

**TOWN PLANNING ADVISORY COMMITTEE
MINUTES
March 29, 2021 – 6:00 PM
Zoom Meeting**

PRESENT:	IN ATTENDANCE:
Juliana Barnard, Councillor Bill Thomas, Councillor Ted Fitzgerald, Member Rochelle Roberts, Member Stephen Johnston, Chair Wayne Talbot, Councillor Don Taylor, Member	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 Z. Williams, ZZAP Consulting Ltd C. Wallace, ZZAP Consulting Ltd Natalia Chudaeva, ZZAP Consulting Ltd Neil Fougere, Design Point Darren Rodgers, Arkam Developments Ltd

CALL TO ORDER

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

AGENDA

On motion of T. Fitzgerald 2nd J. Barnard, the agenda was amended to remove 60 Golf Street from the agenda as the developer has requested additional time.

MINUTES

On motion of W. Talbot 2nd D. Taylor the minutes from February 22, 2021, were approved as circulated.

***64 FORD STREET
DEVELOPMENT
AGREEMENT***

C. Connolly, Planner presented a Staff Report (Step 3) dated March 22, 2021, regarding an application by Wendell Thomas to construct a Multi-unit residential development consisting of one 4 - storey building containing up to seventeen dwelling units.

C. Connolly indicated that a few revisions have been made to the proposal since the previous meeting which included additional lands being obtained by the developer which will allow for additional parking and accommodate one parking space per dwelling unit for a total of seventeen parking spaces.

C. Connolly suggested that the developer construct a six-foot opaque fence along the southern property line for additional privacy between the existing single detached dwelling and the proposed development.

W. Talbot requested clarification on the size of the balconies, rooftop terrace, and amenity space.

Z. Williams stated the balconies would be approximately fifty-five square feet and the enclosed rooftop terrace is fifty feet by twenty-six feet of amenity space.

W. Talbot stated the Town has a policy requiring suitable landscaping or fencing as a buffer around the parking area and was concerned that the recommendation is not following that policy.

C. Connolly indicated that the parking area is located on the northern side of the property and currently no development would be affected by the proposal and did not feel that it was necessary to address it and stated that if members felt that a buffer would be required that could be addressed.

N. Chudaeva stated that they will have a contemplated landscape design and are currently exploring native species in the area and will be working with the tree committee on their recommendation which will be presented at the public hearing.

T. Fitzgerald raised concern about there being no visitor parking included in the proposal.

Z. Williams stated that they are still working on the site plan and there may be potential to increase the parking.

J. Barnard asked the developer how the plans were progressing to deal with the flood plain.

N. Fougere stated that they are in the process of working on the detailed design and indicated that all opening elevations are above the 100-year flood elevation.

On a motion of W. Talbot and 2nd D. Taylor it was recommended that Council establish a public hearing date and approve the proposed development agreement subject to a Traffic Impact Statement being submitted and approved by the Traffic Authority and a Storm Water Management Plan is submitted and approved by the Town's Engineer's Office.

Motion Carried.

**209, 215, 219 QUEEN
STREET and 24 BAYVIEW
STREET DEVELOPMENT
AGREEMENT
AMENDMENT**

J. Fox, Director of Planning presented a Staff Report (Step 2) dated March 23, 2021, regarding an application by Arkham Developments Limited to amend a March 2016 Development Agreement to permit one additional dwelling unit, add additional lands, revise timing provisions, and update plans.

J. Fox indicated that construction is well underway on the 35 unit building and the foundation has been poured for the second building, and the applicant has completed the interior demolition of the old jail.

J. Fox advised that members agreed to process this application using the standard/short process at the previous meeting and therefore will be looking for a recommendation.

B. Thomas asked the developer if he would consider building a six-foot fence instead of the five-foot fence that is in the current agreement.

B. Thomas stated in the original agreement there were two driveways and now in the proposed amendment there are three driveways and asked the developer if it could be reduced to two to provide more privacy to the backyards of the Logan Street residents and would reduce the impermeable surface and allow for more trees along the property line.

D. Rodgers indicated that adding the additional driveway would increase flow and provide another option not to access Queen Street during heavy traffic times and feels that by eliminating that driveway may create problems for garbage collection and deliveries.

D. Rodgers stated that he will be building a six-foot fence along the property line.

J. Fox provided the committee with comments received during the public meeting and stated that the residents were concerned over privacy measures and how the outdoor amenity space would be used.

J. Barnard questioned if a Traffic Impact Study was required.

J. Fox advised that a Traffic Impact Study was completed when building C (the old jail) was going to include a daycare. That study, which included the proposed third driveway, concluded that there would be no negative impact on the street network or function of intersections in the vicinity of the proposal.

On a motion of T. Fitzgerald and 2nd R. Roberts it was recommended that Council establish a public hearing date and approve the proposed amending development agreement subject to an updated Storm Water Management Plan being submitted and approved by the Town's Engineer's Office and the Development Officer's approval of an updated site/landscaping plan.

Motion Carried

NEW BUSINESS

No New Business

ADJOURNMENT

On a motion of T. Fitzgerald. Thomas, the meeting adjourned at 7:20 p.m.

NEXT MEETING

April 26, 2021, at 6:00 p.m.

APPROVED

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Secretary

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Chairperson