

Story Pole Policy

City of Pacific Grove

Mark Brodeur, CDD Director

John Kuehl, Building Official

Purposes of Story Pole Policy

1. Inform the general public that a development proposal is being considered on a particular property.

(This is in addition to the legal noticing requirements)

2. Illustrate the bulk and height of the proposed new building.

2006 and 2009 Council Policies

- **2009**
Transitioned pole waiver from PC to Chief Planner (2016).
- **Policy for pole waiver and use of alternative methods has never been tested in Pacific Grove's commercial downtown environment until very recently.**

Newest Downtown Building

- 1989
- 7 years before Council Policy developed
- **No story poles were employed/required.**



Pole installation issues

- Presence of utilities, public right-of-ways, pedestrian access and other security and welfare concerns;
- Stability, such as the structure height, materials, weather, anchoring or topographic conditions;
- Zero setbacks; active demolition;
- Site constraints, such as roadway re-alignments, utility easements and fire access requirement

Safety Concerns

- Not feasible to secure all the story poles/tie backs from the general public.
- Story poles/tie backs would be too close to publicly accessible areas including the public right-of-way.
- Story poles and tie backs would obstruct emergency vehicle access to the rear portion of the property.



The Policy Permits Alternatives

- **Broader mailings of public notices.**
- **A Newspaper Ad**
- **Photomontages**
- **Flagging**
- **.....or any combination of the above or other methods (emerging technologies?).**

Photomontage



Options

 **MILTON PUBLIC NOTICE**


↑ South Side between Farmstead DR & Santa Maria BLVD October 25, 2017
The above image represents the applicant's proposal as submitted and may change.

A change has been proposed for this site.
A development application has been submitted to amend the Official Plan and Zoning By-law to allow the construction of a residential building.

Proposal Summary:

 SIZE 6 stories 21.5 metres in height	 USE 191 Residential Units	 PARKING 239 parking spots 216 proposed 23 on lot 178 are underground 61 are surface	Site Address: 7480 Derry Road West Applicant: FGL Derry Inc. (Fieldgate Properties) Application File #: LOPA-04/17 & Z-10/17 Agent: Wellings Planning Consultants Inc. Phone: 905-681-1769
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Learn more and share your feedback:

 Town of Milton Planning & Development 905-878-7252 x2398 planning@milton.ca	 Online: www.milton.ca/en/Build/DMW/milott.asp	 In Person: A meeting has not yet been scheduled. Details will be posted here and online as they become available.
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Your Ideas Here!

Thank You