

**TOWN PLANNING ADVISORY COMMITTEE
MINUTES
May 31, 2021 – 6:00 p.m.
Zoom Meeting**

PRESENT:	IN ATTENDANCE:
Juliana Barnard, Councillor Bill Thomas, Councillor Ted Fitzgerald, Member Rochelle Roberts, Member Stephen Johnston, Chair Wayne Talbot, Vice-Chair, 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 J. Lugar, LMH Properties C. Markides, LMH Properties C. Haliburton, LMH Properties P. Jabour, 3335995 Nova Scotia Ltd S. Inman, Planning Intern

CALL TO ORDER

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

AGENDA

On the motion of J. Barnard 2nd T. Fitzgerald, the agenda was approved as circulated.

MINUTES

On motion of T. Fitzgerald 2nd W. Talbot, the minutes from April 26, 2021, were approved as circulated.

**54-58 WALKER STREET
DEVELOPMENT
AGREEMENT**

C. Connolly presented an Application Briefing dated May 25, 2021, regarding a development agreement application by LMH Properties and stated that the applicant had submitted a revised conceptual site plan and preliminary perspective view of the proposed development.

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, future tenants, sustainability, and affordable housing.

Members expressed concern regarding the proposed parking ratio and stated that the proposed parking is insufficient for this development and a discussion followed.

R. Roberts stated that she is excited to see high density in the downtown and would like to see more data on what type of tenants would be living there and if fewer parking spaces were required based on that data.

J. Barnard indicated that active transportation is a priority of Council and asked the developer if there were options to provide car share spots, electric vehicle charges and promote more sustainable transportation.

C. Markides indicated that they would be interested in car-share spaces, have a sustainable building, and keep the affordability high.

Members discussed the height of the building and wanted clarification on how this development meets design guidelines.

C. Connolly advised that based on the initial policy review, the building is stepped back after the first three storeys and there is a textural change with the siding and cladding to emphasize the lower storeys and help maintain a pedestrian scale.

C. Connolly stated that this section of Walker Street could use revitalization and indicated that the design is contemporary, modern and has a historic feel.

C. Connolly advised the Committee that concerns have been raised regarding the proposed parking ratio, and the developer is looking for feedback from members before proceeding to the third stage of the application process.

J. Fox indicated that the urban design guidelines are intended for the as-of-right development that does not need to go through the development agreement application process and does not require Council's approval. In the case of a development agreement, they are used as guidelines and as a basis for negotiation with developers on a case-by-case basis.

J. Lugar indicated that they intend to meet the urban design guidelines and are looking for feedback from members in order to make revisions before the third stage of the application process.

J. Barnard expressed concern with the height, bulk and scale of the proposed development and felt that it is not compatible with that area. She asked the developer if they would consider reducing the number of units to allow for a better parking ratio.

Members discussed the parking ratio, and the majority expressed the need for more density and felt that the proposed parking ratio is sufficient for the downtown.

Members expressed the need for more data and directed the Planning Department to provide more information on density and appropriate parking ratios for the downtown.

B. Thomas indicated that he would like to see a landscaping plan with large trees planted along the streetscape for the proposed development.

85 YOUNG STREET
DEVELOPMENT
AGREEMENT

J. Fox, Director of Planning, presented an Application Briefing (Step 1) dated May 27, 2021, regarding an application by 3335995 Nova Scotia Ltd to construct a five-storey mixed-use building containing 48 dwelling units and approximately 426 m² (4580 ft²) of office space and will feature two levels of underground parking, with 54 parking spaces and bicycle parking.

B. Thomas was looking for clarification on standard height requirements for the first floor and second-floor balconies.

J. Fox advised that there is no standard height requirement and would be a decision of the Committee or Council if they choose.

Members discussed the option to convert the main floor from commercial use to residential use.

P. Jabour with 3335995 Nova Scotia Ltd advised that a decision would be made closer to the start of construction, depending on the demand for residential or commercial space.

J. Barnard indicated that a site plan for tree planting and tree canopy cover be submitted for review for the next meeting.

B. Thomas stated that this property is located within the C2 (Limited Commercial) Zone, and the proposed development is required to be reviewed by the Heritage Advisory Committee and feels that the façade of the building should tie into the downtown.

J. Fox stated that the building's façade would be a discussion between the Heritage Advisory Committee and the Architect and felt it was inappropriate for him to comment.

NEW BUSINESS

J. Fox stated that he would be putting forward a proposal before Council to begin the undertaking of plan review to the planning documents and establish a plan review working group and begin the plan review process.

J. Fox advised that the plan review working group will consist of the planning advisory committee, senior staff, and councillors and will be an eighteen-month process. J. Fox will provide more detail and a 2nd timeline for the plan review process.

ADJOURNMENT

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

NEXT MEETING

June 28, 2021, at 6:00 p.m.

APPROVED

.....
Secretary

.....
Chairperson