

**TOWN PLANNING ADVISORY COMMITTEE
MINUTES
August 31, 2020 – 6:00 PM
Zoom Meeting**

PRESENT: Don Taylor, Member Danny Joseph, Councillor Stephen Johnston, Chair Wayne Talbot, Councillor Jenn Mantin, Member REGRETS: Ted Fitzgerald, Member	IN ATTENDANCE: J. Fox, Director of Planning C. Connolly, Planner A. Redmond Secretary M. Dolter, CAO A. Grant, Economic Dev Officer J. Pinto
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CALL TO ORDER The meeting was called to order by the Chair, S. Johnston

AGENDA On motion of D. Taylor 2nd J. Mantin the agenda was approved as circulated.

MINUTES On motion of D. Joseph 2nd J. Mantin the minutes from May 25, 2020 were approved as circulated.

C. Connolly, Planner, presented an Application Briefing dated August 24, 2020 regarding an application by 3086385 Nova Scotia Limited to construct a 4-storey, mixed-use development containing 59 residential units, as well as an underground parkade for tenant parking and two (2) street level commercial spaces on Prince Street.

D. Joseph questioned when the developer would be expected to begin construction if approved. J. Pinto indicated that a timeline within the next two years.

D. Taylor raised concern if the only parking for the development was located underground and if visitors would be required to use public parking and was concerned over the rear topography as it looks as though it drops down to access the underground parking and if the asphalt of the public parking lot would be changed or disturbed. J. Fox responded and did confirm that there is a drop in grade from Prince to the rear of the property where the access of the proposed underground parking area is proposed and may require some regrading and resurfacing of the parking lot. D. Taylor questioned if these regrading and resurfacing costs of the public parking lot would be the responsibility of the developer. J. Fox indicated that this property is subject to a purchase and sales agreement which has not been finalized and that is something they will need to look at.

Members questioned the developer on his rationale on keeping the existing building on the corner of Revere and Prince and include those lands in the proposed development.

J. Pinto stated that the building is fairly new and in good condition and if he was able to increase the number of units and justify it financially then he could potentially tear it down and expand the proposed development to include those lands and increase the number of residential units by twenty

to twenty-five units. J. Pinto asked if a decision had to be made at this stage of the development process.

J. Fox stated that at this stage of the application process we should have a good idea of how many units the developer is proposing. Normally we have given developers the flexibility to entertain a range of units and evaluate it on the higher range and how the property would be impacted by the development.

J. Fox indicated that the developer would have to identify lands included in the development and the proposed number of units prior to advancing to the next stage of the development. This is required to ensure that advertising and notification of neighbors is clear on what lands are being affected.

S. Johnston questioned if a storm water management plan would be required as part of the development agreement. J. Fox indicated that this could be a requirement from the Towns Engineer's office. J. Fox stated that he had spoken with the Director of Public Works, Andrew Mackinnon, and he did not express any concern about the proposal in terms of servicing and since the property is mostly an impervious surface at present there may not be a need for any storm water management measures, but there may be opportunity to improve storm water management as part of the development.

D. Taylor suggested some sensitivity towards buffering for the properties that front on Queen Street and feels the four story building would be overlooking these properties. He stated that landscaping and fencing may help provide a buffer.

The Committee agreed that the application will proceed under the expanded development agreement application process.

ADJOURNMENT

On motion of D. Joseph the meeting adjourned at 6:27 p.m.

NEXT MEETING

September 28, 2020 at 6:00 p.m.

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Secretary

APPROVED

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Chairperson