

**TOWN PLANNING ADVISORY COMMITTEE
MINUTES
June 28, 2021 – 6:00 p.m.
Zoom Meeting**

A regular monthly meeting of the Town Planning Advisory Committee took place virtually via Zoom on Monday, June 28, 2021, at 6:00 p.m.

PRESENT:

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

REGRETS:

Don Taylor, Member; Ted Fitzgerald, Member

IN ATTENDANCE:

J. Fox, Director of Planning; M. Dolter, CAO; A. MacKinnon, Engineer; A. Grant, Economic Dev Officer; C. Connolly, Planner; J. Lugar, LMH Properties; C. Markides, LMH Properties; C. Haliburton, LMH Properties; S. Inman, Planning Intern; M. Austin, Plan Review Consultant; A. Redmond, Secretary

CALL TO ORDER

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

AGENDA

On motion to amend J. Barnard 2nd R. Roberts, for the addition of two agenda items were approved as amended.

MINUTES

On motion of B. Thomas 2nd W. Talbot, the minutes from May 31, 2021, were approved as circulated

**54-58 WALKER STREET
DEVELOPMENT AGREEMENT**

C. Connolly presented a Staff Reported dated June 24, 2021, regarding a development agreement application by LMH Properties and advised that the applicant has reduced the number of proposed dwelling units by 14 and has submitted a revised conceptual site plan, parking level plans and a preliminary perspective view of an 8-storey multiple-unit residential development containing fifty-five (55) dwelling units and forty (40) underground parking spaces with no surface parking.

J. Lugar with LMH Properties provided the Committee with a presentation for the proposed development and addressed questions raised at last month's meeting regarding height, density, parking ratio and future tenants.

J. Lugar indicated that developers take a risk on rental units not having available parking and stated that based on the demographic of future tenants, not all would require parking as all amenities are within walking distance within the downtown core.

M. Dolter advised that there are approximately 3000 parking spaces within the downtown core. A lease agreement between the Town and the Landlord could be an alternative to address additional parking.

J. Barnard asked the developer if there was a designated area for loading and unloading or alternative drops-off options other than accessing the underground parking.

C. Markides advised of a right of way located on the south side of the building that is not owned by anyone that could be an option.

J. Barnard asked the developer if the deck in the rear yard would be fenced and what security measures would be in place.

J. Lugar advised that the amenity area would be fenced entirely with a landscaped buffer, and only tenants would have access to this area through the indoor amenity space.

J. Barnard was looking for clarification from the Traffic Authority on the left turning lane into the underground parking and expressed concern about the congestion of Walker Street.

A. MacKinnon indicated that the traffic generated from the development would be manageable on the street network and stated that a Professional Traffic Engineer would need to prepare a Traffic Impact Statement.

J. Barnard previously raised concern over the mass of the building and stated that the reduction in height, materials and the floors stepped back have addressed her concerns with the bulk of the building.

Some members commended the developers for addressing the Committee's concerns regarding the height and parking and feel that their concerns have been addressed.

C. Connolly read a comment from the public regarding the potential purchase of the abutting lot that fronts on Waddell Street.

M. Markides indicated that this was not an option.

On a motion of W. Talbot 2nd by R. Roberts, it was recommended that Council establish a public hearing date and approve the proposed development agreement subject to the submission and approval of a stormwater management plan, landscaping plan, and traffic impact statement.

Motion Carried – Unanimously

**85 YOUNG STREET
DEVELOPMENT AGREEMENT**

J. Fox, Director of Planning, presented an Application Briefing (Step 2) dated June 24, 2021, regarding an application by 3335995 Nova Scotia Ltd to construct a five-storey mixed-use building containing 52 dwelling units and approximately 214 m² (2300 ft²) of office space and will feature two levels of underground parking, with 54 parking spaces and bicycle parking.

J. Barnard asked if the developer still has intentions to work with CMHC on the proposed development.

J. Fox will confirm with the developer and report back to the Committee.

J. Barnard raised concern on the potential for traffic congestion when accessing the underground parking from Young Street and was looking for feedback from the Traffic Authority.

A. MacKinnon indicated his only concern was that the entrance location be as far from the rail line as possible, and their design accomplished that.

A. MacKinnon advised that this proposed development will be manageable on the street network.

J. Barnard was looking for feedback on the location of the commercial use within the development, whether it would be store front, what type of commercial uses would be permitted, and if there is currently a shortage of commercial space.

R. Roberts suggested that a study would be beneficial to give a specific statement regarding the demand for commercial space.

A. Grant stated that it's very beneficial to have the option to convert from residential to commercial in the future if demand warrants.

J. Barnard asked if there would be available parking for commercial use.

J. Fox stated that there would be no designated parking for commercial use and advised that this is typical for downtown commercial uses and that implementing parking requirements for street-level retail discourages development.

B. Thomas stated that the north side of the development requires landscaping to soften that area and was looking for clarification on what will replace the trees in the rear of the development used for shade at the skate park.

J. Fox advised that the Town will retain ownership of the twenty-foot parcel on the north side of the development, and it would be a decision of the Town with regards to the landscaping of that parcel.

J. Fox stated that this development covers a lot of the property, and site coverage is high, and there are not a lot of opportunities to replace any trees on site.

B. Thomas asked if there was an opportunity to have any shade trees in the front of the building and shift the building to the back.

J. Fox advised that feedback is required from the Town's Urban Forestry Coordinator and Tree Committee on the viability of trees in the front of the proposed development.

S. Johnston indicated that the Committee would like to see how the north side of the development would be landscaped, a Traffic Impact Statement, the proposed commercial space and materials to be used on the building for the next meeting.

NEW BUSINESS

J. Fox provided an update on the Community Plan Review Project and introduced Mark Austin. M. Austin has been hired to oversee the plan review project and will be working with staff to update Planning and Development policies and the Community Sustainability plan.

**60 GOLF STREET
APPEAL**

J. Fox provided an update on the Appeal by Brentwood Developments Limited and Endurance Equities Corporation to enter into a development agreement to permit the construction of an eight-storey building containing seventy-six dwelling units at 60 Golf Street with the Nova Scotia Utility and Review Board. Virtual hearing dates have been scheduled for August 26th and 27th, and a notice will be advertised in the Chronicle Herald.

ADJOURNMENT

On a motion of B. Thomas, the meeting was adjourned at 7:55 p.m.

NEXT MEETING

August 30, 2021, at 6:00 p.m.

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Secretary

APPROVED

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Chairperson