

**TOWN PLANNING ADVISORY COMMITTEE
MINUTES
January 25, 2021 – 6:00 PM
Zoom Meeting**

PRESENT:	IN ATTENDANCE:
Don Taylor, Member Juliana Barnard, Councillor Bill Thomas, Councillor Ted Fitzgerald, Member Jenn Mantin, Member Stephen Johnston, Chair Wayne Talbot, Councillor	A. Redmond Secretary J. Fox, Director of Planning M. Dolter, CAO A. MacKinnon, Engineer A. Grant, Economic Dev Officer C. Connolly, Planner W. Thomas, Developer M. Bitar, Developer S. Brogan, Development Consultant S. Khanna, Developer M. Napier, Development Consultant J. Pinto, Developer

CALL TO ORDER

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

AGENDA

On motion of T. Fitzgerald 2nd B. Thomas, the agenda was approved as amended – Item 7 (125-135 Willow Street should read MPS/LUB Amendment)

MINUTES

On motion of J. Barnard T. 2nd Fitzgerald, the minutes from January 7, 2021, were approved as circulated.

ELECTION OF OFFICERS

S. Johnston was declared Chair and W. Talbot was declared Vice-Chair.

**557-573 PRINCE STREET
DEVELOPMENT
AGREEMENT**

C. Connolly, Planner presented an Application Briefing (Step 2) dated January 22, 2021, regarding an application by 3086385 Nova Scotia Ltd to construct a Multi-storey, mixed-use development containing street level commercial spaces facing Prince Street and 76 residential dwelling units serviced by an underground parkade for tenant parking only. J. Pinto was in attendance for the meeting and his Engineer S. Brogan provided an overview of the project.

W. Talbot questioned whether a Traffic Study would be required for this project. A. MacKinnon stated that a Traffic Impact Statement would be required.

D. Taylor questioned the parking regulations for the commercial units and how those would be determined.

J. Fox indicated that there is no parking requirement for new commercial space within the downtown core. The thinking behind the removal of the parking regulations is it would encourage re-development within the downtown.

W. Talbot raised concern over the lack of affordable housing being offered in the area. J. Pinto stated that to do so developers require assistance from the government to make the development financially viable.

J. Bernard questioned if there were any concerns with this development overlooking the properties that are located along Queen Street and what impact that would have on those properties.

J. Pinto indicated that there is currently a treed buffer between the properties on Queen Street and the Town-owned parking lot in the rear of the proposed development.

B. Thomas questioned whether this development will be reviewed by the Heritage Advisory Committee. C. Connolly confirmed that the Heritage Advisory Committee will be reviewing the application at its next scheduled meeting.

C. Connolly provided the members with comments that were asked during the live meeting.

C. Connolly requested a broad landscaping plan be available for the next meeting.

S. Johnston stated that the developer has received positive feedback for this development and it will proceed to step 3.

**34-38 CURTIS DRIVE
DEVELOPMENT
AGREEMENT**

J. Fox, Director of Planning presented an Application Briefing (Step 2) dated January 20, 2021, regarding an application by 34-38 Curtis Drive Inc to construct a Multi-unit residential development consisting of one 3-storey building containing 18 dwelling units. Mr. Khanna was in attendance for the meeting.

D. Taylor raised concern over the rear parking area facing Dahlia Place and suggested that if the parking area could be re-configured to face the building instead of the back of the lot. D. Taylor also indicated that if the current fencing that is along the rear of the property is maintained or improved could provide an additional buffer between the properties. D. Taylor also stated that he would like to see a comprehensive landscaping plan to provide some tree buffering to the abutting properties.

Members discussed identifying green space within the Town and a discussion pursued. S. Johnston would like to add green space to new business for further discussion.

J. Fox provided the members with comments from the public that were received during the live meeting.

Members complimented the developer on his proposed development and making the recommended changes that were identified at the previous meeting.

S. Johnston stated that the developer has received positive feedback and will proceed to step 3.

125-135 WILLOW STREET
MPS/LUB AMENDMENT

J. Fox, Director of Planning presented an Application Briefing dated January 22, 2021, regarding site-specific Municipal Planning Strategy and Land Use By-law Amendment to change the Future Land Use Designation and zoning of 125 and 135 Willow Street to the General Commercial Designation and General Commercial (C4) Zone to enable Council to consider a proposed multiple-unit residential development. M. Bitar and M. Napier were in attendance for the meeting.

Members raised concern over the property being rezoned to C4 and could not support the proposed amendment.

J. Fox provided the committee with comments that were received during the live public meeting.

On a motion of W. Talbot and 2nd T. Fitzgerald That Council direct the Planning Advisory Committee and Staff to hold a public information session to consider proposed amendments to the Municipal Planning Strategy and Land Use By-law that would rezone 125 Willow Street from the Heritage Residential (R7) Zone to the Mixed-Use Residential (R6) Zone.

Motion carried 5 to 1 – (D. Taylor Nay)

74-84 WYNN RD
MPS/LUB AMENDMENT

C. Connolly, Planner presented an Application Briefing dated January 22, 2021, regarding a Municipal Planning Strategy and Land Use By-law Amendment to create a new R2A Zone. C. Connolly indicated that the current LUB does not have a zone that allows for multi-unit residential developments (up to 4 units) to be built, without allowing a range of other uses and stated that there has been interest from developers to build multi-unit residential units in areas that are zoned to allow single-family or two-unit dwellings. She stated that the proposed R2A zone is a potential solution to the current market demand for multi-unit housing and is proposing that staff hold a public information session to discuss the creation of the proposed Limited Residential (R2A) Zone.

C. Connolly provided the Committee with an example of the proposed amendment that would be specific for 74-84 Wynn Rd which is owned by Cullip Holdings Ltd and is currently zoned (R2) and designated Limited Residential by the MPS. C. Connolly stated that each property currently has a two-unit structure built upon it and Cullip Holding Ltd is hoping to add an additional unit to 78 Wynn Rd and an additional two-unit structure at 84 Wynn Rd. K. Macdonald, from Cullip Holdings Limited, was in attendance for the meeting. C. Connolly stated that any property wishing to rezone to the proposed R2A Zone would need to follow the rezoning process.

B. Thomas expressed concern regarding the proposed amendment and stated that property owners should have a guarantee when purchasing a property that is located within the R1 and R2 Zone that has low-density development.

On a motion of D. Taylor and 2nd by W. Talbot That Council direct the Planning Advisory Committee and Staff to hold a public information session to discuss the creation of the proposed Limited Residential (R2A) Zone.

Motion Carried 6-1 (B. Thomas Nay)

NEW BUSINESS

B. Thomas expressed his concern regarding the proposed development at 245 Robie Street and the motion that was made at the previous meeting, not including a landscaping plan and a discussion proceeded with members.

ADJOURNMENT

On motion of J. Bernard, the meeting adjourned at 8:50 p.m.

NEXT MEETING

February 22, 2021, at 6:00 p.m.

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Secretary

APPROVED

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Chairperson