

## Minutes - Public Meeting (Council Adjourned)



**MEETING DATE:** April 16, 2007 – 7:00 pm

**LOCATION:** The Blue Mountains Council Chamber

**PREPARED BY:** Stephen Keast, Clerk

### A. Call to Order

- Mayor Anderson called the scheduled Public Meeting to order and explained the purpose of this Public Meeting is to consider a request by the applicant to construct a new apartment building known as “The Trillium Apartments”. The application proposes a four level, 31 unit apartment building comprising of bachelor, one-bedroom and two bedroom units, a surface parking area for approximately 47 cars, additional visitor parking, plus some landscaping improvements. Currently, the property contains an existing building known as the ‘Trillium’ which contains six apartments. Prior to that, the building was known as the ‘Trillium Restaurant’ which was 280 seat dining and banquet facility before being converted in 2005.
- The effect of this By-law is to rezone the subject property from the Development ‘D’ zone to the Residential Multiple RM2 zone, and to provide an exception on the property to establish a minimum side yard setback and maximum permitted height.
- The subject property consists of approximately 9907 square metres (2.45 ac) of land located on Lots 44, 48, 51 and Part Lots 50 and 154 of Plan 1023.
- If a person or public body that files an appeal of a decision of the County of Grey and/or the Town of The Blue Mountains in respect to the proposed Plan of Condominium or Zoning By-law Amendment and does not make an oral submission at the Public Meeting or make a written submission to the County and/or the Town before the Plan of Condominium is approved or the Zoning By-law Amendment is passed, the Ontario Municipal Board may dismiss all or part of the appeal.
- The Clerk then noted Notice of Public Meeting had been given in accordance with the Planning Act and read correspondence as received from area residents Jim and Mary Hunt, Marie T. Bostrom on behalf of new Citizen’s Group, Peter Firstbrook and Christine Morrad, Tina Gibson, Eric Neumann, Karen and Andrew Chisholm, Dana Stewart, Ian and Marian Master, Edward Ozimek on behalf of Cared Holdings Inc., and the Grey County Transportation and Public Safety Department.
- Mayor Anderson then noted the Public Meeting is an information gathering session and no decision has been made, further noting tonight’s Public Meeting is a continuation of the previous Public Meeting and previous comments will continue to be on the record..
- Planner Shawn Postma then reviewed the process of the public meeting, noting Council would not be making a decision tonight, the Public Meeting intended to continue the information gathering process.
- Next, applicant Desmond von Teichman reviewed the development proposal, noting the intent of the proposal was to provide 31 smaller, more obtainable rental units within Thornbury.
- Desmond noted since the last Public Meeting, a traffic study has been commissioned and a visual impact study from the Highway bridge location has been completed as well.

- Desmond noted engineering studies have indicated run off into the Mill Pond would in fact be decreased from present.
- Architect Brian Malcolm then reviewed the proposed design, noting an apartment block would have less impact on the site than previously considered multi attached condominium units.
- Mr. Malcolm noted the proposal represented infilling and represented alternative living arrangements to single family dwellings.
- Mayor Anderson then asked if anyone wished to speak to the proposal.
- Area resident Colleen Stegmaier then questioned if landscaping would be featured between her property and the proposed development, Brian noting a row of evergreen plantings were proposed.
- Area resident Ted Sivell then questioned the proposed visual impact study, noting the view from the bridge should not be the only view considered as the proposed structure would be prominent from many angles.
- Su Penny then spoke, noting walkway access to the river could be considered through Louisa Street, questioning if it was the intention to retain the site as private and not be able to access the river.
- Planning Consultant Shelley Wells then spoke on behalf of the applicant, noting plans at this point do not show a walkway along the river, the riverbank area zoned as Hazard although a walkway may be considered at the Site Plan approval process.
- Area resident Tony Lachance then questioned the relative height of the proposed building to other area buildings, Mr. Malcolm noting the proposal was approximately 11 metres at the peak of the roof, the existing Errinrung building higher than the proposed structure.
- Area resident Robert Stella then questioned if the existing mature tree stand would remain and how many trees would have to be cut by the developer, Mr. Malcolm noting it was generally intended that the existing trees would be retained.
- Area resident Mac Kirk then stated the central Mill Pond is the core of Thornbury and it is vulnerable to development pressures, adding an Ontario Regulation required the protection of shore line and riverbank areas.
- Mr. von Teichman then noted minimal vegetation would be removed for the parking area as the existing Trillium restaurant parking area would be utilized.
- Area resident Dr. Ann Cox then spoke, representing a community group of concerned citizens with regard to new development on the Mill Pond, formed only a short time ago.
- Area resident John Stegmaier then spoke, first questioning traffic flow capacity and if a glycol separator would be considered on site.
- Mr. Stegmaier then requested a formal traffic study including bridge capacity, noting the Highway 26 bridge is almost at capacity at present, particularly with area restaurant parking, the proposed building to add approximately 60 vehicles to area traffic.
- Mr. von Teichman then noted a formal traffic study would be completed.
- Manager of Development Planning Rob Armstrong then clarified the Town's development review process, including initial Town Staff and agency review, the initial stage in a comprehensive two stage development review.
- Area resident Maureen Munden then questioned any consideration of walkways on the development, noting there was little possibility of a full riverside walkway and it would be a shame to lose access to the Mill Pond.

- Ted Sivell then further questioned if a further viewshed study would be completed beyond the bridge, adding concern with permanent lighting of the parking area adjacent to his property.
- Area resident Walter Schmidka then questioned where snow storage would occur to prevent salt-contaminated run off into the Beaver River, Clayton Capes of Henderson Paddon Engineering noting it was planned to store snow within the parking area and perhaps a portion of the fire route, adding snow storage areas can be designated and if enough area did not exist the snow would have to be removed.
- Clayton continued that discussion with the Grey Sauble Conservation Authority led to quality and quantity controls on site, including an oil separator that all the new development area would drain and flow to and through.
- Clayton then noted a traffic study has been recently submitted to the Town considering traffic over three successive Thursdays, each eleven hours in duration, the findings of the study noting the proposed development would have a minimal impact on area roads.
- Area resident Colleen Stegmaier then noted there would be an impact on area traffic including the bridge, requesting MTO review the traffic study.
- Manager of Development Planning Rob Armstrong noted Highway 26 through Thornbury is a Connecting Link and therefore a municipal road, adding the Town is now considering review of traffic throughout the Town on a macro level.
- Colleen then questioned if an oil separator as proposed would trigger an MOE study, Clayton noting an MOE study would not generally be required for a private condominium residence versus a public facility, Rob clarifying a public servicing project would include a class Environmental Assessment approval.
- Colleen then questioned if there was a situation where the Town would request an EA on a private development, Rob replying not that he was aware of.
- Colleen then questioned an MNR Study of wildlife and habitat, Rob noting the GSCA is mandated to review such matters.
- Colleen then questioned the final approval process and when all reports are submitted is the matter in the public forum, Rob noting the final Planning Report will be considered at a public session Council meeting, adding delegation status would have to be requested by those wishing to address the matter as it would not be a Public Meeting under the meaning of the *Planning Act*.
- Area resident Cathy Lancey then noted support for affordable housing but questioned why a 31 unit apartment building would have to be located on the shore of the Mill Pond.
- Area resident Corrine McGowan then questioned if Council would conduct an Environmental Impact Assessment prior to considering any zoning change, Mayor Anderson noting Manager of Development Planning Rob Armstrong had previously noted the GSCA would review the proposal according their mandate.
- Corrine then noted she agreed social housing is important but questioned if other development land was not available.
- Su Penny then questioned what, if any, portion of Louisa Street access to the Beaver River might be available, Mr. von Teichman noting a 6 metre easement from Louisa Street to the Beaver River would be deeded to the Town for drainage purposes.

- Su then stated a recent Provincial Regulation required 100 metres distance access to navigable rivers.
- Maureen Munden then questioned the previously referred to traffic study, proposing weekend and evening periods be monitored, Desmond noting a complete traffic study has been commissioned.
- Area resident Pam Woolner then spoke, noting traffic on Louisa and Hester Streets could not accommodate 200 cars per hour together with pedestrian traffic.
- Desmond then noted the road is rated at 200 cars per hour, but that is not what is proposed, Pam noting support for a further traffic study.
- Alex Churchill of Ferguson Avenue the spoke questioning affordability of the structure and approximate per square foot rental fees.
- Desmond replied a target of approximately \$110.00 per square foot construction costs and rental rates unknown at this time, adding attainability will be designed in.
- Mrs. Beder of 13 Louisa Street questioned if there was an alternate location for the proposed development, Desmond noting he had no other land holdings in the area.
- Katarina Bostrom then noted perhaps it was time alternative development proposals be considered for the community, for example, including public access and increased environmental awareness.
- Area resident Jim Hunt then spoke, questioning mapping showing the developer had ownership of part of the Beaver River, Desmond noting the development mapping was produced and stamped by a surveyor, Planner Shawn Postma noting the land use designation map showed the river's edge and top of bank as Hazard in an outlined designation.
- Mr. Hunt then questioned which line represented ownership and why was not more accurate information provided.
- Shelley Wells then clarified the land use designation was produced in various colours, Hazard showing in green as was the river area.
- Area resident Deborah Masters then spoke, questioning if the proposed traffic flow might result in a Louisa Street widening, Desmond replying no.
- Carolin Abbotts of Elma Street then questioned if any public land had been purchased for the proposed development, Des replying no.
- Marie Bostrom then noted she had discussed the matter with the Ministry of Natural Resources and they indicated they would not be involved unless Council had requested an EA be completed and she requested Council request such a study.
- Area resident Michael McKay then questioned if the development maximizes density and setbacks on site, Shelley Wells reviewing permitted density for the lands, noting it was approximately 44 metres per gross hectare and the proposal is below that density.
- With regard to setbacks, Shelley clarified the river was considered the frontage with a significant front yard setback, the rear yard in compliance, the sideyard setbacks requested for reduction.
- Area resident Paul Woolner then questioned if the building met the Provincial affordable housing definition, Councillor Gamble noting the Provincial Standard is rent or cost that is 20% less than area housing costs.
- Mayor Anderson noted it was difficult to agree on what is defined as affordable housing.

- Paul then questioned an earlier reference to snow storage to take place in the fire route area.
- Shelley then noted an earlier review of the Blue Mountain Village noted 6,200 jobs would be created with 74% in the local area, adding income was 30% lower than Provincial average in the area and the need to address affordable housing for senior and young families in the community is important, adding the site represented an appropriate location for affordable housing.
- Shelly then noted regarding snow storage, 10 extra parking spaces were proposed and a significant portion of the site would be left in a natural state.
- Paul then noted concern with identification of property lines, adding the subject lot is separate from the former Trillium property with the only access being a 16 foot lane from Alice Street.
- Corrine McGowan then questioned the Hazard designation on a portion of the lands, Desmond explaining it was a no development area to separate development from the river.
- Corrine then questioned suitability of development adjacent to a Hazard area.
- Area resident Glen Stewart then noted the proposal was not social or affordable housing, adding he sits on the Town Affordable Housing Committee and an apartment building is desperately needed in the community and he applauds the proposal.
- Katarina Bostrom questioned if the proposal was a condominium or an apartment, Desmond noting it would be an apartment by design, condominium for ownership, with ownership to be retained by the developer.
- Katarina then questioned if there was any guarantee of ownership or might it be a case of proposing one thing and turning it into another over time.
- Manager of Development Planning Rob Armstrong noted there is nothing to prevent transfer of ownership following condominium approval.
- Katarina then noted it was important to bring our own vision to our own community.
- Area resident Jill Willington then questioned what would happen to the hill area behind her property adjacent to the site, Clayton Capes noting there is nothing proposed to the hill area and existing trees on the slope will remain.
- Jill then questioned current market value of the existing lands, Desmond replying there was no intent to sell.
- Jill then proposed the Town consider expropriating the property and developing it as river front public area.
- Planning Consultant John Tenant then spoke, noting more information is required to consider the proposal, Planner Shawn Postma noting the Town just received the Traffic Impact Study on Friday past and it is available to the public.
- John then questioned the Official Plan requirement of not exceeding three storeys in height, Shelley replying it is the opinion of the applicant the building is 3 storeys, 4 levels including the basement.
- John then questioned how the infilling proposal represented development similar in character to surrounding development, Shelley noting the proposal represented compatibility with the mixed use of the surrounding area, including single unit residential and commercial/retail.
- John then questioned if any final Planning Reports could be considered by the public prior to Council's consideration, Planner Shawn Postma noting a

sign in sheet was available for those interested in being made aware of when any Planning Staff Reports might be considered for presentation to Council.

- John then questioned justification for the proposal on the subject site, Shelley noting a Planning review has been submitted together with the Zoning Amendment Application.
- Ted Sivell then noted concern with the Town Official plan and its apparent lack of clarity in such matters as the subject proposal.
- Deputy Mayor McKinlay then reviewed the history of the development of the Town Official Plan together with community input and presentation.
- Duncan then reviewed the role of Council and rights of residents and the applicant.
- Area resident Jody Scott then noted concern with any access from the site through the lane to Alice Street, Desmond noting there is no intention to use the lane for access to Alice Street.
- Area resident Shirley Woolner then questioned if any provision had been made for a sidewalk into the site, Desmond noting the proposal has not yet been studied at that level.
- Shirley then stated housing is needed in the area but there should not be any changes in zoning made in the downtown core so as to retain its attractive nature.
- Shirley then noted taxes are paid on road frontage and the subject lands do not appear to have any road frontage, Councillor Gamble noted taxes are paid on market value assessment and this property will be the same.
- Shirley then stated the proposal was out of keeping with existing development on Louisa Street.
- Glen Stewart then questioned what could be built on the site with no amendments, Shawn reviewing the existing Development D zoning, noting a single family residence could be constructed.
- Walter Schmidka then asked if another meeting would be held and if Provincial Ministries would be asked to review the application.
- Mayor Anderson then explained Council could consider another Public Meeting if they feel there has not been sufficient public input. Ellen noted Staff are available to provide information and interested people can be contacted when any Report is complete for consideration by Council.
- Shawn then clarified the site zoning, the actual location of the proposed building currently zoned Residential.
- Deputy Mayor McKinlay then noted Council had to respect addressing the application in a timely manner and providing enough time for the public to consider any Planning Staff Report that might be forthcoming.
- Colleen Stegmaier then noted there was an outstanding boundary dispute with the applicant.
- As no one further wished to speak, Mayor Anderson declared the Public Meeting to be adjourned.