PLANNING REPORT
Residential Apartment Building
Zoning Bylaw Amendment
20 Alice Street East
The Town of the Blue Mountains
County of Grey

April 2020
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1.0 LOCATION

The subject lands are located at 20 Alice Street East in the Town of Thornbury. (see below)

Pt Lot 4 Alice E/S  Roll # 424200001703600  0.22 ha  (0.54 ac.)

The property is currently occupied by a building with a ground floor area of 232 m². The first floor of the building was previously occupied by Ferguson Funeral Home, which is no longer in operation. The second (173 m²) and third floors (79 m²) of the building are currently occupied by residential apartments. The subject lands are 2200 m² in size, maintain approximately 24 m of frontage on Alice Street East and are approximately 75 m in depth.

The subject lands are legally described as Part 1 and 2 of Park Lot 4 Northeast of Alice Street and Part of Lot 44 Registrars complied plan 1023, Town of Thornbury within RP 16R-3547. A 4.88 m (16 feet) wide easement is located east of the property and is indicated as Part 3 in RP 16R-3457 (see below)
2.0 SURROUNDING USES

Lands to the immediate north of the property are occupied by a single detached residential home. Further north is the downtown commercial area of Thornbury and eventually the harbor (Georgian Bay). The lands immediately to the east are currently vacant. Further east are lands that are occupied by single detached residential homes and eventually the Mill Pond. The land to the south is occupied by Alice Street East which is a paved, year round municipal road. Further south are residential lots occupied by single detached residential homes. The land to the west is occupied by the Errinrun Retirement/Nursing Home.

<table>
<thead>
<tr>
<th>Amenities</th>
<th>Distance from property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown shops, restaurants, employment</td>
<td>300 m</td>
</tr>
<tr>
<td>Post Office</td>
<td>450 m</td>
</tr>
<tr>
<td>Beaver Valley Community Center</td>
<td>650 m</td>
</tr>
<tr>
<td>Town Hall</td>
<td>700 m</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>750 m</td>
</tr>
<tr>
<td>Elementary Public School (Beaver Valley)</td>
<td>900 m</td>
</tr>
<tr>
<td>Grocery Store (Foodland)</td>
<td>1 km</td>
</tr>
<tr>
<td>Harbor (Georgian Bay)</td>
<td>1 km</td>
</tr>
<tr>
<td>Parks (Ball Diamonds, Bayview Park)</td>
<td>1 km</td>
</tr>
</tbody>
</table>

The subject property is an ideal location for a residential intensification project based on the close proximity to commercial, employment, institutional and recreational amenities. The majority of the amenities listed above are within walking distance.
3.0 PROPOSAL

Pascuzzo Planning Inc. was retained by the potential purchaser of the subject lands, Susan Min. In addition, we were authorized by the current owner Ferguson Funeral Home Inc., in order to:

1. Prepare and submit a Site Plan application for the conversion of the existing Funeral Home into an (11) eleven unit residential apartment building.

2. Prepare and submit a Zoning Bylaw Amendment application to rezone the property from Residential One exception (R1-1-1) zone to the Residential Three exception (R3-x) zone within ZBL 2018-65.

3. Provide Planning Justification for the above noted Site Plan and Zoning Bylaw Amendment applications.

Site Plan – Conversion from Funeral Home to Residential Apartment Building

The existing Funeral Home is proposed to be converted into 9 bachelor apartments, 1 – 1 bedroom apartment and 1 -two bedroom apartment. See attached interior design drawings prepared by Custom Cadd Inc.

Pre-consultation

A Pre-consultation meeting occurred on April 2, 2020 with representatives from the County of Grey and the Town of Blue Mountains. Comments received at the preconsultation meeting were utilized to prepare the comprehensive submission included with the development application(s).
4.0 PROJECT TEAM

The project team includes:

- Ferguson Funeral Home Inc. - Owner
- Darren Min, Susan Min – potential purchasers
- Capes Engineering – Engineering Design Brief, Grading and Drainage Plan
- JoeTopo - Topographic survey
- Custom Cadd Inc. – Architectural Design
- Pascuzzo Planning Inc. – Planning Justification Report
5.0 SERVICING

The Engineering Design Brief (April 2020) prepared by Capes Engineering concludes that the proposed residential apartment building can be appropriately serviced based on the following:

1) The existing gravel parking area in the rear yard will be slightly expanded and shifted west to accommodate 16 parking spaces including 1 accessible space.
2) The site will continue to be serviced with Municipal sanitary sewer and watermain connections to Alice Street but both the water service connection and the sanitary lateral will be upgraded from the existing.
3) The water service will be increased from a 19 mm dia. to a 50 mm diameter to meet the current building code standards and the sanitary lateral will be increased from a 100 mm diameter to a 200 mm diameter to meet current Town Standards.
4) Stormwater management will not be changed from the existing in that impervious areas drain onto pervious and the sandy soils of the site infiltrate all of the flow. There is a shallow ponding area in the northern part of the site which will remain. The maximum depth of ponding in this area is 0.04 m in the 100 year event and no flow leaves the site under any storm event.
5) Approximately 57% of the site will remain open with grass and trees and the impervious level is only increasing by 2% on this very small site between the existing and the proposed condition.
6) This report is intended to provide support for the proposed Site Plan Agreement and demonstrate that the site is feasible from an engineering point of view. We believe that this report demonstrates the site can be constructed to meet the majority of the Town of The Blue Mountains guidelines and criteria.
6.0 PLANNING DOCUMENTATION

PROVINCIAL POLICY STATEMENT 2020

The Province of Ontario provides general planning direction to all communities within the Province. The Planning Act as well as the Provincial Policy Statement (PPS) provides this direction. The purpose of the PPS is to provide for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS focuses growth within settlement areas and away from significant or sensitive resources, and areas that may pose a risk to public health and safety. The fundamental principles set out in the PPS apply throughout Ontario and therefore planning documentation such as official plans and zoning by-laws all must be consistent with the PPS.

The subject lands are considered to be a settlement area and therefore the focus of growth.

The PPS has three distinct sections:
1. Building Strong Communities
2. Wise Use And Management Of Resources
3. Protecting Public Health And Safety

Generally Section 1, as stated above, is defining that development should be within established settlement areas and should be developed, where possible, on full municipal services.

Section 1.1.3 provides policies for “Settlement Areas”. It is the intent of the PPS to focus growth within settlement areas through intensification and re-development. The intent is to utilize vacant lands within build-up areas and to also maximize existing infrastructure that is already in place.

The PPS states:

Section 1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

1.1.3.3 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.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
Intensification: means the development of a property, site or area at a higher density than currently exists through: d) the conversion of existing buildings.

Section 1.4 Housing

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment

1.4.3 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

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 1.6.6 Sewage, Water and Stormwater

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize the potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

1.6.6.7 Planning for stormwater management shall;

e) maximize the extent and function of vegetative and pervious surfaces

f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency and low impact development

Section 2 of the PPS deals with natural heritage issues and cultural heritage and archaeology issues.

Section 3 of the PPS deals with natural hazards and human made hazards.
3.2 Human-Made Hazards

3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

In the attached correspondence, Kevin Almond acknowledges that he operated Ferguson Funeral Home on the subject property from August of 2002 until April 2020. Mr. Almond also explains that:
- all environmental protocols were followed
- funeral home staff were required to be WHMIS trained and compliant
- Ferguson Funeral Home was registered as a Waste Generator (ONF 039600) and was compliant with the requirements of that registration
- Ferguson Funeral Home maintained a contract with Stericycle Canada regarding the safe transport of any Class 312 pathological waste products and no environmentally hazardous material remains at 20 Alice Street East

Based on the above PPS policy, a conversion of the existing funeral home to a residential apartment building is considered intensification, which will occur on full municipal services, using low impact development stormwater design. Therefore, the proposed Zoning Bylaw Amendment and Site Plan are consistent with the Provincial Policy Statement.
COUNTY OF GREY OFFICIAL PLAN – RECOLOR GREY

The subject lands fall under the jurisdiction of the County of Grey Official Plan (Recolor Grey), which is an upper tier planning document that provides general land use policies for the entire County of Grey. The subject lands are designated “Primary Settlement Area” (red) in Secondary Schedule – Map 2a.

Section 3.3.3 Settlement Area Land Use Types

The majority of growth will be directed to settlement areas. Development within settlement areas will occur on full municipal services, where available.

1) Primary Settlement Areas – larger settlements with full municipal servicing, and a wide range of uses, services, and amenities which are intended to be the primary target for residential and non-residential growth.

Section 3.4 General Policies Affecting Settlement Area Land Use Types

1) In order to support achieving the growth allocation targets established in Table 2, this Plan sets an overall intensification target for new growth at 15%. Table 6 establishes residential intensification targets for Primary and Secondary settlement areas within local municipalities. Intensification is defined in Section 9.18 of this Plan.

Table 6 identifies that the minimum target for residential intensification in the Blue Mountains primary settlement areas is 10%. The definition of ‘intensification’ in the County OP is the same as the PPS version. The proposed residential apartment building would meet the definition of intensification and assist with achieving the 10% minimum residential intensification target in the settlement area of Thornbury.
14) It is a policy of this Plan that development of communities occur with a wide range of housing types, including apartment units, be provided along a range of alternative locations, forms and densities of housing, and price ranges to meet a variety of housing needs. Local municipal official plans and zoning bylaws must facilitate the provision of a range of housing types...

Section 3.5 Primary Settlement Areas
Primary Settlement Areas are areas suitable for high intensification targets, public transit services and have full municipal services. Municipalities with primary settlement areas will, in their official plans, identify and plan for intensification within these areas.

5) For all other Primary Settlement areas, a minimum development density of 20 units per hectare will be achieved for new development. The County encourages new development to be of a form and density which is supportive of future transit needs...

11 units on 0.22 ha of land represents a proposed density of 50 units/ha.

6) Intensification opportunities are strongly encouraged within Primary Settlement Areas. Municipalities must develop and adopt intensification strategies to ensure that the residential intensification targets identified in Section 3.4.1 are met. Intensification strategies in Primary Settlement areas shall enable: d) the expansion or conversion of existing buildings.

Based on the above noted policies, it was determined that the proposal conforms to the general intent of the Grey County Official Plan.
The subject lands are designated “Community Living Area” on Schedule A-2 (Thornbury and Clarksburg) of the Town of The Blue Mountains Official Plan.

B3.1 Community Living Area

B3.1.1 Objectives

It is the intent of this Plan to:

- Maintain the unique small town feel and character of Thornbury-Clarksburg
- Encourage the provision of a full range of housing opportunities to meet the Town’s housing needs
- Promote the efficient use of existing and planned infrastructure by creating the opportunity for residential intensification, where appropriate

The existing building will be converted to 11 residential apartments including 9 bachelor apartments. The proposed conversion will not alter the exterior of the building and will therefore maintain the existing small town feel and character. The conversion is a perfect example of residential intensification in an appropriate setting.

B3.1.3 Permitted Uses

d) apartment dwellings subject to Section B3.1.5

The proposed residential apartment building is a permitted use in the Community Living Area designation.
**B3.1.4 Density and Height**

<table>
<thead>
<tr>
<th>Dwelling Type</th>
<th>Density Range (units / gross hectare)</th>
<th>Maximum Height (storeys)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single detached</td>
<td>10 – 25</td>
<td>2.5</td>
</tr>
<tr>
<td>Semi-detached &amp; duplex</td>
<td>15 – 35</td>
<td>2.5</td>
</tr>
<tr>
<td>Townhouse</td>
<td>25 – 40</td>
<td>3</td>
</tr>
<tr>
<td>Multiple &amp; apartment</td>
<td>40 – 60</td>
<td>3</td>
</tr>
</tbody>
</table>

The proposed residential apartment will contain 11 units on 0.22 ha of land representing a density of 50 units/ha. The proposal fits into the apartment density range of 40-60 units/ha.

Based on the above, the proposed residential apartment building conforms to the Town of The Blue Mountains Official Plan.
THE TOWN OF THE BLUE MOUNTAINS ZONING BYLAW (2018-65)

The subject lands are currently zoned Residential One Exception (R1-1-1) Zone in the Town of The Blue Mountains Zoning Bylaw 2018-65.

Permitted uses in the R1-1-1 zone include single detached dwellings, accessory apartment, group home, home child care, home business. The proposed residential apartment building is not permitted in the R1 Zone, so a Zoning Bylaw Amendment is required to rezone the property from R1 to R3 which permits a residential apartment.

<table>
<thead>
<tr>
<th>Table 9.1 – Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exception Number</td>
</tr>
<tr>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 6.1 – Residential Zone Use Permissions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Use</td>
</tr>
<tr>
<td>Accessory apartment</td>
</tr>
<tr>
<td>Apartment building</td>
</tr>
<tr>
<td>Duplex dwelling</td>
</tr>
<tr>
<td>Group home</td>
</tr>
<tr>
<td>Home child care</td>
</tr>
<tr>
<td>Home industry</td>
</tr>
<tr>
<td>Home business</td>
</tr>
<tr>
<td>Multiple dwelling</td>
</tr>
<tr>
<td>Retirement home</td>
</tr>
<tr>
<td>Rowhouse Dwelling</td>
</tr>
<tr>
<td>Semi-detached dwelling</td>
</tr>
<tr>
<td>Single detached dwelling</td>
</tr>
<tr>
<td>Townhouse dwelling</td>
</tr>
<tr>
<td>Triplex dwelling</td>
</tr>
</tbody>
</table>

PASCUZZO PLANNING INC.

243 Hurontario Street  
Collingwood, ON  L9Y 2M1  
705-444-1830  
www.pascuzzoinc.ca
Table 6.2.2 – Zone Standards for the R2 and R3 Zones (Part B)

<table>
<thead>
<tr>
<th>Zone Standard</th>
<th>Semi-detached Dwelling</th>
<th>Duplex &amp; Triplex Dwellings (2)</th>
<th>Multiple Dwelling (1)(2)</th>
<th>Apartment Dwelling (1)(2)</th>
<th>Rowhouse Dwelling (1)</th>
<th>Townhouse Dwelling (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area (m²)</td>
<td>350.0</td>
<td>500.0</td>
<td>600.0</td>
<td>600 2200m²</td>
<td>190</td>
<td>650</td>
</tr>
<tr>
<td>Minimum lot frontage (m)</td>
<td>9.0</td>
<td>16.5</td>
<td>20.0</td>
<td>20.0 24 m</td>
<td>6.0</td>
<td>18.0</td>
</tr>
<tr>
<td>Minimum front yard (m)</td>
<td>6.0</td>
<td>7.5</td>
<td>7.5</td>
<td>7.5</td>
<td>6.0</td>
<td>7.5</td>
</tr>
<tr>
<td>Minimum exterior side yard (m)</td>
<td>3.0</td>
<td>4.0</td>
<td>7.5</td>
<td>7.5</td>
<td>4.0</td>
<td>7.5</td>
</tr>
<tr>
<td>Minimum interior side yard (m)</td>
<td>1.2 (3)</td>
<td>2.4</td>
<td>2.4</td>
<td>2.4</td>
<td>1.2</td>
<td>4.5</td>
</tr>
<tr>
<td>Minimum rear yard (m)</td>
<td>6.0</td>
<td>7.5</td>
<td>7.5</td>
<td>7.5</td>
<td>7.5</td>
<td>7.5</td>
</tr>
<tr>
<td>Maximum height (m)</td>
<td>9.5</td>
<td>9.5</td>
<td>11.0</td>
<td>11.0 Less than 30 m+</td>
<td>11.0</td>
<td>11.0</td>
</tr>
<tr>
<td>Maximum height (storeys)</td>
<td>2.5</td>
<td>2.5(5)</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

Special Provisions:
1. Where new lots are created under the registration of a Phased Condominium in accordance with the Condominium Act, 1998, S.O. 1998, c.19, as amended the minimum lot area, minimum lot frontage and maximum lot coverage standards shall not apply, the minimum required front, rear or side yards from the applicable new lot lines shall be zero and the new lot shall not require frontage onto a public street in accordance with Section 4.15 of this By-law.
2. A minimum amenity area of 10 square metres per dwelling unit shall be provided on the lot said dwelling unit is located.

As demonstrated in red text above, the proposed residential apartment building can conform to all of the provisions of the R3 zone.

Parking Requirements

Based on the residential parking requirements in Section 5.2 of 2018-65, 15 parking spaces including 1 accessible parking space are required on the site.

9 bachelor @ 1 parking space/unit = 9 spaces
1 one bedroom @ 1.25 parking spaces/unit = 1.25 spaces
1 two bedroom @ 1.75 spaces spaces/unit = 1.75 spaces
11 visitor @ 0.25 spaces/unit = 2.75 spaces

Total = 15 spaces

A total of 16 parking spaces have been included in the site plan design.
Zoning Exceptions

Relief is required from two of the general provisions of ZBL 2018-65.

5.1.7 Width of Access Ramps and Driveways

Except for a single detached, semi-detached or townhouse dwelling, access ramps and driveways accessing a parking area or parking lot shall be a minimum of 3.0 metres in width for one-way traffic and a minimum of 6.0 metres in width for two-way traffic.

An exception is required to permit a reduced two-way driveway from 6 m down to 3.0 m.

The justification to support the reduction is based on the fact that there will be limited traffic and good sightlines from the street to the rear parking lot.

5.1.8 Surface Treatment

Parking spaces, parking areas and driveways to any parking area or parking lot must be surface treated with asphalt, concrete, concrete pavers or similar material. Permeable parking materials (such as permeable pavers, porous asphalt, plastic grids, etc. and not including an aggregate, gravel or other similar surface type) shall also be permitted. The above provisions do not apply to:

a) Any zone which permits a single detached dwelling;
b) Any property in the A, RU, SA, M2, M3, REC1, REC2 REC3, PU, and H zones;

An exception is required to permit a gravel surface parking area and driveway.

The justification is based on the fact that there is already an existing gravel parking area that has been function for 20 +years on the property. The Design Brief and implementing drainage and grading plan and stormwater analysis support a gravel parking area.

Based on the above noted provisions and the proposed site specific Zoning Bylaw Amendment, it was determined that the proposal will conform to the general intent of the Town of The Blue Mountains Zoning Bylaw.
7.0 CONCLUSIONS AND RECOMMENDATION

20 Alice Street East is located within the Primary Settlement Area of Thornbury. Thornbury is a fully serviced settlement area with municipal water and sanitary sewer.

The property is located within walking distance to many local amenities including a grocery store, elementary public school, recreation center, town hall, post office, downtown shops, employment opportunities, parks, etc...

The proposed conversion from a funeral home to a residential apartment building meets the definition of intensification in the relevant planning policy.

Relevant planning policy encourages intensification within settlement areas on full services as well as establishing higher minimum density intensification targets.

The density proposed within the residential apartment building of 50 units/ha conforms with the Upper Tier and Lower Tier Official Plan.

The Community Living Area designation of the Lower Tier Official Plan permits residential apartments.

The proposed ZBLA is consistent with the PPS, and conforms to the County of Grey Official Plan and The Town of The Blue Mountains Official Plan.

A site specific Zoning Bylaw Amendment is required to support the approval of the proposed residential apartment building in order to rezone the property from the R1-1-1 Zone to the R3-x Zone. An exception is required to recognize relief from the existing gravel parking lot and undersized two-way driveway width.

We would respectfully request that the Town of The Blue Mountains proceed with the review and approval of the Zoning Bylaw Amendment and Site Plan application(s).

Respectfully Submitted by:

Pascuzzo Planning Inc.

Andrew Pascuzzo  MCIP, RPP