



January 21, 2022

File No. 20199

Municipality of Meaford
Planning Department
21 Trowbridge Street West
Meaford, ON
N4L 1A1

Attention: Rob Voigt, MCIP, RPP
Director, Development Services

Margaret Potter, MCIP, RPP
Senior Planner

Dear Mr. Voigt and Ms. Potter:

**Re: Community Benefits Letter
Zoning By-law Amendment (Z04-21)
138 Fuller Street & 226 Boucher Street East Redevelopment**

This letter has been prepared in response to the Municipality of Meaford Official Plan (Section D5 and E1) requiring Community Benefits to support requests for additional building heights, not to exceed five storeys. Specifically, Comment 127 (provided below) in the Meaford comprehensive municipal and agencies' response matrix to the September 2021 second submission for Zoning By-law Amendment application Z04-21, required a separate submission, as follows:

"For other applications, once the developer has decided on the specific public benefit(s) a standalone letter has been provided that specifies the benefit being offered so that this can be considered by Council specifically. Staff recommends that the developer provide a letter outlining the details of the specific benefits you wish Council to consider and what specific height per building is requested in return."

It is requested that Council consider specific heights (as defined by the submitted draft Zoning By-law Amendment) of five storeys for hotel/motel building, and four storeys for the apartment building and waterfront townhouses; the latter two building forms having both enclosed and unenclosed rooftop amenity building floor area in addition to the building heights.

For the betterment and enjoyment of the existing and future residents and Meaford businesses, there are nine (9) interrelated community public benefits that will be provided through the proposed development to meet the requirements for increased building heights. The proposed community benefits have been widely accepted in numerous municipalities throughout southern Ontario for similar requests for increased building heights and/or densities. The proposed community benefits for the Zoning By-law Amendment application include:



- (1) **Brownfield remediation:** The Subject Site is contaminated and will be required to be remediated for the proposed uses to the satisfaction of the Ministry of Environment, Conservation and Parks ("MECP"). The majority of the Site will require some form of remediation, including the soils under the wooded area in the northwest along Fuller Street. Many of the areas of concern are due to the filling of the Site with deleterious or unknown materials, and former uses including the railway and industrial operations relating to fuel, solvent and waste storage; and machine shop and vehicle repair operations. In order for the property to be developable, costly brownfield remediation efforts must be undertaken. Remediation of the Site is a significant environmental and community benefit.
- (2) **Contribution to waterfront vision:** The Subject Site constitutes approximately half of the Special Policy Area #1 identified in the Official Plan. Section B1.8 sets out the vision to redevelop into "*a pedestrian oriented, mixed-use area,*" with guiding principles to comprehensively develop the waterfront. Meaford Creek is an Environmental Protection area that demarcates the southeasterly limits of the Site, a logical first phase for implementation of waterfront improvements.

The existing waterfront southeast of David Johnston Park is unimproved with unmanaged tree cover that is not particularly usable by the public. Notwithstanding that the waterfront is owned by the municipality and other private interests, a graphic has been produced that demonstrates the implementation of the Waterfront Master Plan (see attached). The principles of the improvements include:

- Construction of a wide, accessible, waterfront boardwalk with furnishings for pedestrians and cyclists potentially extending from the harbour to Margaret Street;
- Series of intersecting connections to the waterfront boardwalk with streetscape improvements for pedestrians and cyclists along Boucher, Marshall and Margaret Streets including appropriate sidewalks or multi-use trails;
- Opportunities to inventory, remove hazardous and/or non-native trees and vegetation, with appropriate new tree and landscape plantings;
- Creation of a series of pedestrian and cyclist "community trail loops" including connections to the Meaford active community park between Marshall and Eliza Streets (i.e. Blue Dolphin Pool, Baseball Diamonds, Tennis Courts);
- Opportunities for waterfront lookouts, signage and wayfinding; and
- Construction of a broad Public Promenade through the Subject Site and four (4) other formal connections to the waterfront through the Proposed Development.

The development of the Subject Site contributes to the implementation of the Waterfront Master Plan, creating public access through and around the Site by incorporating connections to the waterfront boardwalk.



- (3) **Street rehabilitation:** A portion of Bridge Street, and both Fuller Street and Boucher Street East will be reconstructed through the redevelopment of the Subject Site. The design of the street reconstruction will implement the Municipality of Meaford urban standards for streets including curb and gutter, landscaped boulevards and sidewalks to provide safe pedestrian and cycling access to the waterfront. This is a significant community benefit providing safe pedestrian and/or cycling access to the waterfront.
- (4) **Pedestrian connectivity:** The Waterfront Master Plan did not contemplate public access through the Subject Site. Notwithstanding this, a public promenade is proposed through the Site from Bridge Street to the waterfront. This access, in combination with the other four (4) pedestrian accesses through the Site, provides significant connectivity and views to the waterfront, a significant community benefit.
- (5) **Provision of housing:** The Proposed Development provides a variety of housing forms and tenures that responds to existing demands. Tourist accommodation will be provided in the form of a boutique hotel to attract tourists and visitors that will support Downtown Meaford and the harbour. In addition, traditional townhouses, stacked townhouses, and apartment dwellings will contribute to the variety of housing forms in the municipality. It is noted that there is a significant need for rental housing in Meaford with a Vacancy Rate between 0.7 and 1.3% from 2016 to 2020. A rate of 3.0% is a healthy vacancy rate, according to the Canada Mortgage and Housing Corporation (Statistics Canada, Table 34-10-0129-01, CMHC, Apartment Buildings 6 Units and More). This is a significant community benefit that responds directly to the Meaford Official Plan.
- (6) **Streetscape improvements:** In addition to the reconstruction of Fuller Street and Boucher Street East, contributions to the streetscape, including boulevards, street trees and sidewalks will be introduced to enhance and improve the current unappealing streetscapes. This is a significant community benefit.
- (7) **Environmental sustainability elements:** We implement resource conservation and waste reduction as a priority. The revised concept will feature sustainability measures such as EV charging stations, state of the art heating and cooling systems, and building designs that are solar photovoltaic system ready. This is our contribution to global warming and greenhouse gas emissions reductions – a significant community benefit.
- (8) **Introduction of a hotel:** A hotel has been a long-desired use close to the Downtown and Harbour areas that will support the business community in Downtown Meaford and provide accommodation for the boating community and tourism investment. In addition, it is anticipated that ancillary commercial uses, such as a restaurant and spa will further contribute to the area. We are committed to providing an accommodation provider to the Subject Site, such as a boutique accommodation provider. This is a significant community benefit that aligns with the Meaford Official Plan.
- (9) **Development charges and parkland dedication:** We will be making significant financial contributions to the Municipality of Meaford. Those contributions will include development charges that will be used to improve both hard services, such as improvements to the



wastewater treatment plant, and soft services, including library and emergency services. In addition, we will be making payment in the form of cash-in-lieu of parkland that can be used by Meaford in the construction of the waterfront improvements, including the boardwalk to make the waterfront useable by the public. This is a significant community benefit.

In summary, we are committed to these nine (9) community benefits in return for the proposed increases in building heights from the permitted three storeys to 5 storeys for the hotel and 4 storeys for the apartment and stacked waterfront townhouse forms of residential uses.

We look forward to Meaford Council's consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Carrie Lamarche".

Carrie Lamarche

Vice-President, Development

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WATERFRONT STRATEGY / SPECIAL POLICY AREA #1 IMPLEMENTATION GRAPHIC

Prepared by GSP Group on behalf of Skydevco | January 21, 2022