

## Planning Advisory Committee Monday, April 23, 2018

A meeting of the St. Marys Planning Advisory Committee was held on Monday, April 23, 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 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**

#### **Present:**

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

#### **Regrets:**

- Grant Brouwer, Director of Building and Development

### **1.0 Call to Order**

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

## **2.0 Disclosure of Pecuniary Interest:**

None.

## **3.0 Approval of Minutes:**

### **Minutes dated March 19, 2018**

Motion by: Member Steve Cousins

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

THAT the Minutes dated March 19, 2018 be approved as circulated.

MOTION CARRIED

## **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**

Brandon Flewwelling, GSP Group Inc., agent for the application was present.

Mark Stone provided an overview of the application for a zoning by-law amendment to permit development of 24 townhouse units. The subject property is designated Residential in the Town's Official Plan and is zoned Residential Development (RD), Residential Zone Two (R2-1) and Residential Zone 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 property to Residential Zone five (R5) to permit the proposed townhouse development with exceptions to some of the R5 zone provisions to recognize the layout and form of development. A planning report was provided to Planning Advisory Committee (PAC) at their review meeting of November 6, 2017. Several concerns were voiced by the Public in attendance at the November 6 meeting. PAC passed a resolution deferring a recommendation on the application so as to provide the proponent opportunity to provide additional information in response to the concerns raised at the meeting. A site plan application was submitted to the Town in February of 2018. The applicant has asked that the zoning application be brought back to PAC for consideration.

Brandon Flewwelling provided updates to the proposal since the November 6, 2017 PAC meeting to address concerns raised at that time. The proposal includes 24 townhouse units to be constructed in 4 blocks on the site. Details regarding fencing for the site is still to be submitted to the Town as the applicant is working out details of fence placement and existing fences located at the perimeter of the property. A landscape plan will be submitted in future as part of the site plan application. Waste collection will be by a private contractor with waste stored in the garage at each individual unit. The proposed density is in line with Official Plan policies for this type of development. Lot grading and storm water management plans have been submitted to the Town. Brandon Flewwelling stated that he supports the recommendation in the Planning Information Report to proceed to Council for the statutory Public Meeting.

Dr. Jim Loucks asked about subsidized housing and also about tree removal; points raised by correspondence in the agenda package. Brandon Flewwelling confirmed that the project is not

subsidized housing. The applicant will be required to submit a landscape plan/tree management plan to the Town as part of the site plan application. Tree removal for the development will be remediated through the landscape plan.

Marti Lindsay asked about the lot area for each unit; the configuration of Block 1; and the provision of garages. Brandon Flewwelling clarified the area of land owned by the condominium owner and the area of land included with the common elements. Land ownership will be limited to the envelope shown on the drawing; however the occupants will have use of the land from the front to the rear property line. This is a difference in the condominium definitions and the Zoning By-law definitions. Brandon Flewwelling stated that units in Block 1 are wider and shallower than those in the other Blocks due to the configuration of the site. Each unit will have a private attached garage. Marti Lindsay asked about the structure of the condominium corporation that will operate the site. Brandon Flewwelling responded that the condominium corporation will consist of owners within the development.

Councillor Jim Craigmile asked about the width of the private road off James Street South and also for clarification on the perimeter fence. Brandon Flewwelling confirmed the private road width to be 6.0 metres; portions of the perimeter fence have been repaired.

Chairman Don Van Galen asked for questions and comments from the Public.

Jeff Bridge, 3 Meighen Court, asked about the order of construction of the units; parking provided for each unit; and snow removal for the development. Brandon Flewwelling responded; it is expected that Blocks 1 and 2 will be built first with market demand dictating timing for the other blocks; two parking spaces for each unit will be provided as one parking space in the attached garage and one parking space in the driveway; snow removal will be done by a private contractor. The site plan agreement requires allocation of land for snow storage. Excess snow may be removed from the site as required.

Jennifer Switzer, 285 James Street South, asked about the status of future owners. Brandon Flewwelling stated that ownership cannot be discriminatory. Mark Stone spoke to how a condominium corporation functions. Jennifer Switzer asked about a landscape plan for the development; and whether the landscape plan will go through public process. Brandon Flewwelling stated there will be a formal landscape plan for the site showing species of plantings, caliper of trees, fence details, etc. Mark Stone also responded, stating that at the end of the process there will be a site plan agreement with landscaping details. Under the terms of the site plan agreement, the Town will take securities for work to be completed as per the site plan agreement. If the work is not completed under the site plan agreement, the Town will go in and do the work using the securities.

Jennifer Smale, 267 James Street South, asked about operation of the condominium development once completed; about condominium fees; and also a needs study for townhouse condominiums in St. Marys. Regarding operation of the condominium development, the Town has a property standards by-law and there will be a site plan agreement for the property with the Town to ensure that development standards are met. Regarding condominium fees, a cost of living factor needs to be included in the condominium agreement. Regarding a needs study, a market study has not been completed for the development; however the developer is confident that he will be able to sell the product he is building. Jennifer Smale stated concern with the location of Block 1 in proximity to James Street and how this may affect the sightlines from her

driveway to James Street, asking how this townhouse Block lines up with the setbacks for the existing houses along James Street. Brandon Flewwelling stated that Block 1 may be slightly forward of the existing houses, but the proportions are similar. The proposed townhouses are standard 2 storey buildings. Jennifer Smale asked about parking on the private roads in the development. Brandon Flewwelling stated that the roads in the development will be designated as fire route; therefore parking on the private roads in the development will not be permitted.

Sophia Rietmeyer, 1 Maxwell Street, stated concern regarding traffic movements and asked if the access point to the development from Maxwell Street will be one-way. Brandon Flewwelling stated that the traffic study shows the intersection at James and Maxwell functions appropriately. Both access points to the development will be two-way traffic. Mark Stone also stated that the Town Public Works staff have reviewed the traffic assessment and they are satisfied with both points of access to the development being two-way.

Edith Scheuermann, 7 Maxwell Street, stated concern with the traffic assessment, citing issues that she sees at the corner of James and Maxwell Streets. Brandon Flewwelling stated that the traffic assessment was completed on January 28, 2018 during morning and afternoon traffic rush times.

Pete Gorton, 4 Maxwell Street, asked when construction of the development will begin. Brandon Flewwelling stated that the applicant still needs to go through final Council approval of the zoning amendment and Council approval of a site plan agreement before construction can begin.

This concluded questions and comments from the Public.

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

Member Marti Lindsay asked for further clarification about the structure of the condominium corporation. Brandon Flewwelling provided information in response.

This concluded questions and comments from PAC members.

#### **MOTION:**

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

Motion by: Member W. J. Galloway

Seconded by: Member Steve Cousins

THAT based on the review of the Application and comments received thus far, Planning Advisory Committee endorses in principle Application Z04-2017 from Adriano Paola for a Zoning By-law Amendment affecting 275 James Street South, St. Marys, and Committee recommends to St. Marys Town Council that it proceed with the statutory public meeting to be scheduled for May 22, 2018.

MOTION CARRIED

## **5.0 Next Meeting**

T.B.A.

## **6.0 Adjournment:**

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

Seconded by: Member Steve Cousins



THAT the meeting adjourn at 7pm.  
MOTION CARRIED

---

Councillor Don Van Galen  
Chairman

---

Susan Luckhardt  
Secretary-Treasurer

Copies to:

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

draft unapproved