



Staff Report

Planning & Development Services – Planning Division

Report To: COW-Operations_Planning_and_Development_Services
Meeting Date: April 30, 2024
Report Number: PDS.24.069
Title: Recommendation Report - P3405 - Zoning By-Law Amendment to add Holding H By-Law to 150-160 King Street
Prepared by: Adam Farr, Senior Planner

A. Recommendations

THAT Council receive Staff Report PDS.24.069, entitled “Recommendation Report - P3405 - Zoning By-Law Amendment to add Holding H By-Law to 150-160 King Street;

AND THAT the Zoning By-law Amendment to amend the Town of The Blue Mountains Zoning By-law 2018-65, as amended, as shown on Attachment 1 to Staff report PDS.24.069 for the lands municipally known as 150-160 King Street, be approved.

B. Overview

This report recommends approval of a Town initiated Zoning By-law Amendment to add a Holding ‘h’ symbol and related provisions to the current Commercial One (C1) Zone that applies to the lands located at 150-160 King St. A Holding By-law applies restrictions to the use of a property before final approvals and building permits can be issued.

The property is the subject of Site Plan application P3196 which contemplates development of a 3 storey hotel on 160 King Street and two 3 story buildings comprised of ground floor commercial and rental apartments on the upper floors on 150 King St.

The proposed provisions would require that, before the Holding symbol is removed from the whole or part of the subject lands the following is required to be completed:

- Execution of a Site Plan Agreement
- Confirmation of availability and allocation of Municipal Water and Sanitary Sewage Treatment and conveyance capacity to the satisfaction of the Town of The Blue Mountains.

C. Background

A site plan application is in process for proposed development at 150-160 King St. Concurrent with the review of the application, significant servicing constraints have been identified that impact the ability to connect this property to municipal sanitary services. There are also a number of other remaining matters that require resolution and have been detailed in a February 29, 2024 deficiencies letter before approvals can be finalized. These include but are not limited to stormwater management, sidewalk construction obligations, drawing updates, and acceptance of various other requirements.

D. Analysis

In consideration of Town wastewater system constraints, final Planning approvals that would allow for the issuance of a building permit cannot be issued for proposed development on the subject properties at this time.

As a measure to allow the Town to prepare and enter into a site plan agreement with the Owner which specifies the terms under which final approvals can be gained, a Zoning By-law Amendment to apply a Holding symbol to the subject lands is proposed. The effect would be to re-zone the properties from Commercial One (C1) Zone to Commercial One Hold (C1-H48) Zone.

The proposed provisions would require that, before the Holding symbol is removed from whole or part of the subject lands, the following is required to be completed:

- Execution of a Site Plan Agreement; and
- Confirmation of availability and allocation of Municipal Water and Sanitary Sewage Treatment and conveyance capacity to the satisfaction of the Town of The Blue Mountains.

The site plan agreement would, among other things, specify those outstanding matters that require resolution to the required Town standard before final approvals can be gained.

The Town's role within the provincial planning framework includes responsibility for integration of various elements of community planning that, among other things, is underpinned by infrastructure servicing. The pace and extent of development in recent years has intensified and surpassed historic and projected growth patterns resulting in various infrastructure servicing (water, wastewater treatment and conveyance) constraints. As a result the Town is dealing with existing and emergent imbalances in demand for services relative to available supply. This impacts the Town's responsibility and ability to deliver development approvals and to deliver a "complete community."

The Town has planned upgrades to the municipal infrastructure and a critical piece to the development of this site is the upgrade of the Mill Street Sewage Pump Station. The design work is underway and current project timelines estimate that construction will be completed by 2027. In the meantime, staff are pursuing initiatives to identify downstream issues affecting capacity at the station.

Additionally, the Town's Official Plan provides both generally and detailed direction requiring that no development approvals be issued without the availability of services. The proposed Holding provision creates an approvals framework for the subject development such that, pending fulfillment of the related provisions, the Owner has greater certainty regarding the approvals status of their proposed development.

A detailed analysis of the relevant sections of the provincial planning framework that support the recommended Zoning By-law Amendment are included in Attachment 2.

E. Strategic Priorities

This recommendation report includes content that fulfills the following strategic priorities:

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

There are no direct environmental impacts associated with the preparation of this report. The recommendations include provisions that address the municipality's role in managing and providing for the integration of infrastructure servicing for development.

G. Financial Impacts

There are no direct financial impacts associated with the preparation of this report. The recommendations provide a basis upon which the Town may advance preparation and execution of a site plan agreement with the Owner to assist them with project financing such that the project can maintain its viability during the timeframe within which services are pending. The proposal constitutes a significant gateway project, including, hotel, commercial

development and rental apartment housing, all of which will contribute to the vitality of the community and fulfillment of community planning goals and objectives.

H. In Consultation With

This report was prepared in consultation with the Manager of Planning and the Director of Planning and Development Services.

I. Public Engagement

The topic of this Staff Report is the subject of a Public Meeting scheduled for April 30, 2024. This recommendation report is scheduled to follow the Public Meeting on the same date. Any comments regarding this report should be submitted to Adam Farr, planning@thebluemountains.ca

Any comments regarding this report should be submitted to Adam Farr, planning@thebluemountains.ca

J. Attached

1. PDS.24.069 Attachment 1 Draft By-law
2. PDS.24.069 Attachment 2 P3405 Planning Analysis

Respectfully submitted,

Adam Farr
Senior Planner

For more information, please contact:
Adam Farr, Senior Planner
planning@thebluemountains.ca
519-599-3131 extension 283

Report Approval Details

Document Title:	PDS.24.069 Recommendation Report for Zoning By-Law Amendment to add H to 150-160 King Street.docx
Attachments:	- PDS-24-069-Attachment-1.pdf - Attachment 2 Planning Analysis.docx - PDS-24-069-Attachment-2.pdf
Final Approval Date:	Apr 18, 2024

This report and all of its attachments were approved and signed as outlined below:

Shawn Postma - Apr 18, 2024 - 3:52 PM

Adam Smith - Apr 18, 2024 - 9:39 PM