



FORMAL REPORT

To: Mayor Strathdee and Members of Council

Prepared by: Mark Stone, Planner

Date of Meeting: 13 March 2018

Subject: **DEV 09-2018 Application for ZBA (Z06-2017) Rick Murphy Holdings Ltd. for 121 Ontario Street South**

PURPOSE

To provide recommended direction for Council's consideration with respect to the Application for Zoning By-law Amendment (Z06-2017) by Rick Murphy Holdings Ltd. (Wildwood Homes) for 121 Ontario Street South.

RECOMMENDATION

THAT DEV 09-2018 Application for ZBA (Z06-2017) Rick Murphy Holdings Ltd. for 121 Ontario Street South be received; and

THAT Council enact Zoning By-law Z125-2018 for 121 Ontario Street South.

REPORT

The Town has received an Application to amend the Town's Zoning By-law with respect to the irregularly shaped subject property, which is approximately 0.9 hectares (2.2 acres) in size and is bounded by Ontario Street South, Thomas Street and Park Lane as shown on the General and Specific Location Maps attached to this report (see Attachment 2). The Zoning By-law Amendment Application is required to facilitate the development of the property for 23 apartment units in four buildings (5 units in the existing building and 6 units in each of 3 new buildings).

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 of 2017 to Wildwood Homes as a result of a public tender process.

The Town's Request for Proposals for the sale of the property set out a vision and development objectives for the site, including:

- residential units will be developed (preferably rental units), with a mix of one and two-bedroom units;
- attainable price points be achieved for the residential units;
- the heritage value of the site will be respected in the redevelopment, and a significant portion of the existing building will be incorporated into the final built form of the redevelopment; and,
- existing green space on the property can be developed for additional residential/rental units with an appropriate residential density, while continuing to maintain the character of the neighbourhood, and subject to any regulatory restrictions that may be in place.

To protect the Town's interests into the future, an agreement of purchase and sale was negotiated for the site which includes a number of conditions specific to the built form. In summary, the owner and any future owners will be subject to conditions, including requirements to:

- continuously maintain, repair and administer the 1865 original schoolhouse and 1874 limestone addition so as to preserve the historical integrity of features, materials, appearances and workmanship of the building;
- not demolish the 1865 original schoolhouse and 1874 limestone addition nor any part thereof may be removed or demolished without the prior written approval of the Town; and,
- not make any alteration, physical or structural change(s) in the colour, material or surfacing to the stone exterior or roofline of the 1865 original schoolhouse and 1874 limestone addition without Town approval.

At the February 5, 2018 meeting, the Town's Planning Advisory Committee (PAC) passed a motion receiving an Information Report dated January 31, 2018 and endorsing, in principle, the Zoning By-law Amendment Application. The motion passed by PAC also recommended that Council proceed to a public meeting to consider the Application. Draft minutes of the February 5, 2018 PAC meeting are provided as Attachment 3.

On February 27, 2018, Town Council held the statutory public meeting under the Planning Act to consider the proposed Zoning By-law Amendment. That same evening, Council also directed staff to prepare a report to address public comments and make a recommendation regarding the disposition of the Application.

SITE CONDITIONS AND CHARACTERISTICS

In addition to the existing building, there is an existing outdoor play area and paved parking areas west and south of the existing building. A significant portion of the property consists of manicured lawn with a number of mature trees, including a line of mature trees along the Thomas Street frontage. The grades of the property are relatively flat in the northwest quadrant, where the existing building is located, but the topography falls considerably toward Thomas Street and Park Lane.

SURROUNDING LAND USES

- North:** Low density residential including 89 Ontario Street South (designated under Part IV of the Ontario Heritage Act)
- South:** Park Lane and low density residential
- East:** Thomas Street, low density residential and passive open space
- West:** Ontario Street South and low density residential

PROPOSAL

The following plans were submitted in support of the proposed development:

- Site Plan – NA Engineering Associates Inc. (February 2018)
- Elevations (existing Building 1) – Arky Designs Ltd. (December 2017)
- Elevations (new Buildings 2, 3 & 4) – Wildwood Homes Ltd. (December 2017)
- Floor Plans – Wildwood Homes Ltd. (December 2017)

Copies of these plans are provided as Attachment 4 of this report.

The existing building (Building 1) is located in the northwest quadrant of the property. As shown on the proposed Elevations for Building 1, the applicant is proposing to maintain the existing structure including the existing facades consisting of stone, and board and batten siding. The interior of Building 1 will be retrofitted to accommodate five units (1 and 2 bedroom) ranging in size from 55.7 to 90.8 m² (600 to 977 ft²).

Building 2 will be located near the southeast corner of Building 1 and west of the existing parking area. Buildings 3 and 4 will be located in the southern part of the property. A total of 31 parking spaces is proposed for the site; one space for each unit (which includes four barrier free sized spaces) and eight visitor spaces. There are two existing site accesses from Ontario Street South and a new access is also proposed on Park Lane.

The Elevations for Buildings 2, 3 and 4 have been designed to account for the varying topography of the property. As indicated on the Floor Plans, each new building (Buildings 2, 3 and 4) will consist of the following:

Level/Floor	Unit Description
Main Level – 2 units	<ul style="list-style-type: none"> • 2-bedroom units with rear balconies • Each unit - 90.4 m² (973 ft²)
Second Level – 2 units	<ul style="list-style-type: none"> • 3-bedroom units with rear balconies • Each unit - 90.4 m² (973 ft²)
Lower Level – 2 units	<ul style="list-style-type: none"> • 2-bedroom units with rear covered porches • Each unit - 97.5 m² (1,050 ft²)

The applicant has indicated that amenity spaces east of Building 1 and south of Building 3 will be provided for the use of tenants. A stormwater retention area is proposed near the intersection of Thomas Street and Park Lane.

PLANNING CONTEXT

Provincial Policy Statement

Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. The Provincial Policy Statement (PPS) was issued under the authority of Section 3 of the Act. The PPS provides policy direction on matters of provincial interest related to land use planning and development, including the protection of resources of provincial interest, public health and safety, and the quality of the natural and built environment.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

Section 1.1.2 of the PPS states, in part, that sufficient land shall be made available in settlement areas through intensification and redevelopment and, if necessary, designated growth areas. Section 1.1.3.2 states that land use patterns shall be based on densities and a mix of land uses which: efficiently use land, resources, infrastructure and public service facilities; minimize negative impacts to air quality and climate change, and promote energy efficiency; and support active transportation. Section 1.1.3.4 states that “appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety”.

Section 1.4.3 of the PPS states, in part, that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents by:

- permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements, and all forms of residential intensification, including second units, and redevelopment;
- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Sections 1.6.3 and 1.6.6.1 promote the efficient use and optimization of existing infrastructure and public service facilities.

Section 2.6.1 states that significant built heritage resources and significant cultural heritage landscapes shall be conserved, while Section 2.6.3 states that development and site alteration are not permitted on lands adjacent to a 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.

Source Water Protection

The Clean Water Act requires that municipalities protect sources of drinking water through the planning process. On the date a Source Protection Plan comes into effect, all municipal decisions under the Planning Act must conform to the Significant Drinking Water Threat policies and have regard for the Moderate & Low Drinking Water Threat policies of the Plan. The Source Protection Plan for the Thames–Sydenham and Region, in which the Town of St. Marys is located, was approved by the Ministry of Environment and Climate Change in September 2015 and subsequently came into effect on December 31, 2015. A small area at the southeast corner of the subject property is affected by the Source Protection Plan for the Thames–Sydenham and Region however, no constraints to development of this property are anticipated.

Strategic Plan

In 2017, the Town updated the Strategic Plan to meet new public needs and expectations. Key priorities of the Town are reflected in six key strategic pillars: Infrastructure, Communication and Marketing, Culture and Recreation, Economic Development, Growth and Housing. Under the Housing Strategic Pillar, Attainable and Mixed-Use Housing is a Strategic Priority with the following Outcome Statement: “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”. Council identified a number of tactics that the Town can take to assist in creating the conditions that will cause the market to become more flexible. This included the divestment of Town owned lands for the purpose of creating housing, including housing that is accessible to all persons.

Official Plan

The subject property is designated Residential, with a small area identified as Floodplain at the northeast corner, according to the Town's Official Plan.

The primary use of land in the Residential designation is for a range of dwelling types from single detached dwellings to walk-up type apartments, parks and open spaces, and institutional uses subject to the policies of the Plan. The objectives of the Residential designation include:

- encouraging the provision of an adequate supply and choice of housing for residents in terms of quality, type, location and cost (3.1.1.1)
- maintaining and improving the existing housing stock and character of residential areas (3.1.1.3)
- preventing the location of non-compatible land uses in residential areas (3.1.1.4)
- promoting housing for senior citizens, the handicapped and low income families (3.1.1.6)
- encouraging and promoting additional housing through intensification and redevelopment (3.1.1.7)
- encouraging a diversification and inter mixing of different housing types and forms (3.1.1.8)

Section 3.1.2.3 of the 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".

Section 3.1.2.4 states that "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".

Section 3.1.2.5 states that "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".

Section 3.1.2.7 states that "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 net density of development shall not exceed 75 units per hectare;

- c) 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;
- d) That the proposed development is within 100 metres of an arterial or collector road as defined in Schedule “B” of this Plan; and
- e) That sufficient on-site parking is provided and adequate buffering, screening or separation distance is provided to protect adjacent areas of lower density housing.

In response to Section 3.1.2.7, the proposed development:

- has been designed not to exceed three storeys in height
- will have a net density well below 75 units per hectare
- can be adequately serviced by the existing municipal infrastructure
- abuts Thomas Street which is a collector road according to the Official Plan
- 31 parking spaces are proposed which exceeds the minimum requirement of 29 spaces in the Town’s Zoning By-law (1.25 spaces / dwelling unit)
- will be subject to site plan approval and a landscaping plan will be prepared to further ensure adequate buffering to surrounding properties

Section 3.1.2.14 of the Official Plan states that “Council will encourage the development of affordable housing with 30% of the new housing units created being considered by Council as affordable to households with incomes in the lowest 60 per cent of income distribution for Perth County households”.

Section 3.1.3.8 states that “proponents of townhouse and apartment developments are encouraged to provide on-site recreational facilities in keeping with the proposed development”.

One of the objectives in the Heritage Conservation section of the Official Plan is the protection and enhancement of the Town’s heritage resources by developing policies that strike a balance between conservation and preservation with development and re-development (2.3.1.2). Section 2.3.2.4 of the Official Plan states that “in considering development applications, Council will attempt to protect the cultural heritage resources in its context by promoting the redevelopment of designated historical properties with uses compatible with the historical or architectural character of the structures(s) or natural features on the properties. Where this is not feasible, Council will attempt to protect important aspects of the cultural heritage resources, or where this is not feasible; will encourage the re-creation of the cultural heritage resources”.

Zoning By-law

The property is currently zoned Institutional (I) and Flood Plain [FP(RD)], with a Regulated Area overlay, according to the Town’s Zoning By-law Z1-1997. 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 development of the site for multiple unit housing, with exceptions to certain R5 Zone regulations to recognize the layout and form of development.

The definition of ‘apartment dwelling’ in the Zoning By-law is “a dwelling containing 5 or more dwelling units, each of which has an independent entrance from a common corridor within the building”. The units in Buildings 2, 3 and 4 will not have independent entrances from a common corridor within the building and therefore, there is the need to revise the definition as part of this Application as it relates to this property as follows:

“Apartment dwelling: a dwelling containing 5 or more dwelling units, each of which has an independent entrance either directly or from a common corridor within the building”

In addition, for the purposes of applying site-specific zoning to this property which has multiple road frontages, the Ontario Street South frontage will be deemed to be the front lot line, the Thomas Street frontage will be deemed to be the rear lot line and Park Lane will be deemed to be the exterior side lot line.

The following chart summarizes the requirements of Section 12.2 of the R5 Zone and identifies regulations requiring an exception to facilitate the proposed development.

Regulation	Requirement	Proposed / Provided	Exception Required
Lot area minimum	2,880.0 m ² (900 m ² for 1 st unit + 90 m ² for each additional unit)	8,978.7 m ²	
Lot frontage minimum	30.5 m	81.7 m	
Lot depth minimum	37.0 m	66.2 m	
Front yard minimum	7.5 m	9.3 m	
Interior side yard minimum	6.0 m	6.8 m	
Exterior side yard minimum	7.5 m	17.4 m	
Rear yard minimum	12.0 m	9.0 m (12.0 m less the required 3.0 m Thomas Street road widening)	✓
Building height maximum	13.5 m	11.7 m	
Number of stories maximum	3	3	
Lot coverage maximum	35%	13%	
Dwelling unit gross floor area minimum	55.0 m ² – 1-bedroom units 65.0 m ² – 2-bedroom units 75.0 m ² – 3-bedroom units	55.7 m ² – 1-bedroom 71.8 m ² – 2-bedroom 90.4 m ² – 3-bedroom	
Landscaped open space minimum	35%	68%	
Planting strip minimum	Required along interior side lot line	To be provided at Site Plan Approval	
Driveway requirements	No ingress or egress driveway shall be located closer than 1.5 m to any side or rear lot line	Proposed Park Lane ingress/egress located in exterior side lot line	✓

COMMUNICATIONS

Notice of Public Meeting to consider the Zoning By-law Amendment Application was circulated by first class mail to all land owners within 120 metres of the subject property and any agencies that may have an interest in the Application. Sign notices were also posted on the property.

The following table provides a summary of comments received from Town Departments and agencies.

Department / Agency	Date	Summary of Comments
Town's Director of Corporate Services/ Deputy Clerk	January 26, 2018	<ul style="list-style-type: none"> The proposed development would not appear to have any impact on the heritage attributes of the property to the north (89 Ontario Street South) designated under Part IV of the Ontario Heritage Act.
Upper Thames River Conservation Authority	February 1, 2018	<ul style="list-style-type: none"> Subject property is affected by the Authority's Regulation Limit which includes an area of floodplain associated with the North Thames River. However, extent of floodplain is limited to area along Thomas Street. Written approval from UTRCA required prior to undertaking any development or site alteration in regulated area. Subject property (small area at southeast corner) is within vulnerable area as identified by the Thames-Sydenham Source Protection Region.
St. Marys Heritage Committee	February 10, 2018	<ul style="list-style-type: none"> Should be reference to and discussion of Provincial Policy Statement policies respecting cultural heritage. Applicant has done very well addressing heritage requirements of the Town.
Town Public Works Department	February 15, 2018	<ul style="list-style-type: none"> Road widenings will be required at the time of Site Plan Approval (4.8 m wide along Park Lane and 3.0 m wide along Thomas Street)

Several comments and concerns were raised by members of the public at the February 5th Planning Advisory Committee meeting and the February 27th public meeting. The following summarizes comments received from the public:

- Proposed density and building heights not in keeping with neighbourhood character
- Road widenings will impact mature trees
- Traffic and construction impacts on local area
- Impacts of lighting on nearby properties
- Stormwater management and drainage impacts
- Some residents indicated they did not receive notice regarding the Application

PLANNING ANALYSIS

The following key policies and considerations are identified in reviewing the appropriateness of the proposed development.

Promoting efficient and compact development

The proposed development aligns with Provincial and Town policies that support efficient and compact development, and the efficient use of existing infrastructure (including existing roads and water and sanitary sewer infrastructure).

Provision of additional rental housing at attainable price points

The proposed development aligns with Provincial and Town policies that support the provision of a range and mix of residential housing, in terms of type, location, cost, etc. In addition, the Four Counties Labour Market Board identifies the high cost of transportation as a barrier to attracting and retaining

employees in Perth County. This attraction and retention issue is felt in St. Marys. To overcome the attraction and retention issue, one recommendation from the Board is that employees must be able to live near their place of employment. To be able to live near their place of work, employees must be able to purchase or rent housing that fits within their budget.

The Town's Request for Proposal stated that the vision for the property is to redevelop the property to provide residential units (preferably rental units), with a mix of one and two-bedroom units. The applicant is proposing to redevelop the site with a mix of one, two and three-bedroom units, providing even greater choice in the local market. The applicant estimates that the proposed units will be rented in the range of \$700 - \$900 per month which will help to fill the current gap in the local market.

Cultural heritage

An evaluation of the proposed development and site alteration on the subject property concludes that the heritage attributes of the protected heritage property to the north will be conserved.

The Town's Request for Proposals for the sale of the subject property indicated that, although not designated under the Ontario Heritage Act, the heritage value of the site should be respected in the redevelopment, and that a significant portion of the existing building should be incorporated into the final built form of the redevelopment. Council stipulated that any proposed redevelopment of the site must retain the original 1865 schoolhouse and the 1874 limestone addition to the original schoolhouse. The applicant is proposing to maintain the existing building and retrofit the interior into dwelling units, while preserving the historic limestone exterior of the building. As already noted, the Town's Heritage Committee indicated that the applicant has done very well addressing the Town's heritage requirements.

Maintaining neighbourhood character

Within the Request for Proposals to sell the property, Council made its expectations clear to proponents that any proposed redevelopment should fit within the community and the neighborhood. Specifically, Council set out "that the proposed redevelopment of the site will be in keeping with the character of the neighbourhood in its proposed style and density. The character of the neighbourhood is defined and influenced by its heritage homes and structures. As such, the proposed redevelopment of the site should fit with the heritage character of the existing neighbourhood."

In addition, the 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).

It should be noted that compatible development, or development that is 'in keeping' with a neighbourhood, does not mean that such new development must be identical to what exists in a neighbourhood. However, new development should be able to exist in unison or harmony with other uses, and respect and enhance the existing character of a neighbourhood. The existing context and character of a neighbourhood can be considered while allowing for an evolution in built form and style.

The area immediately surrounding the subject property consists predominantly of one and two storey single detached dwellings that are sited relatively close to street frontages and as a result, promotes street-oriented interaction. The design and location of the new proposed buildings on the subject property will contribute to the enhancement of this streetscape, including principal entries, windows and porches that are proposed to be located at or near street level. The proposed apartment development differs in residential unit type when compared to the predominance of single detached dwellings in the immediate area. However, the new buildings are proposed to be two storeys in height and as such, the majority of the Ontario Street South streetscape will consist of two visible storeys. It is noted that more than two storeys will be visible in the south and east parts of the property as result of the grade changes.

The proposed buildings reflect some of the architectural and design features of houses in the neighbourhood including pitched roof lines, the design and location of windows and doors, and porches and balconies facing streets.

The setbacks of the existing and proposed buildings on the subject property are similar to the setbacks of houses on the west side of Ontario Street South. The majority of existing residential lots surrounding the subject property are zoned Residential Zone Two (R2-1) or Residential Zone Three (R3). Many of the provisions that regulate setbacks and coverage in the R2-1 and R3 Zones are identical or similar to the R5 Zone, as summarized in the following chart.

Regulation	R5	R2-1	R3
Front yard minimum	7.5 m	6.0 m	6.0 m
Building height maximum	13.5 m	10.5 m	10.5 m
Lot coverage maximum	35%	35%	35%
Landscaped open space minimum	35%	30%	30%

The width of facades of single detached dwellings in the immediate area generally range from 7 to 10 metres, while the width of proposed Buildings 1, 2 and 3 is 15.2 metres. The massing of the proposed new buildings will not appear as significantly larger than the massing of existing buildings in the area. This is also due, in part, to the efforts to break up the massing on site by proposing small-scale, low rise apartment buildings. A sampling of separation distances between single detached dwellings on the west side of Ontario Street South range from approximately 8 to 15 metres. Along the Ontario Street South frontage, the separation between existing Building 1 and proposed Building 4 is approximately 25 metres, and the separation between proposed Buildings 3 and 4 is 8.4 metres. As noted above, the R5 Zone sets a maximum lot coverage of 35 percent and minimum landscaped open space requirement of 35 percent, while the proposed development will result in a lot coverage of 13 percent and landscaped open space of 68 percent. The proposed building setbacks and separations, along with the preservation of open space areas and mature trees, will help maintain the open space character of this property, while providing much-needed housing in the community.

It is also noted that other Town owned greenspace exists at the intersection of Park and Thomas Streets within close proximity to the site which could fill any need for local greenspace. In addition, West Ward Park, which is about a 5-minute walk from the subject property, is identified as serving the local neighbourhood. The Town’s Recreation and Leisure Services Master Plan concluded that the west ward and the local neighbourhood surrounding 121 Ontario Street South are well supplied for parklands and greenspace, even with 121 Ontario Street South removed from the inventory.

Density

In accordance with the Official Plan, the Request for Proposals set a density target for low rise apartments ranging from 40 to 75 units per hectare. The proposed development, as shown on the submitted Site Plan, would provide a density of 25.6 units/hectare. However, the Town Public Works Department has indicated that a 4.8 metre road widening will be required along Park Lane and a 3.0 metre road widening will be required along Thomas Street, at the time of Site Plan Approval. These widenings will reduce the size of the subject property by approximately 767 m² and as a result, will increase the proposed density to approximately 28 units per hectare.

In addition, the Official Plan states that Council may moderately increase or decrease densities based on certain factors including specific site circumstances and the provision of on-site amenities. There are a number of potential constraints affecting the property including flood plain, Conservation Authority regulation limits and significant grades. Even with a conservative estimated ‘take-out’ of 10 percent of the lot area due to these constraints, the proposed density of the site will exceed 31 units per hectare.

It should also be noted that the site will provide a significant outdoor amenity area for residents, which should be a consideration when examining density requirements.

Traffic and construction impacts

Some concern has been expressed with respect to potential traffic impacts related to the proposed development and it was also suggested that the Town should consider replacing existing yield signs on Park Lane at the intersections on Ontario Street South and Thomas Street with stop signs or light signals. Other concerns were expressed regarding the potential impacts of construction (noise, vibration) and construction vehicles travelling on nearby roads.

The former use of the property was as a childcare centre with approximately 70 children attending and a minimum of ten staff each day. Under a conservative, worst case evaluation, one vehicle per child drop-off and one vehicle per staff member, the traffic impact of the former childcare centre had an estimated 80 traffic movements at the site during start of work and morning drop-off, and 80 traffic movements during evening pick-up and the end of the work day. In addition, there would have been periodic deliveries and visits to the site throughout the work day.

The Application proposes 31 parking spaces which represents less than half of the potential vehicles at the site than previously existed. Even if there was an assumption that all new vehicle movements occurred during two main periods of the day (as was the previous characteristic for the site), the traffic impact to the surrounding area would be significantly less than what previously existed. However, with a residential development proposed it is more likely that the traffic movements will occur throughout the day and be more typical of the surrounding residential neighbourhood. This area is served by existing local and collector roads, which are suitable and capable of carrying the traffic generated by the redevelopment.

On February 20, 2018, the Strategic Priorities Committee recommended that Council adopt a new Traffic and Parking By-law. The new By-law would require the installation of stop signs westbound on Park Lane at the Park Lane/Ontario Street intersection and eastbound on Park Lane at the Park Lane/Thomas Street intersection. Public Works staff have indicated that there is currently no warrant for a signalization at the Thomas Street / Park Lane intersection.

The Town's Traffic and Parking By-law restricts heavy vehicles to heavy vehicle routes as listed in the By-law. Thomas Street is identified as a heavy vehicle route, while Park Lane and Ontario Street are not. Therefore, construction vehicles will generally be directed to use Thomas Street.

The Town's Noise By-law contains a general prohibition on noise or vibration, and on the operation of any construction equipment without effective exhaust or intake muffling devices.

Public notification

At the statutory public meeting, two residents (181 Thomas Street and 130 Ontario Street) indicated that they did not receive notice of public meeting. Town staff note that as part of the circulation process, a list of all registered owners of properties within 120 metres of the subject property is prepared and notices are mailed to each address on the list. Addresses are checked against the list to ensure all properties are mailed a notice. Town staff have re-reviewed the mailing list and confirm that notices were mailed to 181 Thomas Street and 131 Ontario Street. In addition, 3 signs were installed on the property in accordance with the Planning Act to provide additional notification to the public.

Other

Some questions and concerns were raised regarding onsite storm water management and potential drainage impacts on other properties. Storm water management and drainage will be reviewed by the Town and the Upper Thames River Conservation Authority as part of the Site Plan Application.

Concern was also expressed with respect to potential impacts on mature trees on the property, especially along Thomas Street. The applicant has indicated that the vast majority of trees will be maintained however, one tree will be removed along Thomas Street due to required underground services and a second tree will be removed in the location of Building 2. The applicant has indicated that there will be new tree plantings on the property.

Some members of the public also suggested that there should be naturalization of the hill and Low Impact Development measures employed in the design of the site. These suggestions will be considered as part of the Site Plan Application however, the applicant has indicated that they are proposing to further naturalize the hill through additional plantings.

With respect to concerns regarding potential impacts of lighting on neighbouring properties, the Town's Property Standards By-law requires that lighting not be positioned so as to cause any impairment to the use or enjoyment of neighbouring properties, and Section 5.9 of the Town's Zoning By-law states that "the type, location, height, intensity, and direction of exterior lighting on a lot shall be designed so as to ensure illumination does not glare onto adjacent properties or onto an adjacent street". In addition, a lighting plan will be required as part of the Site Plan Application.

SUMMARY

It is recommended that Council enact Zoning By-law Z125-2018 for 121 Ontario Street South as it will facilitate the efficient use of the subject property and existing infrastructure, provide additional housing opportunities in the Town, and maintain the character of the neighbourhood.

FINANCIAL IMPLICATIONS

Not known at this time.

STRATEGIC PLAN

- Not applicable to this report.
- This initiative is supported by the following priorities, outcomes, and tactics in the Plan.
 - Pillar #6 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): Divestment of Town owned lands for the purpose of creating housing, including housing that is accessible to all persons.

OTHERS CONSULTED

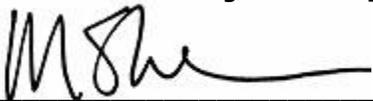
Susan Luckhardt, Planning Coordinator

ATTACHMENTS

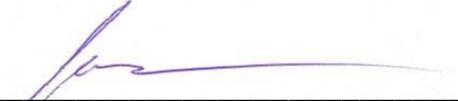
- 1) Application for Zoning By-law Amendment
- 2) General and Specific Location Maps
- 3) Draft Minutes of February 5, 2018 Planning Advisory Committee meeting
- 4) Proposed Site Plan, Building Elevations and Floor Plans
- 5) Notice of Public Meeting
- 6) Correspondence

REVIEWED BY

Recommended by the Department



Mark Stone
Planner



Grant Brouwer
Director of Building and Development

Recommended by the CAO



Brent Kittmer
CAO / Clerk