



TOWN OF MINTO

DATE:

March 1, 2017

TO:

Mayor and Council

FROM:

Stacey Pennington, Building Inspector

SUBJECT:

Site Plan Approval, Wellington County Housing,
250 Daly Street, Palmerston

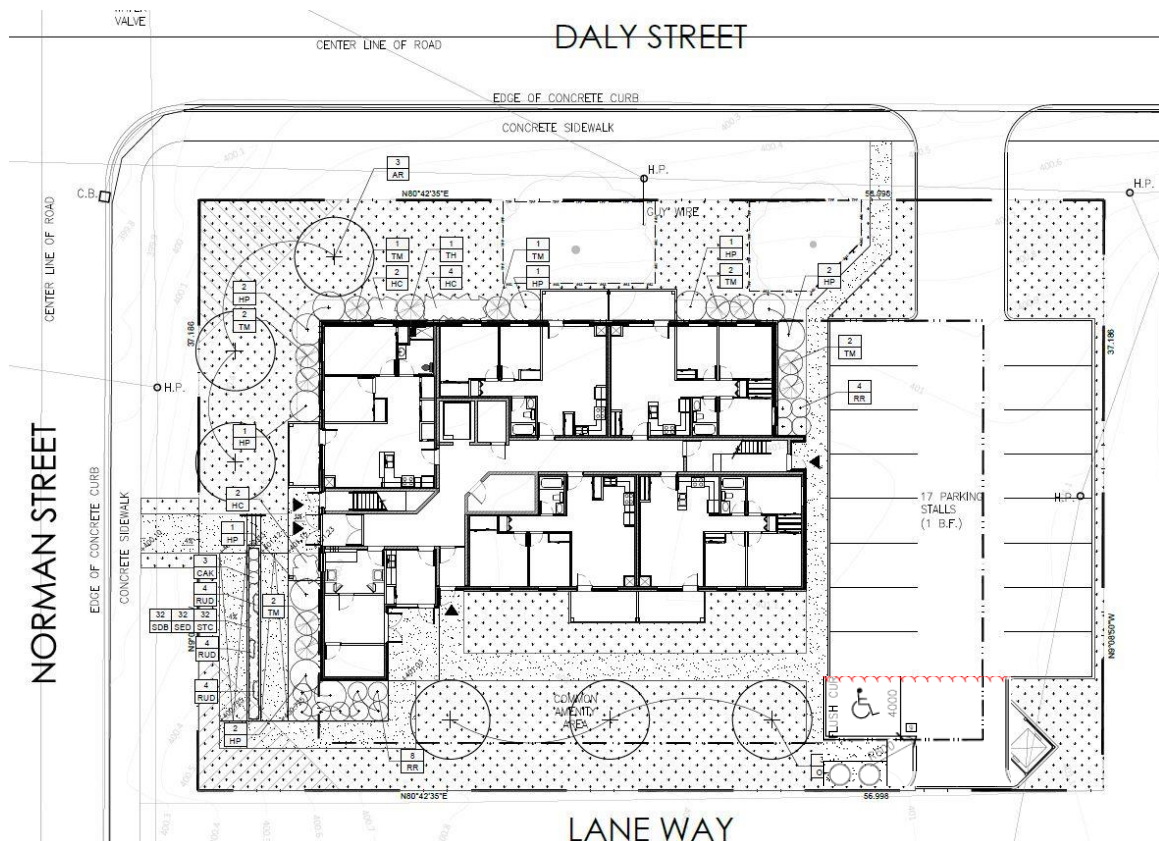
STRATEGIC PLAN

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

Provide strong community development policies and practices that support a family friendly environment, attract family oriented businesses, and enhance Minto as a welcoming, attractive, and safe location. Include resident and business testimonials supporting the family image in publications.

BACKGROUND

Wellington County proposes to build an 11 unit housing project on vacant lands that once housed the former OPP building demolished in 2014. Clerks, Building and Public Works staff along with Triton Engineering and County Planning the site plan submitted and were pleased with the detail provided and the overall look and design of the project.



The site plan shows the following development details:

- Two story, 11 unit apartment building corner of Norman and Daly Street
- 17 space paved parking area including one barrier free space, for the proposed apartments; use existing entrance off Daly Street with access to the Lane to the south
- Accessible concrete sidewalk from paved parking area to the side entry of the apartment building. Accessible sidewalk including a ramp from Norman Street to the main entrance.
- A deep-well garbage and recycling collection system in lieu of screened bins: fully accessible; odour control; and visually pleasing.
- Aesthetically pleasing landscaping including the planting of mature trees and planter boxes with a variety of shrubs and foliage.
- Proposed site complies with the Zoning including building setback, lot coverage parking and other applicable zoning requirements

The proposed front (west) elevation and rear (south) elevation are shown below:



The following shows the deep well garbage/recycling system and driveway to the laneway.



COMMENTS

Additional detail on the function of the garbage/recycling units is needed to ensure their use and maintenance does not impact on sight lines in the laneway. Public Works will discuss improvements needed to the laneway to support this project and improve access to all lands. Town policies require sidewalks be 1.5m wide for accessibility and maintenance reasons. Public Works will work with the County on sidewalk improvements on the periphery of the site to enhance the overall look and function of the development.

The existing sewer on Norman Street is 8" clay tile and the roadway itself is in need of repairs. Public Works is evaluating the condition of the street to determine if this should be an opportunity to reconstruct the road once servicing laterals are installed for the project. Cost sharing on these items will improve the infrastructure and the overall look and function of this much needed project.

FINANCIAL CONSIDERATIONS

No security to the site plan agreement is needed for County projects. All other standard fees would apply. The Town and County can set out the details of all infrastructure improvements including cost sharing in the site plan agreement applicable to the project.

RECOMMENDATION:

In consideration of the report from the Building Inspector dated March 1, 2017, Council approves the following documents for the County of Wellington Housing, 250 Daly Street, Palmerston:

- General Site Plan, Grinham Architects dated Feb 10 2017
- Landscape Plan, Aboud & Associates Inc. dated Feb 8 2017
- Site Plan, Van Harten Surveying, dated Feb 8 2017
- Site Lighting Plan, Dorey Designs, dated Feb 8 2017
- Elevations, Grinham Architects dated Feb 8 2017

Subject to the execution of a site plan agreement with the Town requiring, among other matters, confirmation of the use of the proposed garbage storage, and the width of the proposed sidewalk.

AND further, that Council considers a by-law in regular session authorizing the Mayor and Clerk to sign the site plan agreement once the landowner has signed.

Stacey Pennington
Building Inspector