

## Planning Advisory Committee Monday, February 5, 2018

A meeting of the St. Marys Planning Advisory Committee was held on Monday, February 5, 2018, 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 January 8, 2018

Motion:

Second:

### **4.0 Application Z06-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended**

Lots 14-20, west side of Thomas Street, Lots 16-20, east side of Ontario Street, Registered Plan 235, 121 Ontario Street South

Applicant: Wildwood Homes (Rick Murphy)

### **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 Marti Lindsay
- Member Dr. J. H. (Jim) Loucks
- Mark Stone, Planner
- Susan Luckhardt, Secretary-Treasurer PAC

#### **Regrets:**

- 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:**

#### **Minutes dated January 8, 2018**

Motion by: Councillor Jim Craigmile

Seconded by: Member Marti Lindsay

THAT the Minutes dated January 8, 2018 be approved as circulated.

MOTION CARRIED

### **4.0 Application Z06-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended**

**Lots 14-20, west side of Thomas Street, Lots 16-20, east side of Ontario Street, Registered Plan 235, 121 Ontario Street South**

#### **Applicant: Wildwood Homes (Rick Murphy)**

Rick and Melanie Murphy of Wildwood Homes and Kathleen Rooyakkers of NA Engineering were present.

Mark Stone introduced the application to amend the Town's Zoning By-law with respect to 121 Ontario Street South. The property is approximately 0.9 hectares (2.2 acres) in size and is bounded by Ontario Street South, Thomas Street and Park Lane. The application for a Zoning By-law Amendment is required to facilitate the development of the property for 23 apartment units in four buildings. There will be 5 units in the existing building; and 6 units in each of 3 proposed buildings. The property was formerly owned by the Town of St. Marys and functioned as an early learning centre. The property was sold by the Town to Wildwood Homes in September of 2017 through a public tender process. In addition to the existing building located on the property, there is an outdoor play area and paved parking areas currently on the property. In the Town's Official Plan the property is designated Residential with a small area identified as Floodplain at the northeast corner. The property is currently zoned Institutional (I) and Flood Plain [FP (RD)], with a Regulated Area overlay in the Town of St. Marys Zoning By-law Z1-1997, as amended. Section 3.1.2.3 of the Official Plan states that residential infilling type development such as this is generally permitted throughout the Residential designation provided it maintains the attributes of the neighbourhood in terms of building type, building form and spatial separations. The zoning amendment will rezone the property to an R5 zone with exceptions to recognize the layout of the proposal on the site.

Correspondence received from the Town's Director of Corporate Services/Deputy Clerk stated that the proposed development would not appear to have any impact on the heritage attributes of the property to the north (89 Ontario Street South) which is designated under Part IV or the Ontario Heritage Act. The Heritage Committee is scheduled to meet on February 10, 2018 and any comments from the Committee will be forwarded to staff.

Correspondence received from Upper Thames River Conservation Authority (UTRCA) stated concern with the proposed Thomas Street access located in the Regulatory floodplain. It was noted by Mark Stone that the applicant has responded to the UTRCA comments and has

revised the site plan by eliminating the Thomas Street access and alternatively providing access located outside the Regulation Limit, off Park Lane to this area of the site.

Correspondence received from Herman Veenendaal, 146 Ontario Street South stated concern with the proposed development around issues of increased density; proposed building height; attainable housing; road widening and tree preservation; and traffic.

Kathleen Rooyackers of NA Engineering, agent for the application provided an overview of the proposed development. She addressed concerns regarding building height and stated that the proposed buildings are two storeys in height with a walk-out and are in keeping with the character of existing buildings in the neighbourhood.

Rick and Melanie Murphy provided further details around the proposed development and responded to questions from PAC members and members of the Public.

Chairman Don Van Galen asked PAC members for questions.

Member Bill Galloway asked if Park Lane would be physically widened at this time.

Mark Stone explained that a road widening is being taken by the Town along Park Lane and Thomas Street. Under the Ontario Planning Act, the municipality is permitted to take road widening lands under site plan agreements to meet minimum width requirements for the road classification under the Official Plan. Although the land is being taken at this time as road widening, there is no immediate need to widen Park Lane or Thomas Street.

Member Marti Lindsay asked about tree preservation. Melanie Murphy stated they do not intend to remove any trees unless necessary and identified one tree that will be removed. The intent is to replace any trees that need to be removed with new trees. In response to a further question from Marti Lindsay, Melanie Murphy provided details about the conversion of the former school building to living space.

Member Dr. Jim Loucks asked about rental rates to confirm whether utilities were included with the rental rates. Melanie Murphy stated that utilities are not included with the rental rates. Each unit will have independent utilities such that each tenant can control their utilities.

Councillor Jim Craigmile asked for comment on the number of units and accessibility. Melanie Murphy stated that the existing building will contain 5 units and those will all be accessible with 2 of those units being barrier free. Rick Murphy stated that the main level units of the new buildings will be accessible, and the units on the lower walkout level will be barrier free.

Chairman Don Van Galen asked if the proposed storm water management pond is a dry pond. The applicants confirmed that it is.

Chairman Don Van Galen asked for questions from members of the Public.

Arlene Callender, 55 Ontario Street South asked if every apartment unit will have a balcony. Melanie Murphy stated that the lower level walkout units will not have balconies. The existing school units will not have balconies. All other units will have balconies.

Jacques Cousineau, owner of 133 Thomas Street asked if the development will be fenced. Rick Murphy stated that the existing fence will be removed and it is expected that it will not

be replaced. Rick Murphy stated that the common area for the development is proposed for the top of the hill which will be designed as an amenity area. There is not a playground proposed for the property. Jacques Cousineau stated concern that children may congregate at the carwash at 133 Thomas Street and stated that he would like to see a fence maintained around the development. Rick Murphy stated that they will be maintaining a fence between themselves and their one abutting neighbour to the north.

Ray Doerksen, 165 Thomas Street asked for clarification on the design of the building that is not a walkout. He was advised that the lower level of the building that is not a walkout would have large rear facing windows. Ray Doerksen asked if UTRCA had any concerns with rainwater catchment for heavy rains events. Ray Doerksen had concern with rainwater flows from the site to his driveway. Kathleen Rooyakkers stated that under the application for site plan agreement, they will be required to provide a storm water management plan for the site. There is a small storm water management pond proposed to manage water on the site. Ray Doerksen asked if they will retain the boulevard trees on Thomas Street. Melanie Murphy responded that one of the trees along Thomas Street is required to be removed as the services for the development will disrupt the roots. There will be a landscape plan for the property as part of the site plan agreement.

Pat DonMelanie, 243 Thomas St. asked for clarification as to what is existing and what is proposed for the site. The applicants reviewed the site plan and spoke to the changes. Pat DonMelanie asked about building finishes in keeping with the heritage of the neighbourhood. Melanie Murphy stated that although they have not finalized the finishes; the finishes will blend with the neighbourhood.

Patty DonMelanie, 243 Thomas Street stated concern regarding traffic movements in the neighborhood. It was suggested that the yield signs at the intersections of Park Lane and Thomas Street and Park Lane and Ontario Street be changed to stop signs.

Michael Ebert, 165 Thomas Street asked about window placements in the buildings and distancing and whether there is adequate space between the existing former school building and the adjacent new building. The applicants will look into this to ensure requirements under the Building Code are met in this regard.

Wendy Mann, 285 Thomas Street asked about the Park Lane entrance to the site and had concerns that Park Lane can be very slippery in the winter. She also had concerns about removing the fence around the site. Youth may still use the site as a toboggan hill. Without the fence, a potential toboggan hill could lead to the Park Street intersection; as such she suggested landscaping be used to provide a barrier at this location.

Ray Doerksen also suggested that the applicants consider naturalizing the hill versus mowing it.

Concerns were raised that pedestrians may cut through the development as they are doing currently. With respect to foot traffic on site, Melanie Murphy stated that once the buildings are constructed and occupied, it is likely the foot traffic will go away as they have found this to be the case with other properties they own.

Pat DonMelanie suggested that the owners look at using LIDS (Low Impact Development) for storm water management for the site.

This concluded questions and comments from the Public.

Chairman Don Van Galen asked PAC members for any further comments.

There were no additional comments from PAC members.

Mark Stone stated that he has taken some notes for consideration based on tonight's discussion. Further details will be covered off under the site plan agreement for the development.

**MOTION:**

**Application Z06-2017 to Amend the Town of St. Marys Zoning By-law Z1-1997, as amended:**

Motion by: Member Steve Cousins

Seconded by: Member W. J. (Bill) Galloway

THAT based on the review of the Application and comments received thus far, Planning Advisory Committee endorses the Application, in principle, and Committee recommends to St. Marys Town Council that it proceed with the statutory public meeting to be scheduled for February 27, 2018.

MOTION CARRIED

## **5.0 Next Meeting**

T.B.A.

## **6.0 Adjournment:**

Motion by: Member W. J. (Bill) Galloway

Seconded by: Member Steve Cousins

THAT the meeting adjourn at 6:46 pm.

MOTION CARRIED

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Councillor Don Van Galen  
Chairman

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Susan Luckhardt  
Secretary-Treasurer

Copies to:

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