



# INNOVATIVE PLANNING SOLUTIONS

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November 4, 2021

Town of Penetanguishene  
Planning and Community Development  
10 Robert Street West, P.O. Box 5009  
Penetanguishene, ON L9M 2G2

Attention: Owen Taylor, Junior Planner  
Bryan Murray, P. Eng., Director of Public Works

Re: Zoning Bylaw Amendment Application (Town File Z.A. 6/2021)  
Re-submission Materials  
95 & 97 Poyntz Street, Town of Penetanguishene  
Part of Lot 42 North Side of Poyntz Street Registered Plan 37

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Innovative Planning Solutions (IPS), on behalf of Mario Lampert Holding Inc., is pleased to provide the following response letter with respect to the above noted application for a proposed Zoning By-law Amendment (ZBA) on the lands described above. A Public Meeting was held on Wednesday September 8<sup>th</sup>, 2021 and oral comments were provided by members of the public, along with written comments/correspondence. Comments were also received through a pre-submission consultation process.

Included with this re-submission letter is a comment response matrix to address concerns provided to date on this application to the extent feasible. It is important to note that many design and construction related comments/concerns will be addressed through the detailed design (Site Plan Control) process, requiring approval and an agreement registered on title with the Town prior to any construction occurring. IPS also had an opportunity to meet with Town staff on September 21<sup>st</sup>, 2021 to ensure all comments/concerns are appropriately addressed. The following re-submission package should be read in conjunction with previously submitted materials.

One of the main concerns raised through the above noted process related to traffic concerns with the proposed development. The concept plan proposes to provide for a total of five (5) parking spaces accessed from Poyntz Street – 2 garage spaces and 3 driveway spaces. It is important to note the subject lands represent two (2) existing parcels of land, 95 & 97 Poyntz Street and each parcel could be developed with separate single detached dwellings, each possessing a two car garage and potentially up to three driveway parking spaces each for a potential total of up to ten (10) parking spaces and would not require any Planning Act approvals. It is our opinion the proposed parking from Poyntz Street represents an

improvement over what could be developed under current permissions from a traffic perspective. Notwithstanding the above, the applicant retained the services of WMI and Associates Engineering to prepare a Traffic Brief to review traffic impacts, sight lines, parking layout and driveway access relative to the proposed development. The scope of this review was confirmed with the Town of Penetanguishene. The Traffic Brief also focused on issues around safety as it relates to a sight distance visibility analysis. Township Staff also recognized that there are existing traffic concerns on Poyntz Street that were outside the scope of this application. The findings of the Traffic Brief have resulted in minor revisions to the proposed site parking arrangement. The final parking layout will ultimately be established through a future site plan application should the proposed zoning bylaw amendment be approved.

### Transportation

The parking allocation of ten (10) total parking spaces, 2 per dwelling unit, remains unchanged. Similarly, the parking allocation of five spaces on both the north and south side of the development remains as previously proposed, with access continuing to be provided from both Shanahan Road and Poyntz Street. The siting of the parking spaces, as well as the location of Shanahan Road driveway access has changed and intends to make use of the existing driveway and account for topographic challenges while maintaining an arrangement for safe access into and out of the parking area provided from Shanahan Road. Along Poyntz Street, one parking space has also been moved further west along the proposed building to not disrupt access into and out of the garage spaces. A revised concept plan has been submitted with this response package illustrating the proposed parking locations. Again, the detailed design of the site will be addressed through a site plan application should the ZBA application be approved – the intent of the concept plan at this stage is to demonstrate how parking (and other functional elements) can be located on the site in accordance with the Towns Zoning bylaw.

The Traffic Brief demonstrates that the parking proposed for the 95 & 97 Poyntz Street residential development can be accommodated without adverse impacts on the existing transportation systems. In particular, the sight-distance onto both Poyntz Street and Shanahan Road is noted to be adequate based on TAC & MTO design guidelines. Also, the estimated peak hourly trips onto both Poyntz Street and Shanahan Road are relatively insignificant in terms of traffic volume and easily accommodated by existing roads.

### Design Considerations

In addition to the above, consideration was given as to how the application meets the direction and guidance provided within the Town of Penetanguishene Community Design Manual. The Manual provides direction that building massing on a site should relate to buildings on neighbouring sites to create a coherent street including building setbacks. Multiple-unit residential developments are permitted to position buildings behind the front setback line, with the intent of using the increased setback area to enhance the streetscape with increased landscaping and/or pedestrian amenities. This application has made efforts related to height and presents a building which is compatible in massing to its neighbours. The building is proposed to be two (2) storeys which is a compatible height to the existing built form. The proposed apartment dwelling also provides significant step-backs on the second storey to further reduce its building mass. The proposed building setback also limits the impact of the building mass and provides for ample landscaping opportunities and amenity open space.

The Community Design Manual also acknowledges that a combination of landscaping, compatible building massing, façade design and detailing are methods used to reduce negative impacts and transition between developments and neighbouring uses. The proposed apartment dwelling provides us with a well articulated façade punctuated by fenestration, entrances, and garage doors. This is an effort to ensure there are no blank facades and creates a front façade that is interesting and oriented to the public street. This is important as the Community Design Manual indicates facades are intended to provide visual interest through a combination of windows, entrances, architectural details, projections, and recesses. As well, main entrances are intended to be visible from, and directly accessible from the street, and are to be oriented to relate to the street and public spaces. The proposed building achieves this.

The current integration of all units under one roof also increases the efficiency of the site to allow the owner to mitigate topographic constraints and minimize site disturbance, while enabling efficiencies in the upkeep and maintenance of the property by the owner, who intends to occupy a unit within the proposed building. It is our opinion the proposed building is appropriate in addressing the Community Design Manual, and note that through the Site Plan process, further refinements can be considered and ultimately implemented to the satisfaction of Staff.

Further, questions and comments were raised relating to the appropriateness of the development and whether or not consideration for the proposal is appropriate given the existing built forms in the area. A detailed analysis of applicable Planning Policy has been provided in the previously submitted Planning Justification Report which demonstrates how the proposed development conforms to and is consistent with applicable policy. More specifically, it is our opinion the proposed development conforms to the Towns newly adopted (January 2020) Official Plan which designates these lands as Neighbourhood Area. Section 4.2 provides that neighbourhood areas are generally characterized by low density residential uses as well as some medium-density residential. The proposed development provides a density of 26 units per hectare which is considered low density; further the development of 5 apartment units on lands which as of right is permitted a total of 4 units does not compromise the low density character of the area as required by the Official Plan. Section 4.2 further provides that new development will be accommodated through infilling on existing lots, as proposed by the applications. Additional policies provide that the character and identity of existing residential neighbourhoods shall be sustained and enhanced; it is our opinion the inclusion of a small scale low density residential apartment within this area sustains the character and identity of the neighbourhood while providing for additional housing options at varying costs and contributing to a more complete community. The Official Plan provides that the Town's existing housing stock shall be preserved and maintained, supplemented by various forms of residential intensification such as infilling. The proposal of these vacant lands does not detract from the Towns existing housing stock but rather supplements through small scale intensification via infill development. The Official Plan provides (Section 4.2 (3)) it is a policy of the Town that a range of residential accommodation by housing type, tenure, size and location

are provided to satisfy the Town's housing needs. The proposed development conforms to this policy by contributing to the range of residential accommodations by type (apartment units), tenure (rental), size (ranging from 992-1258 square feet) and location (no apartment units in immediate area) all in an effort to meet the Town (and County's) housing needs within a primary settlement area. The Official Plan also provides it is a policy that the provision for a range of innovative and affordable housing types, zoning standards and subdivision designs shall be encouraged. There was a question from Council regarding why zoning amendment applications are considered in established neighbourhoods. The reason this zoning amendment application is being considered is, in our opinion, partly based on the fact that the Town's Official Plan specifically encourages a range of innovative and affordable housing types and zoning standards as proposed by the application and where other policies of the Plan (and additional Planning Policies) are met. The Official Plan also provides a policy that new residential development shall occur adjacent to the existing development and in a compact form, characterized by a mix of densities that allow for the efficient use of land, infrastructure and public service facilities. It is our opinion the proposal provides for new development adjacent to existing development in compact form, characterized by a mix of densities which ultimately allows for the more efficient use of land, infrastructure and public service facilities all in a manner that is compatible with existing development and character.

Based on the above and as further outlined in our previously submitted Planning Justification Report and in consideration of the additional responses provided within the attached response matrix, it is our opinion the proposal is consistent with and conforms to the applicable Planning Policies, including Town's Official Plan and represents good planning.

### Zoning

A copy of the updated draft zoning bylaw is provided with this submission for consideration. The update relates to the proposed site specific definition of a Dwelling, Apartment for the subject lands as recommended by Staff as the current Zoning By-law 2000-02 does not contain a definition for an Apartment Dwelling with independent entrances for each unit. An exception is being requested to create a site specific definition in the Zoning By-law for an Apartment Dwelling to permit five (5) residential units with independent entrances. The following definition is proposed:

DWELLING, APARTMENT, shall mean a building consisting of five dwelling units which have independent entrances from the street level.

Accompanying this submission is a copy of the Traffic Impact Brief, a preliminary Site Servicing and Grading Plan, a revised concept plan, response matrix and revised Draft Zoning By-law under.

Trusting this is satisfactory; please do not hesitate to contact the undersigned with any questions or concerns. If there are no further comments or questions, we would ask Staff to prepare a recommendation report to Council for consideration of the proposed Zoning Bylaw Amendment application. We look forward to future correspondence from you on this matter.

Respectfully submitted,  
**Innovative Planning Solutions**

A handwritten signature in black ink, appearing to read "Greg Barker", with a long, sweeping horizontal stroke at the end.

Greg Barker, B.A.A  
*Partner*