



Agenda
Planning Advisory Committee

August 4, 2020

6:00 pm

Video Conference

Click the following link:

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

Pages

1. **CALL TO ORDER**
2. **DECLARATION OF PECUNIARY INTEREST**
3. **AMENDMENTS AND APPROVAL OF AGENDA**

RECOMMENDATION

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

4. **ACCEPTANCE OF MINUTES**

4

RECOMMENDATION

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

5. REPORTS

During the meeting the Chair will invite attendees to provide public comment for each application being considering by the Committee.

Virtually join the meeting by selecting the Zoom Webinar link below to be an "attendee" and observe or participate in the meeting. Participants will be given the opportunity to provide comments related to the application being heard.

Alternatively, an attendee may choose to join by telephone access by dialing the toll-free number below.

Video Participation:

<https://zoom.us/j/91389855638?pwd=VzdBVnZ2OCs3Vm1yNHNkTXpVVIFOQT09>

Telephone Participation: +1 647 374 4685

Webinar ID: 913 8985 5638

Password: 530297

- | | | | |
|-----|--|---|----|
| 5.1 | DEV 44-2020 Applications for Official Plan and Zoning By-law Amendments (OP01-2020 and Z02-2020) Ontario Ltd. | by Heybolt 323 Queen Street West | 11 |
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RECOMMENDATION

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 applicant and report back to Committee.

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|-----|---|-------------------------|----|
| 5.2 | DEV 45-2020 Applications for Draft Plan of Subdivision and Zoning By-law Amendment (STM01-2020 and Z03-2020) 2503778 Ontario Incorporated Wellington Street No | by 187 | 75 |
|-----|---|-------------------------|----|

RECOMMENDATION

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.

6. UPCOMING MEETINGS

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

7. ADJOURNMENT

RECOMMENDATION

THAT this meeting of the Planning Advisory Committee be adjourned at _____ pm.



Minutes

Planning Advisory Committee

June 15, 2020

6:00 pm

Video Conference

Click the following link:

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

| | |
|----------------|--|
| Member Present | Chair Van Galen Councillor Hainer Councillor Craigmile Susan McMaster William Galloway |
| Staff Present | Mark Stone, Planner Grant Brouwer, Director of Building and Development Brent Kittmer, CAO/Clerk Jeff Wolfe, Asset Management and Engineering Specialist Morgan Dykstra, Recording Secretary |
| Others Present | Dave Hannam, Zelinka Priamo Ltd (Applicant's Agent) |

1. CALL TO ORDER

Chair Van Galen called the meeting to order at 6:01 pm.

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Councillor Hainer

Seconded By Councillor Craigmile

THAT the June 15, 2020 Planning Advisory Committee agenda be accepted as presented.

Carried

4. ACCEPTANCE OF MINUTES

Moved By Susan McMaster

Seconded By Councillor Hainer

THAT the May 25, 2020 Planning Advisory Committee meeting minutes be approved and signed by the Chair and the Secretary - Treasurer.

Carried

5. REPORTS

Chair Van Galen asked Grant Brouwer, Director of Building and Planning and Secretary-Treasurer to give an overview of the meeting proceedings.

Mr. Brouwer advised that public comments and questions can be provided during the meeting by emailing planning@town.stmarys.on.ca. There will be a period where comments received during the meeting will be read aloud. Comments and questions received after the meeting will be provided at the next meeting that discusses the application.

- 5.1 DEV 35-2020 Applications for Official Plan and Zoning By-law Amendments (OP02-2019 and Z04-2019) by R. Warkentin 665 James Street North Part Lot 15, Concession 18 Blanshard Being Part 2 on 44R-4789

Mark Stone provided an overview of Official Plan and Zoning By-law Amendment Applications OP02-2019 and Z04-2019 and the revisions made to the applications as outlined in the staff report.

Mr. Stone provided that the Committee has various options for proceeding including:

1. Endorse the applications in principle;
2. Recommend that Council refuse the applications;
3. Defer the applications so further work can be completed; or

4. Endorse the applications in principle and highlight specific issues to be addressed prior to final approval.

The Applicant's Agent, Dave Hannam spoke to the amended planning applications. Mr. Hannam explained that the applications have been revised and the comments from the February 18, 2020 Planning Advisory Committee meeting have been addressed or incorporated into the revised plans.

Mr. Hannam provided the following overview related to the planning applications:

- There are site constraints due to road widening and sightline triangle requirements at the Glass Street and James Street intersection. Thus, the Applicant is requesting setback relief along James Street North and Glass Street. The building location has been shifted away from the easterly boundary by an additional 8.5 feet to reduce the original request for relief.
- The height has been reduced; a four-story building is being proposed as opposed to a five-storey building. Consequently, the density and floor space ratios have also been reduced.
- There is a mix of one to two-bedroom units, those on the ground floor will have patios. The commercial units and underground parking have been removed.
- The development retains a single access point from James Street North to make the site development more efficient.
- There will be a communal elevator to provide access to all floors for accessibility purposes.
- The parking lot will provide charging stations for electric vehicles.
- Attempts will be made to retain the trees in the southeasterly corner of the site; if the Developer cannot retain the trees, then additional planting will occur elsewhere on the site. Further, a comprehensive landscaping plan will be developed during the site plan agreement process.
- Appropriate building materials will be considered to reflect the existing buildings in the community.

Mr. Hannam directly addressed the adjoining properties' concern regarding the lack of privacy. Mr. Hannam reminded the Committee that good planning balances these issues and overall planning objectives. Mr. Hannam noted that the privacy impact for a four-story and a three-story building is comparable, given the grading of the properties. There have been efforts during the design process to maximize setback distances. The revised proposal has increased those setbacks by altering building placement and orientation at the James Street and Glass Street intersection. Further, there will be opportunities during the site plan process to consider buffering via landscaping and fencing to address privacy concerns. Mr. Hannam also explained that the Applicant has been mindful of the neighboring residents and their concerns; the updated proposal attempts to address their concerns.

Mr. Hannam advised that development causes some impacts, and those impacts need to be balanced with greater objectives such as the need for intensification and housing supply.

Chair Van Galen asked the Committee if they had any questions for the Mr. Hannam.

Susan McMaster commended the Applicant for the changes made to the applications. Ms. McMaster also appreciated the configuration of the parking area and the positioning of vehicles to prevent headlights being directed to the properties to the north.

Ms. McMaster asked Mr. Hannam if the Applicant had considered depressing the building by a number of feet (below grade) to reduce the overall height of the building. Mr. Hannam stated that there is an associated cost with depressing the building. With the respect to perception of height, they are re-considering roof pitches that may lower the height of the building. In addition, there are favorable floor to ceilings ratios within the building that can be altered. Thus, there are other opportunities to reduce height.

Ms. McMaster noted that the sole access point to the site is on James Street North. Mr. Hannam explained that most transportation planners prefer the access to be along the arterial road and questioned the Public Works Department's request for an access on Glass Street. Mr. Hannam also explained that having two access points negatively impacts the ability

to efficiently develop the property. Chair Van Galen responded that the site is located at the edge of Town, and vehicle speeds are often higher in this area. Mr. Hannam advised that sometimes the placement of buildings and accesses can slow down vehicles.

Councillor Craigmile stated that the building height is 15.75 metres high, and inquired how the height was measured. Mr. Hannam deferred to staff but stated that it is generally measured to the mid-point of the height of the roof. Mark Stone confirmed Mr. Hannam's explanation.

Councillor Hainer commended the Applicant for their inclusion of one- and two-bedroom apartments and noted that the supply can assist with the existing apartment shortage for families and those who commute to St. Marys for employment.

The Committee discussed the building's setbacks. Mr. Hannam stated that the setback relief is due to the Town's road widening requests along James Street North and Glass Street.

Chair Van Galen asked Grant Brouwer the Director of Building and Development and Secretary-Treasurer if there have been any public comments received during the meeting.

Mr. Brouwer advised the Committee that the Town had not received any emails during the meeting. Mr. Brouwer noted that six public comments were provided prior to the meeting, and those comments were circulated to the Committee and the Applicant prior to the meeting.

Public submissions were received from the following:

- Jim Shook (74 Edison Street - Unit 11)
- Barry Lynch (74 Edison Street - Unit 10)
- Nancy Newton (74 Edison Street - Unit 6)
- Patrizia and Peter Bayman (74 Edison Street – Unit 1)
- Henry Monteith (111 Widder Street East)
- John and Angela Caudle (143 Millson Crescent)

Grant Brouwer asked the Chair if the Committee would like the comments to be read aloud, and if the Committee would like to speak to the public comments. The Committee had no further comments or questions regarding the public comments.

Chair Van Galen asked the Committee if there were any further questions for Mark Stone. The Committee had no further comments or questions.

Chair Van Galen read the recommendation.

Chair Van Galen asked if there were any further debate regarding the proposal.

The Committee had no further debate regarding the proposal.

Councillor Hainer and Chair Van Galen thanked the Applicant for revising the application and taking into consideration the comments made by the Committee and the public at the previous meeting.

Moved By Councillor Hainer

Seconded By Bill Galloway

THAT DEV 35-2020 Applications for Official Plan and Zoning By-law Amendments by R. Warkentin - 665 James Street North Part Lot 15, Concession 18 Blanshard Being Part 2 on 44R-4789 be received for information; and,

THAT the Planning Advisory Committee endorse the Applications, in principle, and

THAT the Committee recommend to Council:

THAT Council proceed with a statutory public meeting for OP02-2019 and Z04-2019.

Carried

5.1.1 Public Comments for OP02-2019 and Z04-2019

None received.

6. **UPCOMING MEETINGS**

Morgan Dykstra advised the Committee that the Town has received two planning applications, staff are currently reviewing the applications and will contact the Committee when they have been deemed complete.

7. **ADJOURNMENT**

Moved By Councillor Hainer

Seconded By Bill Galloway

THAT this meeting of the Planning Advisory Committee be adjourned at 6:52 pm.

Carried

Don Van Galen, Chair

Grant Brouwer, Secretary-Treasurer



FORMAL REPORT

| | |
|-------------------------|---|
| To: | Chair and Members of the Advisory Committee |
| Prepared by: | Mark Stone, Planner |
| Date of Meeting: | 4 August 2020 |
| Subject: | 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 , Town of St. Marys |

PURPOSE

The purpose of this report is to: review the Applications; consider information and comments provided by the applicant, Town staff and the public; and consider making recommendation(s) to Council with respect to the further processing if these Applications.

RECOMMENDATION

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 applicant and report back to Committee.

BACKGROUND

The vacant subject property is located at the northeast corner of Queen Street West and Ann Street as shown on the General Location Map (refer to Attachment 1 of this report). The majority of the property is landscaped with grass and there are several mature trees along the south and east property lines. An existing chain-link fence runs along the entire perimeter of the lot.

The Town has received Applications to amend the Town's Official Plan and Zoning By-law to permit the development of two townhouse buildings with a total of nine units, as shown on the Concept Site Plan (refer to Attachment 3 of this report). Building "A", which fronts on to Ann Street, is proposed to contain three units, while Building "B" fronts onto Queen Street West and is proposed to contain six units. Both buildings will be two storeys in height, and each unit will have a single-car garage and one paved parking space. The northeast corner of the site is proposed to be used as a common amenity space.

The proposed official plan amendment would redesignate the property from "Highway Commercial" to "Residential", and the proposed zoning by-law amendment would rezone the property from "Highway Commercial (C3-H)" to "Residential Zone Five (R5-#)" with site specific regulations.

The applicant has indicated that they will submit applications for site plan approval and draft plan of (vacant land) condominium following approval of the Official Plan and Zoning By-law Amendment applications.

| Property Details | |
|-----------------------|---|
| Municipal Address | 323 Queen Street West |
| Lot Area | 0.2 hectares (0.49 acre) |
| Proposal Details | |
| Number of Units | 9 townhouse units |
| Floor Area | 132 m ² per townhouse unit |
| Density | 45 units/hectare |
| Parking | 18 (2 spaces/unit) |
| Lot Coverage | 40% |
| Official Plan | |
| Current | Highway Commercial |
| Proposed | Residential |
| Zoning By-law | |
| Current | Highway Commercial (C3-H) |
| Proposed | <p>Residential Zone Five (R5-#)" with site specific regulations to permit:</p> <ul style="list-style-type: none"> • Minimum lot frontage of 45 metres along Queen Street West whereas Section 12.4.2 requires 47 metres • Minimum front and exterior yards of 4.5 metres to building (not garage) whereas Sections 12.4.5 and 12.4.7 require 6 metres • Minimum interior side yard of 1.5 metres whereas Section 12.4.6 requires 4.5 metres • Minimum rear yard of 1.5 metres whereas Section 12.4.8 requires 7.5 metres • Maximum lot coverage of 40 percent whereas Section 12.4.10 requires 35 percent • Provision of a 2.0 metre high fence whereas Section 12.4.13 requires a planting strip • Section 12.4.15 requiring no ingress or egress driveways closer than 1.5 metres to any side or rear lot line shall not apply <p>(Note: Ann Street is considered the front lot line as per the Zoning By-law)</p> |
| Surrounding Land Uses | |
| North | • Low density residential |
| South | • Queen Street West Street and low density residential |
| East | • Low density residential |
| West | • Ann Street and commercial uses |

A copy of the submitted Planning Justification Report prepared by Monteith Brown Planning Consultants (dated May 2020) is provided as Attachment 4 of this report.

The applicant also submitted the following documents in support of the proposed development:

- Functional Servicing Report prepared by MR Engineering and Design
- Phase One Environmental Site Assessment prepared by Rubicon Environmental (dated December 5, 2018)
- Proposed Official Plan and Zoning By-law Amendment Sketches

REPORT

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 these Applications.

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

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs”.

Section 1.1.3.2 states, in part, that “land use patterns within settlement areas shall be based on:

- densities and a mix of land uses which: a) efficiently use land and resources; b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and,
- land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated”.

Section 1.1.3.3 states that “planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs”.

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 states, in part, that “planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) 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;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- f) 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”.

The applicant’s Planning Justification Report suggests that the proposed development is consistent with the PPS in that the:

- subject lands are located within a serviced Settlement Area, directly adjacent to an arterial road intended to accommodate large volumes of traffic
- proposed townhouse units will provide a more affordable housing option for seniors who wish to downsize and remain in the community
- proposed removal of lands from the Highway Commercial designation for residential development is appropriate, as there does not appear to be a high demand for Highway Commercial lands in St. Marys, and the subject lands are located within a predominantly residential area

Town Official Plan

The subject property is designated Highway Commercial according to the Town’s Official Plan. The Highway Commercial designation is intended to “provide for a range of commercial uses appropriate to meet the needs of the local residents and the travelling public which compliments the role and function of the central commercial area” (Objective 3.3.1.1). Uses permitted in the Highway Commercial designation are set out in Section 3.3.2.2 of the Official Plan:

- Uses that cater to the travelling public, particularly automobile-oriented uses, and other uses such as drive-thru or fast food restaurants, automobile sales and service establishments, gasoline bars, lodging establishments, garden centres, hardware/automotive type uses, and lumber yards shall be permitted.
- Other uses that have extensive land requirements and are not appropriate for the central commercial area such as large plate retail uses, strip malls, shopping centres, large scale business and professional offices, and factory outlets may also be permitted in accordance with Section 3.3.2.3.

The applicant is proposing to redesignate the subject property to Residential to permit the proposed townhouse development. 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 following identifies relevant Official Plan policies.

| SECTION | POLICY |
|---|--|
| Section 2 – Goals and General Principles | |
| 2.1.1 | Residential areas in St. Marys shall provide a range of housing accommodation suitable for all age groups and household incomes. |
| 2.1.2 | The Town will endeavour to provide stable, attractive residential areas for all its residents. |

The proposed development would contribute to the supply and choice of available housing in the Town in terms of form and affordability.

| SECTION | POLICY |
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| Section 2.6 – Healthy Communities | |
| 2.6 | <p>Council encourages actions/initiatives that support a healthy community in the Town of St. Marys and healthy living by the residents of the Town. While the ability of an Official Plan document to achieve a healthy community and healthy living in the Town is limited, this Official Plan supports and encourages actions/initiative such as:</p> <p>a) the development of a compact development form in order to encourage and facilitate active transportation (i.e. walking, cycling, etc.);</p> |

The proposed development does represent a compact form of development.

| SECTION | POLICY |
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| Section 3.1.1 – Residential Objectives | |
| 3.1.1.1 | To encourage the provision of an adequate supply and choice of housing for the existing and future residents of St. Marys in terms of quality, type, location and cost. |
| 3.1.1.2 | To promote creativity and innovation in new residential development in accordance with current design and planning principles and constantly evolving energy-saving measures and construction techniques. |
| 3.1.1.3 | To maintain and improve the existing housing stock and character of residential areas. |
| 3.1.1.4 | To prevent the location of non-compatible land uses in residential areas. |
| 3.1.1.5 | To continue to provide an attractive and enjoyable living environment within the Town. |
| 3.1.1.6 | To promote housing for Senior Citizens; the handicapped and low income families. |
| 3.1.1.7 | To encourage and promote additional housing through intensification and redevelopment. |
| 3.1.1.8 | To encourage a diversification and inter mixing of different housing types and forms. |

The applicant's Planning Justification Report suggests that "the proposed townhouses will expand the range of housing options in the community and will provide housing opportunities for seniors who want to age in place within their community".

| SECTION | POLICY |
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| Section 3.1.2 – Residential Policies | |
| 3.1.2.2 | 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 walk-up type apartments, parks and open spaces, as well as the institutional uses. |
| 3.1.2.3 | 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 |

| SECTION | POLICY |
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| | 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. |
| 3.1.2.4 | 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. |
| 3.1.2.5 | <p>When reviewing development or redevelopment proposals, Council shall consider following density targets:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>Council will favour those developments with a mixture of lower and higher densities of development over those consisting of only low densities of development.</p> |
| 3.1.2.7 | <p>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:</p> <ul style="list-style-type: none"> 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; 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 as defined in Schedule "B" of this Plan; 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. |
| 3.1.3.8 | Proponents of townhouse and apartment developments are encouraged to provide on-site recreational facilities in keeping with the proposed development. |
| 3.1.2.12 | Council intends to monitor the need and demand for various types of housing, including the need for additional senior citizen facilities and those with special needs through bi-annual review of relevant statistical information related to demographics, building permits and types of dwellings constructed. |
| 3.1.3.13 | <p>If sufficient demand is demonstrated, Council may endeavour to encourage the provision of senior citizen and assisted family housing through participation in various programs of the senior governments.</p> <p>Council, seeking to provide a balanced mix of housing types, has established targets of 60% lower density single-detached dwellings, 20% medium density attached dwellings and 20% higher density dwellings. These targets are holistic to the Town and it is not Council's intention that every development will meet these objectives.</p> |
| 3.1.2.14 | Council will encourage the development of affordable housing with 30% of the new housing units created being considered by Council as affordable to households with incomes in the lowest 60 per cent of income distribution for Perth County households. |
| 3.1.2.17 | Institutional uses of land such as hospitals, churches, schools, parks, senior citizen homes etc. are permitted in the "Residential" designation on Schedule "A" of this Plan except where prohibited by the policies of Section 3.8 of this Official Plan. |
| 3.1.2.22 | Neighbourhood commercial type uses may be permitted in the "Residential" designation provided that such uses service the immediate neighbourhood, are located and have access on an Arterial or Collector Road, are small scale in nature, and take a form which is compatible |

| SECTION | POLICY |
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| | to the character of the areas. An Amendment to the implementing Zoning By-law that shall regulate matters such as scale of use, parking, and building locations shall be required along with a Site Plan Agreement pursuant to Section 41 of the Planning Act, RSO 1990 prior to any neighbourhood commercial uses being established. |
| 3.1.2.23 | The implementing Zoning By-law shall be the principle tool to execute the policies of this designation through the establishment of zones classification to regulate the development of the various forms of housing types. The Zoning By-law shall address matters such as types of uses, lot characteristic (i.e., lot size, lot area, and lot depth), building form (i.e. yard setbacks, floor area, and height). |

The applicant's Planning Justification Report states that "the proposed development will have a density of 45 units per hectare, slightly above the recommended density target, but the Official Plan also allows Council to moderately increase or decrease the density target based on site-specific circumstances (s.s. 3.1.2.5). In this case, the proposed density is appropriate, as the subject lands can accommodate an adequate amount of amenity space and parking for all nine units, and servicing capacity is available".

The applicant also suggests that the:

- proposed development conforms with all issues related to municipal wastewater treatment capacity and conveyance, hard services, and utilities that Council is directed to consider when evaluating proposals for residential developments with a net density of over 18 units per hectare
- proposed townhouses are two storeys in height (less than the maximum building height of three storeys) and will be designed in a manner compatible with the general character of the surrounding area
- subject lands are generally flat and undeveloped, and a Phase I ESA found that there are no environmental concerns associated with the property
- subject lands are directly adjacent to an arterial road, and the proposed preliminary site plan provides sufficient on-site parking and adequate screening from adjacent residential areas
- an amenity area is proposed to be provided for residents, appropriate to the size and scale of the development

| SECTION | POLICY |
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| Section 5 – Transportation and Services | |
| 5.3.1.1 | Arterial Roads are the major routes in the road network that are designed to carry high volumes of traffic from one area of Town to another. (Schedule "B" illustrates the roads that are classified as Arterial Roads.) Arterial Roads connect to other Arterial Roads, Collector Roads, and some Local Roads. As a principal route in the road network, an Arterial Road has the capacity to carry the largest amounts of traffic and acts as a connector to the residential, industrial and commercial centres. All types of vehicles travel along Arterial roads with a larger amount of transports using these roads over Local or Collector. The right-of-way for Arterial Roads is generally 30 metres, with direct access limited and on street parking prohibited, except within the Downtown Core. Generally, sidewalks are provided on both sides of the road. |
| 5.3.1.3 | The Local Roads collect traffic from lands that are adjacent to the roads. They carry low volumes of traffic (with not set standard) since most of the traffic on a local road will have its origin or destination to be to the lands that lie alongside the road. (Schedule "B" of the Official Plan illustrates the roads that are currently classed as the Local Roads.) Local roads connect primarily Collector roads and other local roads. The traffic flow is interrupted frequently as vehicles are turning into driveways. The right-of-way for Local Roads is generally 20 metres with direct access |

| SECTION | POLICY |
|---------|---|
| | and on street parking both being permitted. Generally, sidewalks are provided on one side of the road. |
| 5.3.8 | All new developments must front on and have access to a public road, which is constructed to meet the minimum standards established by Council. New development or redevelopment proposals of more than thirty (30) dwelling units shall incorporate at least two points of public road access. Council will not approve infilling development in areas served by only one public road if those areas currently exceed thirty (30) dwelling units or where such infilling development will increase the number of dwelling units beyond thirty (30) dwelling units. |
| 5.3.9 | Access driveways should not create traffic hazards. The driveways should be limited in number and designed to minimize dangers to pedestrians and vehicles. Council may regulate the number of driveway access as a function of the road classification. |
| 5.3.12 | To meet the needs for the growing community, Council may need to extend existing roads or construct new roads or bridges. The location of new or extended roads and proposed roads are shown on Schedule "B". The locations shown on Schedule "B" are to be considered as approximate and not absolute. |
| 5.3.13 | In consideration of pedestrian safety, Council had developed guidelines for sidewalk development in the Town. Generally, sidewalks are included on both sides of Arterial and Collector Streets and on one side for Local Streets and cul-de-sacs with higher lot/unit counts. |

According to Schedule "B" of the Official Plan, Queen Street is classified as an Arterial Road and Ann Street is classified as a Local Road.

| SECTION | POLICY |
|--|--|
| Section 7.17 – Review of Official Plan and Amendments | |
| 7.17.4 | <p>In considering an amendment to the Official Plan and/or implementing Zoning By-laws, Council shall give due consideration to the policies of this Plan as well as the following criteria:</p> <ul style="list-style-type: none"> a) the need for the proposed use; b) the extent to which the existing areas in the proposed designation or categories are developed and the nature and adequacy of such existing development in order to determine whether the proposed use is premature; c) the compatibility of the proposed use with conforming uses in adjoining areas; d) the effect of such proposed use on the surrounding area in respect to the minimizing of any possible depreciating or deteriorating effect upon adjoining properties; e) the potential effects of the proposed use on the financial position of the Town; f) the potential suitability of the land for such proposed use in terms of environmental considerations; g) the location of the area under consideration with respect to the adequacy of the existing and proposed road system in relation to the development of such proposed areas and the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety and parking in relation thereto; h) the adequacy and availability of municipal services and utilities; and i) the adequacy of parks and educational facilities and the location of these facilities. <p>If it is necessary for Council to request information relating to any or all of the foregoing criteria from the applicant, the proposal will not be considered or proceeded with before this requested information is provided in full by the applicant, and/or if special consulting reports are required they shall be at the cost of the applicant.</p> |

Further analysis of Section 7.17 will be required from the applicant.

Town Zoning By-law

The subject property is currently zoned Highway Commercial (C3-H) in the Town's Zoning By-law Z1-1997. A wide range of uses are permitted in the C3-H Zone however, residential uses are not permitted.

The applicant is proposing to change the zoning of the subject property to Residential Zone Five (R5-#) with site specific regulations to permit:

- Minimum lot frontage of 45 metres along Queen Street West whereas Section 12.4.2 requires 47 metres
- Minimum front and exterior yards of 4.5 metres to building (not garage) whereas Sections 12.4.5 and 12.4.7 require 6 metres
- Minimum interior side yard of 1.5 metres whereas Section 12.4.6 requires 4.5 metres
- Minimum rear yard of 1.5 metres whereas Section 12.4.8 requires 7.5 metres
- Maximum lot coverage of 40 percent whereas Section 12.4.10 requires 35 percent
- Provision of a 2.0 metre high fence whereas Section 12.4.13 requires a planting strip
- Section 12.4.15 requiring no ingress or egress driveways closer than 1.5 metres to any side or rear lot line shall not apply

In support of the proposed Zoning By-law Amendment, the applicant suggests that:

- The proposed front and side yard reductions will allow the two buildings to be situated close to the street, thereby creating a consistent street wall and maximizing the amount of amenity space provided for residents behind the townhouses.
- Building 'A' is proposed to be set back approximately 25 metres from the interior side lot line, and Building 'B' is proposed to be set back about 26 metres from the rear lot line, which will help ensure that the two buildings do not crowd neighbouring residential uses
- A rear yard setback reduction is required to accommodate the proposed placement of Building 'A', as the rear lot line is effectively a side lot line for the proposed townhouse due to the building's orientation towards Ann Street. The proposed building will still be located a sufficient distance from the dwelling at 17 Ann Street to the north, as the house is set back approximately 9.5 metres from the subject lands, with a driveway separating the dwelling from the subject lands.
- The modest increase in lot coverage is not anticipated to have a negative effect on stormwater management, adequate landscaped open space and amenity areas will be provided on the property, and the proposed form and massing of the two buildings will be compatible with development in the surrounding area.
- A two-metre high fence along the northern and eastern lot lines be provided instead of a planting strip, as it will provide a greater measure of privacy between the two land uses.
- The Zoning By-law General Provisions require 1.5 parking spaces per townhouse dwelling unit, which means that a minimum of fourteen parking spaces will be required for the proposed development. The definition of "parking space" includes private garages, and as such, two spaces per unit can be provided via tandem parking (which is permitted for street fronting townhouse dwellings), for a total of eighteen parking spaces. The Zoning By-law does not address or provide minimum visitor parking requirements for multi-unit residential dwellings, but it is anticipated that the parking space in front of each unit can provide for visitor parking.

Functional Servicing Report

The following is a summary of conclusions from the submitted Functional Servicing Report:

- Stormwater management for the proposed development will be provided by the use of on-site quantity and quality controls. Under pre-development conditions, the majority of the site drains uncontrolled overland from north to south.

- The existing Municipal storm sewage system in proximity to the site consists of a 300 mm diameter storm sewer on the west side of Ann Street across the west frontage of the site. There is also a 525 mm diameter storm sewer on the north side of Queen Street West across the south frontage of the site. Existing catch basins are located at the intersection of Anne Street and Queen Street West.
- The existing Municipal water distribution system in proximity to the site consists of a 100 mm diameter watermain on the east side of Ann Street across the west frontage of the site. There is also a 150 mm diameter watermain on the south side of Queen Street West across the south frontage of the site.
- The site will be serviced by a 150mm diameter sanitary sewer connected to the existing 250mm diameter sanitary sewer along the center of Ann Street. Individual service connections will be provided to each unit and connected into the proposed 150mm diameter sanitary service.

Environmental Assessment

The following is a summary of conclusions from the submitted Phase One Environmental Site Assessment:

- Potentially contaminating activities identified within the Phase 1 study area were evaluated and found not to represent an environmental concern and considered to be low risk
- No liquid waste is produced on site at the time of this investigation. No chemical storage was observed on site at the time of this investigation.
- There is no documentation indicating any history of spills of concern on the subject property. A visual inspection was conducted throughout the entire property. No staining or spillage was observed.
- At the time of this investigation, there were no aboveground or underground storage tanks on site or was there a record of any historical or current underground or aboveground storage tanks.
- No bulk gases were located on site at the time of this investigation.
- The property was inspected for the presence of electrical equipment (transformers, capacitors and fluorescent light lamp capacitors) containing polychlorinated biphenyls (PCBs). No transformer boxes were observed on site. No large-scale electrical capacitors were observed on the property. No fluorescent light fixtures were observed.
- No suspected mould was observed on site.

According to the report, no further environmental investigation is recommended at this time.

COMMUNICATIONS

The following is a summary of comments received from Town Departments and agencies to date.

| Department/Agency (Date) | Summary of Comments |
|--|--|
| Town Engineering and Public Works (July 16, 2020) | <p><u>Water</u></p> <ol style="list-style-type: none"> 1. Public Works reviewed the water supply and distribution system as it relates to the current proposal. Based on the review, it was determined that at this time, the Town's water supply and distribution system is adequately sized to accommodate the proposed land use. The proponent has submitted anticipated water demand volume data for the development. System capacity will not be guaranteed or assigned to this development until the time of site plan approval. <p><u>Sanitary</u></p> |

| Department/Agency (Date) | Summary of Comments |
|-----------------------------|--|
| | <p>2. Public Works reviewed the sanitary treatment and conveyance system as it relates to the current proposal. Based on the review, it was determined that at this time, the Town's sanitary treatment and conveyance system is adequately sized to accommodate the proposed land use. The proponent has submitted anticipated sewage volumes from the development. System capacity will not be guaranteed or assigned to this development until the time of site plan approval.</p> <p><u>Storm</u></p> <p>3. Public Works did not complete a downstream storm system capacity review as it relates to the proposal. The developer has submitted their plan for storm water management as per the Town's development standards and propose to maintain pre-development flows from the site.</p> <p><u>Road</u></p> <p>4. Public Works reviewed the Town's road system as it relates to the current proposal. Based on the review, it was determined that at this time, the adjacent roads and the Town's road network are adequately sized to accommodate the proposed land use.</p> <p>5. Public Works notes that the site fronts Queen Street W and Ann Street which are Arterial and Local roads, respectively. As per the Town's Official Plan a road allowance widening is required on Queen Street W. This is already shown in the application.</p> <p>6. The proponent is proposing driveway entrances off Queen Street W. and Ann Street. The Town's Official Plan provides descriptions of the various class road allowances and specifically indicates a desire to reduce the number of driveway entrances on Arterial Roads. As such, it would be preferable to have new driveway entrance off Ann Street instead of Queen Street. However, it is understood that there are other influencing factors related to site layout and eliminating driveway entrance off Queen Street W. may not be possible.</p> |

One public submission was received from Mr. J. Loucks. In summary, Mr. Loucks indicated support for the project referencing that the land has been vacant for some time, financial benefits to the Town, etc. Mr. Loucks also asked if there would be "any stipulations with regards to affordable rentals for the people of the town" and "any mention of keeping the rents attainable following the guidelines of the CMHC Federal Average Market Rents for our area".

Copies of the above referenced correspondence are provided in Attachment 5.

PRELIMINARY PLANNING COMMENTS

The proposed development supports Provincial and Town policies with respect to encouraging development that efficiently uses land, infrastructure and public service facilities, and that provides a range and mix of housing types and densities to meet the needs of current and future residents. In general, higher order roads (such as arterial roads) are good locations for intensification, higher density type development.

Conversion from Highway Commercial to Residential

During pre-consultation, Town staff advised the applicant of the ongoing Official Plan review and indicated concern with the proposed removal of available highway commercial lands. The Official Plan speaks to promoting economic development and competitiveness “by providing, servicing, protecting, and preserving lands in the ‘Highway Commercial’ designation as a commercial employment area” (3.3.1.3) and to “provide an adequate supply of land to meet the demands of the marketplace” (3.3.1.4).

The applicant indicates in the Planning Justification Report that “although the subject lands are part of a ‘Highway Commercial’ ribbon that runs along the north side of Queen Street West, a review of the existing land uses and zoning within this area shows that the lands to the east of the site are zoned and developed for residential purposes, not Highway Commercial uses. It is our understanding that the subject lands themselves have been designated as ‘Highway Commercial’ for at least thirteen years but have never been developed. As such, it is our professional opinion that the proposed development will not serve to interrupt the Highway Commercial ribbon, as Ann Street is already a more suitable eastern boundary for the Highway Commercial designation than Ingersoll Street, and there appears to be no demand for the lands to be used for commercial purposes”.

The applicant also notes that “several other parcels of land within the Highway Commercial corridor are also undeveloped, including the lands directly east of Radar Auto Parts (441 Queen Street West) and the area directly south of Little Falls Car and Pet Wash (357 Queen Street West). The properties to the east of the subject lands and west of Ingersoll Street have all been developed for residential purposes, although they are also designated as ‘Highway Commercial’. The property at 2 Ingersoll Street (to the east of the subject property) was formerly an insurance business, but has since been converted to a residential use, not a commercial use”.

If the Town were to accept the suggestion that Ann Street is a more logical eastern boundary of this section of Highway Commercial, such a decision would have to be made in the context of the ongoing Official Plan review. This includes consideration of the overall commercial land supply and demand for the 25 year planning horizon.

In the Planning Justification Report, the applicant references the proposed policy changes to the Town’s Official Plan, as part of the ongoing review, to permit mixed use and standalone residential buildings provided the primary commercial function of the area is maintained, and suggests that “the proposed development and associated planning approvals are consistent with the Town’s apparent interest in permitting higher-density residential development on this property”. Town staff note that the draft policies for the new Official Plan state that residential uses in the form of apartment units may be permitted in addition to a planned or established commercial use above the ground floor grade level or in an standalone apartment dwelling. The intent of these policies is to allow for residential uses provided a primary commercial use(s) can be established and maintained on the same property.

Queen Street Access

According to Section 5.3.1.1 of the Official Plan, “arterial roads are the major routes in the road network that are designed to carry high volumes of traffic from one area of Town to another”, with limited direct access and on street parking prohibited. Section 5.3.9 states that “access driveways should not create traffic hazards” and “driveways should be limited in number and designed to minimize dangers to pedestrians and vehicles”.

The Engineering and Public Works Department commented that it would be preferable to have new driveway entrances off Ann Street instead of Queen Street however, it is understood that there are other influencing factors related to site layout and eliminating driveway entrances from Queen Street West may not be possible. During pre-consultation, the applicant presented a preliminary site layout with one access point from Ann Street leading to an internal laneway and on site parking. However, it

is recognized that such a design would significantly reduce the number of units that could be accommodated on site (as compared to street townhouses).

Parking

The Town's Zoning By-law requires a minimum of 1.5 spaces per townhouse unit. The applicant has indicated that one parking space will be provided in each garage and a second 'visitor' parking space will be provided on the driveway of each unit. Typically, dedicated on-site visitor parking is provided on condominium townhouse projects. It is also noted that in this case, short term on street parking opportunities are more limited due to frontage along Queen Street West.

Compatibility

The applicant's Planning Justification Report is detailed and well thought out however, a more detailed discussion with respect to compatibility may be required.

Affordability

Staff have indicated that affordability is an important consideration when assessing residential development applications in the Town. The applicant has indicated that "the best way to increase the supply of affordable housing in a community is to increase the supply in general" and that "it is expected that people may seek to downsize or move into more accessible housing as they age". The applicant suggests that "townhouses will be more economically built than single-detached dwellings, and as such, the proposed units will fill this need within the Town for seniors who wish to sell their current homes and move into smaller spaces that require less upkeep". Notwithstanding this, staff will require the applicant to provide a clearer indication of the anticipated cost of purchasing or renting a unit, as applicable.

SUMMARY

Staff will provide further comments and opinion following the review of committee comments, public submissions, etc. It is recommended that Planning Advisory Committee refer the Applications to staff for further discussions with the applicant to address any issues identified including driveway access to Queen Street West and parking.

ATTACHMENTS

- 1) General and Specific Location Maps
- 2) Official Plan and Zoning By-law Amendment Application Form, and Proposed Amendment Sketches
- 3) Concept Site Plan, Elevation and Floor Plans
- 4) Planning Justification Report
- 5) Correspondence Received

Respectfully submitted,



Mark Stone,

GENERAL LOCATION MAP

323 Queen Street West
 Lots 5 and 6, and Part Lot 4, Plan 210
 Town of St. Marys



Subject Lands



July 1, 2020

SPECIFIC LOCATION/AERIAL MAP

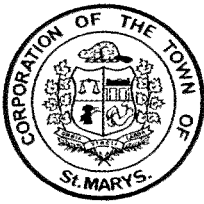
323 Queen Street West
Lots 5 and 6, and Part Lot 4, Plan 210
Town of St. Marys



Subject Lands



July 1, 2020



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.

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.

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) Heybolt Ontario Ltd. c/o John Bolton | Home Telephone No. | Business Telephone No. (519) 349-2299 |
| Address Box 1507, St. Marys | Postal Code N4X 1B9 | 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) Monteith Brown Planning Consultants (c/o Jay McGuffin) | Home Telephone No. | Business Telephone No. (519) 686-1300 |
| Address 610 Princess Avenue, London ON | Postal Code N6B 2B9 | Fax No. (519) 681-1690 |

➤ 2.0 Location and Size of the Subject Land

| | | | |
|--|--|--------------------------------------|-----------------------------------|
| Street No. 323 | Name of Street/Road Queen Street West | Registered Plan No. 210 St. Marys | Lot(s)/Block(s) |
| Reference Plan No. R166238 | Part Number(s) | Concession Number(s) | Lot Number(s) Part Lot 4, 5, 6 |
| Lot Frontage 45.4 m (Queen Street W); 45.3 m (Ann Street) | Average Width 45.3 m | Average Depth 45.4 m | Lot Area 2,037 m ² |

➤ 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

➤ 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?
May 11, 2018

➤ 3.0 Proposed and Current Land Use

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

➤ 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?
Highway Commercial

➤ 3.4 How is the subject land currently zoned in the applicable Zoning By-law?
Highway Commercial with a holding provision ('C3-H')

| 3.5.1 Front yard | Existing Buildings | Proposed Buildings | 3.5.5 Height | Existing Buildings | Proposed Buildings |
|------------------|-------------------------------|----------------------------------|------------------------|--------------------|---|
| | No existing buildings on site | 4.5 m to building; 6 m to garage | | | 8 m |
| 3.5.2 Rear yard | | 1.5 m | 3.5.6 Dimensions | | Building A: 19.11 m by 14.47 m Building B: 38.2 m by 14.47 m |
| 3.5.3 Side Yard | | 1.5 (interior) | 3.5.7 Gross Floor Area | | 810 m ² total, 132 m ² per unit |
| 3.5.4 Side Yard | | 4.5 m (exterior) | 3.5.8 Date Constructed | | TBD |

➤ 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: | Yes | No |
| 4.1.1 Add a Land Use designation to the Official Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.1.2 Change a land use designation in the Official Plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.1.3 Replace a policy in the Official Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.1.4 Delete a policy from the Official Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.1.5 Add a policy to the Official Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Not applicable.

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

The purpose of the Official Plan Amendment is to permit residential development on the subject lands, specifically townhouses. Please see the Planning Justification Report for more details.

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).

The proposal is consistent with Policies 1.1.1, 1.1.2, 1.1.3.1, 1.1.3.2, 1.4.3, 1.6.6.1, and 1.6.6.2 of the Provincial Policy Statement. Please see the Planning Justification Report for more details.

➤ 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: | Yes | No |
| 5.1.1 Add a Zone Category to the Zoning By-law? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5.1.2 Change a Zone Category in the Zoning By-law? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.1.3 Replace a zoning provision in the Zoning By-law? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.1.4 Delete a zoning provision from the Zoning By-law? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.1.5 Add a zoning provision to the Zoning By-law? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

It is proposed that the subject lands be re-zoned FROM 'Highway Commercial 3-H' TO 'Residential Zone 5-#' ('R5-#') to permit the construction of townhouses. The proposed special provisions are attached.

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

The purpose of the Zoning By-law Amendment is to permit residential development on the subject lands, specifically townhouses. Please see the Planning Justification Report for more details.

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

Please see the Planning Justification Report and enclosed Environmental Site Assessment for details.
- 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?
- 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.

➤ 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 | X | | a) Public piped water system | X | |
| 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 | X | | a) Arterial Road | X | |
| b) Ditches or swales | | | b) Collector Road | | |
| c) Other | | | c) Local Road | X | |

► 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.

An Official Plan Amendment is enclosed with this application. Please see the enclosed Planning Justification Report for more details.

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

The proposed use will be compatible with surrounding residential land uses, as discussed in the Planning Justification Report.

10.0 Other Information

A Functional Servicing Report is enclosed with this application.

► 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

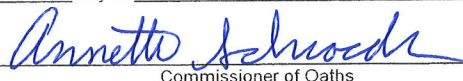
I, Jay McGuffin of the City of London in the County/Region of Middlesex

make oath and say (or solemnly declare) that the information contained in the documents that accompany this application is true.

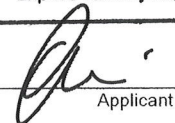
Sworn (or declared) before me at the City of London

in the County/Region of Middlesex

this 21 day of May, 2020


Commissioner of Oaths

Annette Rose Schroeder,
a Commissioner, etc., Province of Ontario,
for Monteith Brown Planning Consultants Ltd.
Expires January 23, 2022.


Applicant

► 13.0 Authorization of Owner for Agent to Make the Application

I (we), See attached Authorization of Agent Form of the _____ in the County/Region of _____

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 _____ to act as my agent in the application.

Date

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 London

in the County/Region of Middlesex

this 21 day of May, 2020


Applicant

Town of St. Marys Zoning By-law Amendment

A Zoning By-law Amendment is proposed to re-zone the subject lands FROM 'Highway Commercial' with a holding provision ('C3-H') TO a site-specific 'Residential Zone 5' ('R5-#'), and remove the holding provision, to permit the proposed townhouse development.

The following special provisions will recognize the existing lot size and frontage and allow for site-specific setbacks and lot coverage requirements, as well as the provision of a privacy fence instead of a planting strip along the interior and rear lot lines that abut residential lands:

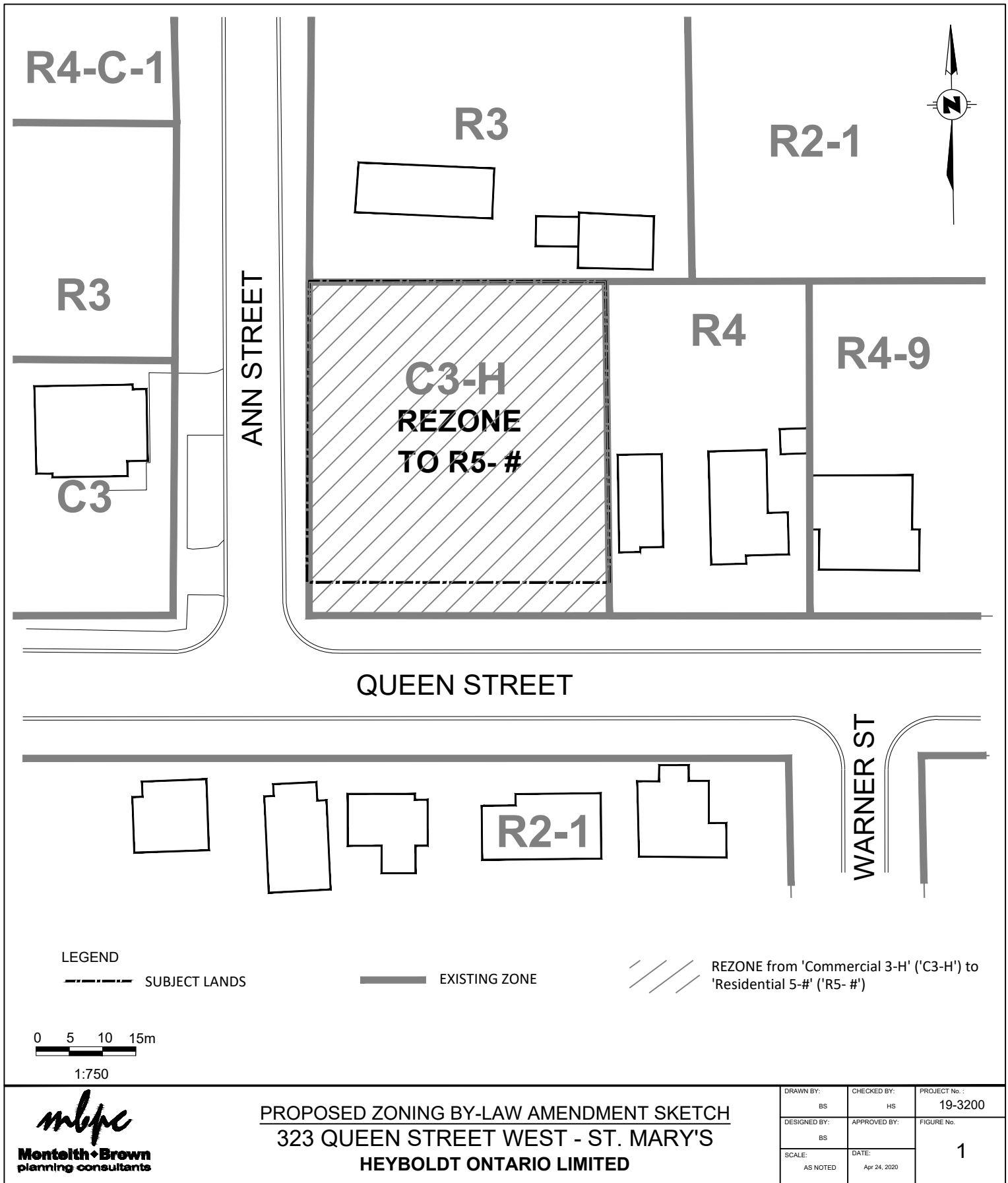
(a) Location: 323 Queen Street West

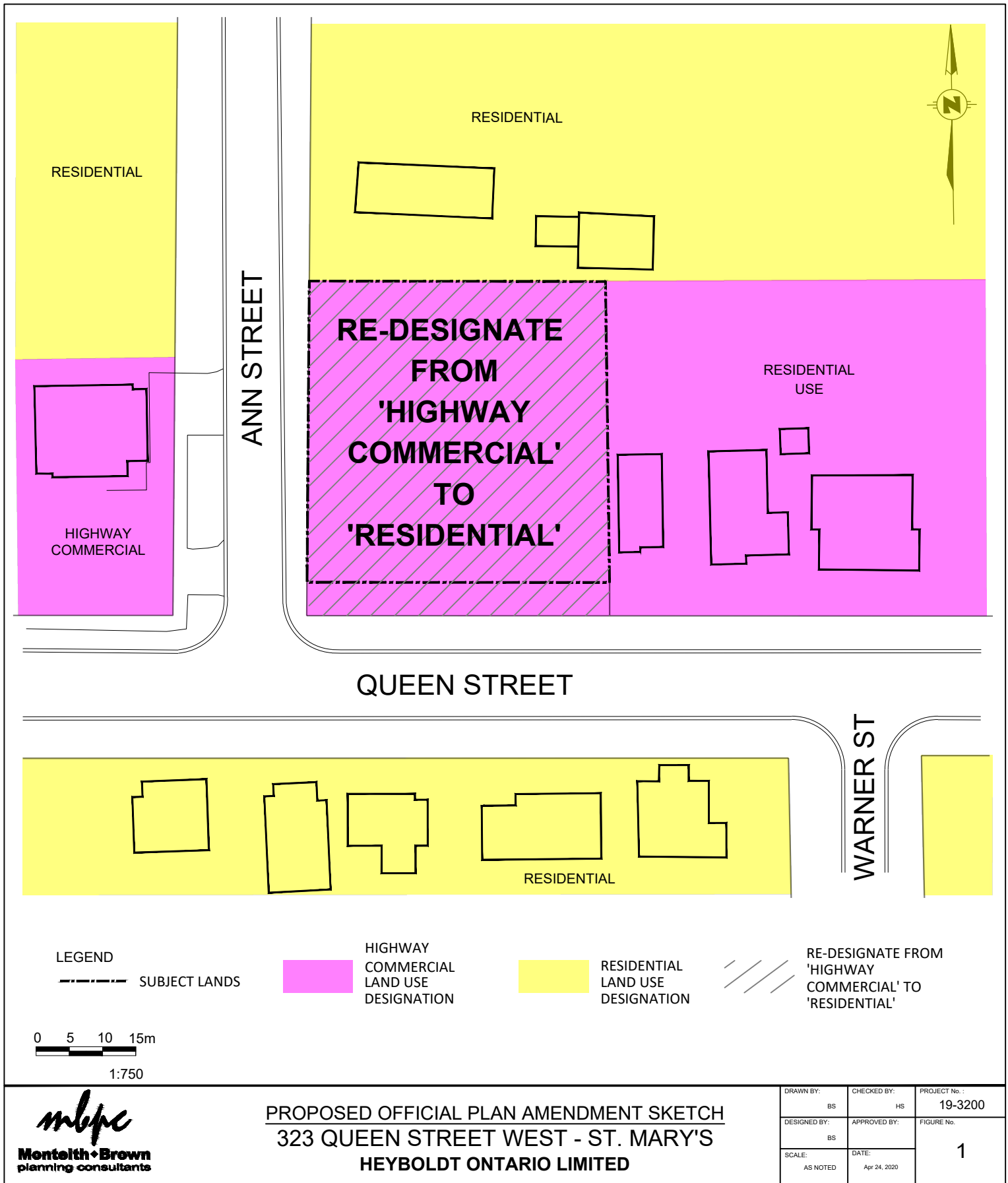
(b) Notwithstanding the provisions of Section 12.4 of By-law No. Z1-19797 to the contrary, the site regulations for two townhouse buildings shall apply to the lands located within the 'R5-#' zone as shown on Key Map 5 of Schedule "A" to this By-law:

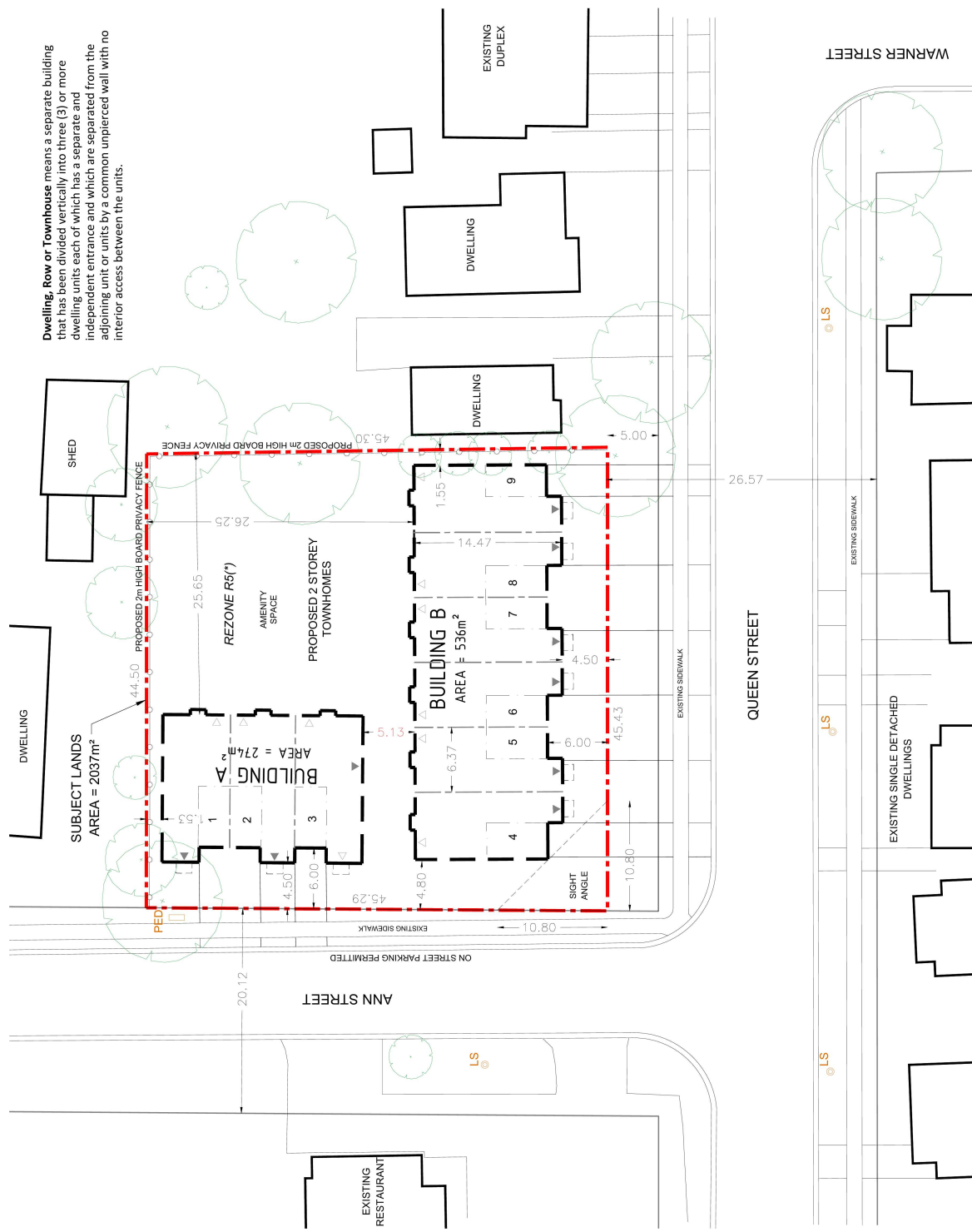
| | |
|---|--|
| (i) Front Yard , Minimum | 4.5 metres to building; 6.0 metres to garage |
| (ii) Interior Side Yard , Minimum | No side yard is required on the attached side(s) of the dwelling unit. 1.5 metres is required for the interior side yard of the dwelling unit not attached to another dwelling unit. |
| (iii) Exterior Side Yard , Minimum | 4.5 metres |
| (iv) Rear Yard , Minimum | 1.5 m |
| (v) Lot Coverage , Maximum | 40% |
| (vi) Driveway Requirements | shall not apply to the proposed development |
| (vii) Planting Strip | a 2-metre high fence will be provided in lieu of a planting strip |

(c) All other provisions of this By-law, as amended, shall apply.

The holding provision may be removed in accordance with the guidelines provided by the Town of St. Marys Official Plan, as a Functional Servicing Report has been prepared for the proposed development and submitted along with this application, and issues relating to phasing, servicing, and design criteria will be addressed through Site Plan Approval.







Dwelling, Row or Townhouse means a separate building that has been divided vertically into three (3) or more dwelling units each of which has a separate and independent entrance and which are separated from the adjoining unit or units by a common unpierced wall with no interior access between the units.

SITE DATA

| RESIDENTIAL ZONE FIVE (R5) | | SITE PLAN (R5) |
|--|--|---------------------------------|
| PERMITTED USES | REGULATION | TOWNHOUSE DWELLINGS |
| LOT AREA (MIN.) | 1017.5m² for each townhouse unit. Gross Density shall not exceed 50 U/ha | 2037m² |
| FRONTAGE CORNER LOT (MIN.) | 25m for 1st 3 units plus 6m for each additional dwelling unit | 45m |
| NUMBER OF ATTACHED DWELLING UNITS (MAX.) | 8 | 6 |
| LOT DEPTH (MIN.) | 37m | 45m |
| FRONT YARD (MIN.) | 6.0m | 4.5m TO BUILDING & 6m TO GARAGE |
| INTERIOR SIDE YARD (MIN.) | 4.5m | 1.5m |
| EXTERIOR SIDE YARD (MIN.) | 6.0m | 4.5m |
| REAR YARD (MIN.) | 7.5m | 1.5m |
| COVERAGE (MAX.) | 35% | 40% |
| HEIGHT (MAX.) | 10.5m | 8m |
| STORIES (MAX.) | 3 | 2 |
| UNITS | | 9 units |
| DENSITY (MAX.) | 50 U/ha | 45 U/ha |
| LANDSCAPE OPEN SPACE (MIN.) | 35% | 46% |
| PARKING FOR TOWNHOUSE (MIN.) | 1.5 SPACES / UNIT = 14 | 18 PROVIDED |
| GROSS FLOOR AREA PER UNIT | | 132m² (1420m²) |

* ITEMS IN RED REQUIRE SPECIAL PROVISION

LEGEND

--- SUBJECT LANDS

--- PROPOSED BUILDING

NOT A LEGAL SURVEY - LIMITS ARE APPROXIMATE

PRELIMINARY

FOR DISCUSSION PURPOSES ONLY

Oct 09, 2019

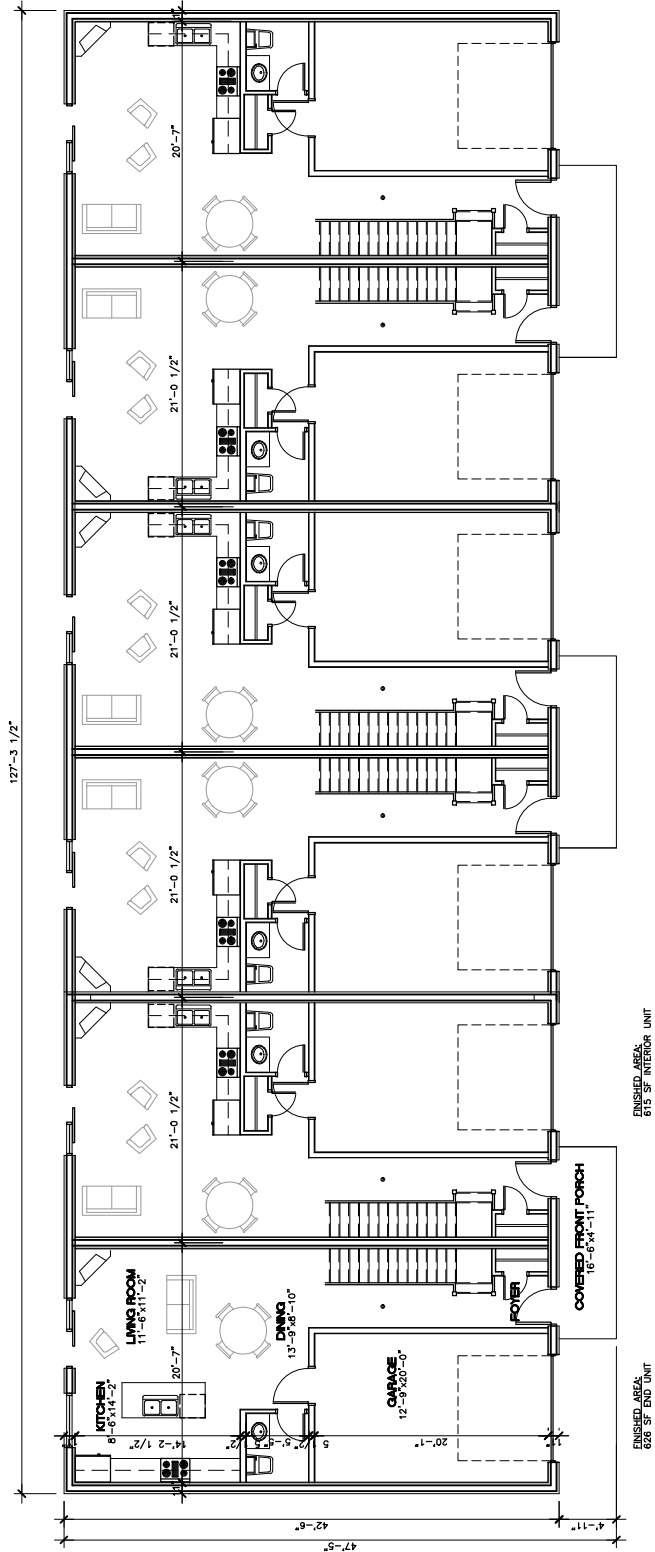
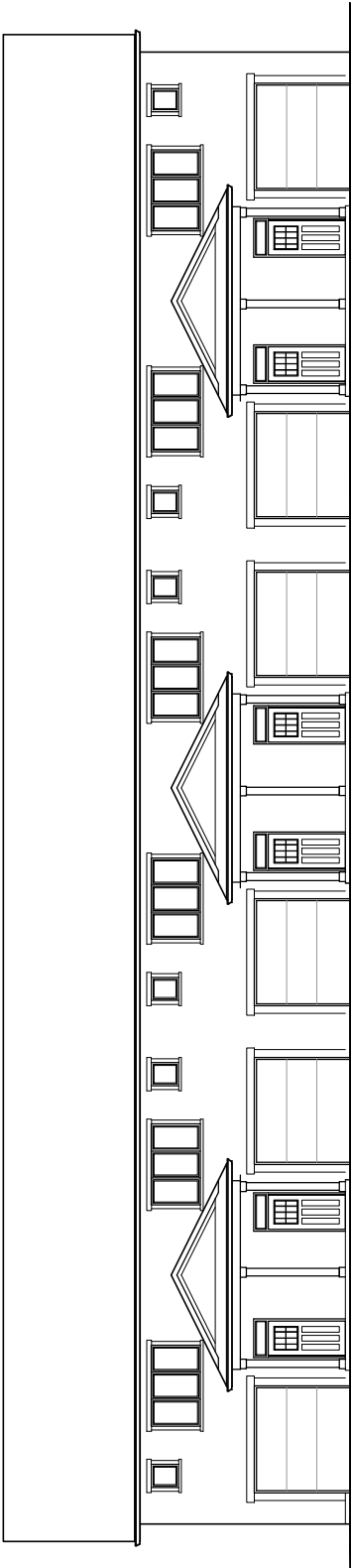


Monteith + Brown
planning consultants

CONCEPTUAL LAYOUT
RESIDENTIAL DEVELOPMENT
323 QUEEN STREET WEST - ST. MARY'S
HEYBOLT ONTARIO LIMITED



19-3200
1: 400 (11x17)
0 2 3 4 10m



TARA PORTER
BCIN: 24454

HEYBOLT ONTARIO LTD.

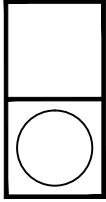
TOWNHOUSE
COMPLEX


ANN STREET
ST. MARYS, ONTARIO

| | |
|--------------|---------------|
| PRINT DATE: | JAN. 27, 2020 |
| REVISION: | PRICING |
| DRAWN BY: | T.L.P. |
| SCALE: | 3/32" = 1'-0" |
| PROJECT No.: | 18-303 |

MAIN FLOOR PLAN

Al





CONTRACTING + CONSULTING LTD.

I, MHA PORTER, HAVE REVIEWED THIS SET OF DRAWINGS FOR THE DESIGN ACTIVITIES. I AM A QUALIFIED AND AM REGISTERED IN THE APPROPRIATE CATEGORIES.

MHA PORTER
BCIN: 24454

BCIN: 41875

HEYBOLT ONTARIO LTD.

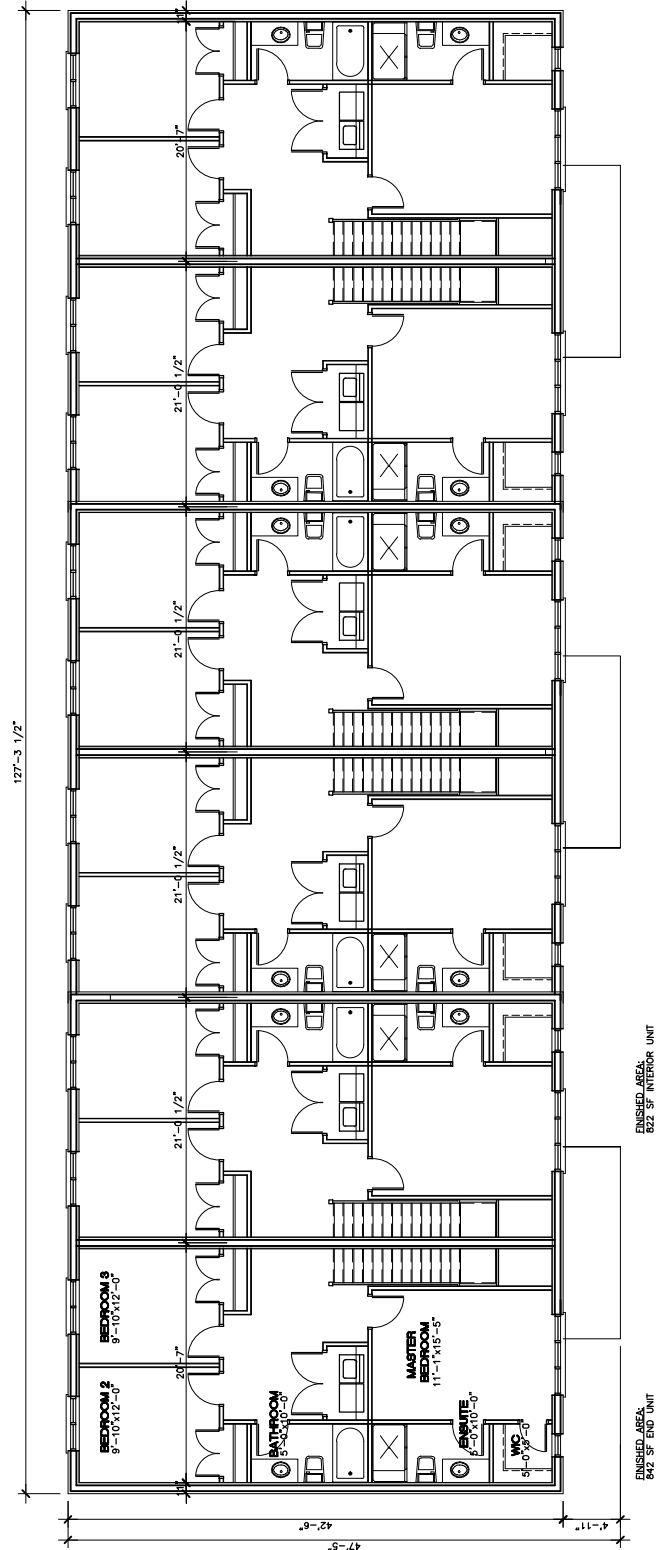
TOWNHOUSE COMPLEX

ANN STREET
ST. MARYS, ONTARIO

| | |
|--------------|---------------|
| PRINT DATE: | JAN. 27, 2020 |
| REVISION: | PRICING |
| DRAWN BY: | T.L.P. |
| SCALE: | 3/32" = 1'-0" |
| PROJECT No.: | 18-303 |

SECOND FLOOR PLAN

A2



Planning Justification Report

Heybolt Ontario Ltd.
Townhouse Development
Proposed Official Plan and
Zoning By-law Amendments

May 2020

323 Queen Street West
Town of Goderich

Prepared for:

Heybolt Ontario Ltd.
Box 1507
St. Marys, Ontario N4X 1B9

Prepared by:

Monteith Brown Planning Consultants
610 Princess Avenue,
London, Ontario, N6B 2B9
T: (519) 686-1300 | F: (519) 681-1690
E: mbpc@mbpc.ca | W: www.mbpc.ca

PLANNING JUSTIFICATION REPORT

Proposed Local Official Plan and Zoning By-law Amendments
323 Queen Street West
Town of St. Marys

May 2020

Prepared for:
Heybolt Ontario Ltd.
Box 1507
St. Marys, Ontario, N4X 1B9

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PLANNING JUSTIFICATION REPORT

323 Queen Street West
Town of St. Marys

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1. INTRODUCTION

1.1 Purpose

Monteith Brown Planning Consultants ("MBPC") on behalf of our client, Heybolt Ontario Ltd. (c/o John Bolton), is pleased to submit applications to amend the Town of St. Marys Official Plan and Zoning By-law Z1-1997 as they apply to 323 Queen Street West ("the subject lands"). The purpose of the applications is to permit the development of two townhouse buildings, two storeys in height, with a total of nine units on the subject lands. The proposed planning approvals will facilitate the development of medium-density housing to be marketed toward older adults on a property that is currently underutilized and vacant.

The intent of this report is to analyze the land use planning merits of the proposed Official Plan and Zoning By-law Amendments to determine the appropriateness of the proposed development. The proposal will be analyzed within the context of the surrounding community and the relevant planning documents, including the Provincial Policy Statement (2020), the Town of St. Marys Official Plan, the draft Town of St. Marys Official Plan Update, and the Town of St. Marys Zoning By-law.

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1.2 Site Description

The subject property is located at the northeast corner of the intersection of Ann Street and Queen Street West, abutting a low-density residential subdivision (see Figure 1, below). The site has a total area of approximately 2,037 m² (0.2 Ha) with approximately 45.4 metres of frontage on Queen Street West to the south, and 45.3 metres of frontage on Ann Street to the west. The property is currently vacant and undeveloped, with a chain-link fence runs around the site (see Figure 2, below). There are two existing curb-cut access points, one from Queen Street West, and one from Ann Street.

Figure 1 – Aerial Photo of the Subject Lands



Source: Perth County Mapping, 2020

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Figure 2 – View of the Subject Lands, looking north from Queen Street West



Source: Monteith Brown Planning Consultants, 2019

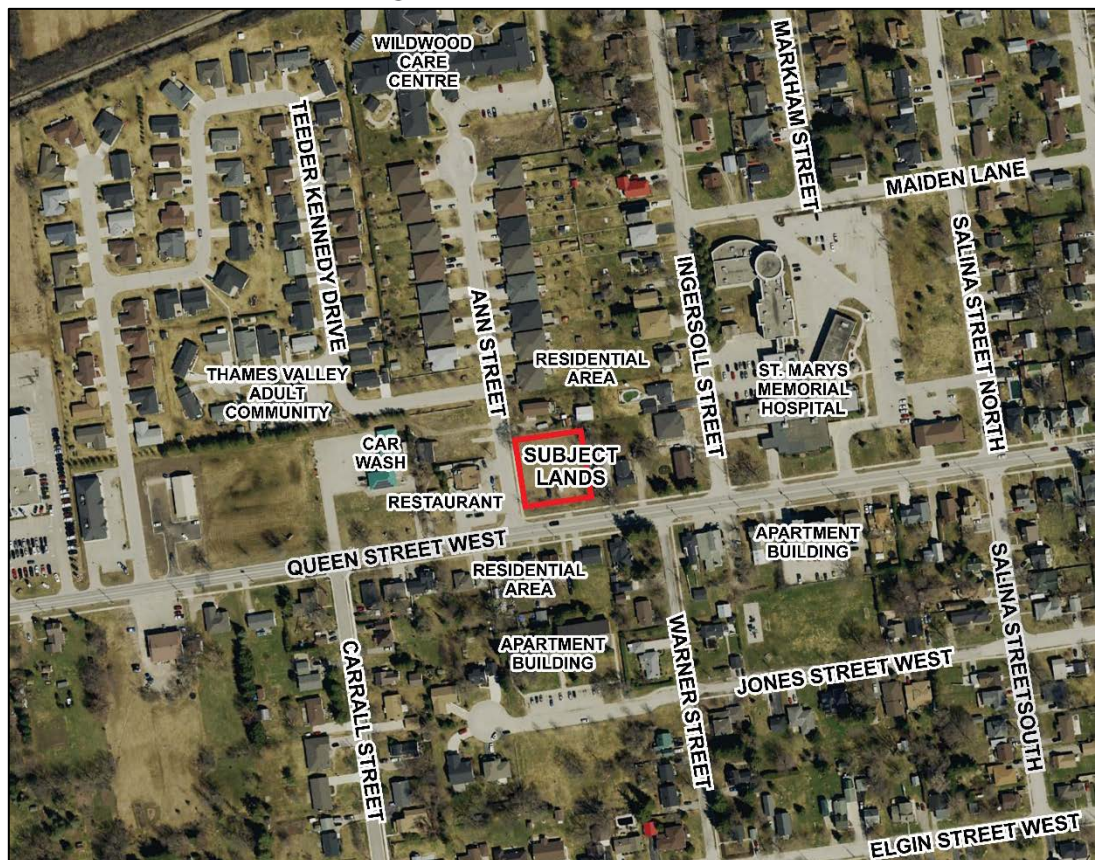
PLANNING JUSTIFICATION REPORT

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1.3 Land Use Context

The subject lands are located on the west side of St. Marys, directly adjacent to Queen Street West to the south; Ann Street to the west; and single-detached dwellings to the north and east (Figure 3). A diner and a car wash are located to the west of Ann Street, and single-detached dwellings are located to the south of Queen Street West. The property is located in proximity to two apartment buildings, the Wildwood Care Centre, the Thames Valley Adult Community, and St. Mary's Memorial Hospital.

Figure 3 – Land-Use Context



Source: Perth County Mapping; Monteith Brown Planning Consultants, 2020

PLANNING JUSTIFICATION REPORT

323 Queen Street West
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1.4 Pre-Application Consultation

MBPC and John Bolton (of Heybolt Ontario Ltd.) met with municipal staff and Mark Stone of MLS Planning Consulting on September 16th, 2019 to discuss the proposed townhouse development for the subject lands. Our client was initially interested in developing a building with five one-storey townhouse rental units, facing Queen Street West, with access provided via a private driveway on the south side of the site extending from Ann Street. Our client informed Town Staff that the units were intended to be marketed towards older residents and farmers in the area who are downsizing and wish to move into smaller, one-storey homes that require minimal maintenance.

Municipal staff confirmed that Official Plan and Zoning By-law Amendments would be required to permit the proposed development, as the site is currently designated and zoned for 'Highway Commercial' uses. A Site Plan Approval application would also be required prior to construction. Staff stated that they had concerns with removing lands from the 'Highway Commercial' designation for residential development, as there is a limited supply of commercial lands within the Town. MBPC identified that the property has remained vacant for quite some time, and the lands to the east within the 'Highway Commercial' designation have been developed for residential uses. As such, MPBC emphasized that Ann Street would be a more suitable demarcation point between the Highway Commercial area to the west, and residential land uses to the east.

Staff requested that our client consider developing higher-density, more affordable forms of housing on the site, if they chose to move ahead with a residential development proposal for the subject lands. Municipal staff also noted that the applicant would be required to demonstrate that they will provide enough visitor parking for the proposed development, as the Town does not have specific visitor parking regulations.

On October 31, 2019, the Town circulated a list of "Pre-Consultation and Complete Application Submission Requirements" for the Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval applications, which are included in Appendix 1. The following items were identified as requirements for the Official Plan and Zoning By-law Amendment applications:

- Functional Servicing Report;
- Concept Elevations;
- Concept Site Plan;
- Planning Justification Report;
- Phase 1 Environmental Site Assessment;
- Consideration of visitor and barrier-free parking;
- Information regarding affordability of proposed units and how affordability levels will be maintained in the future;
- Identifying whether units will be rentals or freehold; and

PLANNING JUSTIFICATION REPORT

323 Queen Street West
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- Addressing current and proposed policy approaches in the new Official Plan with respect to mixed use on Highway Commercial properties.

The required studies are enclosed with this application, and the above-noted matters are addressed in this report.

PLANNING JUSTIFICATION REPORT

323 Queen Street West
Town of St. Marys

2. DEVELOPMENT PROPOSAL

Based on the pre-consultation and review of various design alternatives for the site, Heybolt Ontario Ltd. is proposing to develop two townhouse buildings on the subject lands, which will be designed to appeal to downsizing seniors and other potential buyers who wish to remain in the community without the burden of keeping up a large property or yard. Building 'A', which fronts on to Ann Street, is proposed to have a ground floor area of 274 m² and contain three units. Building 'B' is proposed to front onto Queen Street West and contain six units within a 536 m² building (see Figure 5, below). Both buildings will be two storeys in height, with a brick veneer on the first storey (see Figure 4). Each unit will have an area of 132 m², with a one-car garage and one parking space for visitors. The northeast corner of the site is proposed to be used as a common amenity space. A 2-metre high privacy fence is proposed to extend around the northern and eastern boundaries of the site, to provide separation between the proposed development and adjacent residential dwellings.

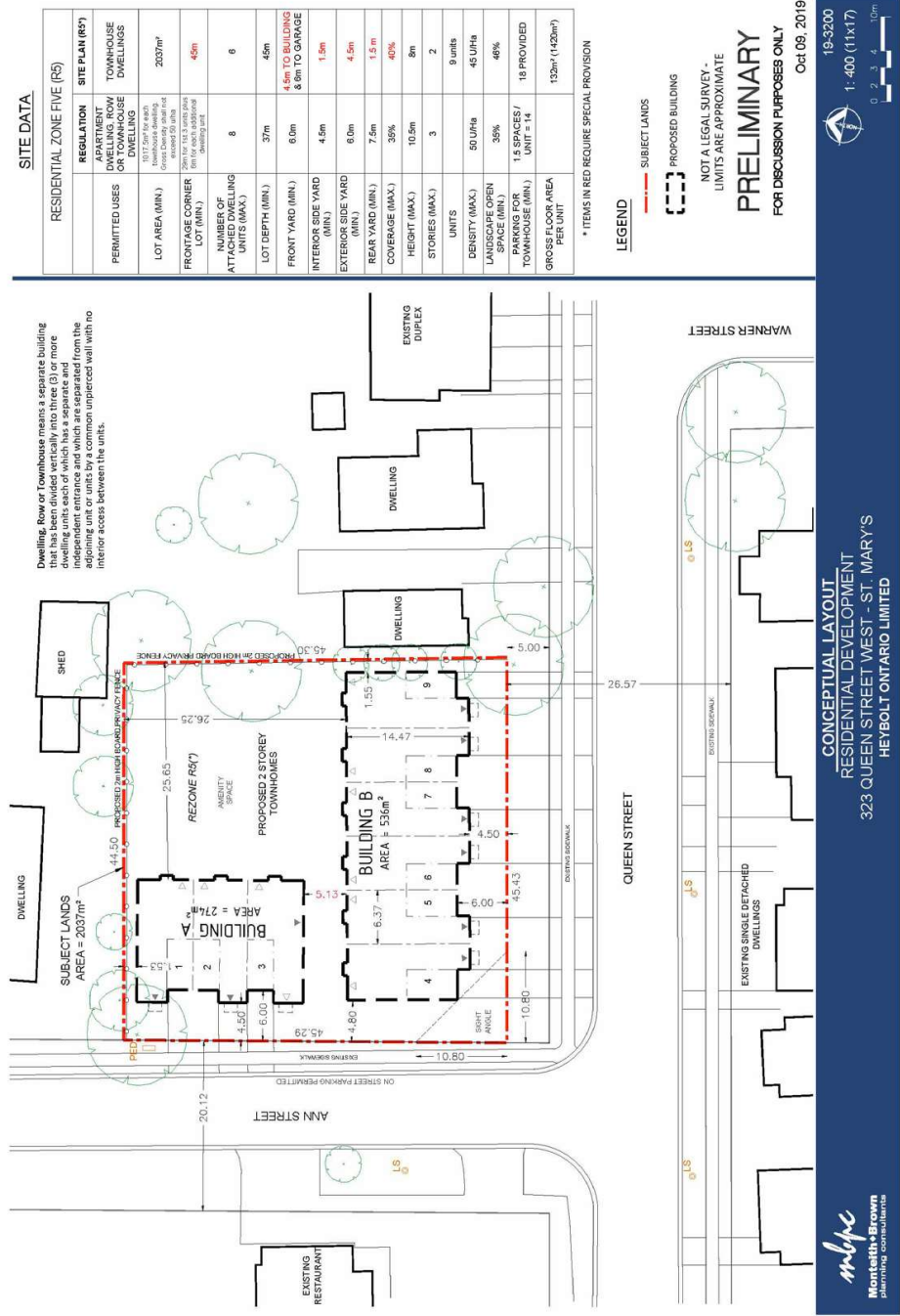
At this time, it is anticipated that the site will proceed through Site Plan and Draft Plan of Condominium processes (which will be submitted after the Official Plan and Zoning By-law Amendments are approved). Site design details may be refined further at this time.

Figure 4 – Conceptual Elevations



Source: MTH Contracting + Consulting Ltd., 2020

Figure 5 – Development Concept



Source: MBPC, 2020

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2.1 Affordability

At the Pre-Consultation Meeting, Town staff requested that the applicant provide information regarding the affordability of the proposed units, and how affordability levels will be maintained in the future. This section provides a brief overview of how the proposed development is compatible with the aim of the regional *10-Year Housing and Homelessness Plan for Stratford, Perth County, and St. Marys* (“the Plan”) to increase access to affordable housing options.

The Town of St. Marys is planning for 30% of new housing units to be affordable to households with incomes in the lowest 60% of income distribution for Perth County. The 2018 Annual Report on the *10-Year Housing and Homelessness Plan* does not identify how many new affordable home units have been built in the Town since the introduction of the Plan in 2014, so it is not clear if this target is being met.

The best way to increase the supply of affordable housing in a community is to increase the supply in general. Most “affordable” housing can be found in existing housing and apartment stock. As the supply of new housing increases in a city or town, homeowners and renters who can afford to do so move from older buildings to newer, more expensive dwellings. The older buildings become affordable housing for lower-income occupants, in a process known as “filtering”.¹

The Plan notes that the proportion of people aged 45 to 64 in St. Marys grew by over 60% between 1996 and 2011, and it is expected that people in this demographic group may seek to downsize or move into more accessible housing as they age (p. 22). The townhouses will be more economically built than single-detached dwellings, and as such, the proposed units will fill this need within the Town for seniors who wish to sell their current homes and move into smaller spaces that require less upkeep.

¹(Bier, Thomas. (2001) “Moving Up, Filtering Down: Metropolitan Housing Dynamics and Public Policy”. Prepared for the Brookings Institution Centre on Urban and Metropolitan Policy.

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3. BACKGROUND AND TECHNICAL STUDIES

3.1 Phase I Environmental Site Assessment

Rubicon Environmental (2008) Inc. conducted a Phase I Environmental Site Assessment (ESA) for the subject lands in 2018, which did not identify any areas of potential environmental concern on the property. Based on the information gathered during the Phase I ESA, Rubicon concluded that there is no known development on the subject property, and no known potential contaminating activities were identified on or off site.

3.2 Functional Servicing Report

MR Engineering and Design Ltd. prepared a Functional Servicing Strategy for the proposed development, which is enclosed in this application under separate cover and summarized below. In brief, the proposed development can be constructed, serviced, and graded to satisfy the requirements of the Town of St. Marys.

Stormwater Management

At present, most of the site drains overland from north to south. The existing municipal storm sewage system in proximity to the site consists of a 300 mm diameter storm sewer on the west side of Ann Street along the west frontage of the site, and a 525 mm diameter storm sewer on the north side of Queen Street West across the south frontage of the site, as well as catch basin at the Ann Street and Queen Street West intersection.

Stormwater management will be provided through on-site quantity and quality controls. Post-development flows will be attenuated to pre-development levels up to and including the 10-year storm event, with major flows routed overland to an appropriate outlet and on-site catch basins. Quality control measures will be used to remove suspended solids (oil and grit) from ponding areas. During construction, silt control fencing is proposed to be installed along the perimeter of the site and catch basins will be wrapped with filter fabric.

Water Servicing

The existing municipal water distribution system in proximity to the site consists of a 100 mm diameter watermain on the east side of Ann Street across the west frontage of the site, as well as a 150 mm diameter watermain on the south side of Queen Street West along the south frontage of the site. Existing fire hydrants are located at the intersection of Ann Street and Maiden Line, and the intersection of Queen Street West and Warner Street. It is proposed that the required 50 mm water service pipe be connected to the existing 100 mm watermain located on the east side of Ann Street. As each building is less than three storeys in height and

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less than 600 m² in area, the Ontario Building Code does not require the provision of additional water supply for firefighting.

Sanitary Sewer Servicing

The existing municipal sanitary sewage system in proximity to the site consists of a 250 mm diameter sanitary sewer along the centre of Ann Street and a 525 mm diameter sanitary sewer along the centre of Queen Street West. The site is proposed to be serviced via a 150 mm diameter sanitary sewer connected to the existing sanitary sewer along the centre of Ann Street, with individual service connections provided to each unit.

In conclusion, adequate stormwater management, water, and sanitary sewer servicing can be provided for the proposed development. It is anticipated that a Geotechnical Investigation will be completed prior to undertaking the final engineering design for this project, and the report will be reviewed and upgraded once a final site plan has been developed prior to construction.

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4. PLANNING FRAMEWORK AND ANALYSIS

The following section will provide an overview and analysis of the existing planning framework, identify the key policies and by-laws that relate to the subject lands, and discuss the Official Plan and Zoning By-law Amendments required to permit the proposed development.

4.1 Provincial Policy Statement

The Provincial Policy Statement (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development. Any decision by a planning authority that requires approval under the Planning Act “*shall be consistent with*” policy statements issued under the Act. The PPS is intended “*to be read in its entirety*”, and decision makers must balance a range of policy directives when deciding whether or not a planning proposal is consistent with the PPS, rather than prioritizing one set of policies over another (PPS, Part III). For the past six years, the 2014 PPS has guided land-use planning decisions throughout Ontario. However, the 2020 PPS was released on February 28th of this year, and came into effect on May 1, 2020, replacing the 2014 PPS.

The proposed development is consistent with Policy 1.1.1, which directs approval authorities to promote developments which sustain healthy, livable, and safe communities. The subject lands are located within a serviced Settlement Area, directly adjacent to an arterial road intended to accommodate large volumes of traffic (Policy 1.1.3.1, Policy 1.1.3.2, Policy 1.6.6.2). Single-detached dwellings are the predominant form of housing within the Town of St. Marys, so the proposed townhouse units will provide a more affordable housing option for seniors who wish to downsize and remain in the community (Policy 1.1.1 b), Policy 1.4.3 b)). A Phase I ESA has been completed for the subject lands, which identified that there are **no** environmental concerns with the property, as no known potential contaminating activities were identified on or off site (Policy 1.1.1 c)).

The PPS also directs communities to provide an appropriate amount of employment lands, which include commercial lands, for a time horizon of up to twenty-five years (Policies 1.1.1 b), 1.1.2). In this case, the proposed removal of lands from the Highway Commercial designation for residential development is appropriate, as there does not appear to be a high demand for Highway Commercial lands in St. Marys, and the subject lands are located within a predominantly residential area. The site has remained vacant for years and has never been developed for commercial purposes, although it has been designated and zoned to accommodate such development. Several other parcels of land within the Highway Commercial corridor are also undeveloped, including the lands directly east of Radar Auto Parts (441 Queen Street West) and the area directly south of Little Falls Car and Pet Wash (357 Queen Street West). The properties to the east of the subject lands and west of Ingersoll Street have all been developed for residential purposes, although they are also designated as

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Town of St. Marys

'Highway Commercial'. The property at 2 Ingersoll Street (to the east of the subject property) was formerly an insurance business, but has since been converted to a residential use, not a commercial use.

The Functional Servicing Report prepared for this application demonstrates that there is adequate municipal stormwater management, water, and sanitary sewer servicing infrastructure available for the proposed development (Policies 1.6.6.1, 1.6.6.2). Stormwater management planning for the proposed lot will be integrated with sewage and water services, and minimize contaminant loads through the provision of quality control measures (Policy 1.6.6.7).

As noted above, the proposed development will increase the supply of affordable housing, as the proposed townhouses will be more economically built than single-detached dwellings, so the proposed units will present an affordable option for seniors who wish to sell their current homes and move into smaller spaces that require less upkeep (Policy 1.4.3 b). The proposal also serves to expand the range and mix of housing supply through the provision of townhouses, which in turn provides greater flexibility for housing choices at a more affordable level than single-detached dwellings, which are the predominant form of housing in the Town.

Based on the above analysis, it is our professional opinion that the proposed development conforms to the Provincial Policy Statement.

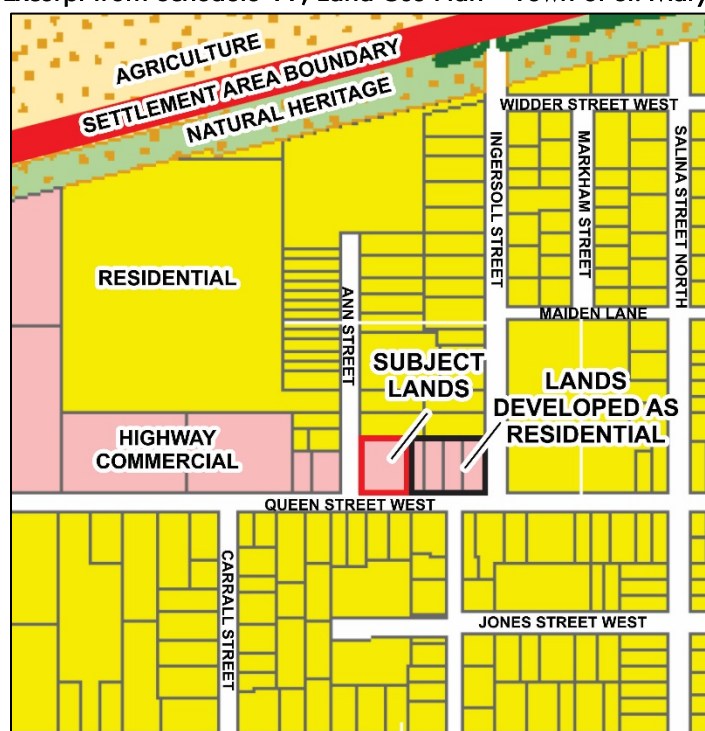
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4.2 Town of St. Marys Official Plan

The subject lands are currently designated as 'Highway Commercial' on Schedule 'A' of the Town of St. Marys Official Plan and are located directly adjacent to 'Residential' lands to the north (see Figure 6, below). Highway Commercial uses are intended to provide for "a range of commercial uses appropriate to meet the needs of the local residents and the travelling public [...] particularly automobile-oriented uses, and other uses such as drive-thru or fast food restaurants, automobile sales and service establishments, gasoline bars, lodging establishments, garden centres, hardware/automotive type uses, and lumber yards shall be permitted." (s.s. 3.3.2.2.). Permitted uses may also include large plate retail uses, strip malls, shopping outlets, large-scale business and professional offices, and factory outlets (s.s. 3.3.2.2). An Official Plan Amendment ('OPA') to re-designate the subject lands FROM 'Highway Commercial' TO 'Residential' is required to permit the proposed development.

Figure 6 – Excerpt from Schedule 'A', Land Use Plan – Town of St. Marys Official Plan



Source: Town of St. Marys Official Plan

Although the subject lands are part of a 'Highway Commercial' ribbon that runs along the north side of Queen Street West, a review of the existing land uses and zoning within this area shows that the lands to the east of the site are zoned and developed for **residential** purposes, **not** Highway Commercial uses. It is our understanding that the subject lands themselves have been designated as 'Highway Commercial' for at least thirteen years but have **never** been developed. As such, it is our professional opinion that the proposed development will not serve to interrupt the Highway Commercial ribbon, as Ann Street is already a more suitable eastern

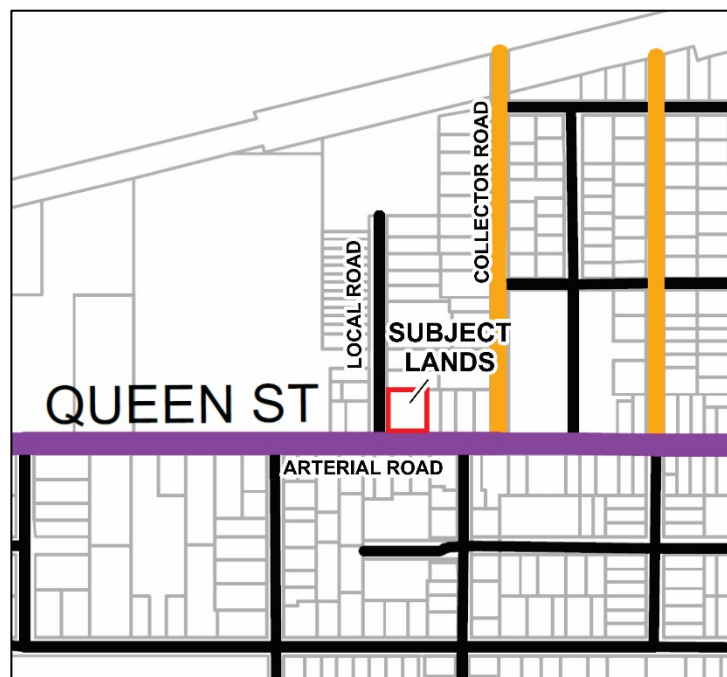
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boundary for the Highway Commercial designation than Ingersoll Street, and there appears to be no demand for the lands to be used for commercial purposes.

The subject lands are directly adjacent to Queen Street to the south, which is identified as an 'Arterial Road' on Schedule 'B' of the Official Plan, and Ann Street to the west, which is identified as a 'Local Road' (see Figure 7, below). Arterial Roads are intended to carry high volumes of traffic from one area to another, with limited direct access, and Local Roads carry low volumes of traffic to nearby destinations (s.s. 5.3.1.1, s.s. 5.3.1.3).

Figure 7 – Excerpt from Schedule 'B', Road Classifications – Town of St. Marys Official Plan



Source: Town of St. Marys Official Plan

The proposed development is consistent with the Residential policies of the Official Plan, which direct the Town to “encourage the provision of an adequate supply and choice of housing”, promote housing for senior citizens, and encourage diversification in different types of housing forms (s.s. 3.1.1.1, s.s. 3.1.1.6, s.s. 3.1.1.8). The proposed townhouses will expand the range of housing options in the community and will provide housing opportunities for seniors who want to age in place within their community (s.s. 2.1.1).

The 'Residential' land use designation permits a range of dwelling types, from single-detached dwellings to walk-up apartments, with further details addressed through the Zoning By-law (s.s. 3.1.2.2). The Official Plan directs Council to consider a density target of 25 to 40 units per hectare for townhouse dwelling development proposals (s.s. 3.1.2.5). Developments with a density of over 75 units per hectare require an amendment to the Official Plan (s.s. 3.1.2.7 c)). The proposed development will have a density of 45 units per hectare, slightly above the

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323 Queen Street West
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recommended density target, but the Official Plan also allows Council to moderately increase or decrease the density target based on site-specific circumstances (s.s. 3.1.2.5). In this case, the proposed density is appropriate, as the subject lands can accommodate an adequate amount of amenity space and parking for all nine units, and servicing capacity is available.

The proposed development conforms with all issues related to municipal wastewater treatment capacity and conveyance, hard services, and utilities that Council is directed to consider when evaluating proposals for residential developments with a net density of over 18 units per hectare (s.s. 3.1.2.7). The proposed townhouses are two storeys in height (less than the maximum building height of three storeys) and will be designed in a manner compatible with the general character of the surrounding area (s.s. 3.1.2.7 a)). The subject lands are generally flat and undeveloped, and a Phase I ESA found that there are no environmental concerns associated with the property (s.s. 3.1.2.7 b)). As noted above, the net density of development is 45 units per hectare, well within the maximum 75 units per hectare prescribed in the Official Plan (s.s. 3.1.2.7 c)). The proposed development is proposed to be serviced with municipal water supply and sewage disposal systems, and the Functional Servicing Report found that a development of this size and density can be accommodated within the capacity of the existing municipal systems (s.s. 3.1.2.7 d)). The subject lands are directly adjacent to an arterial road, and the proposed preliminary site plan provides sufficient on-site parking and adequate screening from adjacent residential areas (s.s. 3.1.2.7 e), f)). An amenity area is proposed to be provided for residents, appropriate to the size and scale of the development (s.s. 3.1.3.8).

Based on the above analysis, the proposed amendment conforms to all policies and requirements relating to the Town of St. Marys Official Plan.

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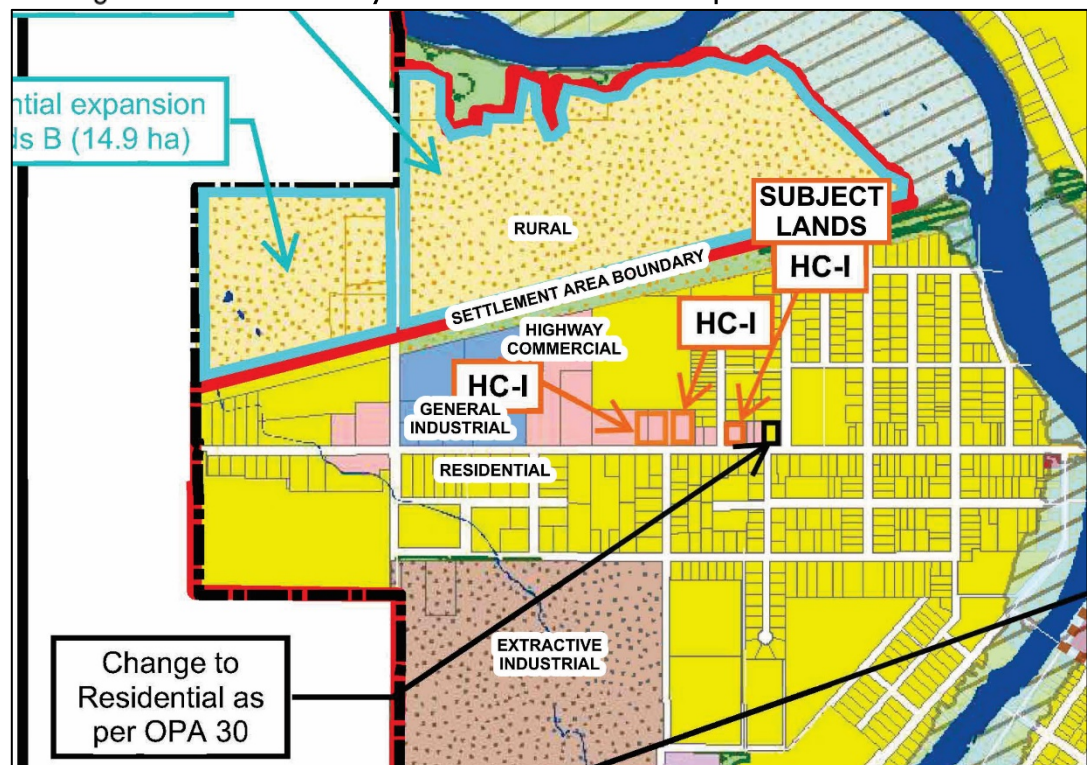
323 Queen Street West
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4.3 Town of St. Marys Draft Official Plan Update

It is our understanding that the Town is currently undertaking a five-year review of the Official Plan, as required by the *Planning Act*. A copy of the Draft Official Plan Update ('Draft OP') was presented to the Town Council on January 14, 2020 and is available for review on the City's website.

Although the proposed policies have been reviewed, but **not** approved by Council, we would like to highlight the proposed re-designation of the subject lands (along with a number of other 'Highway Commercial' properties) from 'Highway Commercial' to 'Highway Commercial I' ('HC-I') on Draft Schedule 'A'. The proposed 'HC-I' designation contemplates mixed-use buildings **and** standalone apartment buildings with a maximum height of 4 storeys or 14 metres, "provided the residential use of the land does not interfere with or detract from the primary commercial function of the area" (s.s. 3.3.2). The proposed development and associated planning approvals are consistent with the Town's apparent interest in permitting higher-density residential development on this property.

Figure 8 Town of St. Marys Official Plan Review and Update – Draft Schedule 'A'



Source: Town of St. Marys Official Plan Review and Update (Draft)

PLANNING JUSTIFICATION REPORT

323 Queen Street West
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It is proposed that the subject lands be re-designated FROM 'Highway Commercial' TO 'Residential', rather than adding townhouses to the list of permitted uses for the proposed site-specific 'HC-I' designation. The proposed development does not fit with the general intent and purpose of the 'HC-I' designation, which specifically permits mixed-use medium-density residential developments and apartment buildings that are intended to be **subsidiary** to the general commercial character of the surrounding area. As noted above, it is our opinion that Ann Street represents a more suitable western boundary for the 'Highway Commercial' designation than Ingersoll Street, based on the existing land use pattern in the town. We see no reason why the 'Highway Commercial' designation and permissions should be retained on the property when it is proposed to be developed for a solely residential use.

As part of the OP review, planning staff have prepared draft papers with a land supply/needs assessment for each designation. It is understood that the conclusions have been presented to Council in draft form and the reports were prepared before the 2020 PPS extended the planning time horizon from 20 to 25 years. Notwithstanding this fact, the reports provide a useful assessment of the existing supply of 'Highway Commercial' lands within the town and can be used to assess how the proposed OPA might affect this supply. It is our opinion that the proposed OPA will not have a detrimental effect on the Town's ability to provide enough 'Highway Commercial' lands for development over the next 25 years, based on the amount of land currently available and historic consumption rates.

'Discussion Paper #10 – Commercial (DRAFT)' identifies that there are six vacant properties designated as 'Highway Commercial' in the Town, including the subject lands, for a total of 12.74 Ha, which *"appears sufficient to meeting the needs of the community"* (p. 13). Furthermore, the Discussion Paper also identified that there is intensification potential on an additional 3.1 Ha of partially developed 'Highway Commercial' lands. The removal of the subject lands from the 'Highway Commercial' designation will result in only an approximate 2% decrease in the amount of vacant land within this designation.

The draft Discussion Paper also found that rates of building activity for commercial uses within the Town is irregular, with an average of 0.22 Ha of land developed per year between 2005 and 2014, for a total of 2.20 Ha. If this recent trend continues, the available supply of 'Highway Commercial' lands (excluding the subject lands) will be sufficient to meet the needs of the community for the next several **decades**. The proposed OPA will not have a negative effect on the Town's ability to meet their needs for commercially designated lands in accordance with Policy 1.1.2 of the PPS.

The Town is also contemplating changes to 'Residential' policies in the draft updated Town OP, with the inclusion of specific policies for the development of townhouse, multiple, and apartment dwellings (s.s. 3.1.2.3.3). The proposed development is consistent with these policies. The proposed townhouses are only two storeys, or 8 metres, in height, which is compatible with surrounding low-rise, low-density residential land uses and is not anticipated to cause any issues in regard to shadowing impacts on adjacent lots (s.s. 3.1.2.3.3 a), c), d)).

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The subject lands are located directly adjacent to Queen Street West, a prominent east-west arterial road, and have enough space to incorporate required parking, outdoor amenity features, landscaping, and fencing to buffer the development from adjacent properties (s.s. 3.1.2.3.3 b), e)). Our client has informed us that the first storey of each building will be clad with a brick veneer, similar to other recently constructed buildings in the Town (s.s. 3.1.2.3.3 f)). The proposed development will not interfere with the preservation and protection of the natural open space system or cultural heritage resources, as the subject lands are not located in close proximity to either (s.s. 3.1.2.3.3 g)). It is not anticipated that the proposed development will create a traffic hazard or an unacceptable increase in traffic on local roads, as residents and visitors will travel to the site via Queen Street West, a major arterial road (s.s. 3.1.2.3.3 h)). Finally, it is anticipated that there will be minimal changes to existing site grades, as the undeveloped property is relatively flat already (s.s. 3.1.2.3.3 i)).

The draft OP also proposes to establish a 'Medium/High Density Residential' sub-designation to ensue that higher density affordable housing is provided on greenfield properties in the form of low and mid-rise apartments, stacked or back-to-back townhouses, and similar forms of housing (s.s. 3.1.2.8). The draft OP establishes a net density target of 25-40 units per net hectare for street townhouses and multiple dwellings, but also permits Council to moderately increase or decrease permitted densities on a site-specific basis (s.s. 3.1.2.9). The proposed development has a density of 45 units per hectare, which is slightly higher than the target, but permissible under the draft planning policies, as adequate servicing and on-site amenities are available.

In light of the analysis above, the proposed development and Official Plan Amendment is consistent with the general intent and purpose of the Town of St. Marys Draft Official Plan Update.

PLANNING JUSTIFICATION REPORT

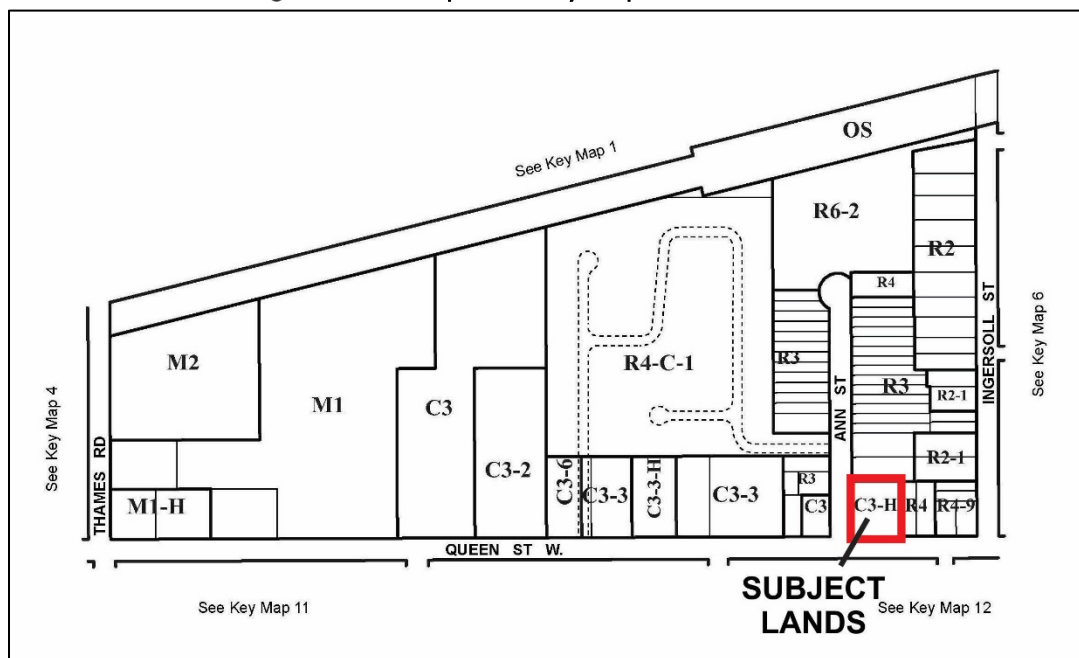
323 Queen Street West
Town of St. Marys

4.4 Town of St. Marys Zoning By-law

The site is zoned as 'Highway Commercial' with a holding provision ('C3-H') on Schedule 'A' of the Town of St. Marys Zoning By-law (see Figure 9). The 'Highway Commercial' zone permits a wide range of commercial/business, automotive, and large plate format commercial uses, buildings, and structures, but does not permit residential uses (s.s. 17.1.1, 17.1.2, 17.1.3, Town of St. Marys Zoning By-law). The conditions for the lifting of the holding provision are not listed in the Zoning By-law. However, the Official Plan states that:

"prior to the removal of any holding symbol, Council shall be satisfied by the developer, that all conditions of any agreements have been met or will be met and that the policies of this Plan have been met or fulfilled in regard to such aspects as phasing, servicing, and design criteria" (s.s. 7.19.3, Town of St. Marys Official Plan).

Figure 9 – Excerpt from Key Map 5 of Schedule "A"



Source: Town of St. Marys Zoning By-law

The properties to the north of the site are zoned 'Residential 3' ('R3'), which permits converted, duplex, semi-detached, and single-detached dwellings, among other uses (s.s. 10.1). The properties to the east are zoned as 'Residential 4' ('R4'), which permits single-detached, semi-detached, duplex, triplex, and fourplex dwellings, among other uses (s.s. 11.1). The lands to the south of Queen Street West are zoned as 'R2-1', which permits single-detached dwellings (s.s. 9.1). The proposed zoning will allow for slightly more intensive residential building forms than the surrounding zones, which is appropriate because the subject lands are on a corner lot, facing a main arterial road to the south.

PLANNING JUSTIFICATION REPORT

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Town of St. Marys

It is proposed that the subject lands be re-zoned FROM 'Highway Commercial 3-H' TO 'Residential Zone 5-#' ('R5-#') to permit the construction of townhouses. The special provisions will recognize the existing lot frontage, as well as site-specific building setbacks and lot coverages (see Table 1, below).

PLANNING JUSTIFICATION REPORT

323 Queen Street West
Town of St. Marys

Table 1 – Proposed Zoning Amendment

| Zone Regulations | Existing R5 Zone | Proposed Development | Proposed R5-# Zone |
|--|--|---|---|
| Lot Area, Minimum | 1,017.5 square metres for each Row or Townhouse dwelling; however the gross density shall not exceed 50 units per hectare. | 2,037 m ² for two dwellings Density – 45 u/Ha | 1,017.5 square metres for each Row or Townhouse dwelling; however the gross density shall not exceed 50 units per hectare. |
| Lot Frontage, Minimum – Corner Lot | 29.0 metres for the first three units plus 6.0 metres for each additional dwelling unit = 47 metres | 45 m (Queen Street West) | 45 m (Queen Street West) |
| Number of Attached Dwelling Units, Maximum | 8 | 6 | 8 |
| Lot Depth, Minimum | 37.0 m | 45 m | 37 m |
| Front Yard, Minimum | 6.0 m | 4.5 m to building 6 m to garage | 4.5 m to building 6 m to garage |
| Interior Side Yard, Minimum | 4.5 m | 1.5 m for dwelling units not attached to another dwelling unit | No side yard is required on the attached side(s) of the dwelling unit. 1.5 metres is required for the interior side yard of the dwelling unit not attached to another dwelling unit. |
| Exterior Side Yard, Minimum | 6.0 m | 4.5 m to building 6 m to garage | 4.5 m to building 6 m to garage |
| Rear Yard, Minimum | 7.5 m | 1.5 m | 1.5 m |
| Building Height, Maximum | 10.5 m | 8 m | 10.5 m |
| Lot Coverage, Maximum | 35% | 40% | 40% |
| Dwelling Unit Gross Floor Area, Minimum | 1-bedroom unit – 55.0 m ² 2-bedroom unit – 65.0 m ² 3-bedroom unit – 75.0 m ² Additional bedrooms – 9.0 m ² | 132 m ² | 1-bedroom unit – 55.0 m ² 2-bedroom unit – 65.0 m ² 3-bedroom unit – 75.0 m ² Additional bedrooms – 9.0 m ² |
| Landscaped Open Space, Minimum | 35% | 46% | 35% |
| Planting Strip | A planting strip shall be required in accordance with the provisions of Section 4.24 where an interior side or rear lot line of a lot being developed for row or townhouse purposes abuts a lot that is: (a) in a Residential Zone or Residential (-H) Holding zone that is designated Residential in the Town's Official Plan; (b) used for residential purposes; (c) used for a non-residential purpose and on which no planting strip exists adjacent to the mutual lot line | A 2-metre high fence will be provided in lieu of a planting strip | A 2-metre high fence will be provided in lieu of a planting strip |
| Parking Requirements | 14 (1.5 spaces per townhouse dwelling unit) | 18, including a visitor parking space for each unit | 14 |
| Driveway Requirements | No ingress or egress driveway shall be located closer than 1.5 metres to any side or rear lot line. | This provision will not apply to the proposed development | This provision will not apply to the proposed development |

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The Zoning By-law establishes a minimum lot area of 1,017.5 m² for each townhouse dwelling, with a maximum density of 50 units per hectare. The By-law also defines a “Dwelling, Row or Townhouse” as *“a separate building that has been divided into three or more dwelling units”*. Based on this definition, there will be two townhouse dwelling buildings on the subject lands, with a minimum required lot area of 2,035 m². The subject lands have an area of 2,037 m² and a density of 45 units per hectare, so a special provision is not required.

The reduced yard setback provisions will allow our client to maximize the development potential of the property, with Building ‘A’ fronting onto Ann Street, and Building ‘B’ fronting onto Queen Street West. The provision requiring that driveways be located no closer than 1.5 metres to any side or rear lot line is also proposed to be deleted in the proposed zone, as the driveways for Building ‘A’ front directly onto a side lot line.

The subject lands are located on a corner lot, with almost equal-length frontages on Ann Street (45.29 metres) and Queen Street West (45.43 metres). The minimum required frontage within the R5 zone for row or townhouse dwellings is *“29.0 metres for the first three units plus 6.0 metres for each additional dwelling unit”* (s.s. 12.4.2). Generally, the shorter line of a corner lot abutting the street is recognized as the front lot line, which in this case would be Ann Street (s.s. 3.88(b)). However, s.s. 12.4.16 of the Zoning By-law, which sets out provisions for permitting more than one row or townhouse dwelling on a lot, identifies that the minimum lot frontage provisions shall apply to the building *“which faces the front lot line or the townhouse with the greatest number of dwelling units, **whichever results in the greatest requirement**, but in no case shall the minimum lot frontage be less than 27.5 metres”* (s.s. 12.4.16(b)) (emphasis added). Three units front onto Ann Street, and six units front onto Queen Street West. As such, Queen Street West is recognized as the front lot line, with a minimum required frontage of 47 metres (29 metres for the first three units, plus 18 metres for the additional three dwelling units). A special provision is required to recognize the existing frontage of 45.43 metres, which still provides adequate space for driveways in front of each unit and a sight triangle at the intersection of Queen Street West and Ann Street.

The proposed front and side yard reductions will allow our client to situate the two buildings close to the street, thereby creating a consistent street wall and maximizing the amount of amenity space provided for residents behind the townhouses. Building ‘A’ is proposed to be set back approximately 25 metres from the interior side lot line, and Building ‘B’ is proposed to be set back about 26 metres from the rear lot line, which will help ensure that the two buildings do not crowd neighbouring residential uses.

A rear yard setback reduction is required to accommodate the proposed placement of Building ‘A’, as the rear lot line is effectively a side lot line for the proposed townhouse due to the building’s orientation towards Ann Street. The proposed building will still be located a sufficient distance from the dwelling at 17 Ann Street to the north, as the house is set back approximately 9.5 metres from the subject lands, with a driveway separating the dwelling from the subject lands.

PLANNING JUSTIFICATION REPORT

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The modest increase in lot coverage is not anticipated to have a negative effect on stormwater management, as the calculations within the Functional Servicing Report prepared by MR Engineering were based on the proposed development having an impervious surface of 1,039 m², or 51.1% of the lot area. Adequate landscaped open space and amenity areas will be provided on the property, and the proposed form and massing of the two buildings will be compatible with development in the surrounding area.

A planting strip is required where an interior or rear lot line of a lot being developed for row or townhouse purposes abuts a lot in a residential zone (s.s. 12.4.13). The lands immediately to the north and east are used for residential purposes, so this provision applies to the proposed development. However, it is proposed that a two-metre high fence along the northern and eastern lot lines be provided instead of a planting strip, as it will provide a greater measure of privacy between the two land uses.

The Zoning By-law General Provisions require 1.5 parking spaces per townhouse dwelling unit, which means that a minimum of fourteen parking spaces will be required for the proposed development (s.s. 5.21.1.1). The definition of “parking space” includes private garages, and as such, two spaces per unit can be provided via tandem parking (which is permitted for street fronting townhouse dwellings), for a total of eighteen parking spaces (s.s. 3.112 (b), s.s. 5.21.5). Accessible parking requirements listed in s.s. 5.21.15 do not apply to street front townhouse dwellings (s.s. 5.21.5). The Zoning By-law does not address or provide minimum visitor parking requirements for multi-unit residential dwellings, but it is anticipated that the parking space in front of each unit can provide for visitor parking.

Our client has informed us that they intend to develop the proposed units as a vacant land condominium, with the Draft Plan of Condominium application submitted after the proposed Official Plan and Zoning By-law Amendments come into force and effect. As such, the requirements of s.s. 12.4.16 of the Zoning By-law, which permits more than one row or townhouse dwelling on a lot, must also be addressed. The provisions of s.s. 12.4 discussed above continue to apply to the proposed development (s.s. 12.4.16 (a), (b), (c), (f)). All parking will be located in front of the two proposed buildings, so the provision regarding internal vehicle access through interior side yards does not apply (s.s. 12.4.16(d)). It is anticipated that separation distances between the two buildings will comply with requirements of the Ontario Building Code, with detailed design matters dealt with through Site Plan Approval (12.4.15 (e)).

Based on the above analysis, the proposed planning approvals are consistent with the general intent and purpose of the Town of St. Marys Zoning By-law.

PLANNING JUSTIFICATION REPORT

323 Queen Street West
Town of St. Marys

5. PROPOSED PLANNING APPROVALS

5.1 Town of St. Marys Official Plan Amendment

An Official Plan Amendment is proposed to re-designate the subject lands FROM 'Highway Commercial' TO 'Residential' to permit a townhouse development on the property.

5.2 Town of St. Marys Zoning By-law Amendment

A Zoning By-law Amendment is proposed to re-zone the subject lands FROM 'Highway Commercial' with a holding provision ('C3-H') TO a site-specific 'Residential Zone 5' ('R5-#'), and remove the holding provision, to permit the proposed townhouse development.

The proposed special provisions will recognize the existing lot frontage, and allow for site-specific setbacks and lot coverage requirements, as well as the provision of a privacy fence instead of a planting strip along the interior and rear lot lines that abut residential lands.

The holding provision may be removed in accordance with the guidelines provided by the Town of St. Marys Official Plan, as a Functional Servicing Report has been prepared for the proposed development and submitted along with this application, and issues relating to phasing, servicing, and design criteria will be addressed through Site Plan Approval (s.s. 7.19.3).

PLANNING JUSTIFICATION REPORT

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Town of St. Marys

6. CONCLUSION

Based on the above analysis, the proposed Official Plan and Zoning By-law Amendments are consistent with the Provincial Policy Statement, maintain the general intent and purpose of the Town of St. Marys Official Plan and the Town of St. Marys Zoning By-law, and represent sound land-use planning.

The following materials have been submitted along with this report in support of the above applications:

- One (1) copy of the combined Official Plan and Zoning By-law Amendment Application form;
- One (1) copy of the Official Plan Amendment sketch;
- One (1) copy of the Zoning By-law Amendment sketch;
- One (1) copy of the Authorization of Agent form;
- One (1) copy of the Functional Servicing Report completed by MR Engineering and Design Ltd.;
- One (1) copy of the Concept Elevations;
- One (1) copy of the Conceptual Site Plan; and
- One (1) copy of the Phase 1 Environmental Site Assessment completed by Rubicon Environmental (2008) Inc.

We trust that the enclosed information is satisfactory to address the submission requirements and look forward to working with staff to advance the application. If you have any questions regarding this matter or require any additional information, please do not hesitate to contact me.

Respectfully Submitted,

MONTEITH BROWN PLANNING CONSULTANTS



Jay McGuffin, MCIP, RPP
Vice President, Principal Planner
jmcguffin@mbpc.ca



Hannah Shirtliff, M. Plan
Planner
hshirtliff@mbpc.ca

JMc:hs

PLANNING JUSTIFICATION REPORT

323 Queen Street West
Town of St. Marys

Appendix 1 Pre-Consultation Checklist

Town of St. Marys - Pre-consultation and Complete Application Submission Requirements

| | |
|-------------------------|---|
| OWNER | Heyboldt Ontario Ltd. |
| APPLICANT | Monteith Brown Planning Consultants |
| PROPERTY ADDRESS | 323 Queen Street West |
| PROPOSED USE | Residential – townhouses (as per MBPC September 6, 2019 submission) |
| DATE | October 31, 2019 |

APPLICATIONS

| | | | |
|--|-------------------------------------|---------------------------------|-------------------------------------|
| <i>Official Plan Amendment (OPA)</i> | <input checked="" type="checkbox"/> | <i>Site Plan Approval (SPA)</i> | <input checked="" type="checkbox"/> |
| <i>Zoning By-law Amendment (ZBA)</i> | <input checked="" type="checkbox"/> | <i>Consent (C)</i> | <input type="checkbox"/> |
| <i>Draft Plan of Subdivision (DPS)</i> | <input type="checkbox"/> | <i>Minor Variance (MV)</i> | <input type="checkbox"/> |
| <i>Draft Plan of Condominium (DPC)</i> | <input type="checkbox"/> | <i>Other: _____</i> | <input type="checkbox"/> |

You will be required to submit one (1) paper copy and one (1) electronic copy of each report, study or plan indicated with a checkmark (✓) below.

| ENVIRONMENTAL CONSIDERATIONS | OPA | ZBA | SPA |
|---|------------|------------|------------|
| 1. Environmental Impact Statement | | | |
| 2. Erosion Hazard Assessment | | | |
| 3. Fish Habitat Assessment | | | |
| 4. Hydrogeological Evaluation | | | |
| 5. Natural Heritage Evaluation | | | |
| 6. Source Water Protection Plan | | | |
| 7. Tree Compensation Plan | | | |
| 8. Tree Inventory and Arborist Report | | | |
| 9. Tree Preservation Plan | | | |
| 10. Vegetation Protection, Enhancement and Restoration Plan | | | |
| TRANSPORTATION CONSIDERATIONS | OPA | ZBA | SPA |
| 11. On-street Parking Analysis | | | |
| 12. Parking Supply Study and Design Plan | | | |
| 13. Traffic Impact Study | | | |
| 14. Transportation Study | | | |

| ENGINEERING CONSIDERATIONS | OPA | ZBA | SPA |
|--|-----|-----|-----|
| 15. Composite Utility Plan | | | |
| 16. Detailed Service Plan | | | ✓ |
| 17. Erosion and Sediment Control Plan | | | ✓ |
| 18. Functional Servicing Report | | ✓ | |
| 19. Grading Plan | | | ✓ |
| 20. Geotechnical/Soils Report | | | |
| 21. Master Drainage Plan | | | |
| 22. Septic System Design Report | | | |
| 23. Servicing Options Report | | | |
| 24. Slope Stability and Erosion Report | | | |
| 25. Storm Water Management Plan | | | ✓ |
| 26. Well Impact Study | | | |
| FINANCIAL CONSIDERATIONS | OPA | ZBA | SPA |
| 27. Financial Impact Analysis | | | |
| 28. Municipal Financial Impact Assessment | | | |
| 29. Retail Market Impact Study | | | |
| CULTURAL / HERITAGE CONSIDERATIONS | OPA | ZBA | SPA |
| 30. Archaeological Assessment | | | |
| 31. Built Heritage Resource Assessment/Impact Study | | | |
| 32. Cultural Heritage Resource Assessment/Impact Study | | | |
| 33. Heritage Restoration Plan | | | |
| PLANNING / DESIGN CONSIDERATIONS | OPA | ZBA | SPA |
| 34. Accessibility Design Matrix | | | |
| 35. Concept Elevations | | ✓ | |
| 36. Concept Site Plan | | ✓ | |
| 37. Elevation Plans | | | ✓ |
| 38. Landscape Plan | | | ✓ |
| 39. Lighting Plan | | | ✓ |
| 40. Park Concept Plan | | | |
| 41. Phasing Plan | | | |
| 42. Planning Justification Report | | ✓ | |
| 43. Site Plan | | | ✓ |
| 44. Streetscape Plan | | | |
| 45. Sun-Shadow Analysis - to be determined based on scale, location and height of proposed building(s) | | | ✓ |
| 46. Urban Design Brief | | | |

| NUISANCE AND HAZARD CONSIDERATIONS | OPA | ZBA | SPA |
|---|------------|------------|------------|
| 47. Air Emissions Study | | | |
| 48. Noise Study | | | |
| 49. Phase 1 Environmental Site Assessment | ✓ | | |
| 50. Phase 2 Environmental Site Assessment | | | |
| 51. Site Remediation Plan | | | |
| 52. Soil Capacity Study | | | |
| 53. Vibration Study | | | |
| AGGREGATE AND AGRICULTURAL CONSIDERATIONS | OPA | ZBA | SPA |
| 54. Aggregate Extraction Area Report | | | |
| 55. Aggregate Resource Analysis | | | |
| 56. Aggregate Restoration/Rehabilitation Plan | | | |
| 57. Agricultural Assessment | | | |
| 58. Agricultural Impact Study | | | |
| 59. Minimum Distance Separation Analysis | | | |
| 60. Nutrient Management Plan | | | |
| OTHER CONSIDERATIONS OR REQUIREMENTS | OPA | ZBA | SPA |
| Road widening / daylight triangle requirements to be determined | | | |
| Visitor and barrier free parking to be provided. | | ✓ | |
| Snow storage? | | | ✓ |
| Provide information regarding affordability of proposed units and how affordability levels will be maintained in the future. Rental or freehold? | ✓ | | |
| Additional items to address in planning justification report include addressing current and proposed policy approach in new Official Plan with respect to mixed use on Highway Commercial properties. | ✓ | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

OTHER AGENCIES TO BE CONTACTED
 (Contact information on following pages)

| | |
|--|-------------------------------------|
| County of Perth | <input type="checkbox"/> |
| Upper Thames River Conservation Authority | <input checked="" type="checkbox"/> |
| Canadian Pacific Limited | <input type="checkbox"/> |
| Canadian National Railway | <input type="checkbox"/> |
| Hydro One Networks Inc. | <input checked="" type="checkbox"/> |
| Perth District Health Unit | <input type="checkbox"/> |
| Union Gas Limited | <input checked="" type="checkbox"/> |
| Festival Hydro | <input checked="" type="checkbox"/> |
| Rogers Cable TV | <input type="checkbox"/> |
| Bell Canada | <input type="checkbox"/> |
| Quadro Communications | <input type="checkbox"/> |
| Huron Perth County Catholic Separate School Board..... | <input type="checkbox"/> |
| Avon Maitland District School Board | <input type="checkbox"/> |
| Ministry of Municipal Affairs and Housing | <input type="checkbox"/> |

County of Perth
1 Huron Street
County Court House
STRATFORD
Ontario
N5A 5S4
519-271-0531

Canadian Pacific Railway

Hydro One
Real Estate Services
PO Box 4300
MARKHAM
Ontario
L3R 5Z5
905-946-6237

Union Gas Limited
Manager, Lands Department
50 Keil Drive North
CHATHAM
Ontario
N7M 5M1
519-352-3100

Rogers Cable
85 Grand Crest Place
KITCHENER
Ontario
N2G 4A8
519-893-4400

Upper Thames River Conservation
Authority
1424 Clarke Road
LONDON
Ontario
N5V 5B9
519-451-2800

Canadian National Railway
Manager, Community Planning &
Development
1 Administration Road
CONCORD
Ontario
L4K 1B9
905-669-3384

Perth District Health Unit
Public Health Manager
10 Downie Street, 2nd Floor
STRATFORD
Ontario
N54 7K4
519-271-0375

Festival Hydro
187 Erie Street
PO Box 397
STRATFORD
Ontario
N5A 6T5
519-271-4700

Attn: ROWCC
Bell Canada
140 Bayfield Street, 2nd Floor
BARRIE Ontario
L4M 3B1
705-722-2219; 1-888-497-8735
(for Consent to Sever and Minor Variance)

Attn: Circulations Intake, Planning & Design
MMM Group Limited
100 Commerce Valley Drive West
THORNHILL Ontario L3T 0A1
905-882-1100
(Bell Canada: OPA; ZBA; Plan of
Subdivision/Condo; Site Plan Approval;
Holding By-law; Part Lot Control)

Huron-Perth Catholic District School Board
PO Box 70
DUBLIN
Ontario
N0K 1E0
519-345-2440; 1-800-265-8508

Avon-Maitland District School Board
62 Chalk Street North
SEAFORTH
Ontario
N0K 1W0
519-527-0111

Ministry of Municipal Affairs and Housing
Municipal Services Office
659 Exeter Road, 2nd Floor
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519-873-4020

Canada Post Corporation
Delivery Planning
955 Highbury Ave E
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Ontario
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226-927-1737

Quadro Communications
1845 Road 164
PO Box 101
KIRKTON
Ontario
N0K 1K0
519-229-8933; 1-800-265-4983



Memo

Engineering & Public Works

To: Grant Brouwer

Date: July 16, 2020

File: 323 Queen Street W.

From: Jeff Wolfe

☐ For Your Information

☐ For Your Approval

☐ For Your Review

☒ As Requested

Subject: 323 Queen Street W OP 01-2020 & Z02-2020 Application - Comments

Summary

We are in receipt of information related to an Official Plan and Zoning Bylaw Amendment for 323 Queen St. W. to allow the land to be used for a townhouse development. We offer the following comments based on the OP and Zoning Bylaw Amendment Application:

Water

1. Public Works reviewed the water supply and distribution system as it relates to the current proposal. Based on the review, it was determined that at this time, the Town's water supply and distribution system is adequately sized to accommodate the proposed land use. The proponent has submitted anticipated water demand volume data for the development. System capacity will not be guaranteed or assigned to this development until the time of site plan approval.

Sanitary

2. Public Works reviewed the sanitary treatment and conveyance system as it relates to the current proposal. Based on the review, it was determined that at this time, the Town's sanitary treatment and conveyance system is adequately sized to accommodate the proposed land use. The proponent has submitted anticipated sewage volumes from the development. System capacity will not be guaranteed or assigned to this development until the time of site plan approval.

Storm

3. Public Works did not complete a downstream storm system capacity review as it relates to the proposal. The developer has submitted their plan for storm water management as per the Town's development standards and propose to maintain pre-development flows from the site.

Road

Error! Reference source not found.

323 Queen Street W. Official Plan and Zoning Bylaw Amendment Application - Comments

4. Public Works reviewed the Town's road system as it relates to the current proposal. Based on the review, it was determined that at this time, the adjacent roads and the Town's road network are adequately sized to accommodate the proposed land use.
5. Public Works notes that the site fronts Queen Street W and Ann Street which are Arterial and Local roads, respectively. As per the Town's Official Plan a road allowance widening is required on Queen Street W. This is already shown in the application.
6. The proponent is proposing driveway entrances off Queen Street W. and Ann Street. The Town's Official Plan provides descriptions of the various class road allowances and specifically indicates a desire to reduce the number of driveway entrances on Arterial Roads. As such, it would be preferable to have new driveway entrance off Ann Street instead of Queen Street. However, it is understood that there are other influencing factors related to site layout and eliminating driveway entrance off Queen Street W. may not be possible.

Respectfully submitted,



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

From: Geoffrey Loucks <ggloucks@gmail.com>
Sent: Friday, July 24, 2020 3:12 PM
To: Planning <planning@town.stmarys.on.ca>
Cc: Brent Kittmer <bkittmer@town.stmarys.on.ca>
Subject: Re: Mail from the Town

[EXTERNAL]

From : Geoff Loucks
 KLM Properties
 615 Queen St.
 St.Marys, ON

RE: OP01-2020 and Z02-2020
 323 Queen St. West

Thank you for the aforementioned notice with regards to 323 Queen St. W. I believe this is an excellent use of a piece of commercial land that has not been used or developed for years. As you are well aware we have been through a similar rezoning at 293 Queen St. west property. I think this will be a great benefit financially to the town through development fees and taxes. In the spirit of support I would like to ask if in allowing the rezoning would the town be putting any stipulations with regards to affordable rentals for the people of the town. In our case then Councillor McCotter and Councillor Strathdee had asked us the same question. Will there be any mention of keeping the rents attainable following the guidelines of the CMHC Federal Average Market Rents for our area. I realize that in our case we ended up working with the Ministry of Housing on an agreement to be 80 % of the AMR with the Ministry subsidizing rent to the AMR. It is very easy to access this information and we provide one document per year as proof of following the agreements.

It is an usual practice to rezone commercial to residential in the Province of Ontario, in allowing us, well intentioned rezoning, is a huge benefit to the land owners. With that being said would it be possible to find out what the target rent rolls would be and would it be pertinent to the needs of the citizens of St.Marys to put a condition to follow the Average Market Rent plus 10%, for example. At the time when we attended our rezoning meetings with the Planning and Town Council having the rent rolls available was very beneficial for them to make an informed decision. We are all aware of the current housing crisis and the rent gouging practices seen throughout the province.

I certainly support this project and think it is a well thought out project, codos to HeyBolt Ontario Limited.

Sincerely
 Geoff Loucks

FORMAL REPORT

To: Chair and Members of the Advisory Committee

Prepared by: Mark Stone, Planner

Date of Meeting: 4 August 2020

Subject: **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 No**

PURPOSE

The purpose of this report is to: review the Applications; consider information and comments provided by the applicant, Town staff and the public; and consider making recommendation(s) to Council with respect to the further processing if these Applications.

RECOMMENDATION

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.

BACKGROUND

The Town has received Applications for Draft Plan of Subdivision and amendment to the Town's Zoning By-law with respect to the subject property located at the northeast corner of Wellington Street North and Egan Avenue, as shown on the General Location Map (refer to Attachment 1 of this report). The property is the site of the former Dresden Factory and is considered a Brownfield site subject to clean-up/remediation requirements.

The owner is proposing a draft plan of subdivision consisting of a total of 52 residential dwelling units as follows:

- 8 semi-detached dwelling units
- 6 townhouse dwelling units
- 8 fourplex dwelling units
- 30 vacant land condominium townhouse units

The proposed draft plan of subdivision and condominium plan showing the proposed layout on Block 9 is provided in Attachment 3 of this report. All units/lots, with the exception of the 30 vacant land condominium townhouse units, will be directly accessed from Egan Avenue. A private 6 metre wide condominium road will extend from Egan Avenue into Block 9 terminating at cul-de-sac near Wellington Street North.

| Property Details | |
|-----------------------|--|
| Municipal Address | 187 Wellington Street North |
| Lot Area | 2.05 hectares (0.49 acre) |
| Proposal Details | |
| Number of Units | <ul style="list-style-type: none"> • 8 freehold semi-detached dwelling units in 4 buildings on Blocks 2 through 5 • 6 standard condominium townhouse dwelling units in 2 buildings on Blocks 1 and 8 • 8 standard condominium fourplex dwelling units in 2 buildings on Blocks 6 and 7 • 30 vacant land condominium townhouse dwelling units in 6 buildings on Block 9 to be accessed via a private street from Egan Avenue |
| Density | 25.4 units/hectare |
| Official Plan | |
| Current | Residential |
| Zoning By-law | |
| Current | Development (RD) |
| Proposed | <p>Residential Zone Four (R4-#) for proposed semi-detached and fourplex units with site specific provisions to permit:</p> <ul style="list-style-type: none"> • Minimum lot depth of 35 metres for fourplexes whereas Section 11.6.3 requires 37 metres <p>Residential Zone Five (R5-#) for proposed townhouse units with site specific provisions to permit:</p> <ul style="list-style-type: none"> • Minimum lot area of 985 m² for Block 1 whereas Section 12.4.1 requires 1,017.5 m² • Maximum density of 63 units per hectare for Block 1 and 52 units per hectare for Block 8 whereas Section 12.4.1 permits 50 units per hectare • Minimum lot depth of 30 metres for Blocks 1 and 8 whereas Section 12.4.4 requires 37 metres • Maximum lot coverage of 50 percent whereas Section 12.4.10 permits 35 percent |
| Surrounding Land Uses | |
| North | <ul style="list-style-type: none"> • Grand Trunk Trail and future Thames Crest Farms plan of subdivision |
| South | <ul style="list-style-type: none"> • Egan Avenue, Holy Name of Mary School playground and low density residential |
| East | <ul style="list-style-type: none"> • Holy Name of Mary School playground |
| West | <ul style="list-style-type: none"> • Low density residential and vacant land |

A copy of the submitted Planning Justification Report prepared by Kirkness Consulting (dated December 2019) is provided as Attachment 4 of this report. The applicant also submitted a Serviceability Report prepared by Johnson Engineering Consultants (dated June 29, 2020).

REPORT

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 these Applications.

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

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs”.

Section 1.1.3.2 states, in part, that “land use patterns within settlement areas shall be based on:

- densities and a mix of land uses which: a) efficiently use land and resources; b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and,
- land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated”.

Section 1.1.3.3 states that “planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs”.

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 states, in part, that “planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

- c) 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;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- f) 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”.

Section 1.7.1(f) states that long-term economic prosperity should be supported by promoting the redevelopment of brownfield sites.

The applicant’s Planning Justification Report states that the proposed development will contribute to intensification, will result in the redevelopment of a former brownfield site, full municipal services are available, and a mix of housing types will be provided contributing to the provision of affordable housing.

Town Official Plan

The subject lands are designated Residential in the Official Plan permitting the development of these lands for a range of residential dwelling types.

The following identifies and discusses relevant Official Plan policies.

| SECTION | POLICY |
|---|--|
| Section 2 – Goals and General Principles | |
| 2.1.1 | Residential areas in St. Marys shall provide a range of housing accommodation suitable for all age groups and household incomes. |
| 2.1.2 | The Town will endeavour to provide stable, attractive residential areas for all its residents. |

The proposed development would contribute to the supply and choice of available housing in the Town in terms of form and affordability.

| SECTION | POLICY |
|--|--|
| Section 2.6 – Healthy Communities | |
| 2.6 | <p>Council encourages actions/initiatives that support a healthy community in the Town of St. Marys and healthy living by the residents of the Town. While the ability of an Official Plan document to achieve a healthy community and healthy living in the Town is limited, this Official Plan supports and encourages actions/initiative such as:</p> <p>a) the development of a compact development form in order to encourage and facilitate active transportation (i.e. walking, cycling, etc.);</p> |

The proposed development does represent a more compact form of development.

| SECTION | POLICY |
|---|---|
| Section 3.1.1 – Residential Objectives | |
| 3.1.1.1 | To encourage the provision of an adequate supply and choice of housing for the existing and future residents of St. Marys in terms of quality, type, location and cost. |

| SECTION | POLICY |
|---------|---|
| 3.1.1.2 | To promote creativity and innovation in new residential development in accordance with current design and planning principles and constantly evolving energy-saving measures and construction techniques. |
| 3.1.1.3 | To maintain and improve the existing housing stock and character of residential areas. |
| 3.1.1.4 | To prevent the location of non-compatible land uses in residential areas. |
| 3.1.1.5 | To continue to provide an attractive and enjoyable living environment within the Town. |
| 3.1.1.6 | To promote housing for Senior Citizens; the handicapped and low income families. |
| 3.1.1.7 | To encourage and promote additional housing through intensification and redevelopment. |
| 3.1.1.8 | To encourage a diversification and inter mixing of different housing types and forms. |

The proposed development would provide additional housing that is diverse and intermixed through this intensification project.

| SECTION | POLICY |
|---|--|
| Section 3.1.2 – Residential Policies | |
| 3.1.2.2 | 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 walk-up type apartments, parks and open spaces, as well as the institutional uses. |
| 3.1.2.3 | 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. |
| 3.1.2.4 | 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. |
| 3.1.2.5 | <p>When reviewing development or redevelopment proposals, Council shall consider following density targets:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>Council will favour those developments with a mixture of lower and higher densities of development over those consisting of only low densities of development.</p> |
| 3.1.2.6 | Proposals involving mixed densities of residential types shall also be reviewed under the policies of Section 3.1.2.7. |
| 3.1.2.7 | <p>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:</p> <ul style="list-style-type: none"> 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; c) That the net density of development shall not exceed 75 units per hectare; |

| SECTION | POLICY |
|----------|---|
| | <p>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;</p> <p>e) That the proposed development is within 100 metres of an arterial or collector road as defined in Schedule “B” of this Plan; and</p> <p>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.</p> |
| 3.1.3.8 | Proponents of townhouse and apartment developments are encouraged to provide on-site recreational facilities in keeping with the proposed development. |
| 3.1.2.12 | Council intends to monitor the need and demand for various types of housing, including the need for additional senior citizen facilities and those with special needs through bi-annual review of relevant statistical information related to demographics, building permits and types of dwellings constructed. |
| 3.1.3.13 | <p>If sufficient demand is demonstrated, Council may endeavour to encourage the provision of senior citizen and assisted family housing through participation in various programs of the senior governments.</p> <p>Council, seeking to provide a balanced mix of housing types, has established targets of 60% lower density single-detached dwellings, 20% medium density attached dwellings and 20% higher density dwellings. These targets are holistic to the Town and it is not Council's intention that every development will meet these objectives.</p> |
| 3.1.2.14 | Council will encourage the development of affordable housing with 30% of the new housing units created being considered by Council as affordable to households with incomes in the lowest 60 per cent of income distribution for Perth County households. |
| 3.1.2.21 | Applications to re-develop existing or previously used industrial lands for residential uses shall include best available information about the present and past uses of the property sufficient to identify the likelihood of site contamination. Where this preliminary information indicates the likelihood of contamination, further investigation will be required to determine the extent of contamination and any measures necessary to clean up the site in accordance with Ministry of Environment requirements. The proponent's professional engineer shall affirm that the necessary remedial/clean-up measures have been fully carried out and that the site is suitable for the proposed use prior to Council permitting any such redevelopment. |
| 3.1.2.23 | The implementing Zoning By-law shall be the principle tool to execute the policies of this designation through the establishment of zones classification to regulate the development of the various forms of housing types. The Zoning By-law shall address matters such as types of uses, lot characteristic (i.e., lot size, lot area, and lot depth), building form (i.e. yard setbacks, floor area, and height). |

The overall density of the proposed development is 25.4 units per hectare, no building will exceed three storeys in height and the property fronts onto a collector road (Wellington Street North).

| SECTION | POLICY |
|---|--|
| Section 4.1 – Plans of Subdivision | |
| 4.1.1.2 | All proposed plans of subdivision will be carefully examined as to whether they will preclude the satisfactory use, development, or redevelopment of surrounding lands. Any plan of subdivision which precludes the satisfactory use, development, or redevelopment of surrounding lands shall not be approved. |
| 4.1.1.3 | All proposed plans of subdivision will be carefully examined as to whether or not they will adversely affect existing amenities and the predominant character of the area in which such proposed subdivision is located. 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. |
| 4.1.1.4 | The social aspects of residential development, including the mix of housing types and the density of the development, shall be reviewed. |

| SECTION | POLICY |
|---------|--|
| 4.1.1.5 | All proposed plans of subdivision will be carefully examined as to their suitability for the intended purposes and their effect on public facilities, utilities, and services. |
| 4.1.1.7 | All unique natural assets, including topographic features of vegetation such as groves of trees, and mature individual trees, should be preserved to the greatest extent possible. |

| SECTION | POLICY |
|--|---|
| Section 5 – Transportation and Services | |
| 5.3.1.2 | The Collector Roads collect traffic from the Local Roads and distribute it to the other Local Roads and to the Arterial Roads. (Schedule “B” of the Official Plan illustrates the roads that are currently classed as Collector Roads.) Collector roads connect to all other roads. All types of traffic utilize these roads although trucks are typically service types. Traffic flow is interrupted by stop conditions and turning at land access points. The right-of-way for Collector Roads is generally 26 metres, with direct access and on street parking regulated. Generally, sidewalks are provided on both sides of the road. |
| 5.3.1.3 | The Local Roads collect traffic from lands that are adjacent to the roads. They carry low volumes of traffic (with not set standard) since most of the traffic on a local road will have its origin or destination to be to the lands that lie alongside the road. (Schedule “B” of the Official Plan illustrates the roads that are currently classed as the Local Roads.) Local roads connect primarily Collector roads and other local roads. The traffic flow is interrupted frequently as vehicles are turning into driveways. The right-of-way for Local Roads is generally 20 metres with direct access and on street parking both being permitted. Generally, sidewalks are provided on one side of the road. |
| 5.3.8 | All new developments must front on and have access to a public road, which is constructed to meet the minimum standards established by Council. New development or redevelopment proposals of more than thirty (30) dwelling units shall incorporate at least two points of public road access. Council will not approve infilling development in areas served by only one public road if those areas currently exceed thirty (30) dwelling units or where such infilling development will increase the number of dwelling units beyond thirty (30) dwelling units. |
| 5.3.9 | Access driveways should not create traffic hazards. The driveways should be limited in number and designed to minimize dangers to pedestrians and vehicles. Council may regulate the number of driveway access as a function of the road classification. |
| 5.3.12 | To meet the needs for the growing community, Council may need to extend existing roads or construct new roads or bridges. The location of new or extended roads and proposed roads are shown on Schedule “B”. The locations shown on Schedule “B” are to be considered as approximate and not absolute. |
| 5.3.13 | In consideration of pedestrian safety, Council had developed guidelines for sidewalk development in the Town. Generally, sidewalks are included on both sides of Arterial and Collector Streets and on one side for Local Streets and cul-de-sacs with higher lot/unit counts. |

According to Schedule “B” of the Official Plan, Wellington Street North is classified as a Collector Road and Egan Avenue is classified as a Local Road. All access points (driveway and internal road) are to be located along Egan Avenue. Section 5.38 does not apply to these lands as 30 condominium townhouse units are proposed on Block 9.

In summary, the applicant suggests in the Planning Justification Report that the proposed development:

- consisting entirely of attached low density dwellings would be compatible with surrounding land uses
- would be of a high standard to compliment surrounding residential properties and be much more favourable than the prior industrial use

- would help support local businesses (new residents/customers)
- will be served by a rebuilt Egan Avenue with full municipal services
- is centrally located close to playgrounds, walking trails and within walking distance of the downtown

Town Zoning By-law

The subject lands are currently zoned Development (RD). According to Section 28.3 of the Town's Zoning By-law, only existing uses are permitted on lands zoned RD and the RD symbol "indicates that some form of residential development is contemplated in the future" but that "timing for development and development standards (i.e. housing type and density) have yet to be determined".

The purpose and intent of the proposed Zoning By-law Amendment Application is to amend the Town's Zoning By-law No. Z1-1997 to change the zoning of the subject property to permit the proposed plan of subdivision. The proposed Zoning By-law Amendment would rezone the subject property from RD to Residential Zone Four (R4) for townhouses and Residential Zone Five (R5) for semi-detached and fourplex units, with the following site specific regulations:

- Minimum lot depth of 35 metres for fourplexes whereas Section 11.6.3 requires 37 metres
- Minimum lot area of 985 m² for townhouse Block 1 whereas Section 12.4.1 requires 1,017.5 m²
- Maximum density of 63 units per hectare for townhouse Block 1 and 52 units per hectare for townhouse Block 8 whereas Section 12.4.1 permits 50 units per hectare
- Minimum lot depth of 30 metres for townhouse Blocks 1 and 8 whereas Section 12.4.4 requires 37 metres
- Maximum lot coverage of 50 percent for townhouses whereas Section 12.4.10 permits 35 percent

Preliminary Servicing Report

The Serviceability Report presents the following main findings from the analysis of the proposed development and servicing requirements and indicates that sanitary sewers, watermain and storm servicing will be provided for the subject lands as a result of the Egan Avenue reconstruction. The looping of the watermain system should increase available flow and pressure to hydrants and existing buildings in the area.

COMMUNICATIONS

The following is a summary of comments received from Town Departments and agencies to date.

| Department/Agency (Date) | Summary of Comments |
|------------------------------|---|
| Hydro One (July 17, 2020) | <ul style="list-style-type: none"> • No comments or concerns at this time. |

PRELIMINARY PLANNING COMMENTS

The proposed development supports Provincial and Town policies with respect to encouraging development that efficiently uses land, infrastructure and public service facilities, and that provides a range and mix of housing types and densities to meet the needs of current and future residents. Intensification on Brownfield sites is generally encouraged.

Parking

The Town's Zoning By-law requires a minimum of 1.5 spaces per townhouse unit. It appears that two parking spaces are being provided (garage + driveway) with each townhouse unit. Parallel visitor parking for townhouse Block 9 is shown between the proposed internal road and the north property line.

The Zoning By-law requires 1.5 parking spaces per fourplex unit. It would appear that one parking space is being provided per unit and the parking spaces will occupy most if not all of the front yards. Staff has concerns that there may be insufficient parking provided, and is also concerned with the visual impact on the streetscape resulting from parking areas dominating the front yards of the proposed fourplexes.

Compatibility

A more detailed discussion with respect to compatibility and neighbourhood character may be required in the applicant's Planning Justification Report.

Affordability

Staff have indicated that affordability is an important consideration when assessing residential development applications in the Town. In the Application for Plan of Subdivision, the applicant has indicated an estimated selling price of \$340,000 to \$350,000 for all unit types.

SUMMARY

Based on the review of the Applications and comments received thus far, it is recommended 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. The proposed development supports Provincial and Town policies with respect to encouraging development that efficiently uses land, infrastructure and public service facilities, and that provides a range and mix of housing types and densities to meet the needs of current and future residents. The proposal also encourages a diversification and intermixing of different housing types and forms.

Staff will provide further comments and opinion with respect to the proposed development following the statutory public meeting. If significant concerns are presented by members of Committee and/or the community that warrant further consideration and analysis, an option may be a deferral of Committee's recommendation to a later meeting.

ATTACHMENTS

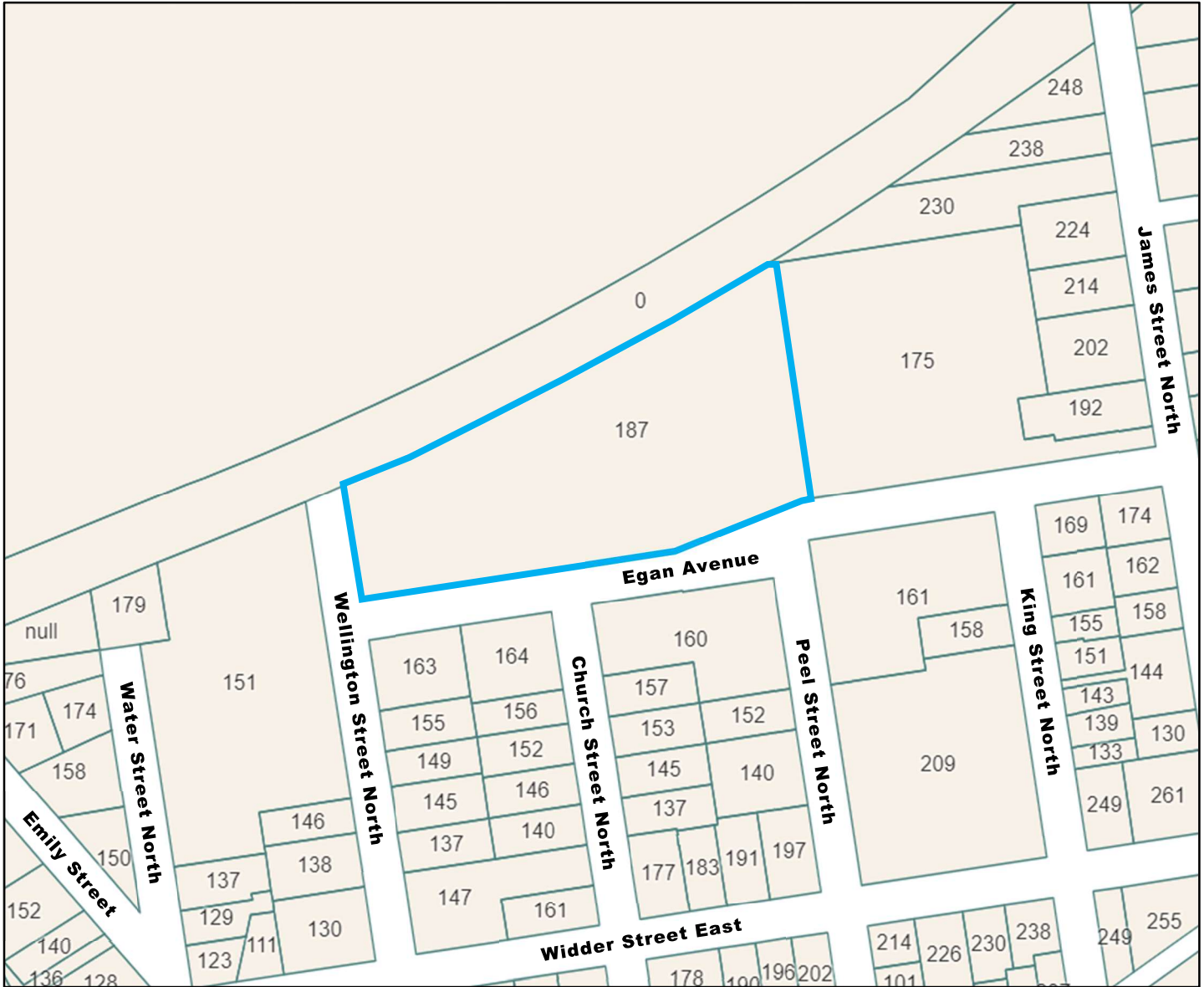
- 1) General and Specific Location Maps
- 2) Plan of Subdivision and Zoning By-law Amendment Application Forms
- 3) Proposed Plan of Subdivision, and Condominium Plans and Cross Sections
- 4) Planning Justification Report

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'MSR', is written above a horizontal line.

GENERAL LOCATION MAP

187 Wellington Street North
Part Lot 16, Concession 17 Blanshard
Town of St. Marys



Subject Lands



July 9, 2020

SPECIFIC LOCATION / AERIAL MAP

187 Wellington Street North
Part Lot 16, Concession 17 Blanshard
Town of St. Marys



Subject Lands



July 9, 2020



Corporation
of the Town of St. Marys



Application for Approval of a Plan of Subdivision

(Under Section 51 of the Planning Act)



Condominium Description

(Under Section 50 of the Condominium Act)

Note to Applicants: This form is to be used if the Town of St. Marys is the approval authority for the proposed plan of subdivision or condominium description. In this form, the term "subject land" means the land that is the subject of this application.

Instructions

Become familiar with the Provincial Policy Statement before completing this form and submitting the application.

Table B (Significant Features Checklist) is intended to assist the Town to determine whether significant provincial features or circumstances may be affected by a plan amendment which proposes to change the use of a specific site. It describes potential information needs.

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 196/96 made under the **Planning Act**. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information, including the draft plan and fee are not provided, the Town will return the application or refuse to further consider the application.

The application form also sets out other information (eg. technical information or reports) that will assist the Town 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.

Submission of the Application

The Town of St. Marys needs:

- 5 copies of the completed application form, and
- 20 copies of the draft plan, and
- 2 copies of the draft plan on 8½" x 11" paper, and
- 5 copies of the information/reports if indicated as needed when completing the relevant sections of this form. The nature of the information/reports varies with the type of land uses proposed and the existing land use and topographic features,
- **Digital Mapping Information** - Submit 1 **computer disk** containing the digital plotting of the draft plan, including the textual description of file format, map standards used, scale, contact person and location information such as Lot & Registered Plan No. (AutoCAD .dxf format);
- The applicable fee as indicated on the Town's Fee Schedule; and
- The required plan review fee payable to the Upper Thames River Conservation Authority.

For Help

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



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

1. Application Information

➤ 1.1 Name of Owner(s) An owner's authorization is required in Section 11.1 if applicant is not the owner

| | | | | | |
|------------------|-------------------------------|--------------------|--------------|------------------------|--------------|
| Name of Owner(s) | 2503778 Ontario Incorporated | Home Telephone No. | 519-273-0499 | Business Telephone No. | 519-273-0499 |
| Address | 54 Crawford St. Stratford, ON | Postal Code | N4X 5Y4 | Fax No. | 519-273-7468 |

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 | Gerry Lang | Home Telephone No. | 519-801-0333 | Business Telephone No. | 519-273-0499 |
| Address | 54 Crawford St. Stratford, ON | Postal Code | N4X 5Y4 | Fax No. | 519-273-7468 |

2. Location of the Subject Land (Complete applicable boxes in section 2.1)

| | | | |
|----------------------|-----|---------------------|-----------------------------|
| ➤ 2.1 Street No. | 187 | Name of Street/Road | Wellington St. N. |
| Concession Number(s) | 17 | Registered Plan No. | R266194 |
| Lot Number(s) | 16 | Lot(s)/Block(s) | Lots 2 -7 & Blocks 1, 8 & 9 |

➤ 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 Is a copy of the deed or the PIN description for the subject land attached? ☐ Yes ☒ No

PIN No. 532360010

3. Proposed and Current Land Use

➤ 3.1 Check whether this application is for approval of: ☒ A plan of subdivision or, ☐ A condominium description

➤ 3.2 Complete Table A on Proposed Land Use

Table A - Proposed Land Use

| Proposed Land Use | Number of Units | Number of Lots and/or Blocks on the Draft Plan | Area (ha) | Density (Units/Dwellings per ha) | Number of Parking Spaces |
|-----------------------------|-------------------|--|-----------------------|----------------------------------|--------------------------|
| Residential Single-Detached | dwelling units | | | | (1) |
| 6 Semi-Detached | 12 dwelling units | 6 Lots | 4,179.5m ² | 348.2m ² | 2 per unit (1) |
| 2 Multiple Attached | 6 dwelling units | 2 Blocks | 2,141.0m ² | 356.8m ² | 2 per unit |
| Apartment | dwelling units | | | | |
| Seasonal | dwelling units | | | | |
| Mobile Home | dwelling units | | | | |

| Other (specify) | dwelling units | | | | |
|-------------------------------|-----------------|--|------------------------|----------------------------------|--------------------------|
| Proposed Land Use | Number of Units | Number of Lots and/or Blocks on the Draft Plan | Area (ha) | Density (Units/Dwellings per ha) | Number of Parking Spaces |
| Commercial | | | | | |
| Industrial | | | | | |
| Park, Open Space | | | | | |
| Institutional (specify) | | | | | |
| Roads | | | | | |
| Other (specify) not developed | | 1 Block (9) | 14,120.9m ² | | |
| Totals | 19 | 6 lots, 3 Blocks | 2.14ha | | |

(1) Complete only if for approval of condominium description

3.3 What is the current use of the subject land?

Vacant Land

3.4 How is the subject land currently designated in the official plan?

Residential

3.5 Has there been an industrial or commercial use, or an orchard on the subject land or adjacent land? ☒ Yes ☐ No If Yes, specify the uses.

Former Dresden Industries property

3.6 Has the grading of the subject land been changed by adding earth or other material?

Yes ☒No ☐Unknown ☐

3.7 Has a gas station been located on the subject land or adjacent land at any time?

3.8 Has there been petroleum or other fuel stored on the subject land or adjacent land?

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

3.10 What information did you use to determine the answers to the above questions? Information from the Owner, MTE is involved with the site cleanup

3.11 If Yes, to (3.5), (3.6), (3.7), (3.8) or (3.9), 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 ☒**4. Additional Information for Condominium Applications Only**

4.1 Has a site plan for the proposed condominium been approved?

Yes ☐No ☐

4.2 Has a site plan agreement been entered into?

Yes ☐No ☐

4.3 Has a building permit for the proposed condominium been issued?

Yes ☐No ☐

4.4 Has construction of the development started?

Yes ☐No ☐

4.5 If construction is completed, indicate the date of completion.

4.6 Is this a conversion of a building containing rental residential units?

Yes ☐No ☐

If Yes, indicate the number of units to be converted: _____ units. (If the building to be converted includes one or more rental residential units, this application must be submitted to the Town, as required by the Rental Housing Protection Act.)

5. Status of Other Applications under the Planning Act

5.1 Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent?

☐ Yes☐ No☒ Unknown

If Yes and if Known, indicate the application file number and the decision made on the application.

5.2 Is the subject land also the subject of a proposed official plan or plan amendment that has been submitted for approval?

☐ Yes☒ No☐ Unknown

If Yes and if Known, indicate the file number and the status of the application.

5.3 Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, zoning by-law or zoning order amendment?

☒ Yes☐ No☐ Unknown

If Yes and if Known, indicate the type of application, the file number and the status of the application.

Zoning By-Law Amendment - application under review

5.4 If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

5.5 Are the water, sewage or road works associated with the proposed development subject to the provisions of the Environmental Assessment Act? ☐ Yes ☒ NoIf Yes, will the notice of public meeting for this application be modified to state that the public meeting will address the requirements of both the Planning Act and the Environmental Assessment Act? ☐ Yes ☐ No**6. Provincial Policy**

6.1 Briefly explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Act. (Attach separate sheet)

Convert previously zoned industrial land abutting residential and urban development to better utilize the land for residential development.

The Planning Justification Report will be provided.

6.2 Table B below lists the features or development circumstances of interest to the Province. Complete Table B and be advised of the potential information requirements in noted section.

Table B - Significant Features Checklist

| Features or Development Circumstances | (a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply? | | If a feature, specify distance in metres | Potential Information Needs |
|--|--|--------|--|---|
| | YES (✓) | NO (✓) | | |
| Non-farm development near designated urban areas or rural settlement area | | ✓ | | Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban or rural settlements |
| Class 1 industry ¹ | | ✓ | _____ m | Assess development for residential and other sensitive uses within 70 metres |
| Class 2 industry ² | | ✓ | _____ m | Assess development for residential and other sensitive uses within 300 metres |
| Class 3 industry ³ | | ✓ | _____ m | Assess development for residential and other sensitive uses within 1000 metres |
| Land Fill Site | | ✓ | _____ m | Address possible leachate, odour, vermin and other impacts |
| Sewage Treatment Plant | | ✓ | _____ m | Assess the need for a feasibility study for residential and other sensitive uses |
| Waste Stabilization pond | | ✓ | _____ m | Assess the need for a feasibility study for residential and other sensitive uses |
| Active railway line | | ✓ | _____ m | Evaluate impacts within 100 metres |
| Controlled access highways including designated future ones | | ✓ | _____ m | Evaluate impacts within 100 metres |
| Operating mine site | | ✓ | _____ m | Will development hinder continuation or expansion of operations? |
| Non-operating mine site within 1000 metres | | ✓ | _____ m | Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects? |
| Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater | | ✓ | | Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted |
| Electric transformer station | | ✓ | _____ m | Determine possible impacts within 200 metres |
| High voltage electric transmission Line | | ✓ | _____ m | Consult the appropriate electric power service |
| Transportation and Infrastructure corridors | ✓ | | | Will the corridor be protected? |
| Prime agricultural Land | | ✓ | | Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated |
| Agricultural operations | | ✓ | _____ m | Development to comply with the Minimum Distance Separation Formulae |
| Mineral aggregate resource areas | | ✓ | | Will development hinder access to the resource or the establishment of new resource operations? |
| Mineral aggregate operations | | ✓ | _____ m | Will development hinder continuation of extraction? |
| Mineral and petroleum resource areas | | ✓ | | Will development hinder access to the resource or the establishment of new resource operations |
| Existing pits and quarries | | ✓ | _____ m | Will development hinder continued operation or expansion? |
| Significant wetlands south and east of the Canadian Shield | | ✓ | _____ m | Development is not permitted |
| Significant portions of habitat of endangered and threatened species | | ✓ | _____ m | Development is not permitted |
| Significant: fish habitat, woodlands south and east of the Canadian Shield, valley lands, areas of natural and scientific interest, wildlife habitat | | ✓ | _____ m | Demonstrate no negative impacts |
| Sensitive groundwater recharge areas, headwaters and aquifers | | ✓ | | Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected |
| Significant built heritage resources and cultural heritage landscapes | | ✓ | | Development should conserve significant built heritage resources and cultural heritage landscapes |
| Significant archaeological resources | | ✓ | | Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed, catalogued and analysed prior to development |
| Erosion hazards | | ✓ | | Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams |
| Floodplains | | ✓ | | Where one-zone flood plain management is in effect, development is not permitted within the flood plain Where two-zone flood plain management is in effect, development is not permitted within the floodway Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA |
| Hazardous sites ⁴ | | ✓ | | Demonstrate that hazards can be addressed |
| Rehabilitated mine sites | | ✓ | | Application for approval from Ministry of Northern Development and Mines should be made concurrently |
| Contaminated Sites | | ✓ | | Assess an inventory or previous uses in areas of possible soil contamination |

1. Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
4. Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils (sensitive marine clays (Leda), organic soils) or unstable bedrock (Karst topography).

6.3 For applications that include permanent housing complete Table C - Housing Affordability. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. If additional space is needed, attach on a separate page.

Table C - Housing Affordability

For example: Semi-detached - 10 dwelling units; 93 metres²/5.5 metres, \$119,900

| Housing Type | # of dwelling units | Unit Size (m ²) and/or Lot Frontage | Estimated Selling Price/Rent |
|----------------------------------|---------------------|---|------------------------------|
| Single-Detached | | | |
| Semi Detached 6 | 12 | 110m ² - 160m ² | \$350,000.00 |
| Row or Townhouse 2 | 6 | 110m ² - 160m ² | \$350,000.00 |
| Apartment Block | | | |
| Other Types or Multiples 1 | 30 | 120m ² | \$340,000.00 |

6.4 Is there any other information which may relate to the Affordability of the proposed housing, or the type of housing needs served by the proposal

☐ Yes ☒ No If Yes, explain in Section 8.1 or attach on a separate page.

7. Servicing

7.1 Indicate in a) and b) the proposed servicing type for the subject land. Select the appropriate servicing type from Table D. Attach and provide the name of the servicing information/reports as indicated in Table D.

➤ a) Indicate the proposed sewage disposal system

➤ b) Indicate the proposed water supply system

c) Name of servicing information/reports

Table D - Sewage Disposal and Water Supply

| | | |
|-----------------|---|--|
| Sewage Disposal | a) Public piped sewage system <input checked="" type="checkbox"/> | Municipality should confirm that capacity will be available to service the development at the time of lot creation or rezoning |
| | b) Public or private communal septic | Communal systems for the development of more than 5 lots/units: servicing options statement ¹ , hydrogeological report ² , and indication whether a public body is willing to own and operate the system ³ Communal systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: hydrogeological report ² |
| | c) Individual septic system(s) | Individual septic systems for the development of more than 5 lots/units: servicing options statement ¹ and hydrogeological report ² . Individual septic systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: hydrogeological report ² |
| | d) Other | To be described by applicant |
| Water Supply | a) Public piped water system <input checked="" type="checkbox"/> | Municipality should confirm that capacity will be available to service development at the time of lot creation or rezoning |
| | b) Public or private communal well(s) | Communal well systems for the development of more than 5 lots/units: servicing options statement ¹ , hydrogeological report ² and indication whether a public body is willing to own and operate the system ³ Communal well systems for non-residential development where water will be used for human consumption: hydrogeological report ² |
| | c) Individual well(s) | Individual wells for the development of more than 5 lots/units: servicing options statement ¹ , hydrogeological report ² Individual wells for non-residential development where water will be used for human consumption: hydrogeological report ² |
| | d) Communal surface water | A "water taking permit" under Section 34 of the Ontario Water Resources Act is necessary for this type of servicing |
| | e) Individual surface water | Servicing options report |
| | f) Other | To be described by applicant |

Notes: 1. Confirmation that the Town concurs with the servicing options statement will facilitate the review of the proposal
2. Consult with the Town about the type of hydrogeological assessment that is expected given the nature and location of the proposal
3. Where communal services are proposed (water and/or sewage), these services must be owned by the Town

Table E - Storm Drainage, Road Access and Water Access

| | | |
|----------------|---|--|
| Storm Drainage | a) Sewers | A preliminary stormwater management report is recommended, and should be prepared concurrent with any hydrogeological reports for submission with the amendment. A storm water management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval |
| | b) Ditches or swales | |
| | c) Other | |
| Road Access | a) Arterial Road | Detailed road alignment and access will be confirmed when the development application is made |
| | b) Collector Road | Detailed road alignment and access will be confirmed when the development application is made |
| | c) Local Road <input checked="" type="checkbox"/> | Subdivision or condominium development is not usually permitted on seasonally maintained roads |
| | d) Right-of-way | Access by right of ways on private roads are not usually permitted, except as part of condominium |

7.2 Indicate in a) and b) the proposed type of storm drainage and access for the subject land. Select the appropriate type from Table E. Attach and provide the servicing information as indicated in Table E.

➤ a) Indicate the proposed storm drainage system Sewers

➤ b) Indicate the proposed road access Local roads

c) Is the preliminary stormwater management report attached? ☒ Yes ☐ No If not attached as a separate report, in what report can it be found?

8. Other Information

8.1 Is there any other information that may be useful to the Town in reviewing this development proposal (e.g. efforts made to resolve outstanding objections or concerns)? If so, explain below or attach on a separate page.

9. Affidavit or Sworn Declaration

➤ I, Grady Lark of the Town of St. Marys in the County of Perth 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 Town of St. Marys

in the County of Perth

this 28 day of May, 2020

Grant George Brouwer
A Commissioner, etc.,
Province of Ontario, for the 2020
Corporation of the Town of St. Marys.
Expires September 5, 2021

Commissioner of Oaths

Applicant

10. Authorizations

10.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed

➤ Authorization of Owner for Agent to Make the Application

I, _____ am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and I authorize _____ to make this application on my behalf.

Date

Signature of Owner

10.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below

Authorization of Owner for Agent to Provide Personal Information

I, _____ am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize _____, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date

Signature of Owner

11. Consent of the Owner

11.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, _____, am the owner of the land that is the subject of this application for approval of a plan of subdivision (or condominium description) and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Date

Signature of Owner

12. Acknowledgement

12.1 Complete the acknowledgement concerning third party appeal costs.

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

Town of St. Marys

in the County/Region of

Perth

this

28

day of

Jan2020

Signature of Applicant

The Town will assign a File Number for complete applications and this should be used in all communications with the Town.

Applicant's Checklist: Have you remembered to attach:

- | | Yes | | Yes |
|--|--------------------------|---|--------------------------|
| • 5 copies of the completed application form? (Ensure you have a copy for yourself) | <input type="checkbox"/> | • 5 copies of the information/reports as indicated in the application form? | <input type="checkbox"/> |
| • 20 copies, at a minimum, of the draft plan? | <input type="checkbox"/> | • The required fee, either as a certified cheque or money order, payable to the Corporation of the Town of St. Marys? | <input type="checkbox"/> |
| • 2 copies of the draft plan on 8½" by 11" paper? | <input type="checkbox"/> | • The required plan review fee payable to the Upper Thames River Conservation Authority. | <input type="checkbox"/> |
| • <u>Digital Mapping Information</u> - Submit 1 computer disk containing the digital plotting of the draft plan, including the textual description of file format, map standards used, scale, contact person and location information such as Lot & Registered Plan No. (Autocad .dxf). <input type="checkbox"/> | | | |

St. Marys Town Hall
175 Queen Street East
PO Box 998
St. Marys, Ontario N54X 1B6
Telephone (519) 284-2340 FAX (519) 284-2881



Corporation

of the Town of St. Marys

RECEIVED

JAN 15 2010



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)

202-2019

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.

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.

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) 2503778 ONTARIO INCORPORATED | Home Telephone No. 519 801 0333 | Business Telephone No. 519 273 0499 |
| Address 54 Crawford St. Stratford | Postal Code N5A 5Y4 | Fax No. 519 273 7468 |

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) Gerry Lang | Home Telephone No. 519 801 0333 | Business Telephone No. 519 273 0499 |
| Address % 54 Crawford St. Stratford | Postal Code N5A 5Y4 | Fax No. 519 273 7468 |

➤ 2.0 Location and Size of the Subject Land

| | | | |
|----------------------------|--|--------------------------------|---|
| Street No. 187 | Name of Street/Road Wellington St. N. | Registered Plan No. R226194 | Lot(s)/Block(s) Lots 1-8, Blocks 9 & 10 |
| Reference Plan No. | Part Number(s) | Concession Number(s) | Lot Number(s) |
| Lot Frontage 753.13 ft. | Average Width | Average Depth | Lot Area 231 413.09 ft ² (5.313 ac) |

➤ 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➤ 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?

July 25 2016

➤ 3.0 Proposed and Current Land Use

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

convert land into semi-Residential; multi residential dwellings; condominium units

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

Vacant Industrial land

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

Industrial

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

RD (see attached map)

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

ATTACHMENT 2

| | Existing Buildings | Proposed Buildings | | Existing Buildings | Proposed Buildings |
|------------------|-------------------------------------|--------------------|------------------------|-------------------------------------|--------------------|
| 3.5.1 Front yard | <input checked="" type="checkbox"/> | | 3.5.5 Height | <input checked="" type="checkbox"/> | |
| 3.5.2 Rear yard | <input checked="" type="checkbox"/> | | 3.5.6 Dimensions | <input checked="" type="checkbox"/> | |
| 3.5.3 Side Yard | <input checked="" type="checkbox"/> | | 3.5.7 Gross Floor Area | <input checked="" type="checkbox"/> | |
| 3.5.4 Side Yard | <input checked="" type="checkbox"/> | | 3.5.8 Date Constructed | <input checked="" type="checkbox"/> | |

➤ 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?

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.

5.2 What is the purpose of the proposed Zoning By-law Amendment and what are the land uses proposed? *Rezone existing RD designation to R4 for Lots 1-8, R5 for Blocks 9 & 10. (See attached proposed plan)*

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? *PHI, PHIL EBA, Remedial Remediation Report*

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.

➤ 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 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | a) Public piped water system | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Public or private communal septic | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | b) Public or private communal well(s) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Individual septic system(s) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | c) Individual well(s) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Other | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | d) Other | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

| 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.

9.2 Indicate how the proposed use(s) will be compatible with the surrounding land uses. Currently, the property is a vacant piece of industrial land. The abutting lands are mostly residential. The proposal is to add residential dwellings, such as semi-detached dwellings, 1 3 unit townhouse (greenhold) dwellings, plus future townhouse style condominium units

10.0 Other Information

The lot has been vacant for several years. The proposed development would fit in well with the surrounding mix of residential housing

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, Gerry Lark of the CITY OF STAFFORD in the County/Region of Perth 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 Town of St Marys

in the County/Region of Perth

on the 15th day of January, 2019

Susan Louise Luckhardt,
A Commissioner, etc.,
Province of Ontario, for the

Commissioner of Oaths

I HAVE THE AUTHORITY TO SIGN THIS APPLICATION

13.0 Authorization of Owner for Agent to Make the Application

I (we), _____ of the _____ in the County/Region of _____

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 _____ to act as my agent in the application.

Date 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.

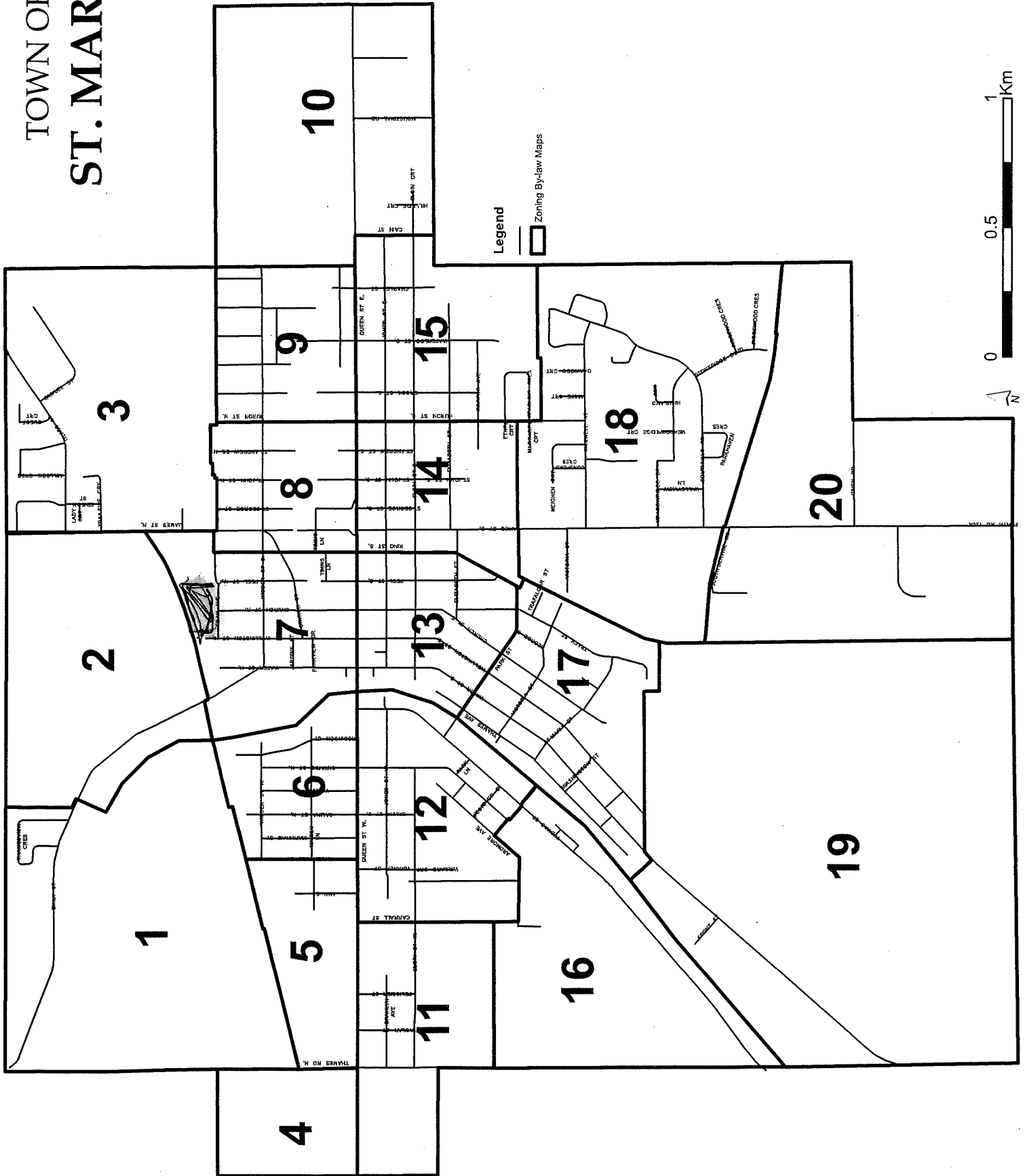
Dated at the Town of St. Marys

in the County/Region of Perth

this 15th day of January, 2019

Town of St. Marys Official Plan Amendment and Zoning By-law Amendment Application (Rev. March, 2005)

TOWN OF
ST. MARYS



THIS IS **KEY MAP 7** OF SCHEDULE "A" TO BY-LAW
NO. OF THE TOWN OF ST. MARYS

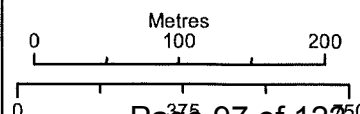
AMENDED BY
BY-LAW NO.

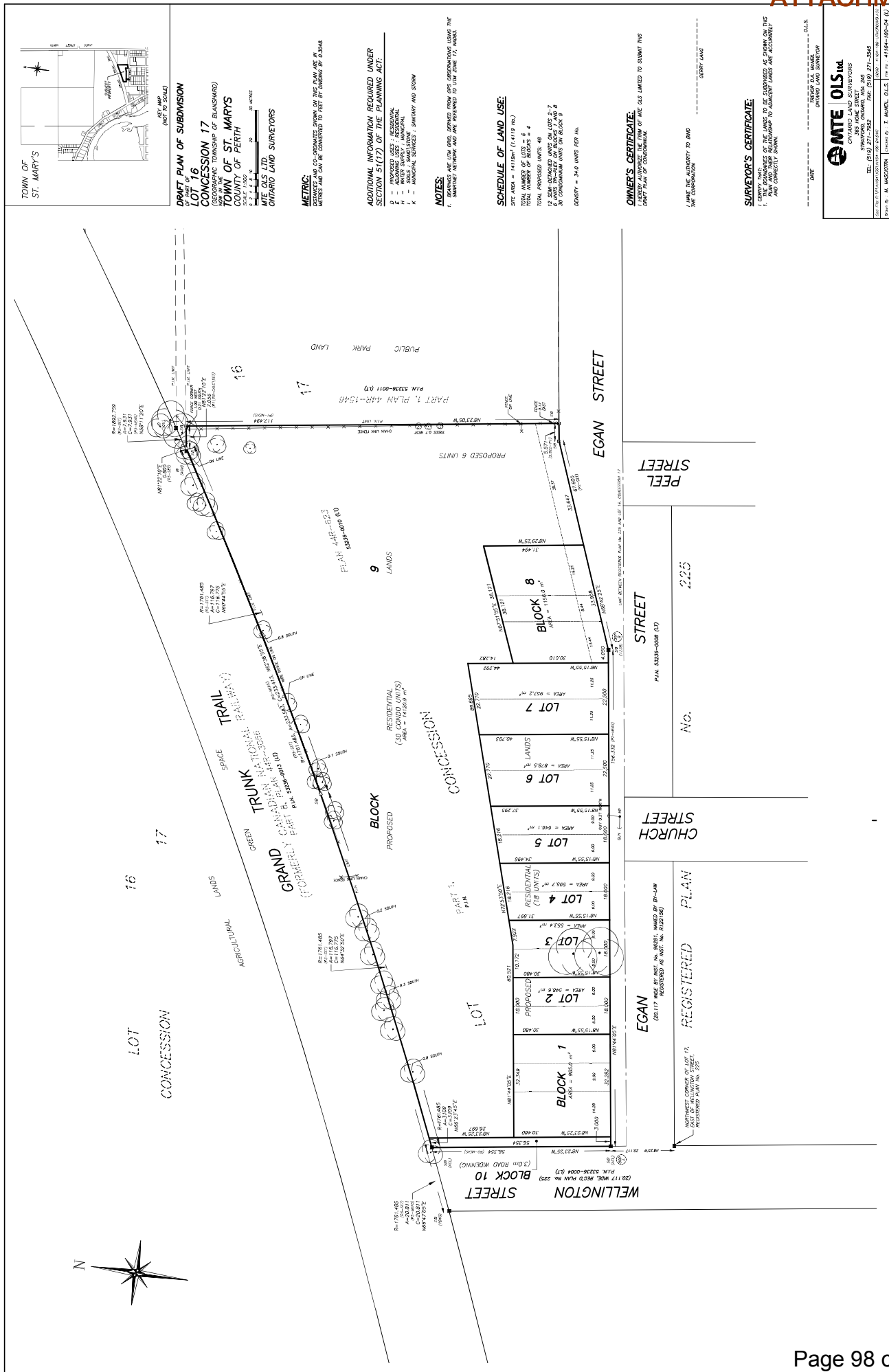


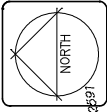
- Parcels
- Zoning By-law Flood Fringe Constraint Area
- Zoning By-law Boundaries
- Heritage Classified

UTRCA Regulation Limit

Last Amended: December 14, 2018
Absolute Scale 1:5,000







PART 4, PLAN 44R-203

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. ALL DIMENSIONS ARE TO BE CHECKED ON SITE
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.

[illegible][illegible]

JOHNSON
ENGINEERING
CONSULTANTS
STRUCTURAL - CIVIL - MUNICIPAL

18101 371-0923
jeh@johnson-engineering.ca

304 MILLIKEN BLVD.
STURGEON, ONTARIO
M6H 1Y6 • TEL (416) 271-5563
FAX (416) 271-5562

LANG CONTRACTING
54 CRAWFORD ST.
STRATFORD, ON.
NSA 5Y4

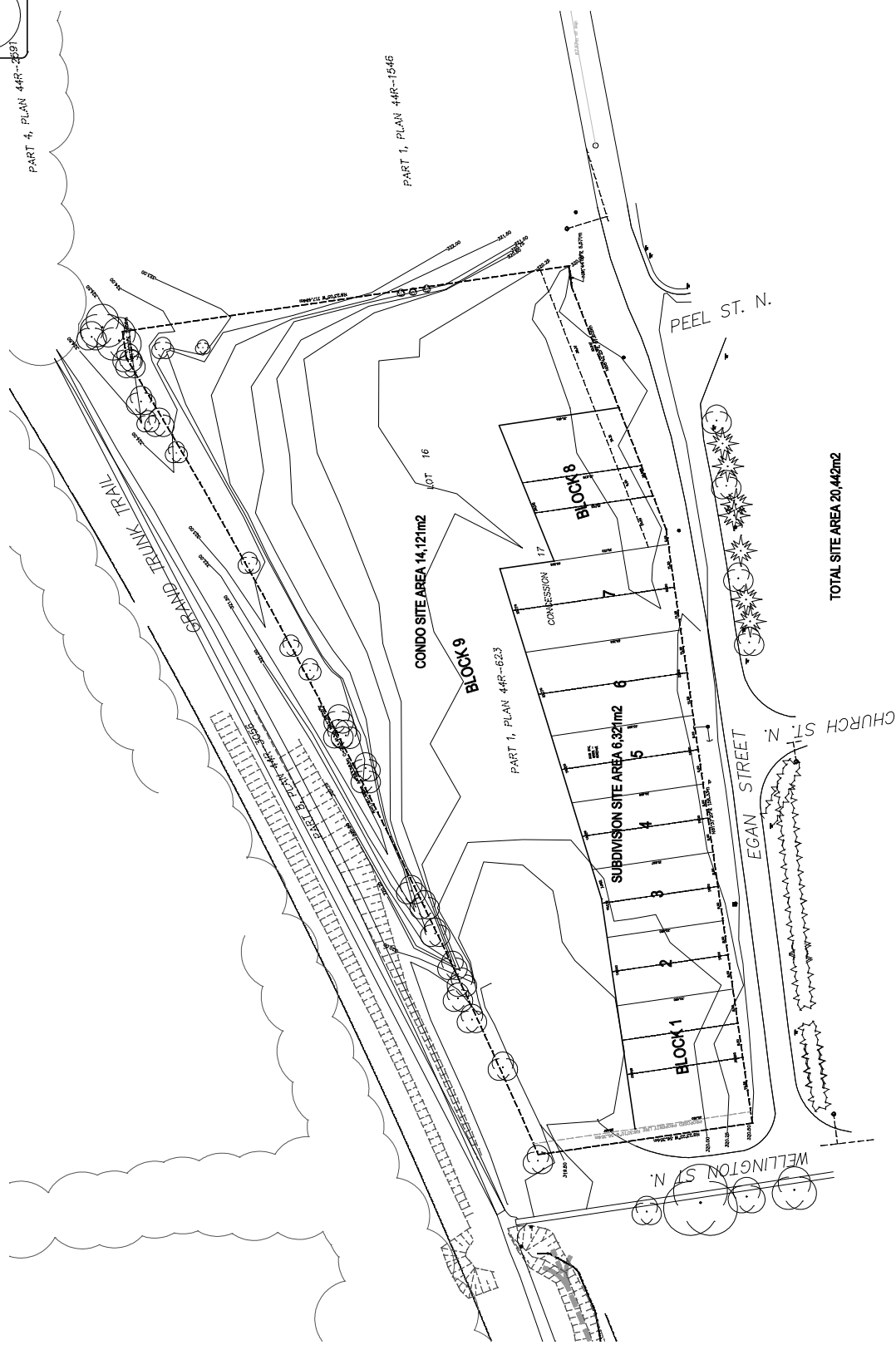
**TOWN OF ST. MARYS
175 QUEEN STREET EAST,
ST. MARYS, ON.
N4X 1B6**

**EGAN AVENUE DEVELOPMENT,
ST. MARYS, ON**

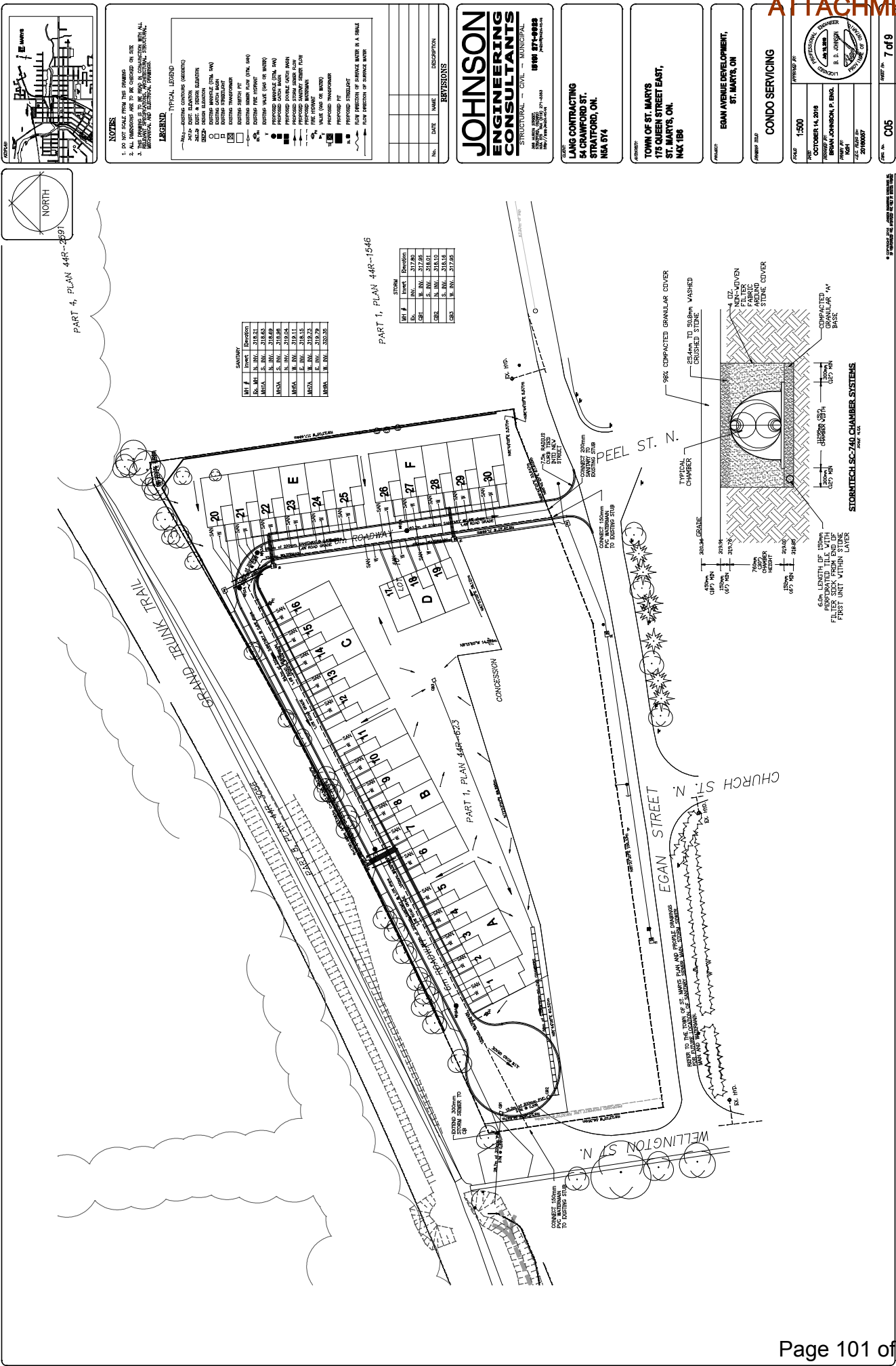
SUBDIVISION LOT LAYOUT

| | |
|-------------|------------------------|
| SCALE | 1:500 |
| DATE | OCTOBER 14, 2016 |
| DESIGNED BY | BRYAN JOHNSON, P. ENG. |
| DRAWN BY | KGH |
| CHECKED BY | 22100057 |

Case No. C01 Sheet No. 3 of 9



TOTAL SITE AREA 20,442m2



Planning Justification Report

for 2416987 Ontario Inc. - Lang Construction Inc.

... in support of a 52 unit residential plan of
subdivision and rezoning

... Egan Street, St. Marys, On



December 2019



**Kirkness
Consulting**
Inc.
Urban and
Rural Planning



1647 Cedar Creek Crescent, London
ON, N5X 0C8

lavema@kirknessconsultinginc.ca
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t:1519-668-8060

1.0 Introduction

The following document is a Planning Justification Report for a plan of subdivision of 52 ground oriented attached dwellings, of mixed housing types, on a net site of 2.04 ha, in the Town of St. Marys, Ontario. The proponent owner is 2416987 Ontario Inc. – c/o Lang Construction Inc. The infill site location is in the north central older part of the Town. It is located along the north side of Egan Street between Wellington Street to the west, and James Street North to the east. See LOCATION MAP - Figure 1.

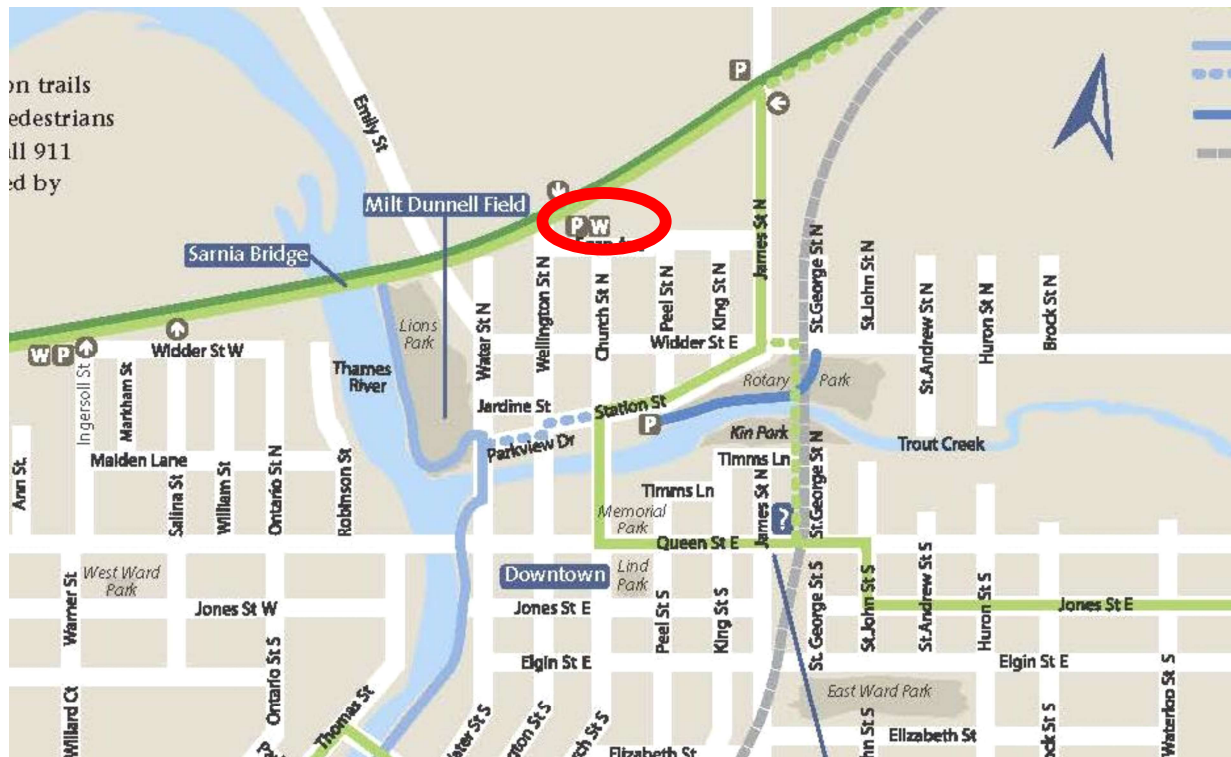


Figure 1 – Location Map showing the approximate location of the site in the red oval. (Source: Town of St. Marys Trail Map and Guide excerpt)

The subject lands are presently designated “Residential” in the St. Marys Official Plan, and zoned Residential RD. The “RD” zone symbol indicates that some form of residential development is contemplated in the future for the lands within the “RD” zone; however timing for development and development standards (i.e. housing type and density) still have to be determined. Permitted Interim Uses are Existing Uses. Therefore, the proposed residential development is not permitted by the existing zone. An application to amend the Zoning Bylaw to a site specific Residential zones is required and being applied for, to which this Report is a part.

This Report demonstrates that the proposed residential development would be in keeping with Provincial and Municipal land use planning policies, is suitable for the subject lands, and would be compatible with neighbouring land uses. In fact, it is the opinion of the writer that the mixed housing form residential development would significantly compliment the older, north central St. Mary's neighbourhood, in terms of land use and offering a wider variety of housing types and design of built form.

2.0 Site Description and Development Proposal

Features of the site are as follows: SEE PHOTOS IN FIGURES 2 THRU 6.

SITE AREA – 2.04 ha

SITEFRONTAGE – 223.9 m

SITE DEPTH - ranges from:

- west boundary along Wellington street – 56.534 m
- east boundary abutting Holy Name of Mary School playground – 117.494 m

SITE SHAPE – irregular rectangular

SITE TOPOGRAPHY – gently undulating to flat but has some fill placed in mounds.

SITE SURROUNDINGS

NORTH – Grand Trunk Trail (multi-use for pedestrians and cyclists) then agricultural crop fields and zoned Open Space

EAST – Holy Name of Mary School playground, single detached residential and St. James Street North, and zoned Institutional-I and Residential - R2-1

SOUTH – Egan Street and then Holy Name of Mary School playground and single detached residential and zoned Institutional-I and Residential R2-1

WEST – Wellington Street then vacant land, and residential and zoned RD and R2.

PAST LAND USES – industrial, but buildings and parking areas etc., have been cleared.

The DEVELOPMENT PROPOSAL

The 56 dwelling unit development Proposal is a Plan of Subdivision (see in Appendix 1) of 6 LOTS and 4 BLOCKS, comprising:

- 4 SEMI-DETACHED BUILDINGS (8 units in total) on Lots 2 thru 5 fronting onto Egan Street - TO BE FREEHOLD.
- 2 buildings comprising 3 TOWNHOUSE DWELLING UNITS each (6 units in total) on Blocks 1 and 8 TO BE STANDARD CONDOMINIUMS. The 6 units would occupy 2171 m² of land.
- 3 FOURPLEX BUILDINGS (8 units in total) on Lots 6 and 7 TO BE A STANDARD CONDOMINIUMS.

- 30 condominium townhouse units on Block 9 served by a private street of 6 m in width, accessing from Egan Street, and would occupy 14,121 m² of land – TO BE CONDOMINIUM (VACANT LAND). Therefore, each unit occupant would own a “unit” with a “front yard”, a “rear yard” and if an end unit, would also own a “side yard”. The UNIT is the land parcel upon which a dwelling unit is erected. The common element would be the private road that the Condominium Corporation would maintain.

The following definitions are taken from the Zoning Bylaw.

3.47.9 Dwelling, Row or Townhouse *means a separate building that has been divided vertically into three (3) or more dwelling units each of which has a separate and independent entrance and which are separated from the adjoining unit or units by a common unpierced wall with no interior access between the units.*

3.47.10 Dwelling, Semi-Detached *means a separate building containing two (2) dwelling units that are divided vertically by a common unpierced wall with no interior access between the units and where each unit has a separate independent entrance directly from the outside.*

3.47.6 Dwelling, Fourplex *means a separate building containing only four dwelling units which are divided into four parts with each dwelling unit having an independent entrance, either directly or through a common vestibule.*

In total, the project would be of 56 new housing units in the Town of St. Marys. A conceptual site plan and elevations of the buildings are contained in the Appendix. As part of and required by the subdivision proposal, is the Town’s initiative to rebuild Egan Street to provide full services and a new roadway with sidewalks, is underway and expected to be constructed during 2020.

Photos of the Subject Site and Surrounding Land Uses:



Figure 2: Subject Lands centre and right, viewing Northwest from Egan Street (Source: KCI, 2019)



Figure 3: Subject Lands, viewed northerly from Egan Street with Holy Name of Mary School playground to the right of chain link fence. (Source: KCI, 2019)



Figure 4: Viewing south along Peel Street from Egan Street (opposite the Site) showing Holy Name of Mary School, and Parish (Source: KCI, 2019)



Figure 5: Viewing east along Egan Street with Site and school playground on left and school on right.



Figure 6 – viewing northerly from Egan and Wellington intersection showing site on right and vacant land on left with Grand Trunk Trail at end of Wellington running across tree-line.

3.0 Planning Policy Framework

Being situated in the Town of St. Marys, the proposal is subject to the Towns' Official Plan, and the Provincial Policy Statement (PPS) which governs land use planning in all Municipalities throughout Ontario. Relevant policies from the aforementioned documents that create the planning policy framework for the proposed development are provided below.

3.1 Provincial Policy Statement (PPS):

The PPS generally *encourages growth and infill development in settlement areas* (Section 1.1.3.1). With respect to land use patterns in settlement areas (Section 1.1.3.2), the PPS states that *land use patterns should be based on densities and a mix of land uses which efficiently use land and resources; and are appropriate for, and efficiently use the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified or uneconomical expansion*. Appropriate opportunities are to be identified for intensification and redevelopment (Section 1.1.3.3).

Housing shall have *an appropriate mix of housing types and densities* (Section 1.4.1). *Healthy, active communities are promoted* (Section 1.5.1). *Full municipal services are the preferred method of servicing* (Section 1.6.6.2). *Long term prosperity should be supported by ... promoting the development of brownfield sites* (Section 1.7.1).

The proposed plan of subdivision supports the principles of building of strong communities and the wise use and management of resources in the Town of St. Marys as follows (Section 1.1):

- *promoting efficient development and land use patterns;*

- *accommodating an appropriate range of and mix of residential ... affordable - - housing.*
- *promoting cost effective land use patterns*
- *ensuring that necessary infrastructure, and public service facilities are or will be available to meet current and projected needs;*

RESPONSE: In the opinion of the writer, the subject housing proposal would be consistent with the PPS because:

- The site is an infill site
- The site development would contribute to intensification
- The site redevelops a former brownfield site
- Full services will be available
- A mix of family type, affordable housing types are being proposed in the form of semi-detached residences and townhouses.

3.2 Town of St Marys Official Plan:

The subject lands are designated RESIDENTIAL on the Land Use Plan Schedule A – see Figure 7 following page.

The two major HOUSING GOALS of the St. Marys Official Plan are providing a range of housing accommodation suitable for all age groups and household incomes, and providing stable, attractive residential areas for all its residents (**Section 2.1**).

HEALTHY COMMUNITIES policies (Section 2.6) encourages actions/initiatives that support a healthy community such as:

- a) the development of a compact development form in order to encourage and facilitate active transportation (i.e. walking, cycling, etc.); b); c) subdivision designs that include suitable open space areas, incorporate walkways, and provide space for active living; d)e) and f) encourage the use of and sustain existing trails and open spaces throughout the Town and linkages with those in Perth County.*

The adjacent Grand Trunk Trail and the grid street system support walking and cycling and supporting active living. The overall density of the proposed attached housing development is “compact”.

Section 3.1 of the St Marys Official Plan states:

“St. Marys continues to thrive as a community. Development activities averaging only 11 dwelling units per year in the mid 1980’s has swelled to over 40 dwelling units per year

over the last 15 years....The residential areas of the Town are well maintained and relatively free from conflicting land uses.”

The proposed plan of subdivision helps achieve the following residential objectives of the Official Plan (section 3.1.1.1)which are as follows:

- encourage the provision of an adequate supply and choice of housing
- promote creativity and innovation in new residential development
- provide an attractive and enjoyable living environment within the Town.
- promote housing for Senior Citizens; the handicapped and low income families.
- promote additional housing through intensification and redevelopment.
- encourage a diversification and inter mixing of different housing types and forms.

The proposed residential development would provide a variety of housing forms apart from single detached dwellings and would contribute to attractive affordable housing and a mix of housing types that cater to the local market.

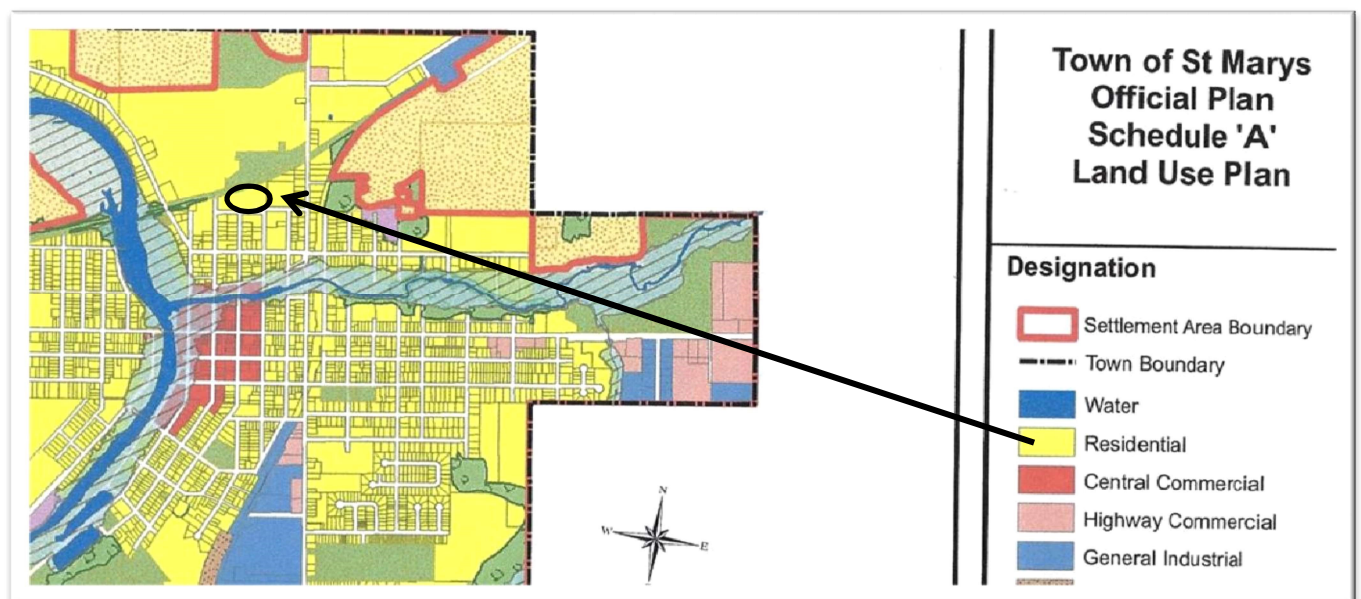


Figure 7: Location of Subject Lands on OP Land Use Schedule (excerpt) noting the RESIDENTIAL land use designation. (Source: Town of St. Marys)

Section 3.1.2.4 is significant in that it states that *Council will favour residential intensification and redevelopment over new green land residential development as a means of providing affordability and efficiencies in infrastructure and public services.*

Section 3.1.2.5 sets out targets that the proposed residential development would help to achieve, specifically:

Semi-detached, duplex dwellings 15-25 units per hectare;

Townhouse dwellings 25-40 units per hectare;

The proposed residential development yields a density of 60 units on 1.4 ha = 34 units per ha.

Section 3.1.2.7 applies based on density exceeding 18 units per hectare, and the following items have been taken into account:

a) not in excess of three full stories

b) not present a hazard to buildings structures and residents;

c) density shall not exceed 75 units per hectare;

d) That the development is serviced by municipal water supply and sewage disposal facilities;

e) is within 100 metres of an arterial or collector road;

f) sufficient on-site parking is provided;

g) adequate buffering, screening or separation distance is provided .

Section 3.1.2.14 encourages the development of affordable housing *with 30% of the new housing units created being considered by Council as affordable to households with incomes in the lowest 60 per cent of income distribution for Perth County households.*

The attached housing forms and compactness of the proposed housing development is likely to contribute to the affordability of housing in St. Marys.

Section 4 .0 sets out policies for LAND DIVISION and states that *All proposed plans of subdivision will be carefully examined* on the basis of the following (summarized)

- they will preclude the satisfactory use, development, or redevelopment of surrounding lands.
- they will adversely affect existing amenities and the predominant character of the area
- The social aspects of residential development, including the mix of housing types and the density of the development, shall be reviewed.
- suitability for the intended purposes and their effect on public facilities, utilities, and services.
- designed in a manner which is sensitive to the contour of the land.
- unique natural assets, including topographic features of vegetation such

as groves of trees, and mature individual trees, should be preserved to the greatest extent possible.

- shall enter into subdivision agreements
- the developer pay a development charge fee
- 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.
- consider energy related factors in its review of proposed plans of subdivision.
- approve only plans of subdivision/condominium that conform to the policies and land use designation of this Plan.

Section 4.1.2 sets out policies on STAGING OF PLANS OF SUBDIVISION

It is the intent of this Plan that development by plan of subdivision in the Town be phased in accordance with the provision of full municipal services. Proponents of plans of subdivision shall indicate their proposed staging and the facilities to be provided with each stage, when required by Council.

Section 7.10 of the Official Plan states that *Council should approve plans of subdivision that conform to the policies of the Official Plan and which, to the satisfaction of Council, can be supplied with adequate services such as schools, fire and police protection, water supply, sewage disposal, storm drainage facilities, road maintenance, solid waste collection and disposal, and where such approval would not adversely affect the financial position of the Town.*

It is understood that the above facilities and services will be provided.

REPONSE: The proposed plan of subdivision respects and is in conformity with the Residential land use designation and related policies of the St. Marys Official Plan, in the opinion of the writer.

Section 7.17.4 of the Official Plan, the following criteria must be addressed when considering a proposed Zoning By-law Amendment:

I. *the need for the proposed use;*

Positive housing demand and continued growth projections for St. Marys are indicative of the need to ensure adequate housing supply for current and new residents. The proposed residential subdivision would provide desirable housing that would help meet this need.

- II. *the extent to which the existing areas in the proposed designation or categories are developed and the nature and adequacy of such existing development in order to determine whether the proposed use is premature;*

The proposed single detached residential development would complement the existing housing stock in the Town of St. Marys, would likely be considered partly “affordable” and therefore fulfil some of the Official Plan housing objectives.

- III. *the compatibility of the proposed use with conforming uses in adjoining areas;*

The proposed subdivision comprising all attached low rise, low density dwellings would be compatible with the surrounding land uses being mostly institutional and low density residential.

- IV. *the effect of such proposed use on the surrounding area in respect to the minimizing of any possible depreciating or deteriorating effect upon adjoining properties;*

The proposed low density residential development would be of high standard to compliment surrounding residential properties and be much more favourable than the prior industrial use.

- V. *the potential effects of the proposed use on the financial position of the Town;*

The proposed subdivision would contribute positively to the tax base of the Town and help support local businesses.

- VI. *the potential suitability of the land for such proposed use in terms of environmental considerations;*

The subject lands have been designated Residential in the Official Plan for a long time. It is timely that a development proposal of this quality is now being made.

- VII. *the location of the area under consideration with respect to the adequacy of the existing and proposed road system in relation to the development of such proposed areas and the convenience;*

There would be adequate road infrastructure to support the planned development. Egan Street is to be rebuilt with full services.

VIII. *the adequacy and availability of municipal services and utilities; and*

Municipal sanitary and water services are available and would be utilized to support the planned subdivision.

IX. *the adequacy of parks and educational facilities and the location of these facilities;*

The subject lands are located centrally in the north part of the Town, close to play grounds, walking trails and within walking distance of Downtown and the River.

4.0 Town of St Marys Zoning By-law

The Town of St Marys Zoning By-law presently zones the subject lands Residential RD.

Section 28.3.1 states:

The "RD" zone symbol indicates that some form of residential development is contemplated in the future for the lands within the "RD" zone; however timing for development and development standards (i.e. housing type and density) have yet to be determined.

Permitted Interim Uses: Existing Uses.

Since the RD zone does not permit semis, plexes or townhouse, an AMENDMENT to THE ZONING BYLAW is required by way of application AND TO WHICH THIS REPORT IS A PART .

Proposed Zoning

The proposed zoning is twofold. The semi-detached and plex units would utilize the RESIDENTIAL R4 zone. The townhouse units (Blocks 1 and 8 and Block 9) would utilize the RESIDENTIAL R5 zone. The 4-plex units would occupy Lots 6, and 7. The definitions of the housing forms from the Zoning Bylaw are as follows:

- **Dwelling, Fourplex** means a separate building containing only four dwelling units which are divided into four parts with each dwelling unit having an independent entrance, either directly or through a common vestibule.
- **Dwelling, Row or Townhouse** means a separate building that has been divided vertically into three (3) or more dwelling units each of which has a separate and independent entrance and which are separated from the adjoining unit or units by a common unpierced wall with no interior access between the units.

- **Dwelling, Semi-Detached** means a separate building containing two (2) dwelling units that are divided vertically by a common unpierced wall with no interior access between the units and where each unit has a separate independent entrance directly from the outside.

The zoning regulations are compared to the three housing types Parts A, B, C and D. A summary of the various minimum lot frontage, depth, and area requirements are provided below:

| <u>ZONE</u> | <u>FRONTAGE (MIN.)</u> | <u>DEPTH (MIN.)</u> | <u>AREA (MIN.)</u> |
|---|---|-----------------------|--|
| <i>Bold type indicates a regulation that is not satisfied by the Proposal and special provision needed in the Zoning Amendment</i> | | | |
| <u>PART A: Blocks 1 and 8 – TOWNHOUSES (3 in a cluster for each block – 6 units)</u> | | | |
| R5- townhouse Section 12.4 for the Block | 27.5 m (int) for first 3 Units and 29.0 m (corner) - need = 27.5 /29.5 m | 37.0 m | 1017.5 m² Density not to exceed 50 units per ha max |
| PROPOSED TOWNHOUSES | 32.3m | <u>30.60 m</u> | <u>Block 1 – 985 m²</u> <u>Density – 6 units = 63 upha</u> Block 8 – 1156 m ² <u>Density – 6 units = 52 upha</u> |
| R5- townhouse (Section 12.5 for Individual lots) | 6.0 m – interior 10 75 m - end 12.25 m – corner | 37.0 m | 222 m ² per unit - interior 397.75 per unit - end 453.25 m ² per unit- corner |
| <u>PART B: Lots 2 thru 5 – SEMI-DETACHED (8 units)</u> | | | |
| R4-semi regulations (Section 11.3) for Entire Lot | 18.0m | 30.0m | 540m ² |
| PROPOSED SEMI-DETACHED | 18.06.2 | 30.45m | 560.6m ² |
| R4-semi regulations (Section 11.4) for Individual Lot | 9.0m- interior | 30.0m | 270m ² |

PART C: Block 6 and 7 – 4 PLEXES (8 units)

| | | | |
|--------------------------------|--------|---------------------|--------|
| R4- 4-plexes (section 11.6) | 21.0 m | 37.0m | 777 m2 |
| PROPOSED 4 –plex units | 22.5 m | <u>35.0m</u> | 878 m2 |

PART D: Block 9 – TOWNHOUSES (30 units)

| | | | |
|---|--------------------------------|--------|--|
| R5- townhouse (section 12.4) for entire block | interior - 6.0m end - 10.75 | 37.0m+ | 1017.5 m2 Density not to exceed 50 units per ha |
|---|--------------------------------|--------|--|

| | | | |
|-------------------------------|-----------------------------|---------|-----------------------------------|
| PROPOSED TOWNHOUSE | int - 8.0m end - 10.75m+ | >37.0m+ | 14,120.9m2 Density = 21.3 upha |
|-------------------------------|-----------------------------|---------|-----------------------------------|

| | | | |
|--|---|--------|--|
| R5- townhouse (section 12.4) for Individual unit | interior 6.0 m end – 10.75 m corner – 12 25 m | 37.0 m | interior-222m2 per dwelling end –397.75 m2 per dwelling corner – 453.25 per dwelling |
|--|---|--------|--|

| | |
|-----------------------|--|
| PROPOSED TOWNHOUSE | appears compliant from site plan concept in Report |
|-----------------------|--|

The bolded and underlined tabulations above indicate where the proposed residential development would not meet the existing zone regulations. They are summarized as follows:

1. The LOT DEPTH for TOWNHOUSES in Blocks 1 and 8 is to be 30.0 m instead of 37.0 m minimum.
2. The LOT DEPTH for the 4-PLEXES is to be 35.0 m instead of 37.0 m minimum.
3. The LOT AREA for the TOWNHOUSE in Block 1 is to be 985 m2 minimum.
4. The DENSITY for the TOWNHOUSE in Block 1 and 8 is to be 63 and 52 upha respectively, maximum.
5. In addition, the Lang team advises that the standard lot coverage maximum of 40% is insufficient and needs to be increased to 50%. This increase was recently supported by

Council in a rezoning application by Meadowridge Properties Inc. rezoning application in St. Marys. The rationale is based on greater efficiency of utilizing land resources, encouraging a wider range of house types, the trend of increasing coverage or no coverage regulation at all depending otherwise on other regulations such as yard setbacks)

The above four regulations would have to be provided by SPECIAL REGULATION.

There is a further need to consider the regulations for the internal large townhouse block in that it is intended to be tenured as a CONDOMINIUM (VACANT LAND). In the Condominium (Vacant Land) legislation, the term “unit” is used to describe the land which the condominium owner would “own”, and then a dwelling unit is placed on the “unit” in which the owner would dwell and own.

There appears to be provisions to regulate a condominium “unit” as there is for the traditional “lot”. The regulations such as setbacks and coverages are provided in in the general regulations of the current Zoning Bylaw through the definition of LOT LINE as set out below. In examining the Zoning Bylaw for St. Marys, three relevant terms of “Lot” and “Condominium” are defined as well, as follows:

1. Lot means:

(a) a parcel of land or contiguous parcels of land under one ownership, having frontage on a public street and which is described in a deed or other document legally capable of conveying an interest in land and which is on record in the Land Registry Office No. 44; or
(b) a parcel of land shown as a whole lot or block on a registered plan of subdivision within the meaning of the Planning Act, having access on a public street, but a registered plan of subdivision for the purpose of this paragraph does not include a registered plan of subdivision which has been deemed not to be a registered plan of subdivision under a by-law passed by the Council pursuant to the Planning Act.

2. Condominium means:

a building or buildings in which each individual unit is held in separate private ownership and all floor space, facilities and outdoor areas used in common by all tenants are owned, administered and maintained by a corporation created pursuant to the provisions of the Condominium Act.

3. Lot Line means:

means any boundary of a lot or the vertical projection thereof. Internal lot lines created by:

(a) a registration of a plan of condominium; or

(b) a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act;

(c) shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed.

5.0 Conclusion

The proposed 52 – dwelling unit residential subdivision is an infill form of development within an existing and desirable residential neighbourhood. The proposal seeks to maintain the desirability and character of this neighbourhood, and has therefore been designed to be of complimentary use, intensity and built form. Based on the aforementioned planning analysis, the proposal for a 56 unit attached, ground oriented, dwelling subdivision has been demonstrated:

1. to be a logical and suitable development of the subject lands at the given location which would provide desirable housing that is compatible with the surrounding built environment and amenities;
2. to be consistent with the PPS;
3. to conform to the Town of St Mary's Official Plan;
4. to respect the intent and structure of the Town of St Marys Zoning By-law, notwithstanding some special provisions being required; and
5. to be appropriate for the Residential R4 and R5 Zones.

Thus, the proposal represents sound land use planning that is desirable for St. Marys, would contribute to the residential vitality of the Town, and supports the efficient use of land and resources. In turn, it is requested that:

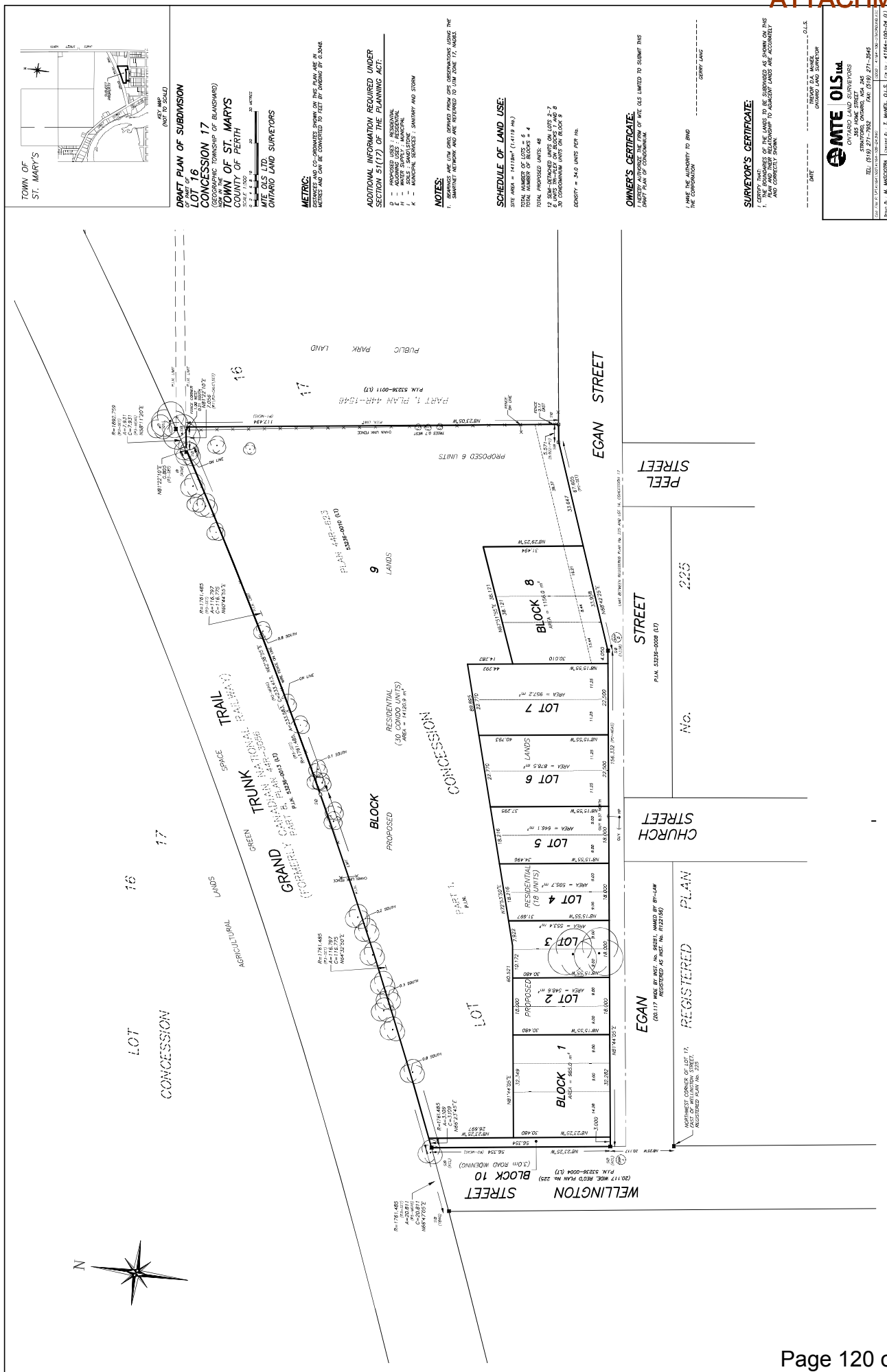
- I. the proposed 60 unit Draft Subdivision application be supported by the Town of St Marys Planning Staff and Council; and
- II. the related Zoning By-law Amendment application to change the zoning of the subject lands from R4 and R5 be supported.

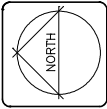
Bibliography

1. Provincial Policy Statement
2. Official Plan, Town of St. Marys
3. Zoning Bylaw, Town of St. Marys
4. Plans and Engineering – Johnson Engineering Consultants

Appendix

1. Draft Plan of Subdivision
2. Conceptual Site Plan of Townhouses
3. Conceptual Architectural Elevations – Townhouses





NOTES

- DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS ARE TO BE CHECKED ON SITE
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL
RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL,
MECHANICAL AND ELECTRICAL DRAWINGS.

LEGEND

[illegible][illegible]

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STRATFORD, ON.
N5A 5Y4

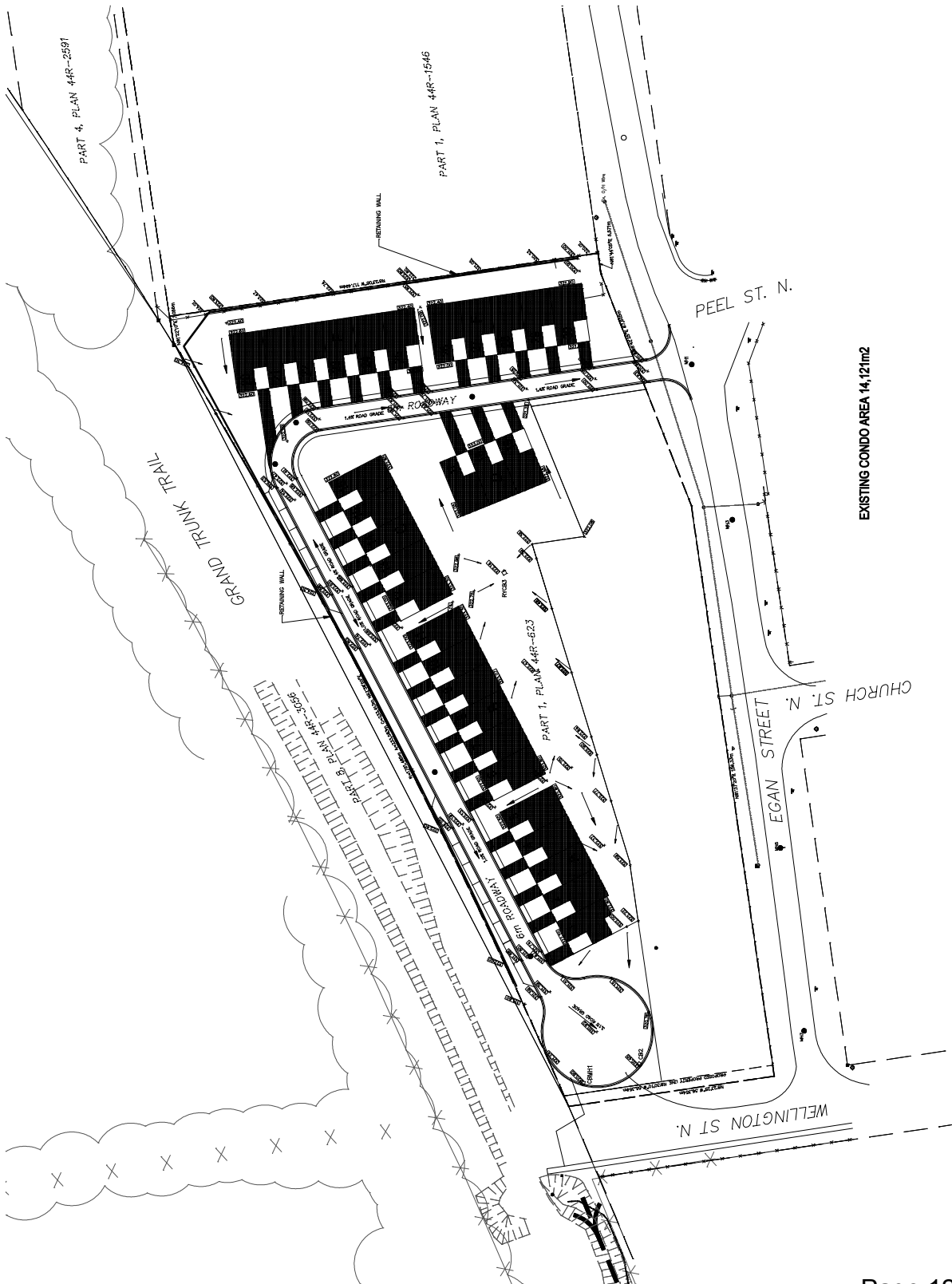
**TOWN OF ST. MARYS
175 QUEEN STREET EAST,
ST. MARYS, ON.
N4X 1B6**

**EGAN AVENUE DEVELOPMENT,
ST. MARY'S, ON**

CONDO GRADING PLAN

| | |
|------------------------|-------|
| SCHOL | 1,500 |
| PRIS | |
| OCTOBER 14, 2018 | |
| APPROVED BY: | |
| BRIAN JOHNSON, P. ENG. | |
| DRAWN BY: | |
| NIGHT | |
| LOC. NAME NO. | |
| 20160057 | |

CS02 2 of 4



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