

119 BELL STREET

DP3-06-2019

LOCATION OF PROPERTY

- MERGED PROPERTIES ON THE CORNER OF BELL AND ST. PAUL STREETS
- LOCATED ACROSS FROM COMMONS PARK
- IMMEDIATELY ADJACENT TO AN ONTARIO HERITAGE HOME
- IN CLOSE PROXIMITY TO THE BELL STREET APARTMENTS



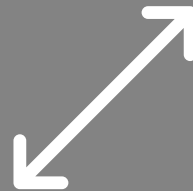
BACKGROUND CONTEXT



ORIGINAL PROPOSAL
CIRCULATED FOR FIRST ROUND
OF COMMENTS.



NUMEROUS COMMENTS
RECEIVED FROM TOWN STAFF
AND COMMUNITY WITH
PROPOSED CHANGES TO BE
MADE



DEVELOPER RESPONDED WITH
SIGNIFICANT CHANGES TO THE PLAN
INCLUDING LOWERING THE HEIGHT,
DECREASING UNIT COUNT AND
REDESIGNING TO BUILDING

COMPLIANCE WITH PLANNING DOCUMENTS

UPON REVIEW OF THIS PROJECT IT HAS BEEN DETERMINED THAT IT CONFORMS TO THE PROVINCIAL POLICY STATEMENT AND IS CONSISTENT WITH THE LANARK COUNTY SUSTIANABLE COMMUNITIES OFFICIAL PLAN AS WELL AS THE OFFICIAL PLAN FOR THE TOWN OF CARLETON PLACE.

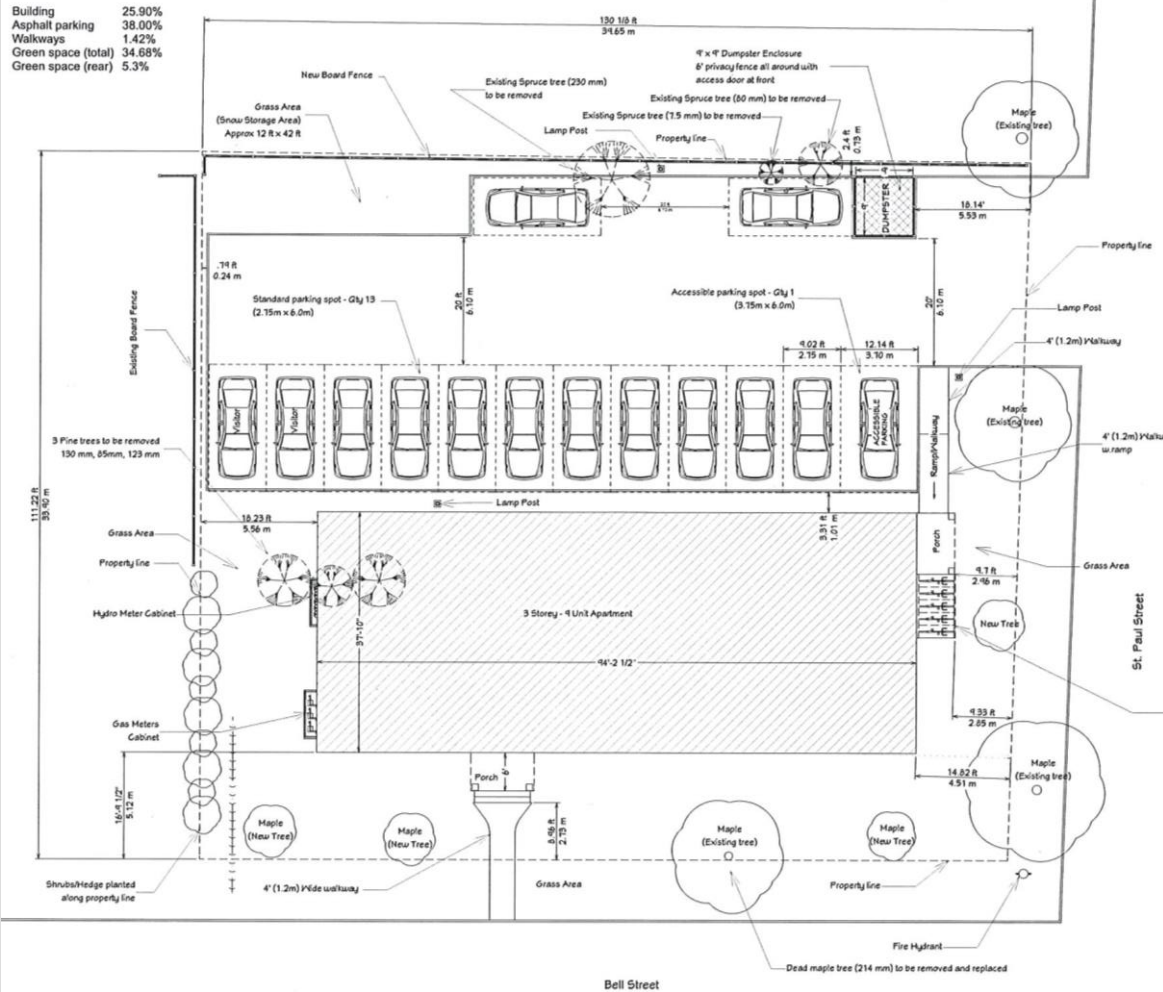
PROPOSED LAYOUT AND USE OF PROPERTY

Notes:

Percentage lot coverage:

Building	25.90%
Asphalt parking	38.00%
Walkways	1.42%
Green space (total)	34.68%
Green space (rear)	5.3%

ORIGINAL PROPOSAL



Bell Street

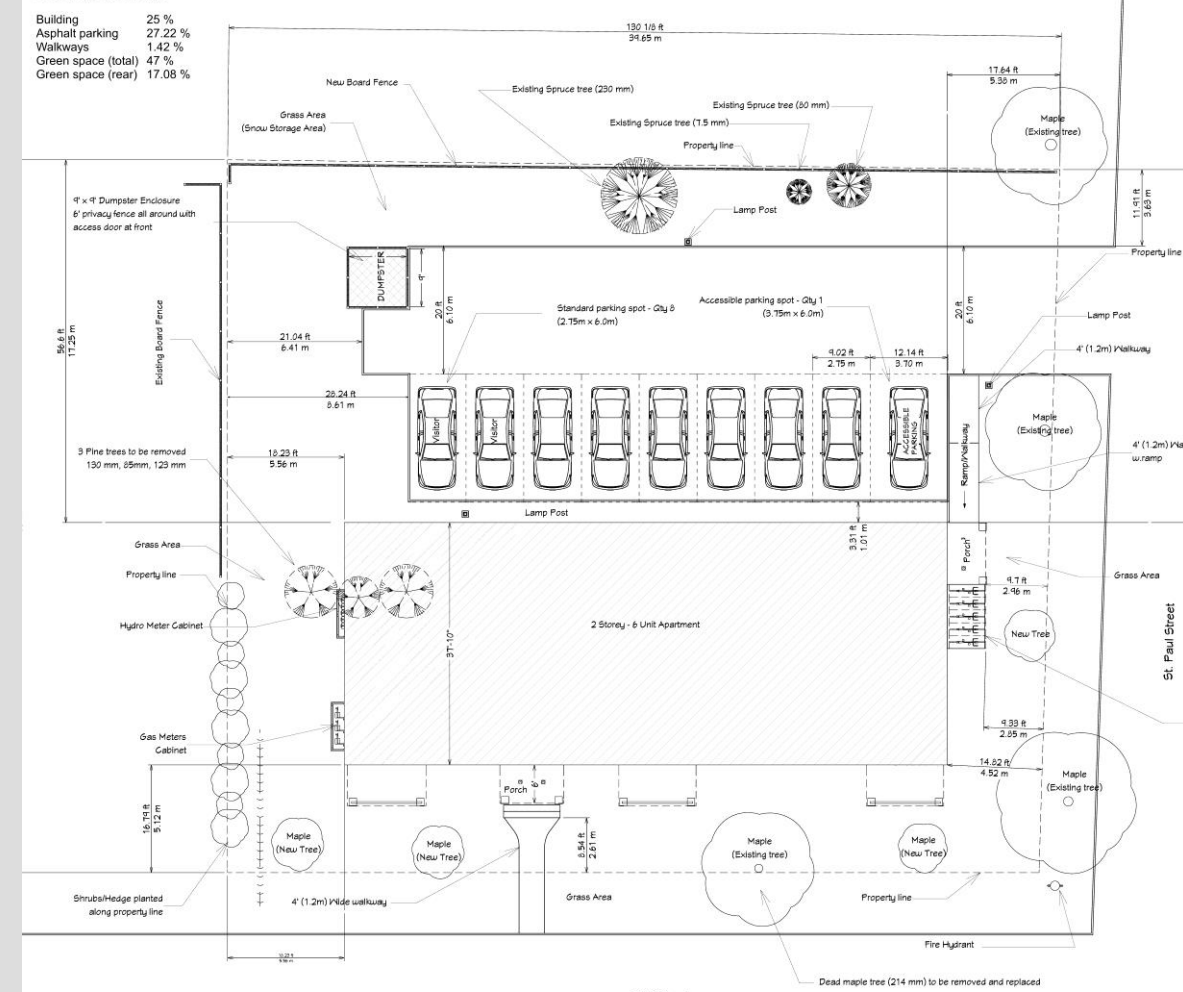
Scale 3/16" = 1 ft

Notes:

Percentage lot coverage:

Building	25 %
Asphalt parking	27.22 %
Walkways	1.42 %
Green space (total)	47 %
Green space (rear)	17.08 %

MODIFIED PROPOSAL



Bell Street

PROPOSED BUILDING ELEVATIONS

ORIGINAL PROPOSAL



MODIFIED PROPOSAL



Figure 7. Building view from Bell Street



HOUSE CURRENTLY AT 119 BELL STREET TO BE REMOVED

- This building is not considered as Ontario Heritage, nor is it currently listed as a property of interest by the Town. As such no regulations apply to this structure.
- Many comments within both the first and second round of commenting have been made with respect to its historical significance.

MATURE TREES TO BE REMOVED / MAINTAINED

- Three pine trees will be required to be removed to make way for the building.
- Other maple trees pictures are to be maintained and protected.



DEVELOPMENT PERMIT BY-LAW COMPLIANCE

Site Provisions	Requirements	Provided
Lot Area	Nil	1344 square m
Lot Coverage (max)	60%	25%
Lot Frontage	35 m	39.6m (functional frontage along Bell St) Actual frontage along St. Paul 33.9m
Front Yard Build Within	4.5 m-7.5 m	5.12 m
Exterior Side Yard	4.5 m-7.5 m	4.51 m
Interior Side Yard (min)	3.0 m	5.56 m
Rear Yard (min)	7.5 m	16.07 m
Usable Landscape Open Space (Rear Yard Min)	20%	17.08% in the rear, 47% total green space
Building Height (max)	14 m - with interim control by-law (8.5m)	7.8m
No Encroachment Area	2.5 m	2.79 at closest point
Parking	9 required	9 provided
Bicycle Parking	3 spaces required	5 spaces provided



REQUEST FOR VARIANCE

- The developer is required to have 20% greenspace in the rear yard. A variation is requested to allow 17.08% of the required greenspace in the rear yard with a total of 47% greenspace throughout the site.
- A request to have the functional frontage be located along Bell Street rather than St. Paul Street.

COMMENTS FROM STAFF, AGENCIES, PUBLIC (2ND ROUND ONLY)

- The Building Department noted that there were no objections to this proposal, but all structures will require a building permit and will be required to meet all Code related issues.
- The Clerks Department clarified that the property known as 119 Bell Street has not been designated as a heritage property by by-law. Additionally, it is not listed as a property of historical interest.
- Mississippi Valley Conservation Authority had no comments or concerns.
- Standard comments from Enbridge
- Urban Forest Committee was pleased to see the increase in greenspace but note they would like to see a white pine planted between the existing parking area and the heritage building, as well as a Hackberry Tree planted behind the snow storage area.
- The Heritage Committee, while recognizing that the property is not deemed significant, notes that the house located at 119 Bell Street would have been the type of structure they are working towards protecting. They note that they are in the process of creating a list of properties that could be deemed as significant interest to the Town and look forward to working with Council on these properties.
- Public comments include concerns relating to traffic safety due to additional vehicles, the park across the street without fencing, the location of the school bus stop on William Street and the sharp corner on Bell Street.

COMMENTS FROM STAFF, AGENCIES AND THE PUBLIC

- The Engineering Department noted that minimal additional traffic will be added to the area and entrance to the development is set well back from intersection. No sidewalks is a pre-existing condition, not getting worse. Sidewalks are not typically discussed in a traffic study. Further, there is potential that either curbing or sidewalk could affect the mature trees along the property line. The installation of sidewalk/curbing will be considered in the future when road is reconstructed.
- Another concern raised is that as per the Development Permit by-law bicycles should be covered and secured.
- Further concerns raised related to stormwater mitigation prior to running into the river. Both Mississippi Valley Conservation Authority and our Engineering Department has had the opportunity to review this project and neither have expressed concerns in this regard.
- An additional comment from a member of the public has been made asking the developer to consider re-designing the site to have a one-way road coming into the parking lot off of St. Paul Street and existing through a one way road out onto Bell Street or to have an entrance onto Bell Street with two way traffic in and out of the parking lot. In both scenarios, traffic is moved away from the park. They note safety concerns for children and animals given the poor visibility and the amount of foot and vehicular traffic.
- Another member of the public noted concerns with respect to rental properties in the area, and concern with respect to the number of times police have been called to the area. Traffic was again mentioned as an issue, as is greenspace and the desire to have the integrity of the neighbourhood maintained. Concern with respect to the removal of cultural heritage in the 119 Bell Street building was also mentioned.

STAFF RECOMMENDATION

- THAT the Committee hereby authorizes application DP3-06-2019 for the construction of a 2 storey, 6-unit apartment building at 119 Bell Street and directs staff to move forward with the drafting of the Development Permit Agreement with the following conditions:
 1. That garbage is stored on site in an enclosure as described in the Development Permit By-law and is removed as appropriate by a contracted waste management firm;
 2. That snow be removed from site after each significant snow fall;
 3. That where possible the developer shall protect all root systems and branches of mature trees along the borders of the property;
 4. Should any deeply buried archeological material be found on the property during construction, that the Ministry of Tourism, Culture and Sport be notified immediately;
 5. That a white pine be planted between the existing parking area and the heritage building, as well as a Hackberry Tree be planted behind the snow storage area.
- THAT the Committee authorizes staff to issue a Development Permit upon receipt of all required information, fees and securities.