



## **Planning Advisory Committee Agenda**

Date: Monday, April 23, 2018

Location: Boardroom, Municipal Operations Centre, 408 James Street South, St. Marys

Time: 6:00 pm

### **Agenda Items**

**1.0 Call to order**

**2.0 Declaration of Pecuniary Interest**

**3.0 Approval of Minutes**

Regular Meeting of March 19, 2018

Motion:

Second:

**4.0 Resume Review of 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**

## **Planning Advisory Committee Monday, March 19, 2018**

A meeting of the St. Marys Planning Advisory Committee was held on Monday, March 19, 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 February 5, 2018

Motion:

Second:

### **4.0 Question Period: Official Plan Review**

### **5.0 Official Plan Review: Correspondence**

### **6.0 Official Plan Review (OPR): Discussion Papers**

- OPR Paper #4: Residential
- OPR Paper #11: Natural Heritage & Hazards

### **7.0 Next Meeting**

### **8.0 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
- Mark Swallow, Planner
- Grant Brouwer, Director of Building and Development
- Susan Luckhardt, Secretary-Treasurer PAC

#### **Regrets:**

- None

## **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 February 5, 2018**

Motion by: Councillor Jim Craigmile

Seconded by: Member Marti Lindsay

THAT the Minutes dated February 5, 2018 be approved as circulated.

MOTION CARRIED

## **4.0 Question Period: Official Plan Review**

Victor LeBreche of Lebreche Patterson and Associates was present and stated that he is representing the Hensel family who own land at 555 Emily Street. Victor LeBreche had no questions at this time but asked if there would be opportunity to ask questions later in the meeting.

## **5.0 Official Plan Review: Correspondence**

Chairman Don Van Galen asked for questions on the correspondence regarding the Official Plan Review as provided in the Agenda package.

Staff responded to questions regarding the designation of Residential lands on Emily Street and the timing of decisions regarding land use designations. Staff provided clarification of parcel boundaries.

## **6.0 Official Plan Review (OPR): Discussion Papers**

### **• OPR Paper #4: Residential**

Mark Stone provided a summary of draft OPR Paper #4: Residential. There was discussion regarding policies for infill development.

General Policies for Intensification/Infill Development

- The land use, building form, massing and density of proposed development shall respect and enhance the character of the neighbourhood;
- The extent to which a neighbourhood is homogenous in nature and/or in a state of transition shall be considerations in assessing development proposals;
- Proposed land uses and development should have minimal impacts on adjacent properties in relation to grading, drainage, shadowing, access and circulation, and privacy; and,
- Existing trees and vegetation should be retained and enhanced where possible and additional landscaping should be provided to integrate the proposed development with the existing neighbourhood.

Policies for Infill Development – creation of lot(s) for single detached and semi-detached dwellings between existing lots

- Proposed building heights should reflect the pattern of heights of adjacent housing and shall not exceed two storeys;
- A similar lot coverage to adjacent housing is provided to ensure that the massing or volume of the new dwelling reflects the scale and appearance of adjacent housing;
- The predominant or average front yard setback for adjacent housing is maintained to preserve the streetscape edge, and character;
- Similar side yard setbacks are provided to preserve the spaciousness on the street; and,
- The depth of a new dwelling provides for a usable sized rear yard amenity area and minimizes the potential impacts of the new home on the enjoyment of adjacent rear yards.

Policies for Townhouse, Multiple and Apartment Dwellings

- The location and massing of new buildings should provide a transition between areas of different development intensity and scale. Appropriate transitions can be achieved through appropriate setbacks or separations of buildings and/or the stepping down of heights;
- Lots shall be located in close proximity to a Collector or Arterial Road;
- When considering building heights, potential shadowing impacts, views onto adjacent lower density lots and abrupt changes in scale should be considered;
- New buildings that are adjacent to low rise areas are designed to respect a 45 degree angular plane measured from the boundary of a lot line which separates the lot from an adjacent lot with a low rise residential dwelling;
- Proposed development is located on a site that has adequate land area to incorporate required resident and visitor parking, recreational facilities, landscaping and buffering on-site;
- Proposed buildings should be designed following consideration of the materials and characteristics of existing buildings in the neighbourhood;
- Service, parking, loading and garbage areas should be located and screened to minimize impacts on adjacent uses;
- Potential adverse impacts between higher density and low density development shall be mitigated through building setbacks, visual screening, landscaping, fencing and other forms of buffering;
- Generally, there should be minimal changes to existing site grades; and,
- The use of retaining walls along street frontages should generally be avoided. Where a retaining wall cannot be avoided, increased setbacks and terracing of walls should be considered.

In response to Councillor Jim Craigmile, staff will follow up regarding the number of permitted storeys for development on infill lots with respect to topography.

Chairman Don Van Galen asked for questions from the Public. Victor Lebreche requested a copy of tonight's PowerPoint presentation, if available. Staff will follow up and provide the presentation.



- **OPR Paper #11: Natural Heritage & Hazards**

Mark Stone provided a summary of draft OPR Paper #11: Natural Heritage & Hazards. Mark Swallow provided additional comments.

Key recommended amendments:

- Identify uses permitted on lands designated Natural Heritage
- Add policies for components of natural heritage system – significant wetlands, woodlands, valleylands, wildlife habitat, areas of natural significant interest and fish habitats
- Natural Hazard designation (floodway) – permitted uses shall be forestry, conservation uses, flood or erosion control works/infrastructure, agriculture, utilities and outdoor recreation uses
- Flood Fringe Overlay – permitted uses in accordance with underlying designations

Mark Stone spoke to the steps in the OP review – the next step will be a Public Open House.

Chairman Don Van Galen asked staff when a response would be provided to the correspondence received for the Official Plan Review. Mark Stone stated that the Town would specifically respond to all correspondence in the later stages of the project.

## **Motion: Official Plan Review (OPR): Discussion Papers**

Motion by: Member William J. (Bill) Galloway

Seconded by: Member Steve Cousins

THAT the Planning Advisory Committee for the Separated Town of St. Marys receives the Draft Official Plan Discussion Papers as presented by staff and further, directs staff to schedule an Open House to be hosted by Council at the earliest opportunity.

MOTION CARRIED

## **7.0 Next Meeting**

T.B.A.

## **8.0 Adjournment:**

Motion by: Member William J. (Bill) Galloway

Seconded by: Member Dr. J. H. (Jim) Loucks

THAT the meeting adjourn at 6:50 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

# INFORMATION REPORT

To:	Members of Planning Advisory Committee
Prepared by:	Mark Stone, Planner
Date of Report:	18 April 2018
Subject:	Application for Zoning By-law Amendment (Z04-2017) by A. Paola 275 James Street South Part of Block D and Lot 20, RP 429 Town of St. Marys

## RECOMMENDATION

That the Planning Advisory Committee receive this report and endorse, in principle, the Application for Zoning By-law Amendment (Z04-2017) by A. Paola for 275 James Street South; and,

THAT Planning Advisory Committee recommend to St. Marys Town Council that it proceed with a public meeting to consider the Application for Zoning By-law Amendment (Z04-2017) by A. Paola for 275 James Street South.

## BACKGROUND

In August of 2017, the Town received an Application to amend the Town's Zoning By-law with respect to the subject property (see Attachment 1). The subject property is located northeast of the intersection of James Street South and Maxwell Street, as shown on the General and Specific Location Maps (Attachments 2 and 3).

The Zoning By-law Amendment Application is required to facilitate the development of 24 condominium townhouse units in four buildings. The proposed Site Plan (Attachment 4) shows individual driveways and garages for each unit, along with 10 visitor parking spaces. The applicant indicates that the floor area of each unit will range from 148.7 to 179.3 m<sup>2</sup> (1,600 to 1,930 ft<sup>2</sup>).

At the November 6, 2017 meeting, the Planning Advisory Committee considered a Town Information Report (dated November 1, 2017) regarding the Application. A number of residents attended the meeting and identified concerns with the proposed development. The Committee passed a resolution deferring a recommendation on the Application so as to provide the proponent the opportunity to present additional information to address these concerns. These concerns are discussed later in this report.

The applicant submitted a Site Plan Application to the Town in February of 2018. The Site Plan Application submission included the proposed Site Plan, engineering plans, a Site Servicing and Stormwater Management report, and a Transportation Assessment report. The applicant has indicated that a tree preservation plan, lighting plan and fencing details will be submitted to the Town in the near future. A Plan of Condominium Application will also be submitted to identify unit boundaries and common elements of the proposed development.

The purpose of this report is to discuss the issues identified at the November 6, 2017 Planning Advisory Committee meeting and provide recommendations to Committee regarding the disposition of this Application.

## **SITE CONDITIONS AND CHARACTERISTICS**

The irregularly shaped subject property is approximately 0.87 hectares in size, with 33 metres of frontage along James Street South and 13 metres of frontage along Maxwell Street. The subject lands are relatively flat.

## **SURROUNDING LAND USES**

- |               |   |
|---------------|---|
| <b>North:</b> | Vacant lands and St. Marys District Collegiate and Vocational Institute   |
| <b>South:</b> | Low density residential and the Pyramid Recreation Centre   |
| <b>East:</b>  | Low density residential   |
| <b>West:</b>  | Low density residential fronting onto James Street South and industrial uses on the west side of James Street South |

## **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. The purpose of this section is to identify policies in the PPS relevant to this proposed development.

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

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term
- accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs
- promoting cost-effective development patterns and standards to minimize land consumption and servicing costs

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 within settlement areas 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
- 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.

The Planning Justification Report by GSP Group, dated September 2017 (Attachment 5) submits that the proposed development “supports the creation of healthy, livable and safe communities through providing a range and mix of housing types (introducing townhouse units) and by utilizing existing infrastructure to service the property” and “provides a compact form and density that efficiently uses land and infrastructure”.

## **Official Plan**

The subject property is designated Residential in the Town 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)
- 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”.

The applicant contends that the proposed development “will maintain the attributes of the existing neighbourhood as the Subject Property is an existing internal lot with limited street frontage” and that “while the townhouse units are a change in built form from the surrounding single detached dwellings, the units are proposed to be two storeys in height and have quality finishes and materials that will be compatible to the surrounding neighbourhood”. In addition, the applicant submits that “setbacks for the proposed development will be similar to those of the surrounding single detached residential dwellings in terms of side and rear yard interfaces”.

Section 3.1.2.5 of the Official Plan 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.

The submitted Planning Justification Report states that the proposed development:

- has been designed as two storeys in height
- will have an overall net density of 27.5 units per hectare
- can be adequately serviced by the existing municipal infrastructure
- is located within 100 metres of James Street (an arterial road) and Maxwell Street (a collector road)
- provides a garage and an individual driveway for each townhouse unit, along with on-site parking spaces to accommodate visitor parking

- will be subject to site plan approval and a landscaping plan will be prepared to further ensure adequate buffering to surrounding properties

Section 3.1.3.8 of the Official Plan states that “proponents of townhouse and apartment developments are encouraged to provide on-site recreational facilities in keeping with the proposed development”. The applicant indicates that the proposed development has been designed to provide for private amenity area for each dwelling, and is located in close proximity to the Pyramid Recreation Centre, St. Marys District Collegiate and Vocational Institute, and Little Falls Public School, all which assist in providing a range of open space, structured facilities and indoor recreational opportunities.

Section 4 of the Official Plan provides policy direction for the division of land including plans of subdivision and condominium, and consents. The policies of this section speak to the review of applications to ensure that proposed development will not preclude the satisfactory use, development, or redevelopment of surrounding lands, and to ensure such development will not adversely affect existing amenities and the predominant character of the area. Where there is a potential for conflict between adjoining land uses, adequate landscaping, screening, and buffering provisions may be required in order to alleviate and/or eliminate any conflict.

Section 4.1.1.10 states that “before approving a plan of subdivision/condominium, Council shall be satisfied that adequate services such as schools, municipal recreation facilities, fire protection, water supply, sewage disposal, storm drainage facilities, solid waste disposal facilities, and road maintenance are or can be supplied and that the provision of these services will not adversely affect the financial position of the Town”.

### **Zoning By-law**

The subject property is currently zoned Residential Development (RD), Residential Two (R2-1) and Residential Three (R3) in 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 proposed townhouse development with exceptions to certain R5 Zone regulations to recognize the layout and form of development. The following chart summarizes the requirements of Section 12.4 of the R5 Zone and identifies regulations requiring an exception to facilitate the proposed development.

<b>Regulation</b>	<b>Requirement</b>	<b>Proposed / Provided</b>	<b>Exception Required</b>
Lot area minimum	1,017 m <sup>2</sup> (for each townhouse dwelling)	133.7 m <sup>2</sup> (per unit measured from driveway to 1 metre off of rear wall of the dwelling). Additional area behind the individual units will be exclusive use or become part of the individual condominium units (lot) at the time of the condominium application.	✓
Gross density maximum	50 units per hectare	27.9 units per hectare	
Lot frontage minimum	47.0 m	13.7 m (for entire site – Maxwell Street frontage)	✓

Regulation	Requirement	Proposed / Provided	Exception Required
Maximum number of attached dwelling units	8	6	
Lot depth minimum	37.0 m	25.0 m per unit (measured from edge of condominium road/driveway to property line behind unit)	✓
Front yard minimum	6.0 m	45.7 m to Maxwell Street provided	
Interior side yard minimum	4.5 m	<ul style="list-style-type: none"> <li>5.8 m provided to north property line (adjacent to Block 1).</li> <li>10 m provided to west property line (adjacent to Blocks 2 – 4).</li> <li>19.1 m provided to east property line (adjacent to Blocks 2 – 4).</li> </ul>	
Exterior side yard minimum	6.0 m	3.0 m to James Street (measured from limit of required 5.0 m road widening)	✓
Rear yard minimum	7.5 m	3.0 m (setback from Block 4 to north end of subject property)	✓
Building height maximum	10.5 m	10.5 m	
Lot coverage maximum	35%	28.8%	
Dwelling unit gross floor area minimum	75.0 m <sup>2</sup> (for 3 bedroom units)	75.0 m <sup>2</sup> (min. 147 m <sup>2</sup> provided)	
Landscaped open space minimum	35%	44.2%	

## COMMUNICATIONS

A number of residents attended the November 6, 2017 Planning Advisory Committee meeting and identified concerns with the proposed development. A copy of the Minutes of the November 6, 2017 meeting is attached as Appendix 6. In addition, a letter was received on November 6, 2017 from the De Vries Family, 5 Maxwell Street (see Attachment 7).

The following table provides a summary of comments received from Town Departments to date. Copies of correspondence are attached to this report.



Department / Agency	Date	Summary of Comments
Town Engineering and Public Works	October 31, 2017	<ul style="list-style-type: none"> <li>• Applicant to confirm sanitary system capacity requirement and that sanitary servicing to property is adequate at the time of site plan application.</li> <li>• 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.</li> <li>• Vehicular access to be reviewed at the time of site plan application.</li> </ul>

## PLANNING ANALYSIS

The applicant submits that the proposed development promotes intensification, compact development and the efficient use of land and infrastructure, and contributes to the provision of a range of housing types and densities in the Town. The applicant contends that the proposed development “will maintain the attributes of the existing neighbourhood as the Subject Property is an existing internal lot with limited street frontage” and that:

- the proposed development presents a unique opportunity to infill and increase density between two existing residential areas
- factors such as the provision of sufficient on-site parking, separation of buildings and setbacks to property lines have all been factored into the proposed development and site layout
- the existing streetscape along the east side of James Street South will be complemented with the introduction of the proposed Block 1 townhouse units
- the end unit closest to James Street South will have an enhanced side elevation with a wraparound porch and side entry (facing James Street South) that will maintain the character and building wall along James Street South
- while the townhouse units are a change in built form from the surrounding single detached dwellings, the units are proposed to be two storeys in height and have quality finishes and materials that will be compatible to the surrounding neighbourhood
- setbacks for the proposed development will be similar to those of the surrounding single detached residential dwellings in terms of side and rear yard interfaces

In response to issues raised by the Planning Advisory Committee and the public, the applicant submitted a letter from GSP Group, dated March 29, 2018. A copy of the letter is provided as Attachment 8. The following is a discussion of the issues raised by the Planning Advisory Committee and the public.

## Traffic Impacts

Concerns were raised with respect to potential traffic impacts of the proposed development. In support of the Site Plan Application, the applicant submitted a Transportation Assessment prepared by Salvini Consulting, dated February 9, 2018. The Assessment determined traffic generation potential of the proposed development based on data from the Institute of Transportation Engineers Trip Generation

Manual (10<sup>th</sup> Edition). It is estimated that the proposed development will generate 12 trips during the weekday morning peak hour and 17 trips in the weekday afternoon peak hour.

A review of the existing and future traffic operations at the Maxwell Street / James Street South intersection was completed. Turning movement data at the intersection was collected on Thursday, January 18, 2018. The morning peak hour occurred between 7:45 and 8:45 a.m. and the afternoon peak hour occurred between 4:30 and 5:30 p.m.

The analysis in the Assessment indicates that the intersection is operating at acceptable levels of service on all approaches and that it will continue to do so in the future with or without the proposed development.

### **Access to James and Maxwell Streets**

Concern was raised with respect to the ability of the existing roads and the new development to accommodate safe traffic movements to and from the site. The submitted Site Plan shows full movement driveway accesses from James Street South and Maxwell Street. The Town's Public Works Department has not indicated any concerns with turning movements and/or sight lines based on a review of the proposed Site Plan and Transportation Assessment.

### **On-site Parking**

The Town's Zoning By-law requires 1.5 parking spaces for each dwelling unit. Two parking spaces will be provided for each townhouse unit (garage and private driveway spaces). A ratio of 0.2 to 0.25 visitor parking spaces per unit is an acceptable minimum requirement for visitor parking associated with a condominium townhouse development. The proposed Site Plan shows 10 on-site visitor parking spaces, which is a ratio 0.42 visitor parking spaces per unit.

### **Site Fencing / Landscaping**

The applicant notes in the March 29, 2018 GSP Group letter that proposed landscaping and fencing will be identified in a detailed landscaping plan to be submitted with the Site Plan Application. However, the applicant indicates that the perimeter of the property will be fenced and "the specifics of the fencing will have to be confirmed and potentially discussed with adjacent landowners to avoid duplication of fencing where possible".

### **Greenspace / Amenity Areas on Site**

Concern was raised with respect to the amount of greenspace and amenity areas for the residents of the new development. In response to this issue, it is noted in the March 29, 2018 GSP letter that:

- "Each unit will have a private amenity area to the rear of the dwelling unit. This is no different than a single detached house. The rear yard area of each dwelling will allow for decks / patios and the ability to have outdoor activity space. As each unit will have private amenity space, a communal amenity space is not proposed".
- "The proposed development is located in close proximity to the Pyramid Recreation Centre, St. Marys District Collegiate and Little Falls Public School all of which assist in providing a range of open space, structured facilities and indoor recreational opportunities".

### **Garbage / Recycling Collection**

Questions were raised with respect to how garbage and recycling will be stored and collected. In response to this issue, it is noted in the March 29, 2018 GSP letter that "the proposed development will be serviced by private garbage and recycling collection. As the proposed development is to be registered as a condominium, there will be a condominium declaration and condominium fees

established to pay for private garbage collection. Garbage and recycling are to be stored at the individual units until collection day, similar to garbage collection at single detached dwellings. There are not any dumpsters or communal garbage facilities proposed”.

### **Density of Development**

Concerns were raised with respect to the density of the development and the number of units proposed. In response to this issue, it is noted in the March 29, 2018 GSP letter that “the subject property is sufficiently sized to accommodate the proposed townhouse dwelling units, on-site parking, stormwater management and private amenity space for each unit. The size and shape of the subject property does not lend itself to development of single detached dwellings and other forms of development such as an apartment are not appropriate in this location”.

### **Impacts on Surrounding Properties During Construction**

Concerns were raised with respect to potential impacts of construction on the surrounding neighbourhood. 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. In addition, the Town's Site Plan Agreement contains clauses requiring the land owner to ensure compliance with an approved sediment control plan for the site, and to ensure that abutting streets are kept in good and usable condition during construction.

## **FINANCIAL IMPLICATIONS**

Not known at this time.

## **ATTACHMENTS**

- 1) Application for Zoning By-law Amendment
- 2) General Location Map
- 3) Specific Location Map
- 4) Proposed Site Plan
- 5) Planning Justification Report by GSP
- 6) Minutes of November 6, 2017 Planning Advisory Committee Meeting
- 7) Correspondence
- 8) March 29, 2018 GSP Group letter

## **CONCLUSION**

Based on the review of the Application and comments received thus far, it is recommended that Planning Advisory Committee endorse the Application, in principle, and that Committee recommend to St. Marys Town Council that it proceed with the statutory public meeting.

Respectfully submitted,



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Mark Stone,  
Planner



Corporation  
of the Town of St. Marys

- ☐ Application for Approval of a Official Plan Amendment  
(Under Section 22(4) of the Planning Act)
- ☒ Application for Zoning By-law Amendment  
(Under Section 34 or 39 of the Planning Act)
- ☐ Application to Remove a Holding Symbol  
(Under Section 34 and 36 of the Planning Act)

### Instructions

Each application must be accompanied by the application fee in the form of either cash or a cheque payable to the Town. An accurate scaled drawing of the subject land must be submitted.

If the applicant is not the owner of the subject land, a written statement by the owner which authorizes the applicant to act on behalf of the owner as it relates to the subject application, must accompany the application See Section 13.0).

Please bear in mind that additional information may be required by the Town, local and provincial agencies in order to evaluate the proposed Amendment. The required information may include studies or reports to deal with such matters as impacts on: the environment; transportation network; water supply; sewage disposal; and storm water management.

In addition, the applicant may be required to submit a more detailed site plan in accordance with Section 41, of the Planning Act.

### Completeness of the Application

The information in this form that must be provided by the applicant is indicated by black arrows (➔) on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 198/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information is not provided, the municipality will return the application or refuse to further consider the application.

Please Print and Complete or (✓) Appropriate Box(es)

### 1.0 Application Information

➤ 1.1 Name of Owner(s) An owner's authorization is required if applicant is not the owner (See Section 12.0)

Name of Owner(s) <b>ADRZANO PAOLA</b>	Home Telephone No.	Business Telephone No. <b>519 274 5678</b>
Address <b>485 ROMEO ST. STRATFORD</b>	Postal Code	Fax No.

1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different than the owner. (This may be a person or firm acting on behalf of the owner.)

Name of Contact Person (and Firm) <b>GSP GROUP INC. ATTN. BRANDON FLEWELLING</b>	Home Telephone No.	Business Telephone No. <b>519.569.8883</b>
Address	Postal Code <b>N2G 4Y9</b>	Fax No.

### ➤ 2.0 Location and Size of the Subject Land

Street No.	Name of Street/Road <b>JAMES ST.</b>	Registered Plan No. <b>492</b>	Lot(s)/Block(s) <b>Pt. BLOCK D + Lot 29</b>
Reference Plan No.	Part Number(s)	Concession Number(s)	Lot Number(s)
Lot Frontage <b>33 m - JAMES ST.</b>	Average Width <b>28 m (North/South)</b>	Average Depth <b>171 m (North/South)</b>	Lot Area <b>8762 sq. m</b> (BF)

➤ 2.1 Is there a mortgage or charge in respect of the subject land? ☒ Yes ☐ No If yes, give the names and addresses of any mortgages or charges  
**MORTGAGE HELD BY MR. GLEN SPEARIN 5048 PERTH RD. #8 RR#1 ST. MARYS N4X 1C4** (BF)

➤ 2.2 Are there any easements or restrictive covenants affecting the subject land? ☐ Yes ☒ No If yes, describe the easement or covenant and its effect.

➤ 2.3 When were the subject lands acquired by the current owner?

**2016**

### ➤ 3.0 Proposed and Current Land Use

➤ 3.1 What is the proposed use of the subject land?

**TOWNHOUSE CONDOMINIUM**

➤ 3.2 What is the current use of the subject land?

**VACANT**

➤ 3.3 How is the subject land currently designated in the Official Plan?

**RESIDENTIAL**

➤ 3.4 How is the subject land currently zoned in the applicable Zoning By-law?

**RD, R3 + R2-1**

The application form also sets out other information (eg. technical information or reports) that will assist the approval authority and others in their planning evaluation of the development proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

### Approval Process

Upon receipt of an application, the required fee and other information (as required) Council will determine whether there is sufficient merit in processing the application further (i.e. circulation of notice and the holding of a public meeting as required by the Ontario Planning Act). The applicant is encouraged to attend a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council concerning the application. Official Plan Amendments and Zoning By-law Amendment are adopted by St. Marys Council. If no notice of appeal is received within twenty days, the Official Plan Amendment and/or Zoning By-law Amendment is in force.

### For Help

To help you complete the application form, please consult the Building Department in the Town Hall. You can also call the Building Department at (519) 284-2340.

\* APPLICATION AMENDED AUG 16, 2017 BY  
GSP GROUP. AMENDMENTS NOTED  
IN RED AND INITIALED. (BF)

➤ 3.5 Provide the following details for all buildings, both existing or proposed. (Should be shown on the Site Plan submitted with this Application)

	Existing Buildings	Proposed Buildings		Existing Buildings	Proposed Buildings
3.5.1 Front yard	N/A	6m - JAMES ST.	3.5.5 Height	N/A	2 STOREYS
3.5.2 Rear yard		3m	3.5.6 Dimensions		
3.5.3 Side Yard		5.2m	3.5.7 Gross Floor Area		
3.5.4 Side Yard			3.5.8 Date Constructed		TBD

\* PLEASE SEE PLANNING JUSTIFICATION REPORT FOR FURTHER DETAILS.

➤ 4.0 Official Plan Amendment (proceed to Section 5.0 if a Official Plan Amendment is not proposed)

4.1 Does the Proposed Official Plan Amendment:

- 4.1.1 Add a Land Use designation to the Official Plan?  
4.1.2 Change a land use designation in the Official Plan?  
4.1.3 Replace a policy in the Official Plan?  
4.1.4 Delete a policy from the Official Plan?  
4.1.5 Add a policy to the Official Plan?

N/A

Yes

☐  
☐  
☐  
☐  
☐

No

☐  
☐  
☐  
☐  
☐

If applicable, please provide the policy section number to be changed, and suggested policy wording on a separate page.

4.2 What is the purpose of the Official Plan Amendment and land uses that would be permitted by the proposed Official Plan Amendment?

4.3 Explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Act (attach a separate page if necessary).

➤ 5.0 Zoning By-law Amendment (proceed to Section 6.0 if a Zoning By-law Amendment is not proposed)

5.1 Does the Proposed Zoning By-law Amendment:

- 5.1.1 Add a Zone Category to the Zoning By-law?  
5.1.2 Change a Zone Category in the Zoning By-law?  
5.1.3 Replace a zoning provision in the Zoning By-law?  
5.1.4 Delete a zoning provision from the Zoning By-law?  
5.1.5 Add a zoning provision to the Zoning By-law?

Yes

☐  
☒  
☐  
☐  
☐

No

☐  
☐  
☐  
☐  
☐

If applicable, please provide the provision section number to be changed, and suggested provision wording on a separate page.

SCHEDULE A, MAP 18 TO BE AMENDED TO REFLECT PROPOSED R-5 SPECIAL ZONE

5.2 What is the purpose of the proposed Zoning By-law Amendment and what are the land uses proposed?

REQUESTED AMENDMENT TO REZONE PROPERTY FROM RD + RZ-1 ZONES TO A SITE SPECIFIC RESIDENTIAL FIVE (R-5) ZONE.

6.0 Previous Industrial or Commercial Uses

6.1 Has there previously been an industrial or commercial use on the subject land or adjacent land? If Yes, specify the uses and dates.

☐ Yes ☒ No

6.2 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No

6.3 What information did you use to determine the answers to the above questions? LAND IS VACANT

6.4 If Yes, to (6.1), (6.2) or (6.3), a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is needed.

Is the previous use inventory attached? ☐ Yes ☐ No

➤ 7.0 Status of Other Applications under the Planning Act

Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, Zoning By-law Amendment or Zoning Order Amendment? ☒ Yes ☐ No If Yes, indicate the type of application, the file number and the status of the application.

CONCURRENT APPLICATION FOR SITE PLAN APPROVAL.

TO BE FILED PENDING ACCEPTANCE OF PROPOSED ZONING AMENDMENT APPLICATION AS COMPLETE. (B.F.)

➤ 8.0 Servicing

8.1 Indicate the existing/proposed servicing type for the subject land.

Sewage Disposal	Existing	Proposed	Water Supply	Existing	Proposed
a) Public piped sewage system		✓	a) Public piped water system		✓
b) Public or private communal septic			b) Public or private communal well(s)		
c) Individual septic system(s)			c) Individual well(s)		
d) Other			d) Other		



Storm Drainage	Existing	Proposed	Road Access	Existing	Proposed
a) Sewers	✓	✓	a) Arterial Road		
b) Ditches or swales			b) Collector Road		
c) Other			c) Local Road	✓	✓

### 9.0 Justification

9.1 Indicate how the proposed use(s)/ zone complies with the relevant portions of the Official Plan - or complete an Official Plan Amendment Application.

PLEASE SEE GSP GROUP PLANNING JUSTIFICATION REPORT.

9.2 Indicate how the proposed use(s) will be compatible with the surrounding land uses.

PLEASE SEE GSP GROUP PLANNING JUSTIFICATION REPORT

### 10.0 Other Information

### 11.0 Application Drawing

Please submit an accurate, scaled drawing of the proposal showing the following information:

- The subject land, including its boundaries and dimensions, and the location, and nature of any easement or restrictive covenants which affect the subject land;
- The uses of adjacent and abutting land;
- The location of all existing as well as proposed buildings and their dimensions, uses, and setbacks from lot lines;
- The location of all natural and man-made features on the land and the location of these features on adjacent and abutting lands; and
- Scale and north arrow.

### 12.0 Affidavit or Sworn Declaration

I, Brandon Fienwelling of the City of Kitchener in the County/Region of Waterloo make oath and say (or solemnly declare) that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the City of Kitchener in the County/Region of Waterloo

this 4 day of July, 2017

K. Barisdale

Commissioner of Oaths

Kristen Alexia Barisdale, a Commissioner, etc.,  
Regional Municipality of Waterloo, for GSP Group Inc.  
Expires February 22, 2019.

[Signature]  
Applicant

### 13.0 Authorization of Owner for Agent to Make the Application

I (we), ADORZANO PAOLA of the City of Stratford in the County/Region of Perth am the owner of the land that is the subject of this application for an Official Plan Amendment/Zoning By-law Amendment and I hereby authorize GSP GROUP INC. to act as my agent in the application.

June 30, 2017  
Date

[Signature]  
Signature of Owner

### 14.0 Acknowledgement

#### ACKNOWLEDGEMENT

With the filing of this application, the applicant is aware of, and agrees, that if the decision of the Council of the Town of St. Marys regarding this application is appealed by a third party (a party other than the applicant), all costs incurred by the Corporation of the St. Marys for legal counsel and other associated costs to represent the Corporation of the St. Marys in defending the decision before the Ontario Municipal Board will be solely the responsibility of, and paid for by the applicant.

Dated at the City of Kitchener

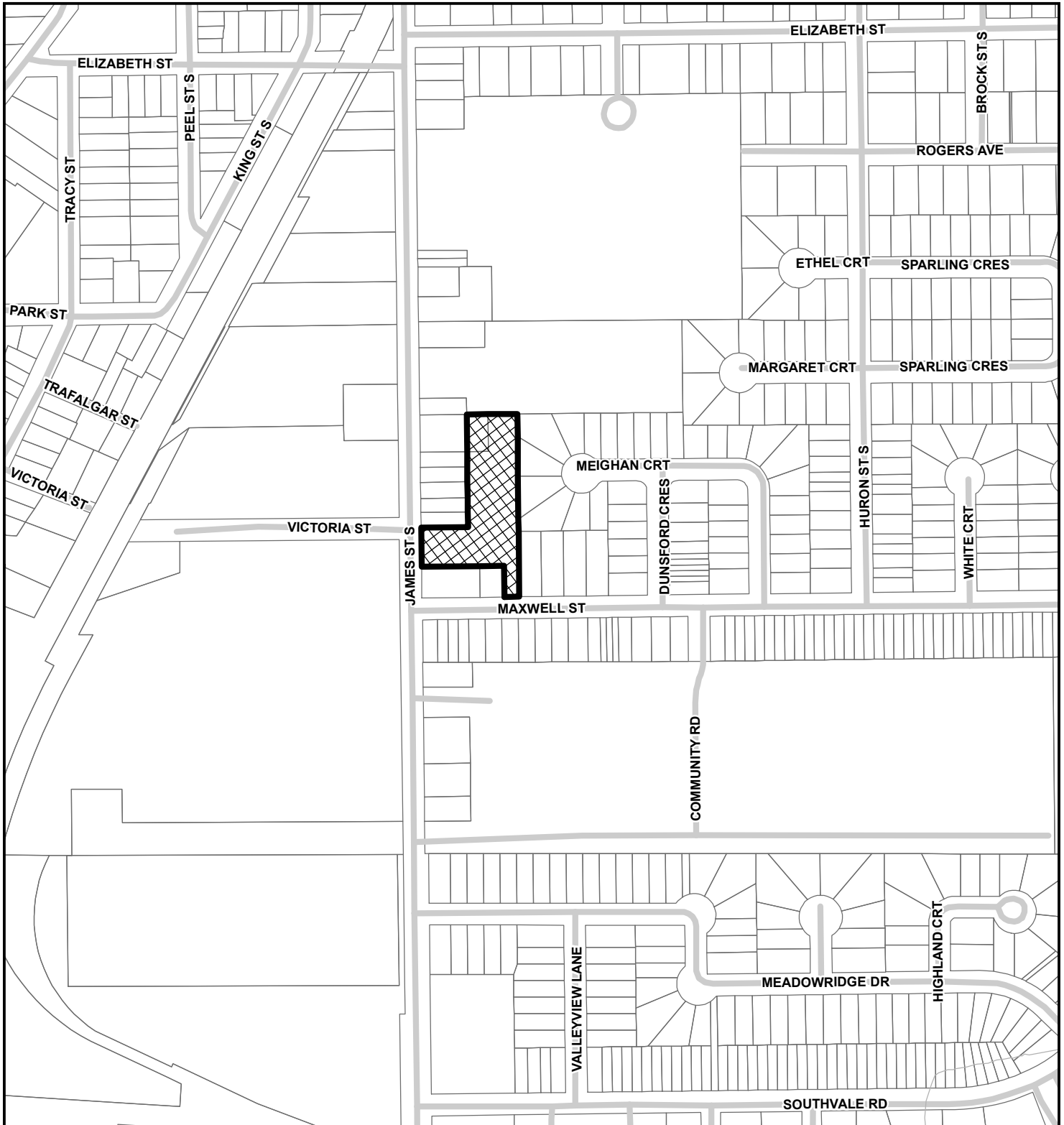
in the County/Region of Waterloo

this 30 day of June, 2017

[Signature]  
Applicant

General Location Map  
Town of St. Marys  
275 James Street South  
Part of Block D and Lot 20, Registered Plan 429

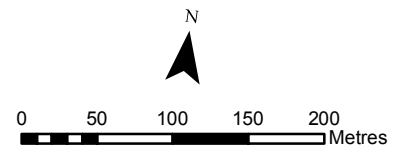
**ATTACHMENT 2**



ONTARIO CANADA  
**ST. MARYS**



Subject Area

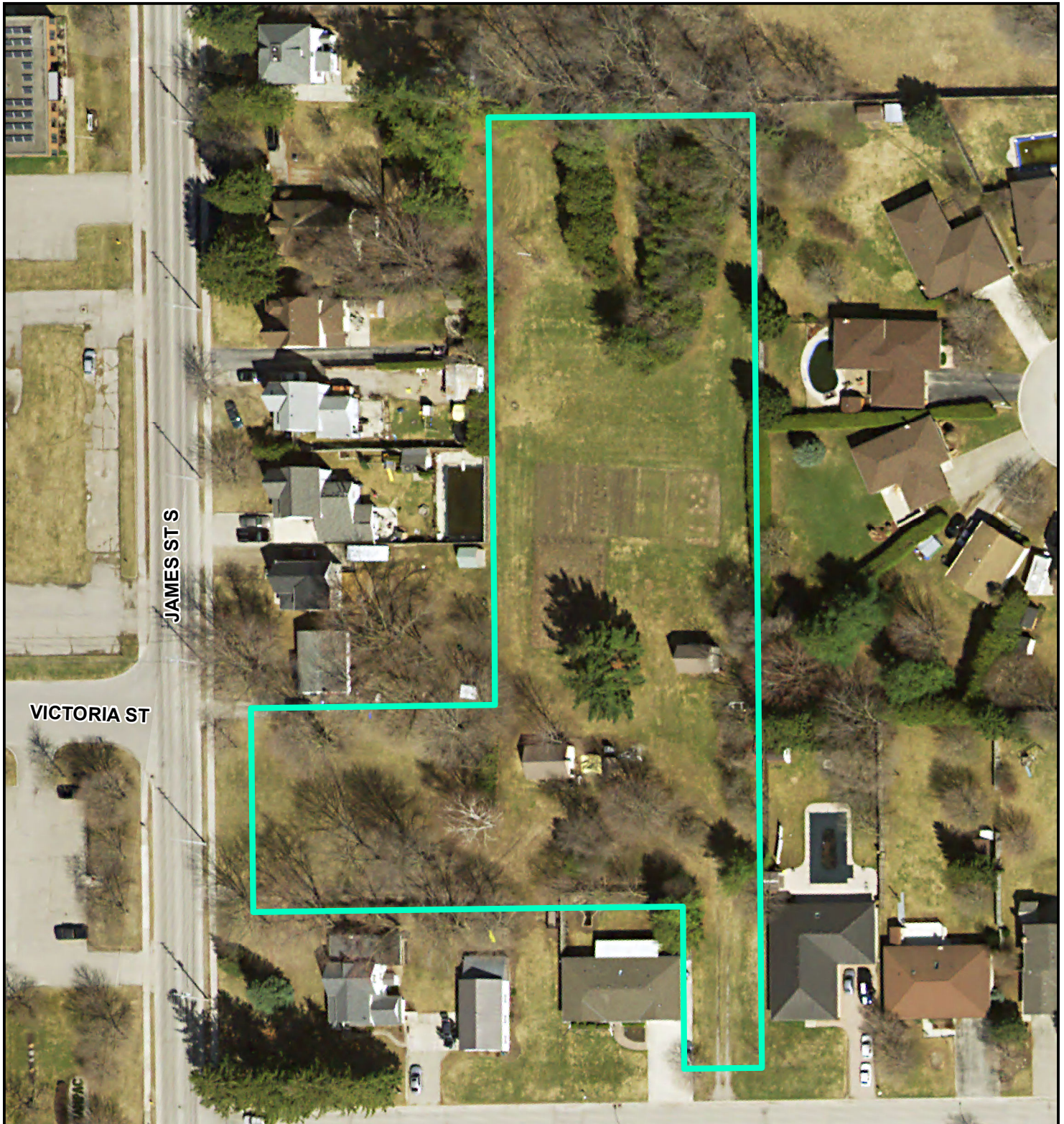


July 19, 2017



Specific Location Map  
Town of St. Marys  
275 James Street South  
Part of Block D and Lot 20, Registered Plan 429

**ATTACHMENT 3**







Part of Block D  
Registered Plan No. 492  
and Part of Lot 20  
Concession 18  
(Geographic Township of Blanshard)  
Town of St. Mary's  
County of Perth

Adriano Paola  
James Street

SITE DATA		Required	Proposed	Conforms
R5 Zone		24,420sqft	8,762.3sqft	N
Lot Area (min)			8,597.1sqft	
Net Area		N/A	24 units	Y
Density (max)		50dupha	27 dupha	Y
Lot Frontage		45.5m	13.7m	N
Number of Attached Dwelling Units (max)		8	6	Y
Lot Depth (min)		37.0m	171.4m	Y
Front Yard (min)		6.0m	42.8m	Y
Interior Side Yard (min)		4.5m	5.8m	Y
Exterior Side Yard (min)		6.0m	3.0m	N
Rear Yard (min)		7.5m	6.0m	N
Building Height (max)		10.5m		
Lot Coverage (max)		35%	28.8%	Y
Landscaped Open Space (min)		35%	(2,472.1m <sup>2</sup> )	Y
			(3,801.6m <sup>2</sup> )	

Note: Minimum lot area per individual condominium unit = 133.7m<sup>2</sup>

Source: Linework taken from MARTINSIMMONS Architects Site Plan (June 22, 2017).

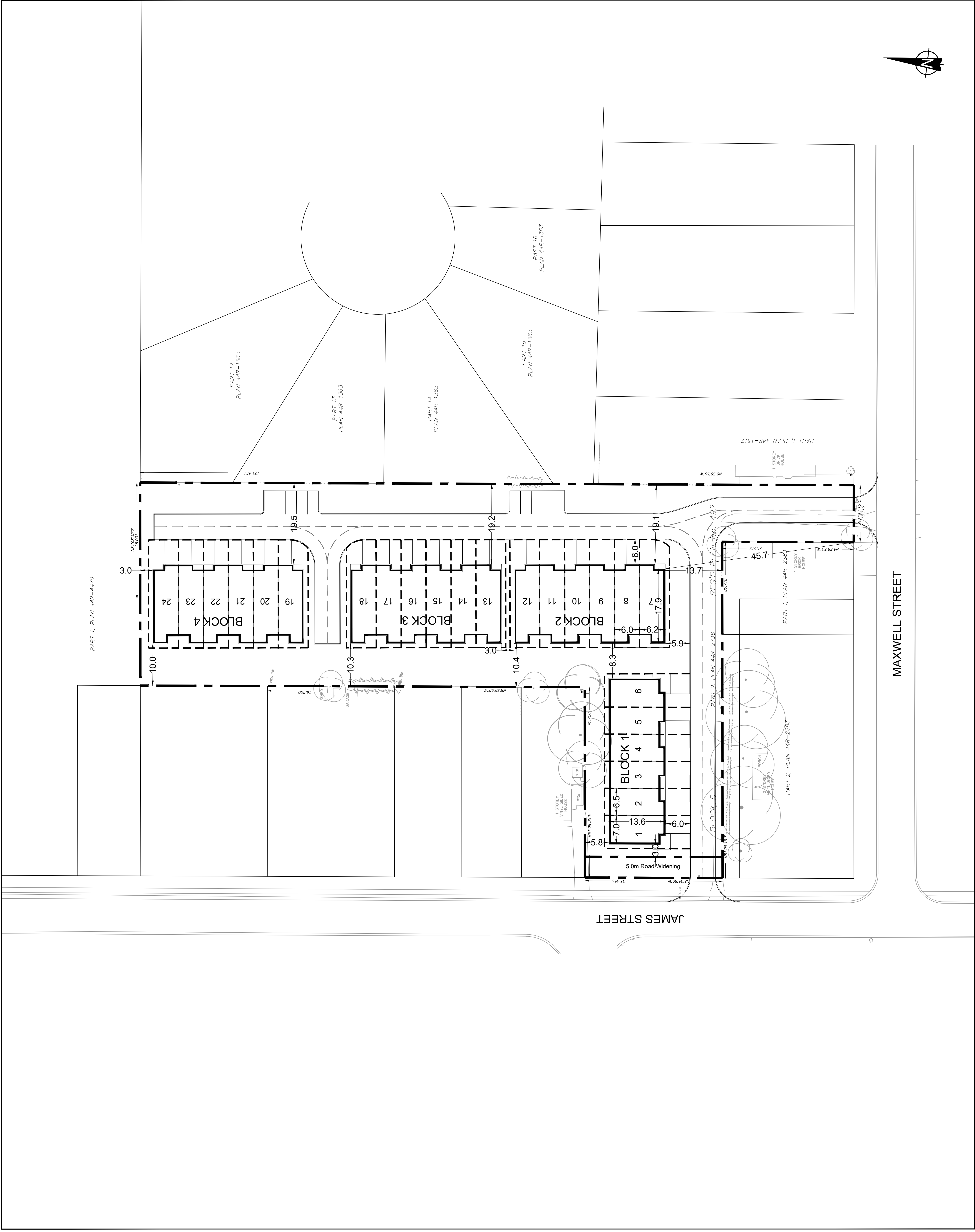
**GSP**  
group

PLANNING | URBAN DESIGN  
LANDSCAPE ARCHITECTURE

[gspgroup.ca](http://gspgroup.ca)

Date: July 4, 2017	Drawn By: J.H.	Dwg. File Name: sp16222e.dwg
Scale: 1:400 metric	Project No.: 16222	

# ATTACHMENT 4



# Planning Justification Report



## 275 James Street S. Part of Block D & Lot 20, RP 429 Town of St. Marys

Adriano Paola

Application for Zoning By-law  
Amendment

July 2017

Updated September 2017



# Planning Justification Report

## **275 JAMES STREET S. PART OF BLOCK D & LOT 20, RP 429 TOWN OF ST. MARYS**

Application for Zoning By-law Amendment

July 2017

Updated September 2017

**Prepared for:**

Adriano Paola  
485 Romeo St.  
Stratford, ON

**Prepared by:**

GSP Group Inc.  
72 Victoria St. S. Suite 201  
Kitchener, ON  
N2G 4Y9



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## 1. Introduction

Mr. Adriano Paola has applied for a Zoning By-law Amendment (herein the Proposed Application) in order to facilitate the development of a townhouse condominium consisting of a total of 24 townhouse dwelling units (herein the Proposed Development) as shown on Figure 2. The Proposed Development is specific to the existing property located near the intersection of James Street and Maxwell Street in the Town of St. Marys (herein the Subject Property) as shown below.



This Planning Justification Report has been prepared in support of the proposed Zoning By-law Amendment application for the Site. To this end, this Report is structured to provide:

- A description of the Site, its existing physical conditions and its context within the surrounding community;
- An outline of the proposed Zoning By-law Amendment and ultimate development of the Site;
- An overview of the relevant planning policy and regulations that affect the proposed planning applications, including Provincial and local regulations;
- A summary of the supporting technical reports;
- A planning assessment of the proposed application with respect to the relevant policy and regulatory frameworks, and a planning opinion and justification for the proposed planning application.

## 2. Proposed Development

The Subject Property has 33m of frontage along James Street in addition to 13m of frontage along Maxwell Street. The total site area is approximately 8762 sq. m (0.87 ha). The Proposed Development is for townhouse condominium units situated on a private condominium road. The Proposed Development provides for a total of 24 dwellings contained within 4 buildings. The Proposed Development provides for off-street visitor parking along with individual driveways and garages for each unit.



Figure 2 – Conceptual Site Plan

The Subject Property is immediately surrounded by residential land uses. On the west side of James Street there are industrial uses (Norampac), to the north is St. Mary's DCVI and to the south is the Pyramid Recreation Centre.

The Proposed Development has street access to James Street and to Maxwell Street. Following the Zoning By-law Amendment process and the Site Plan Approval process an Application for Draft Plan of Condominium will be submitted to identify unit boundaries and common elements of the Proposed Development.

To accommodate the Proposed Development as currently configured, a site specific Zoning By-law Amendment is required. The details of the site specific amendments are further spelled out in Section 4 of this report.



### 3. LAND USE POLICY AND REGULATORY CONTEXT

This section provides a description of the current and emerging land use policies and regulatory context applicable to the Proposed Development. The analysis of the Proposed Development is based on the following policy framework.

#### 3.1 Provincial Policy Statement, 2014

The 2014 Provincial Policy Statement (the “PPS”) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is issued under the authority of Section 3 of the Planning Act and came into effect April 30, 2014. Section 3 requires that “*decisions affecting planning matters shall be consistent with the policy statements issued under the Act*”.

The PPS focuses on building strong, healthy, and liveable communities by encouraging efficient and cost effective development and land use patterns. Key policies to achieve this objective are provided below.

##### 1.1.1 Healthy livable 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 in mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial, commercial), institutional (including places of worship, cemeteries and long-term care homes), recreational, 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 standards to minimize land consumption and servicing costs;*

The PPS promotes intensification and redevelopment through a number of policies, including Policy 1.1.2, which states that “*sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years*”.

Policy 1.1.3 provides policies related to settlement areas, stating that settlement areas shall be the focus of growth and development. Policy 1.1.3.4 promotes appropriate development standards, intensification, redevelopment and compact form.

Section 1.4 provides policies related to housing and states that an appropriate range of housing types and densities shall be provided to meet the needs of current and future residents. Policy 1.4.3 promotes new housing that efficiently uses land, resources, infrastructure and public service facilities. Development standards for new residential development are promoted to minimize housing costs and facilitate compact form.

The PPS provides policy direction with respect to Infrastructure in Section 1.6. Specifically, intensification within settlement areas on municipal services (water and sewage) is promoted in Section 1.6.6.1.

In summary, the PPS promotes intensification, compact development and the efficient use of land and infrastructure as well as the provision of a range of housing types and densities. The PPS supports efficient and cost-effective land use patterns and encourages new development to occur within existing settlement areas.

## **3.2 Town of St. Marys Official Plan**

The Town of St. Marys Official Plan (the OP) is a policy document providing direction for general land use in the Town. The OP guides growth and development over the long-term to meet the community's needs. A review of the land use and development policies of the OP are undertaken below.

The Subject Property is designated Residential in the Official Plan (see Figure 2). Goals of the Official Plan are outlined in Section 2. Residential areas are promoted to accommodate a range of housing suitable for all age groups and incomes.

Section 3 of the OP provides residential objectives and policies. Applicable objectives include the encouragement to provide an adequate supply and choice of housing (3.1.1.1), the promotion of innovation in new residential development in accordance with planning principles (3.1.1.2), the maintenance and protection of the existing housing stock and character of residential areas (3.1.1.3), the prevention of locating non-compatible uses within residential areas (3.1.1.4) along with the promotion of providing additional housing through intensification and redevelopment (3.1.1.7) and a diversification and inter mixing of different housing types and forms (3.1.1.8).

Section 3.1.2.2 identifies that within the “Residential” designation on Schedule “A”, the primary use of land shall be for a range of dwelling types from single-detached dwellings to walkup type

apartments. The various types of residential uses are to be controlled through the application of the Town's implementing Zoning By-law.

Residential infilling 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. Attributes of the neighbourhood such as lot fabric (i.e., area, frontage, and depth), and built form (i.e., setbacks, massing, scale, and height) are to be considered (3.1.2.3).

The OP identifies in Section 3.1.2.4 that Town 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.

Density targets are outlined in Section 3.1.2.5. For townhouse dwellings a range of 25-40 units per hectare are anticipated. This density range may moderately increase or decrease depending on specific site circumstances, provision of on-site amenities, and capabilities of municipal servicing systems. The Policy further identifies that 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 requires that development proposals with a net density of more than 18 units per hectare need to review the impact on municipal capacity, hard services and utilities including sanitary sewer, municipal water supply, storm drainage, service utilities and roadways. Further this policy directs Council to take the matters 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 physical condition of land proposed for development will not present a hazard to buildings structures and residents;
- c) That the net density of development shall not exceed 75 units per hectare;
- d) 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;
- e) That the proposed development is within 100 metres of an arterial or collector road; and
- f) That sufficient on-site parking is provided and adequate buffering, screening or separation distance is provided to protect adjacent areas of lower density housing.

Section 3.1.3.8 identifies that townhouse and apartment developments are encouraged to provide on-site recreational facilities in keeping with the proposed development.

A variety of housing types including housing for senior citizens and for persons with special needs and affordable housing are all encouraged.

Section 4 of the Official Plan provides policies for the division of land in the Town of St. Marys.

As the Proposed Development is intended to be registered as condominium the policies of Section 4.1.1. of the OP are applicable (although will be further reviewed at the time of a Draft Plan of Condominium Application). Generally, these policies require Council and review agencies to consider if a development will preclude the satisfactory use, development, or redevelopment of surrounding lands, whether a development will adversely affect existing amenities and the predominant character of the area. If impacts are anticipated matters such as landscaping, screening, and buffering provisions may be required in order to alleviate and/or eliminate any conflict.

The social aspects of residential development, including the mix of housing types and the density of the development, shall be reviewed along with their suitability and their effect on public facilities, utilities, and services.

All proposed plans shall be designed in a manner which is sensitive to the contour of the land and maintains and protects unique natural assets such as groves of trees and mature individual trees.

Section 4.1.1.10 identifies that before approving a plan of subdivision/condominium, Council shall be satisfied that adequate services such as schools, municipal recreation facilities, fire protection, water supply, sewage disposal, storm drainage facilities, solid waste disposal facilities, and road maintenance are or can be supplied and that the provision of these services will not adversely affect the financial position of the Town.



**Town of St. Mary's Official Plan - Land Use**  
 Source: Town of St. Mary's Official Plan Schedule 'A' Land Use Plan (October 2007)

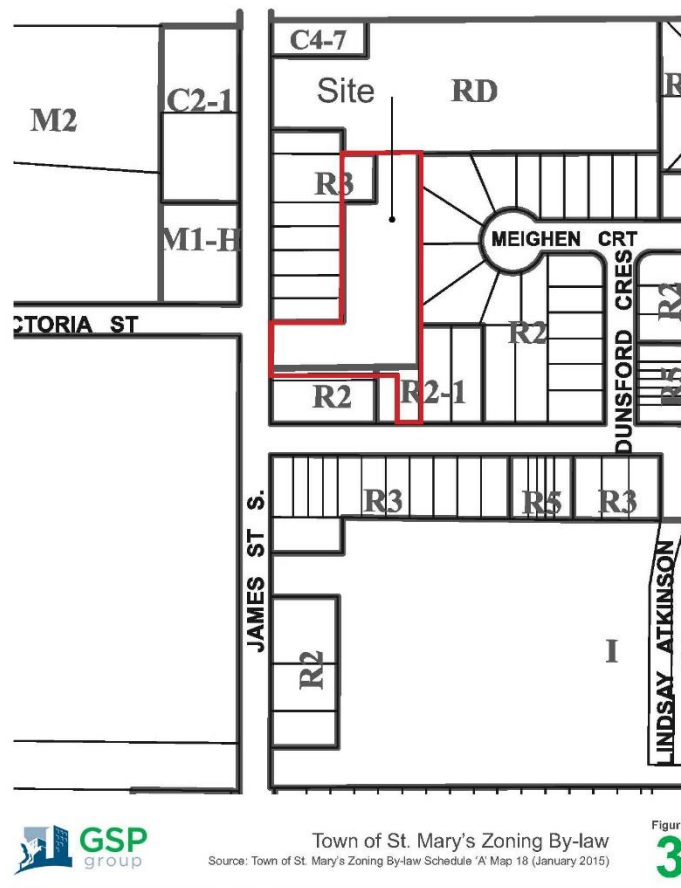
Figure  
**2**

## 4. Town of St. Marys – Zoning By-law

### 4.1 Zoning Regulations

The Subject Property is currently zoned Residential Development (RD) zone, Residential Two (R2-1) zone and Residential Three (R3) zone as shown below. A Zoning By-law Amendment is required to rezone the Subject Property to a site specific Residential Five (R5-\_\_\_) zone. The R5 zone permits townhouse dwelling units. As the Proposed Development is intended to develop as a condominium with units fronting on to a private condominium road a number of site specific zoning regulations are required to address the overall layout and form of the proposed site plan. As seen in the zoning map below there are other R5 zoned lands within the general vicinity of the Subject Property.

Below a summary of the Zoning By-law requirements and the requested site specific regulations are provided:





**TABLE 1:**  
**Requirements for Townhouse Dwellings (Section 12.4):**

Regulation	Required	Provided / Requested
<b>Minimum Lot Area (sq. m)</b>	1017.5 m	<b>133.9 sq. m *</b> (per unit measured from driveway to 1m off of rear wall of the dwelling) Additional area behind the individual units will be exclusive use or become part of the individual condominium units (lot) at the time of the condominium application.
<b>Minimum lot frontage (m)</b>	27.5 m	<b>13.7 m *</b> (for entire site – Maxwell Street frontage).
<b>Maximum number of attached dwelling units</b>	8	6
<b>Lot Depth minimum (m)</b>	37.0	<b>25.0 m*</b> (per unit measured from edge of condominium road/driveway to property line behind unit) (ultimate unit boundaries defined though the draft plan of condominium may differ), however this distance will all ways be provided
<b>Minimum front yard (m) (to development as a whole)</b>	6.0 m	6.0 m (+/- 40m to Maxwell St. provided)
<b>Minimum interior side yard (m) (to development as a whole)</b>	4.5 m	5.8 m provided to north property line (adjacent to Block 1).  10 m provided to west property line (adjacent to Blocks 2 – 4).  19.1m provided to east property line (adjacent to Blocks 2 – 4).
<b>Minimum exterior side yard (m) (to development as a whole)</b>	6.0 m	6.0m (to James St.)
<b>Minimum rear yard (m) (to development as a whole)</b>	7.5 m	<b>3.0m*</b> (setback from Block 4 to north end of Subject Property)
<b>Maximum building height (m)</b>	10.5 m	10.5 m

<b>Maximum lot coverage (% lot area)</b>	35 %	35%
<b>Minimum dwelling unit gross floor area – 3 bedroom unit</b>	75.0 sq. m	75.0 sq. m (min. 147 sq. m provided)
<b>Minimum Landscape Open Space (%) (to development as a whole)</b>	35 %	43.1%

\* site specific regulation requested.

## 4.2 Requested Zoning By-law Relief

As outlined in Table 1 above site specific relief is required for Minimum Lot Area, Minimum Lot Frontage, Minimum Lot Depth and Minimum Rear Yard Setback.

The requested reduction in Minimum Lot Area is a result of the Proposed Development being configured as a condominium. The units will be described through the condominium process and the remaining site area will be defined as common element area or exclusive use area. The extent of the common elements and individual unit boundaries as described under the condominium act have not yet been determined. Specific zoning relief is sought to describe lot area based on a measurement from the intersection of the driveway with the condominium road to a 1m off-set from the rear wall of the proposed dwelling unit. This approach will allow for flexibility when the condominium documents are prepared. Each unit will have an amenity area located behind the dwelling for their exclusive use.

A minimum Lot Depth of 25 m is site specifically requested to allow the efficient development of the Subject Property. Along the western portion of the Subject Property there is not sufficient lot width to provide for a private condominium road, driveway and large rear yard amenity area behind the dwelling unit. A requested reduction of a total depth of 25 m whereas 37m is typically required is appropriate as the Proposed Development will be a condominium and lessor setbacks are sufficient to still allow for adequate private amenity area for each unit and to provide for a parking space off of the condominium road (on the individual driveway). Further public amenities and open space are available within walking distance from the Proposed Development. These areas and amenities include the Pyramid Recreation Centre, St. Marys District Collegiate and Little Falls Public School all which provide a range of open space, structured facilities and indoor recreational opportunities.

A requested reduction in the minimum Rear Yard Setback is requested as measured from the northern most unit to the north property line. In this instance the required setback functions more as a side yard setback due to the orientation of the dwelling unit being parallel to the northern property line. A setback of 3.0m is requested whereas the By-law requires 7.5m. A 3.0m setback



provides ample room for landscaping and separation from the property line. Further this northwest corner of the Subject Property aligns with other rear yards of homes fronting on to James Street and a rear of dwelling setback of 10.4m to the western property line is proposed. This provides sufficient buffering between existing residential uses and the proposed townhouse units.

The overall density of the Proposed Development is within the lower end of the parameters provided for townhouse density as outlined in the Official Plan.

## 5. Supporting Technical Studies

### 5.1 Stormwater Management

The Proposed Development is to be serviced by the James Street 375mm storm sewer. On-site quantity control is proposed to be provided through a combination surface storage and underground storage. The geotechnical investigation could not confirm the soils provided suitable soil infiltration rates to assist with stormwater infiltration. As such, the proposed on-site SWM controls effectively restrict proposed discharge rates less than the existing conditions for the 2-through-250 year storm events.

### 5.2 Functional Servicing Report

#### **Sanitary Servicing:**

There is no existing sanitary sewer stub provided for the Subject Property, therefore the Proposed Development will require a new sanitary service connection to the 200mm James Street municipal sanitary sewer.

#### **Water Servicing:**

The Proposed Development is to be serviced via a 200mm on-site water service with two on-site hydrants to provide fire protection. The on-site service is to be reduced past the second on-site hydrant to a 50mm service for the remaining dwelling. The proposed water service will connect to the 200mm watermain along Maxwell Street.

#### **Grading and Drainage:**

The proposed grading concept contains on-site stormwater runoff in catch basin sags and swales. The overland flow route for the Proposed Development is to direct major overland flow to the Maxwell Street right-of-way whereas the existing conditions site topography directs drainage to the north property line.

## 6. Planning Justification

### 6.1 Context and Site Suitability

The Subject Property is located centrally within an existing residential area. The surrounding area can be characterized as a stable residential neighbourhood. The Subject Property is unique in that it has a large vacant lot area with two points of access to the local street network. The James Street frontage of the property is characteristic of the other lots fronting on to James Street with approximately 33 m of frontage. Along Maxwell Street the Subject Property has roughly 13 m of street frontage.

Based on a review of the relative policy framework outlined below, a review of the Subject Property and surrounding area, it is our opinion that the Proposed Development is a complementary form of development that will not negatively impact the surrounding properties.

### 6.2 Policy and Regulatory Overview

#### 6.2.1 Provincial Policy Statement

The Proposed Development is consistent with the Provincial Policy Statement (PPS). Intensification and redevelopment are promoted by the PPS. Similarly, the efficient use of land and existing infrastructure are promoted.

The Proposed Development supports the creation of healthy, livable and safe communities through providing a range and mix of housing types (introducing townhouse units) and by utilizing existing infrastructure to service the property.

The Subject Property is within the Town of St. Marys settlement area and as encouraged in Section 1.1.3.6 provides a compact form and density that efficiently uses land and infrastructure. The Proposed Development will be serviced with municipal water and wastewater services and does not propose an unjustified or uneconomical expansion of these services.

#### 6.2.2 Town of St. Marys Official Plan

The Proposed Development conforms to the Town of St. Marys Official Plan.

The Subject Property is designated Residential within the Town of St. Marys Official Plan. The Residential designation is intended to provide for a range of dwelling types from single-detached dwellings to walk-up apartments. Residential intensification and infilling is permitted where such intensification and infilling will maintain the attributes of the neighbourhood such as lot fabric and built form including setbacks, massing, scale and height.

The Proposed Development will maintain the attributes of the existing neighbourhood as the Subject Property is an existing internal lot with limited street frontage. The proposed Zoning By-law Amendment is seeking permission for development of an existing vacant lot.

The existing streetscape along the east side of James Street will be complemented with the introduction of the proposed Block 1 townhouse units. The end unit closest to James Street will have an enhanced side elevation with a wraparound porch and side entry (facing James Street) that will maintain the character and building wall along James St. While the townhouse units are a change in built form from the surrounding single detached dwellings, the units are proposed to be two storeys in height and have quality finishes and materials that will be compatible to the surrounding neighbourhood. Setbacks for the Proposed Development will be similar to those of the surrounding single detached residential dwellings in terms of side and rear yard interfaces.

Goals of the Official Plan as outlined in Section 3.1.1 include the provision of a choice in housing types, appropriate intensification and the protection of existing residential areas. The Proposed Development will introduce a different form of housing to a currently vacant property within a stable residential area. To ensure the Proposed Development does not negatively impact the established neighbourhood a site plan has been developed to ensure the proposed form and density can be suitably accommodated on the site. Factors such as the provision of sufficient on-site parking, separation of buildings and setbacks to property lines have all been factored into the Proposed Development and site layout.

The current form of housing in the Town of St. Marys is generally comprised of low density single detached dwellings. The Policies of the Official Plan recognize that additional residential demand will have to be accommodated by making better and more efficient use of land. The Proposed Development presents a unique opportunity to infill and increase density between two existing residential areas, being the homes fronting onto James Street and the residential community located east of the Subject Property. The Subject Property is not large enough for the traditional form of single detached housing to be provided and to make better and more efficient use of land. The Proposed Development respects setbacks to property lines as traditionally developed while at the same time introducing 24 dwelling units into an otherwise developed area.

Section 3.1.2 of the Official Plan supports residential intensification and redevelopment over green land development and proposes a density target range of 25 – 40 units per hectare. The Proposed Development is an intensification project and is not utilizing green land on the edge of the Town for additional residential development. The Subject Property is located centrally within St. Marys and can efficiently and cost effectively connect to the existing infrastructure as confirmed through the Functional Servicing Report prepared by Development Engineering.

The development of 24 townhouse units on the Subject Property of 0.87 ha provides a residential density of 27.5 units per hectare. The Proposed Development achieves the proposed density target, but does not attempt to overly intensify the Subject Property. The design of the townhouse units have purposefully focused on providing larger units (ranging from 1600 sq. ft – 1930 sq. ft) that do not overly intensify the Subject Property. Setbacks and sufficient parking have been provided to ensure the Proposed Development does not negatively impact the surrounding dwellings.

Section 3.1.2.7 of the Official Plan provides specific criteria to be reviewed prior to the passing of an amendment to the Zoning By-Law in support of development applications. A review of these criteria is undertaken below:

- a) *The development will not involve a building in excess of three full stories above finished grade:*

The Proposed Development will not exceed three storeys in height. The proposed townhouse units have been designed as two storeys in height as generally shown in the below massing model.



- b) The physical condition of the land proposed for development will not present a hazard to buildings, structures or residents.

The Subject Property and surrounding area is relatively flat. The Proposed Development and any associated site development work such as grading and servicing activities will not present any hazards from a physical land conditions perspective. The proposed grading plan indicates that the Subject Property will be completely fenced with a silt protection fence prior to grading activities and all grading activities will be completed within the limits of the Subject Property.

- c) That the net density shall not exceed 75 units per hectare.

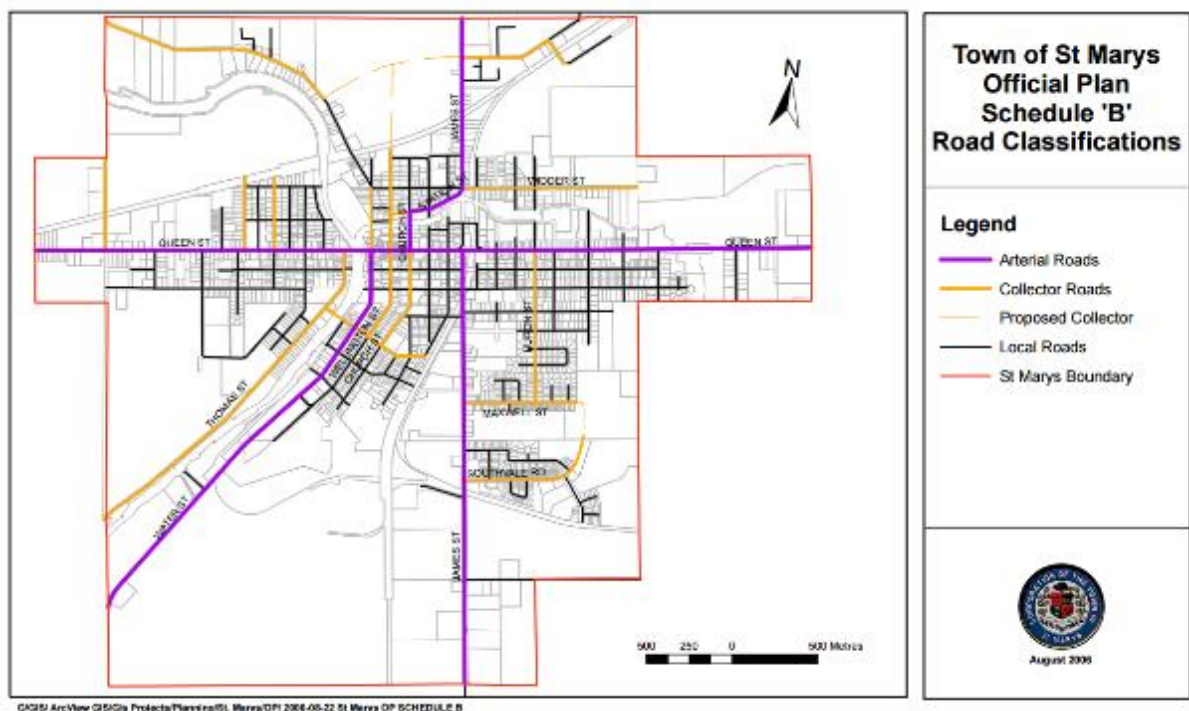
The Proposed Development will have an overall net density of 27.5 units per hectare.

- d) The Proposed Development is serviced by municipal water and sanitary service and sufficient capacity is confirmed

As confirmed by Development Engineering and the submitted Functional Servicing Report the Proposed Development can be adequately serviced by the existing municipal infrastructure. Water service will connect to the 200mm water service along Maxwell Street, sanitary services will connect to the existing 200mm sanitary sewer along James Street and storm sewers will be connected to the existing 375mm storm sewer along James Street.

- e) That the Proposed Development is within 100m of an arterial or collector road.

James Street is an Arterial Road and Maxwell Street is a Collector Road as classified on Schedule B of the Official Plan. The Proposed Development will have street connections to both James Street and to Maxwell Street.



- f) That sufficient on-site parking is provided and adequate buffering, screening or separation is provided to protect lower density housing.

The Proposed Development consists of 24 townhouse units. Each unit will have a garage and an individual driveway connecting it to the private condominium road. In addition the Proposed Development provides 10 on-site parking spaces to accommodate visitor parking. The Proposed Development will be subject to Site Plan Approval and a landscaping plan will be prepared to further ensure adequate buffering to surrounding properties.

Section 3.1.3.8 encourages proponents of townhouse and apartment developments to provide on-site recreational facilities. The Proposed Development has been designed to provide for private amenity area for each dwelling. The Subject Property is located in close proximity to the Pyramid Recreation Centre, St. Marys District Collegiate and Little Falls Public School all which assist in providing a range of open space, structured facilities and indoor recreational opportunities. The Proposed Development is within the same proximity to these recreational facilities as are the surrounding single detached dwellings.

## **7. Summary and Conclusions**

GSP Group Inc. on behalf of Mr. Adriano Paola have reviewed the Proposed Development and have submitted this Planning Justification Report in support of the requested Zoning By-law Amendment application for the property legally described as Part of Block D, Registered Plan 492 and Part of Lot 20, Concession 18 (geographic Township of Blanshard) now in the Town of St. Marys, County of Perth.

Mr. Paola is proposing a townhouse condominium consisting of 24 townhouse units to be built within a total of 4 buildings. The Zoning By-law Amendment application will re-zone the Site from Residential Three (R3), Residential Development (RD) and Residential Two (R2-1) Zones to a Site Specific Residential Five (R5-\_\_\_) Zone.

This Planning Justification Report has provided a description of the Proposed Development, an overview and analysis of the provincial and local planning policy framework, and a summary of the supporting technical studies.

In summary, the Proposed Development is consistent with the Provincial Policy Statement, 2014 and conforms to the Town of St. Marys Official Plan. The Proposed Development is supported by the various technical studies that have been undertaken by the consultant team, and is suitable for the Site. The Proposed Development, in our opinion, is appropriate and represents good land use planning.





## 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 1,017m<sup>2</sup> to 133.9m<sup>2</sup> 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



## MEMO

### Engineering & Public Works

To: Susan Luckhardt

From: Jeff Wolfe

Date: October 31, 2017

File:

☐ For Your Information

☐ For Your Approval

☐ For Your Review

☒ As Requested

**Subject: 275 James Street South Zoning Bylaw Amendment Application - Comments**

In reply to your circulation on October 16, 2017, Public Works staff has the following comments:

1. Applicant to confirm sanitary system capacity requirement and that sanitary servicing to property is adequate at the time of site plan application.
2. 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.
3. Vehicular access to be reviewed at the time of site plan application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Wolfe", is written over a horizontal line.

Jeff Wolfe, C.Tech.  
Asset Management/Engineering Specialist



To the Council of the Corporation of the Town of St. Marys,

In regards to the proposed development located at 275 James Street South we do not believe it is in the best interest of the town or it's residents to follow through with this plan.

Currently traffic in this area is already a problem with Little falls Public School, St. Marys DCVI and the Pyramid Center as wells as Cascades and Omega Paw transport and employee vehicles. Adding and additional approximately 100 residents in this area would would create safety risks due to an even higher amount of traffic in this area.

When we purchased our house this development was never in the plan and you can only expect more properties being squeezed in such a small area would only have a negative effect on the value of the beautiful properties already located in this area. Im sure the value of our house would depreciate considerably.

We personally know the developer Adriano Paola and knowing of his residence we feel he does not value the importance of a nice property such as the ones that would be effected by this development. Also he is known for building subsidized housing, and while we agree that every town needs low income housing, to cram that many into an already nice established very busy neighborhood would not be in the best interest of the Town or local residents.

According to the site plan the proposed development will imbark on existing properties in the area not to mention the need to remove many mature trees located in the area. Considering one home on James Street has already been damaged and not repaired during the clean up of the lot we can only imagine the nightmare it could be during construction for all other adjacent residents.

So for the safety and well being of local residents as well as those that travel the two major streets effected by this proposal (James Street South and Maxwell Street) we believe the town should decide against this plan and move forward.

Thank You,

The De Vries Family

5 Maxwell St.



SHAPING GREAT COMMUNITIES

March 29, 2018

File No: 16222

Town of St. Marys  
Municipal Operations Centre  
408 James Street South, St. Marys ON

Attn: Mr. Mark Stone  
Consulting Township Planner

Dear Mr. Stone,

Re: **Application for Zoning By-law Amendment**  
**275 James Street South**  
**Mr. Adriano Paola**

On behalf of our client Mr. Adriano Paola, I am writing to you to update you and Members of the Town's Planning Advisory Committee (PAC) of the progress on this application since our presentation at the PAC Meeting of November 6, 2017.

At the November 6, 2017 PAC Meeting our submitted application for Zoning By-law Amendment was presented and discussed. I will review the key themes that were raised at that meeting below. A number of the items have been addressed through our submission of an Application for Site Plan Approval, which was submitted to the Town on February 13, 2018. The Site Plan Approval Application helps to fully paint the picture of what this proposed development will look like and how it will be serviced and function after construction.

Below you will find a response to the key themes discussed at the PAC meeting. The items reviewed below were raised by Town Staff, PAC Committee Members and Members of the Public.

**Issue: Municipal Servicing Capacity (sanitary sewer and water service)**

In support of the application for Site Plan Approval a Functional Servicing Report was submitted by Development Engineering (London) Limited. Development Engineering identified that an existing 200mm sanitary sewer is located along James St. The proposed development can connect to the James Street sanitary sewer which has capacity to service the proposed development.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883  
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477  
gspgroup.ca



Along James Street there is an existing 250mm municipal watermain. A new 200mm watermain would be connected to this to service the proposed development. The existing water volumes and pressures have been confirmed to be sufficient to service the proposed development.

### **Issue: Traffic Impacts:**

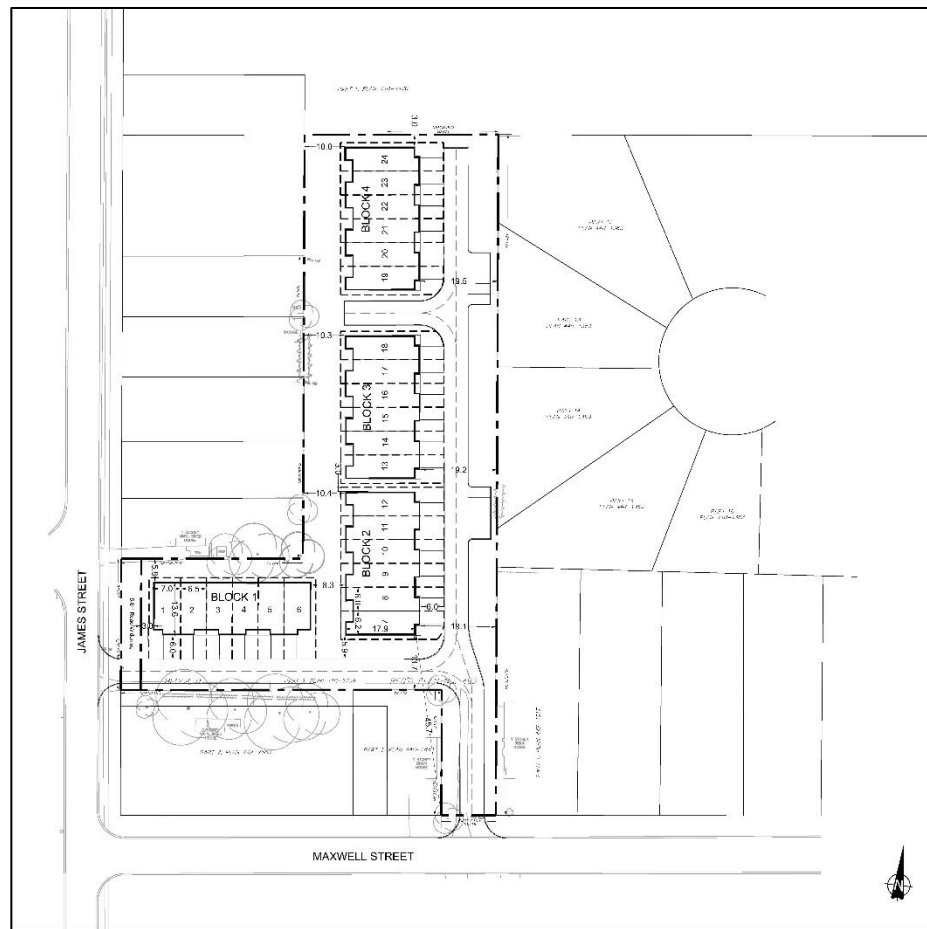
In support of the application for Site Plan Approval a Traffic Impact Study was completed by Salvini Consulting Inc. Salvini undertook traffic counts along James Street and Maxwell Street and found that the current traffic at the intersection is operating at a level of service B or better. Once the operational level of service was understood, Salvini then calculated what the additional traffic impacts would be based on the proposed development. Using standard traffic impact analysis tools and assumptions it was determined that in the morning peak hours the proposed development would add an additional 12 trips and 17 trips in the afternoon peak hours. As such, it was determined that the proposed development will not cause any impacts to the existing traffic patterns and flows in the area.

### **Issue: On-site Parking:**

At the PAC Meeting the question of on-site parking was raised. The proposed development will consist of 24 townhouse units. Each unit will have a garage and a private driveway allowing for 2 parking spaces per unit. In addition to these parking spaces the proposed site plan as submitted proposes to provide 10 on-site visitor parking spaces. The Town of St. Marys Zoning By-law requires 1.25 parking spaces for each dwelling unit. The proposed development provides 1.25 parking spaces per unit (30 total).

### **Issue: Access to James and Maxwell Streets:**

The Site Plan as submitted proposes driveway access to the proposed development from James Street and from Maxwell Street. As shown below both driveways are proposed as full movement (allowing turns in both directions) access points. It is anticipated that the James Street driveway will handle the majority of the traffic movements to and from the site.



#### Issue: Site Fencing / Landscaping:

As noted an application for site plan approval has been submitted. At this time a detailed landscaping plan has not yet been submitted. Once the site plan is approved in principal, a landscaping plan will be prepared. Site landscaping will consist of native trees and shrubs and will also identify fencing. It is proposed that the perimeter of the proposed development will be fenced. However, the specifics of the fencing will have to be confirmed and potentially discussed with adjacent landowners to avoid duplication of fencing where possible.

#### Issue: Greenspace / Amenity Areas on Site:

Each unit will have a private amenity area to the rear of the dwelling unit. This is no different than a single detached house. The rear yard area of each dwelling will allow for decks / patios and the ability to have outdoor activity space. As each unit will have private amenity space, a communal amenity space is not proposed. The proposed development is located in close

proximity to the Pyramid Recreation Centre, St. Marys District Collegiate and Little Falls Public School all of which assist in providing a range of open space, structured facilities and indoor recreational opportunities.

**Issue: Garbage / Recycling Collection:**

The proposed development will be serviced by private garbage and recycling collection. As the proposed development is to be registered as a condominium, there will be a condominium declaration and condominium fees established to pay for private garbage collection. Garbage and recycling are to be stored at the individual units until collection day, similar to garbage collection at single detached dwellings. There are not any dumpsters or communal garbage facilities proposed.

**Issue: Density of Development:**

The subject property is sufficiently sized to accommodate the proposed townhouse dwelling units, on-site parking, stormwater management and private amenity space for each unit. The size and shape of the subject property does not lend itself to development of single detached dwellings and other forms of development such as a apartment are not appropriate in this location.

The above issues were the key themes noted during the PAC meeting in November. Since that time, we have submitted a complete application for Site Plan Approval and have received preliminary comments back from the various Town departments and commenting agencies. The comments received will be addressed and a second submission of the site plan drawings will be provided to the Town. Based on the comments received it is not anticipated that significant changes to the plan will be required.

Given the above comments and the submitted material for Site Plan Approval we kindly request the above application to be returned to PAC at the second meeting in April for further comment and direction to Town Council. It is our opinion that proposed development has been designed in a manner that is compatible with the surrounding land uses, represents an efficient use of a vacant parcel within the settlement area of St. Marys and once built will provide for alternative housing options for St. Marys. Should you have questions or wish to discuss further please do not hesitate to contact me.

Yours truly,

**GSP Group**



Brandon Flewwelling, MCIP, RPP

cc. Adriano Paola