



MINUTES
Strategic Priorities Committee

June 18, 2019
9:00 am
Council Chambers, Town Hall

Council Present: Mayor Strathdee
Councillor Craigmile (departed at 10:35 am)
Councillor Edney
Councillor Hainer
Councillor Luna
Councillor Pridham
Councillor Winter

Staff Present: Brent Kittmer, CAO / Clerk
Grant Brouwer, Director of Building and Development
Jed Kelly, Director of Public Works
André Morin, Director of Finance / Treasurer
Mark Stone, Planner
Dave Blake, Environmental Services Supervisor
Jeff Wolfe, Asset Management and Engineering Specialist (arrived at 9:29 am)
Jenna McCartney, Deputy Clerk

1. CALL TO ORDER

Chair Strathdee called the meeting to order at 9:00 am.

2. DECLARATIONS OF PECUNIARY INTEREST

None.

3. AMENDMENTS AND APPROVAL OF THE AGENDA

Councillor Luna requested an addition be made to the agenda to consider recent dog park activity.

Resolution 2019-06-18-01

Moved By: Councillor Edney

Seconded By: Councillor Luna

THAT the June 18, 2019 Strategic Priorities Committee agenda be accepted as amended.

CARRIED

4. DELEGATIONS AND PRESENTATIONS

None.

5. STRATEGIC PRIORITIES REVIEW

5.1 DEV 36-2019 Building Height in St. Marys

Resolution 2019-06-18-02

Moved By: Councillor Winter

Seconded By: Councillor Luna

THAT DEV 36-2019 Building Height in St. Marys staff report be lifted from the table.

CARRIED

Mark Stone spoke to DEV 36-2019 report and reviewed the powerpoint presentation with the Committee.

The Committee discussed the options related to building height in St. Marys. The Committee was of the consensus that option 2 "increase the maximum permitted height for all residential areas from 3 to 4 storeys" would provide the best options for future development in St. Marys. The Committee asked staff to define the average height above grade, with consideration given to defining the 4-storey maximum by the primary vantage point of the development.

The Committee asked staff to allow for flexibility in the 4 storey maximum for residential developments on green fields and fringe lands of the Town where the impact to the surrounding neighbourhood is limited.

Chair Strathdee suggested that Mr. Stone continue with the next staff report prior to considering the suggested recommendation for DEV 36-2019 staff report.

5.2 DEV 40-2019 Town of St. Marys Official Plan Review Population Projections and Residential Land Demand/Supply

Mark Stone spoke to DEV 40-2019 report and reviewed the powerpoint presentation with the Committee.

The Committee discussed the population projections and the opportunity to modify the residential land demand and supply list.

Dave Blake explained the operation of the looping system for watermain within the proposed Thames Crest Farms development.

Mayor Strathdee asked Brent Kittmer to explain development charges as it relates to Thames Crest development.

Brent Kittmer stated that development in PD5 (potential development lands area #5) has been planned for a phased in approach for stock availability which results in a phased in approach for servicing. Mr. Kittmer stated that development pays for development meaning that servicing costs are the responsibility of the developer.

The Committee discussed the type of infrastructure that is included in development charges fees. Mr. Kittmer provided a brief overview of the breakdown of development charges versus Town responsibilities.

The Committee asked when the report back is coming that staff are preparing with respect to the second point of access to PD-13 lands (potential development lands #13, Widder Street east). Mr. Kittmer stated that staff are working on options and costing, and are anticipating to report back to Council by late summer or early fall 2019.

The Committee discussed the process in which property owners have been made aware of the proposed land supply mapping and specifically asked that staff follow up directly with the property owners of PD 7, 8 and 9 and to report back to Council on the outcome of those conversations.

Mr. Stone stated that property owners have received correspondence from the Town regarding the current proposal and that staff will follow up more directly with the property owners as staff work towards presenting the Official Plan in a statutory public meeting forum.

Mayor Strathdee permitted a comment from a member of the gallery who asked to address the Committee.

Dave Hannam of Zelinka Priamo Ltd, stated he was acting on behalf of the owners of PD-9 and clarified for the Committee that the property owners are interested in their land being included in the potential development lands designation.

The Committee further discussed the potential land supply for potential development lands.

Councillor Craigmile departed the meeting at 10:35 am due to a previous commitment.

The Committee agreed to consider a staff recommendation related to agenda item 5.1.

The Committee considered the following staff recommendation:

Resolution 2019-06-18-03

Moved By: Councillor Hainer

Seconded By: Councillor Edney

THAT the Strategic Priorities Committee Recommends to Council:

THAT Staff be directed to include policies in the Official Plan review to:

- Increase the Maximum Permitted Height for all Residential Areas from 3 to 4 storeys;
- Provide clarity how the average height above grade will be defined, with consideration given to defining the 4 storey maximum by the primary vantage point of the development
- Allow for flexibility in the 4 storey maximum for residential developments on green fields and fringe lands of the Town where the impact to the surrounding neighbourhood is limited

CARRIED

The Committee considered the prepared recommendation from the staff report for agenda item 5.2:

Resolution 2019-06-18-04

Moved By: Councillor Pridham

Seconded By: Councillor Luna

THAT DEV 40-2019 regarding the St. Marys Official Plan review population projections and residential land demand / supply be received; and,

THAT the Strategic Priorities Committee recommends to Council:

THAT the lands identified and recommended by staff in DEV 40-2019 be included in the Town of St. Marys' residential supply for the purposes of the Official Plan Review and Update; and

THAT Council directs the Planner to create a 'special residential designation' that limits permitted building forms to mid-rise apartments, stacked or back-to-back townhouses and similar medium density development, and/or requires a minimum density of development (e.g. 60 units / hectare) for the purposes of identifying appropriate locations for higher density development in new mixed use areas.

CARRIED

Mr. Stone reviewed staff's next steps for advancing the Official Plan Review process.

6. EMERGENT ITEM

6.1 St. Marys Dog Park

Councillor Luna raised a number of concerns related to the St. Marys dog park that have been circulated through social media during the last couple of weeks. Councillor Luna asked how the Town manages liability of the park and if staff were aware of fencing concerns.

Mr. Brouwer stated that staff are reviewing fencing concerns and will be correcting deficiencies in the near future.

Mr. Kelly stated that the Town does hold liability insurance on this space.

Staff will review the concerns and report back to Council.

7. NEXT MEETING

Mayor Strathdee reviewed the upcoming meeting as presented on the agenda.

8. ADJOURNMENT

Resolution 2019-06-18-05

Moved By: Councillor Winter

Seconded By: Councillor Edney

THAT this meeting of the Strategic Priorities Committee adjourn at 10:55 am.

CARRIED

Al Strathdee, Mayor

Brent Kittmer, CAO / Clerk