

**TOWN PLANNING ADVISORY COMMITTEE
MINUTES
December 13, 2021, 6:00 P.M.**

A regular monthly meeting of the Town Planning Advisory Committee took place in Council Chambers on Monday, December 13th, 2021, at 6:00 p.m.

PRESENT:

Stephen Johnston, Chair; Wayne Talbot, Vice-Chair; Councillor; Juliana Barnard, Councillor; Bill Thomas, Councillor; Rochelle Roberts, Member; Ted Fitzgerald, Member

IN ATTENDANCE:

J. Fox, Director of Planning; C. Connolly, Planner; A. Redmond, Secretary; A. Grant, Economic Dev Officer; A. MacKinnon, Engineer; B. Wallace, Developer; Peter Goshn, Developer; Mark Yazbek, Developer

CALL TO ORDER

The meeting was called to order by the Chair, S. Johnston.

AGENDA

On motion of J. Barnard, 2nd R. Roberts, the agenda was approved as circulated.

MINUTES

On motion of B. Thomas, 2nd W. Talbot, the minutes from November 29, 2021, were approved as circulated.

**306 JAMES STREET
DEVELOPMENT
AGREEMENT**

C. Connolly presented her Application Briefing (Step 1) dated December 7, 2021, regarding a development agreement application by Peter Ghosn and Mark Yazbek to construct a mixed-use, 8-storey, 79-unit residential building with 179 m²(1,924 ft²) ground floor commercial and both underground and surface parking spaces.

C. Connolly stated that the proposed development would provide a total of seventy-four vehicle parking spaces, seven (7) surface parking, and below-grade parking for an additional 67 vehicles and thirty-nine bicycle parking spaces.

The committee agreed with staff to proceed with the five-step process.

T. Fitzgerald expressed concern regarding the number of proposed surface parking spaces designated for visitor parking and is concerned this would cause overflow parking along the streets adjacent to the property.

P. Goshn indicated that they are looking into adding a second level to increase the parking ratio.

J. Barnard asked if there were any issues regarding the height of the building and the close vicinity to the helipad located at the hospital.

C. Connolly will contact the Health Authority to ensure the proposed development does not impede any regulations and report back to the committee.

B. Thomas also expressed concerns regarding the percentage of impermeable surface and the sloped lot causing potential drainage issues and feels that the underground parking will impede root depth for taller trees.

B. Thomas expressed concern regarding the height and mass of the building and feels that the proposed building is too large for the site. He asked the developer if he would consider a step-back design to minimize the mass of the building that would be more compatible within the neighborhood.

The Developers were in attendance to answer questions from members regarding affordable housing, sustainability, and energy efficiency for the proposed development.

S. Johnston advised the developer that he is currently at the first stage of the development agreement process and requested that renderings be available for the next meeting and thought given on construction material and exterior finishes. He also advised the developers to finalize the proposed parking if they intend to add a second level of underground parking.

**60 GOLF STREET
DEVELOPMENT
AGREEMENT**

J. Fox, Director of Planning, presented his Application Briefing (Step 1) dated December 7, 2021, regarding an application by Walton Residential Communities Limited to permit the construction of a multi-unit residential development consisting of one 6-storey building containing 59 dwelling units and two levels of underground parking for 56 vehicles and surface parking for four vehicles.

J. Fox indicated that at this stage of the process for the initial review of the proposal, members are required to provide feedback to the developer so he can identify revisions, if any, that need to be made before the meeting and stated that detailed design elements would continue to evolve as the proposal progresses through the planning application process.

J. Fox advised that the committee has the option to follow the short process or the expanded process for this application and was looking for direction on how they would like to proceed.

Members agreed to follow the expanded process where there is a lot of public interest in this site.

J. Barnard asked the developer if there was an opportunity to increase the parking to the proposed sixty spaces as parking was an issue in the previous application.

B. Wallace, the Developer, stated that they are exploring purchasing an adjacent parcel to add ten additional parking spaces.

B. Wallace stated that they are seeking feedback from the committee on this proposed development and if the committee would recommend six stories before they invest in preparing more detailed plans.

S. Johnston stated that the committee is unable to vote at this stage of the process and asked members to provide feedback.

Some members expressed concern regarding the proposed parking ratio, height, and compatibility of the proposed development within the neighborhood and would like the developer to address the compatibility, human scale, and design at the next meeting.

S. Johnston advised the developer that members have provided feedback and the next step for the developer is to prepare detailed renderings and provide construction detail for the next meeting.

**NEW COMMITTEE
MEMBER -
RECOMMENDATION**

The Planning Advisory Committee received a request from Council to recommend appointing a new member. Members agreed that in the past appointments had been a decision of Council and members expressed concern discussing resumes and personal information at a public meeting and recommended that if Council's wish is to have a recommendation come from the Planning Advisory Committee, then specific guidelines need to be adopted by a Town policy to ensure the applicants are being assessed based on those particular guidelines.

ADJOURNMENT

On a motion of J. Barnard, the meeting was adjourned at 7:10 p.m.

NEXT MEETING

The next meeting date is January 31, 2022, at 6:00 p.m.

.....
Secretary

APPROVED

.....
Chairperson