwell provided schematic elevations to show building heights in relation to existing adjacent buildings.

Steve Cornwell reviewed the public concerns provided at previous PAC meetings and stated that the applicants are of the opinion that they have addressed all of the concerns raised by the public. Steve Cornwell provided the following comments to address the concerns. Regarding increased traffic: on-site parking will be provided with access to the parking area from Wellington Street, which is already the busier of Wellington and Water Streets. Waste collection and servicing infrastructure will be addressed at the time of application for site plan approval for the property. Approval of this application does not set a precedent as there is no legal requirement that the Town would need to approve another similar development just because they approved this one. The required Official Plan amendment is site specific and it is therefore more appropriate to address this through this application rather than an Official Plan review. Regarding impact on heritage resources, the Heritage Act is about protecting the existing. There is nothing to protect on the subject lands as the former heritage structure (ie school building) has been demolished and cannot be protected. Masonry and cladding for the proposed buildings will not clash with heritage buildings in the area. Steve Cornwell provided visual examples of other projects of multi-storey developments adjacent to existing single detached dwellings. Steve Cornwell provided concluding comments. The proposed facility will provide housing options for seniors, allowing more seniors to stay in the St. Marys community. The proposed development has been adjusted to address community feedback and the neighbourhood will not be significantly impacted by the new facility. The proposed buildings will be attractive and functional. The proximity of the development to the downtown core area will be supportive of St. Marys businesses. The development will add value to the community. This concluded Steve Cornwell's comments.

Cliff Zaluski, President of the Sierra Group added comments regarding the proposal. The lands are positioned between Water and Wellington Streets with Wellington to be the main access. There will be very little activity on Water except for garbage collection and services. The proposal consists of five storeys at the north end; the southwest corner has been reduced to three storeys to blend into the existing neighbourhood.

Mark Stone provided clarification on the question as to whether the area of the subject lands is a cultural heritage landscape and stated that the area is not identified as a cultural heritage landscape. There is a heritage designated property adjacent to the southwest

corner of the property and as such the design of the building needs to be respectful of those heritage attributes.

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

Councillor Jim Craigmile asked for clarification on the number of storeys and how this number is determined. Steve Cornwell stated that the tallest portion of the building at the north end is being considered a five storey building; that is five storeys with a basement underground even though at the north end the basement is exposed. This is a four storey building at the south end and a five storey building with a walk out at the north end.

Chairman Don Van Galen asked for clarification on the angles and distance from the proposed building on Water Street North to the existing dwelling. The Steve Cornwell stated that they do not have that information available at this time but could provide it in a couple of days. Cliff Zaluski stated that the proposed building is designed not to have any shadowing impact on the existing dwellings.

Member Marti Lindsay commented about the applicant's reference to a study showing a need for this type of housing in St. Marys. The study took in a wide area; not just St. Marys. She does not see the need for this type of housing to be as drastic as they believe. She sees a lot of stress on infrastructure and traffic with 180 units in this area. What the applicants are stating are not facts; they are construing the details in whichever way they wish to support the idea that this development is needed.

Cliff Zaluski responded, stating that the market study was done by CBRE, a market study consultant; and the study is reliable. The study does not take in Stratford or London but does take in the rural area around St. Marys. The study does not consider any market from Stratford or London for the proposed development. Steve Cornwell stated that if the market study is wrong, they would not build the second phase; to protect against building a facility that has no purpose.

Councillor Jim Craigmile asked the applicant to confirm the overall building height. The applicant was not able to provide the number at this time but stated the proposal is similar to the height of the school building formerly on the site.

Henry Monteith, 111 Widder St E, spoke as a delegation and provided a summary of the position of the neighbourhood residents, stating that a senior's development is inappropriate for this north ward neighbourhood. The building size has increased although the number of units has decreased. Henry Monteith referenced Section 3.1.2.3 of the Town Official Plan which speaks to residential infill type development, generally permitted throughout the "Residential" designation provided such development is in keeping with the attributes of the neighbourhood in terms of building type, building form and spatial separation. Henry Monteith stated that the applicant seems to think this Section does not need to apply to this proposal. Henry Monteith stated that he feels it is time to move this application along to a public meeting at the Council level and thanked PAC for their patience and work; and acknowledged the efforts of Town staff. Henry Monteith thanked the members of the public for coming out to show support for the protection of the existing neighbourhood assets.

Mark Stone advised PAC about the steps forward to the statutory Public Meeting at the Council level. He clarified that Notice of the statutory Public Meeting will be posted on the property and circulated by regular mail to property owners within 120 metres (400 feet) of the subject property. Notice will not be published in the newspaper as the Town provides the 120 metre circulation and posting of the Notice on the property under the Planning Act.

Mark Stone summarized, stating that the PAC review process has been beneficial; PAC has been working with the neighbourhood for over a year on the applications to identify issues. Mark Stone spoke to the PAC process in St. Marys which is unique to other communities in that applications are reviewed prior to the statutory requirements under the Planning Act. Mark Stone recommended that the application move forward to the statutory Public Meeting at the Council level under the Planning Act. He stated that he will not provide his final planning opinion on the applications until after the statutory Public Meeting. Mark Stone stated that one option for PAC tonight is to recommend that the applications go to a Public Meeting at the Council level. Following that Public Meeting he will provide a report based on the Public Meeting. The other option is that the applications move to Public Meeting at Council with comments on the proposal to Council. Mark Stone would then draft a report to Council as an overview.

Chairman Don Van Galen asked PAC members to decide what type of recommendation they would like to make at tonight's meeting. PAC members discussed the matter.

MOTION:

Applications OP01-2016 and Z06-2016 to Amend the Town of St. Marys Official Plan and the Town of St. Marys Zoning By-law Z1-1997, as amended: Lots 14-17, inclusive w/s Wellington Street and Lots 13-17, inclusive e/s Water Street, Registered Plan No. 225 and Part of Lot 16, Concession 17, formerly in the Township of Blanshard, now in the Town of St. Marys, 151 Water Street North, St. Marys

Moved by: Member William J. Galloway

Seconded by: Member Marti Lindsay

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.

MOTION CARRIED

5.0 Next Meeting:

Monday, December 4, 2017 at 6:00 pm

Boardroom, Municipal Operations Centre, 408 James Street South

6.0 Adjournment:

Motion by: Member William J. Galloway

Seconded by: Councillor Jim Craigmile

THAT the meeting adjourn at 7:07 pm.

MOTION CARRIED

Councillor Don Van Galen
Chairman

Susan Luckhardt
Secretary-Treasurer

Copies to:

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

draft unapproved