

# Staff Report

Presented By: Candace Hamm, Development Services Officer

Meeting Date: February 18, 2025

Subject: Site Plan Control Application SP-2024-003 – 768 Arlington Street

Attachment(s): Site Plan – Second Submission  
Arlington Landscape Plan  
Conceptual Elevation Drawing  
Conceptual Rendering  
Preliminary Staff Comments

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## **Recommendation**

That Council approve an additional \$15,000 + HST in the 2025 Budget for the River Street sidewalk extension, funded by the Development Charges Reserve.

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## **Report Summary**

The Site Plan Control Application for 768 Arlington Street submitted by 1066517 Ontario Inc. proposes the construction of a 14-unit stacked townhouse building (apartment building). Comments from Council will be considered as part of the site plan approval process outlined in Section 41 of the Planning Act. This report also requests to amend the 2025 Budget associated with a sidewalk extension, to be funded by the Development Charges Reserve.

## **Background/Analysis**

The subject lands are located at the northwest corner of the intersection of Arlington Street and River Street in Port Elgin. In accordance with the Town's Zoning By-law, the 14-unit building is considered an apartment building, and will be a Condominium development. A separate Condominium Exemption application will be submitted to Bruce County for consideration following the Site Plan Control approval process.

The property is designated Residential and has the compound zoning of Light Industrial / Residential Fourth Density (LI/R4). In the case of compound zones, the Town's Zoning By-law states, in part, that the lot may be used exclusively for any use permitted in any one of the zones included in the compound zone, or for a combination of uses permitted in any of the zones. The proposed 14-unit building is permitted under the R4 zone provisions. The proposal complies with the Town of Saugeen Shores Official Plan and conforms to the Zoning By-law.

There are 18 parking spaces proposed to the north of the proposed building, with access from Arlington Street. One parking space per unit is provided, plus one space for every four units for visitor parking. One accessible parking space is proposed.

Landscaped Open Space is described in the Town's By-law as the open, unobstructed space on a lot that is accessible from the street which is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping, including any surfaced walk, patio, planting area, or similar area, but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure. The Landscaped Open Space area for the site is 35.1%, exceeding the required 30%.

The property is not within an area identified as having High Archaeological Potential, and therefore consultation with the Saugeen Ojibway Nation (SON) was not requested by the Town for the Site Plan Control application.

Condominium developments are not eligible for the Purpose-built Rental Housing exemptions listed in the Town's Development Charges By-law (By-law 56-2021). Unless the developer pursues the Provincial exemptions related to Affordable or Attainable Housing outlined in the Development Charges Act, this proposal will be subject to Development Charges, which will be calculated when the Building Permit is applied for.

### **Preliminary Staff Comments**

The materials provided with the Site Plan Control Application were reviewed and preliminary feedback was provided to the developer. The preliminary comments (attached) noted deficiencies in the Site Plan details; included engineering comments related to grading and drainage; suggested that pedestrian access to the Saugeen Rail Trail be incorporated into the design; recommended the extension of the sidewalk from the Arlington Street / River Street intersection along River Street to the Saugeen Rail Trail; requested the submission of a Landscape Plan; and includes comments on overall design.

A Second Submission drawing set, including the Site Plan attached to this report, has been submitted to the Town to address the preliminary comments, and is under review.

The proposal was reviewed by the Accessibility Advisory Committee Site Plan Review Sub-Committee, and there were no specific comments to provide to the developer.

### **Design**

The proposal is aligned with the Urban Existing Neighbourhoods Design Guidelines (Design Guidelines). The Design Guidelines identify that there is wide range of design characteristics throughout Saugeen Shores and that there is no single character to maintain. Each area of the Town has been examined to ensure infill development addresses Saugeen Shores' small-town charm.

### **Intensification**

The Design Guidelines encourage infill housing, and this proposal will develop lands that are currently vacant and underutilized within an established area of Port Elgin. Aligning with the guidelines, the proposed building is being developed in a way that minimizes adverse impacts on neighbouring properties and promotes the efficient use of existing servicing infrastructure. It is not intended that infill development will mimic or replicate the architectural styles in the surrounding built form; rather, infill development will allow for the evolution of architectural style in the area and offer an eclectic blend of housing types and styles.

### Overall Goal & Design Principles

The Design Guidelines examines topics that all development proposals should strive for, including affordability, active transportation, universal and age-friendly design, heritage and culture, sustainable and climate ready design, and safety. The proposal is aligned with many of the overall goals and design principles of the guidelines.

#### a) Affordability

This proposal is a well-designed and cost-efficient development. The stacked townhouse design adds diversity to the Town's range and mix of housing types. The compact housing type makes this a more affordable option for moderate income households.

#### b) Active Transport

The development is proposed in an area that has existing active transportation networks including sidewalks and trails. Through the Site Plan process, this proposal is providing safe and barrier free access to these existing networks. The proposed sidewalk extension from the Arlington Street / River Street intersection connecting to the Saugeen Shores Rail Trail located immediately to the west of the property will enhance this network.

#### c) Universal and Age-Friendly Design

The stacked townhouse design prevents the units from being considered universal or age friendly. However, the exterior paths of travel are free from obstacles and obstructions. Tactile attention indicators will be installed to identify entry into vehicular roadways. One accessible parking space has been incorporated into the design.

#### d) Heritage and Culture

The developer has taken into consideration the scale, massing and height of the neighbouring buildings and has proposed a complementary design. The façade is broken up visually to reflect the scale of the surrounding buildings.

#### e) Sustainable and Climate Ready Design

The proposed development encourages and supports active transportation, including sidewalks, trails and cycling routes with connections to the Town's trail network and bicycle racks included in the design. The building is oriented on the lot to provide south

facing windows which can maximize passive solar benefits. Trees are also being added to the site to enhance the Town's tree canopy.

f) Safety

The goal is that sites and buildings are designed to result in safe places to live. The development is demonstrating the use of landscaping and pavement treatments to delineate parking areas and pathways. The proposed sidewalk extension will also enhance pedestrian safety in the area.

## **Agreement**

The standard agreement is proposed to be used, covering adherence to the approved drawings, and other typical obligations relating to maintenance of the site.

Requirements for off-site work associated with the proposed sidewalk extension will be included in the agreement.

Subject to comments from Council, an agreement will be drafted once the final drawings are provided, and all concerns have been appropriately addressed.

## **Linkages**

- Strategic Plan Alignment: Pillar 1: Meeting the Needs of a Growing Community
- Business Plan Alignment: Development Services Business as Usual

## **Financial Impacts/Source of Funding**

The revenue associated with the Site Plan Control Agreement is contained within the Development Services Budget. This report requests an additional \$15,000 + HST in the 2025 Budget for the River Street sidewalk extension, funded by the Development Charges Reserve.

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Prepared By: Candace Hamm, Development Services Officer

Reviewed By: Mark Paoli, Director, Development Services

Approved By: Kara Van Myall, Chief Administrative Officer

Location Map



Air Photo

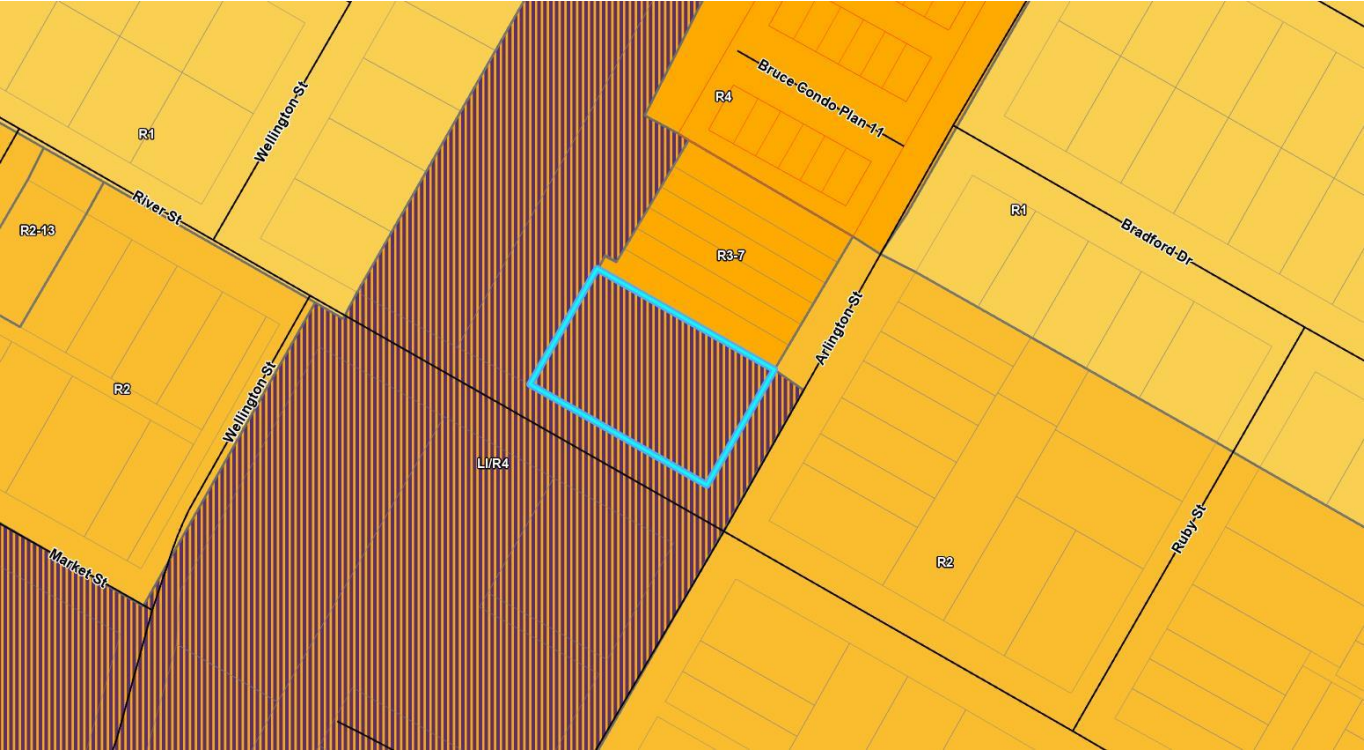




Land Use Designation Map



Zoning Map



Site Conditions – April 4, 2024

