



Minutes

Planning Advisory Committee

August 4, 2020

6:00 pm

Video Conference

Click the following link:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

Member Present	Chair Don Van Galen Councillor Craigmile William Galloway Councillor Hainer Susan McMaster
Staff Present	Mark Stone, Town's Planner Grant Brouwer, Chief Building Official and Secretary-Treasurer Jeff Wolfe, Asset Management and Engineering Specialist Morgan Dykstra, Committee Secretary
Others Present	John Bolton, Applicant (323 Queen Street West) Hannah Shirliff, Applicant's Agent (323 Queen Street West) Jay McGuffin, Applicant's Agent (323 Queen Street West) Gerry Lang, Applicant (187 Wellington Street North)

1. CALL TO ORDER

The Chair called the meeting to order at 6 pm.

The Chair advised how the meeting will be conducted, and how members of the public can provide comments or ask questions for each planning file being considered by the Committee. The Committee meeting agenda as posted on the Town's website provided instructions regarding participating in the meeting.

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Councillor Hainer

Seconded By Susan McMaster

THAT the August 4, 2020 Planning Advisory Committee agenda be accepted as presented.

Carried

4. ACCEPTANCE OF MINUTES

Moved By Susan McMaster

Seconded By Councillor Craigmile

THAT the June 15, 2020 Planning Advisory Committee meeting minutes be approved and signed by the Chair and the Secretary - Treasurer.

Carried

5. REPORTS

Chair Van Galen reiterated how the public can participate in the meeting.

- 5.1 DEV 44-2020 Applications for Official Plan and Zoning By-law Amendments (OP01-2020 and Z02-2020) by Heybolt Ontario Ltd.
323 Queen Street West

Chair Van Galen asked the Town's Planner, Mark Stone to speak to the Application.

Mark Stone provided an overview of the Applications as outlined in the Staff report. Mr. Stone highlighted the following items:

- The property is currently zoned Highway Commercial (C3-H), and the Applicant is proposing a Residential Zone Five (R5-#) with site specific regulations that will allow for the proposed development.
- Public Works provided initial comments stating that water and sanitary systems are adequately sized, but further confirmation will be required. A road widening will be required along Queen Street as per the Town's Official Plan. Public Works notes that entrances to the property are preferred along Ann Street rather than Queen Street, but the

Department recognizes that there may be existing factors that do not make this feasible.

Mr. Stone identified two initial issues with the Applications:

1. No dedicated on-site parking provided for visitors, however it is recognized that Ann Street is a local road that can accommodate on-street parking for visitors
2. The number of entrances to the property along Queen Street West

Mr. Stone summarized that the planning justification report was well done, and the Applicants have responded to Town pre-consultation comments related to increased density. Mr. Stone has recommended that the Application be deferred for staff to have further conversations with the applicant related to parking and entrance issues.

Chair Van Galen asked the Applicant's Agent Hannah Shirtliff of Monteith Brown Planning Consultants to speak to the applications.

Hannah Shirtliff provided a presentation and overview of the existing conditions of the property and the planning Applications being considered by the Committee. The Applicant highlighted the following details related to the proposed development:

- The proposed development includes two two-storey townhouse buildings with a total of nine units. Building A fronting Ann Street will have three units and Building B fronting Queen Street will have six units. Each unit will have direct access to the street it is fronting. A single car garage and one parking space will be provided for each unit. There will be a common amenity feature located in the northeast corner of the property. Each unit will be approximately 1400 square feet in size.
- The original proposal included a five-unit townhouse development with a private driveway from Ann Street. The Town requested that the Applicant increase the density; thus, four units were added.
- Developers will design one unit to be barrier-free for people living with disabilities
- Zoning By-law requires a minimum of 1.5 parking spaces per townhouse unit, the development provides 2 spaces per unit, meeting

the same requirements as single-detached dwellings. Street parking is available on Ann Street for visitors.

- Direct accesses were provided to Queen Street West, as a rear access / laneway design would not use land efficiently and a back-lotting design is not preferred from design perspective. The proposed driveways are like existing driveways on Queen Street.
- The Developer recognizes the need for affordable pricing. Conversations about purchase prices is premature without knowing the input costs or the state of the housing market at the time of sale. Townhouses will be more affordable than single-detached dwellings, the pre-dominate form of housing in the Town. The addition of townhouses will provide more choice in the market and may accommodate the growing population of seniors and allow more people into the market.
- Technical studies were completed for the development, including a functional servicing report and a Phase I ESA which did not identify any areas of potential environmental concern.

Chair Van Galen asked if the Committee had any questions.

The Committee discussed the layout of the units and expressed interest in the three-bedroom units. The Applicant advised that the units had been designed for a wide range of demographics, including seniors and families. The design of the units will be confirmed once the property has proper planning approvals.

The Committee discussed the configuration of the proposed development and expressed some concern with six vehicle entrances along Queen Street West. The Committee proposed various options to limit the number of entrances on Queen Street and discussed the location of the communal amenity space. The Applicants noted that a singular access driveway uses a significant amount of property and has already been considered.

Overall, the Committee was of the consensus that high-density housing is needed and welcomed the use of the vacant lot.

Councillor Hainer commented that the amenity area should not be a hard surface area.

Grant Brouwer, the Town's Chief Building Official confirmed this can be a site plan condition.

Chair Van Galen explained how the public can make comment and opened the floor to public comments.

Morgan Dykstra, Committee Secretary confirmed there are no comments or questions from the public.

Chair Van Galen asked the Committee if they are prepared to make a recommendation.

Upon reviewing the staff recommendation Councillor Hainer asked to remove the word Applicant and replace with the word Applications.

After review, the Committee was of the consensus that there was no reason to report back to the Committee and cause further delays with the Applications, and that after Town staff and the Applicant review the development configurations the Applications proceed to public meeting.

The Committee therefore considered the following resolution:

Moved By Councillor Hainer

Seconded By Bill Galloway

THAT DEV 44-2020 be received for information; and

THAT the Planning Advisory Committee refer the Applications to staff to discuss any identified issues with the application and report back to Council.

THAT the Planning Advisory Committee endorses the Applications in principle; and

THAT the Planning Advisory Committee recommends to Council:

THAT Council proceed with the statutory public meeting

Carried

- 5.2 DEV 45-2020 Applications for Draft Plan of Subdivision and Zoning By-law Amendment (STM01-2020 and Z03-2020) by 2503778 Ontario Incorporated 187 Wellington Street North

Chair Van Galen asked the Town's Planner, Mark Stone to speak to the Applications.

Mr. Stone provided an overview of the property and the Applications as outlined in the staff report. Mr. Stone advised he has some concerns related to the fourplexes and the parking for those units.

Chair Van Galen asked the Applicant, Gerry Lang to speak to the Application.

Mr. Lang explained that Block 9 will be composed of condominiums, the condominiums will be vacant land condos and will have parking for visitors. Mr. Lang clarified that some of the parking for the fourplexes on Block 1 and 8 will be to the rear of the buildings. Mr. Lang advised the location is ideal due to the proximity of the Grand Trunk Trail and Downtown. Mr. Lang explained that his company has experience building townhouses and condominiums in St. Marys.

Ms. McMaster noted that some municipalities require condominiums to have communal amenity space; Town staff confirmed that the Town does not require communal amenity space.

Ms. McMaster noted that the proposed development does not include any parkland or playgrounds. The Committee discussed if there was a need for a playground to be incorporated into the design of the development. The Committee noted that there are existing and planned playgrounds in the area, and the Town will likely require a cash-in-lieu of parkland payment. Mr. Stone noted that this topic will be discussed in a subsequent report.

The Committee acknowledged the private driveway for the condos and Peel Street both intersect with Egan Ave and are slightly offset from one another. Staff explained that this road section had been reviewed and that there is no requirement under the *Highway Traffic Act* to align the private drive with Peel Street. Further, if the driveway is aligned it would imply that it is equal to a public road, when it is not since it is private.

Councillor Hainer noted that there is only one access to the condominiums, with a large turnaround cul-de-sac for the Fire Department and other Emergency Services. Staff explained that a secondary access was considered but was deemed unsuitable due to the narrowing of Wellington St. North to accommodate the Grand Trunk Trail. The private driveway has been designed to accommodate the Fire Department and a fire route will be signed along the private driveway.

Councillor Hainer asked Mr. Lang if the development will be built in phases. Mr. Lang explained that the development will be built in phases beginning with the townhouses and then condominiums and sold individually. The development will have similar design standards throughout.

Councillor Craigmile asked for clarification regarding parking for the fourplexes. Mr. Lang confirmed that two parking spaces will be in the front of the building and two to the rear of the building. The Committee further discussed parking for visitors on Block 9.

Chair Van Galen provided how members of the public may make a comment or ask a question and opened the floor to the public.

Morgan Dykstra, Committee Secretary asked members of the public to raise their hand should they wish to make a comment or ask a question.

Vanni and Jennifer Azzano who live at 152 Peel Street submitted a comment via chat on Zoom Webinar asking about parking on Egan Ave.

Jeff Wolfe advised that Egan Ave has been re-designed with on-street parking between King and James Street for school bus loading and will permit on-street parking when the bus loading zones are not in use.

Chair Van Galen asked if there were any further questions from the public or the Committee.

The Committee had no further questions.

Ms. Dykstra confirmed there are no further questions from the public.

Chair Van Galen asked the Committee if they were prepared to make a recommendation, the Committee made the following recommendation:

Moved By Bill Galloway

Seconded By Councillor Hainer

THAT DEV 45-2020 be received for information; and

THAT the Planning Advisory Committee endorse the Applications, in principle, and that Committee recommend to St. Marys Town Council that it proceed with the statutory public meeting.

Carried

6. UPCOMING MEETINGS

August 17, 2020 at 6 PM (481 and 465 Water Street South)

Councillor Hainer advised that she may not be able to attend the August 17th meeting.

7. ADJOURNMENT

Moved By Susan McMaster

Seconded By Bill Galloway

THAT this meeting of the Planning Advisory Committee be adjourned at 7:48 pm.

Carried

Don Van Galen, Chair

Grant Brouwer, Secretary-Treasurer