

Planning Advisory Committee Meeting Minutes

November 4, 2019 Council Chambers

Present

Mayor L. Boucher, Chair

Councillor W. Cormier

Deputy Mayor D. MacInnis

T. Barkhouse

C. Hughes

R. Sers

J. Bain, Director of EDPC, Planning & Development Services

P. Dec, Planner

A. Dunphy, Planner

J. Lawrence, CAO

S. Scannell, Director of Community Development

D. Halfpenny, Secretary

Guests

Councillor D. Roberts

Councillor M Farrell

Councillor A. Murray

Call to Order

Chair Mayor L. Boucher called the meeting to order 5:18 p.m.

She welcomed the Planning Advisory Committee to the Wrap Up meeting for the last stages of MPS and LUB.

Approval of Special Meeting Minutes

It was moved and seconded that the Special Meeting Minutes of October 29 were approved as circulated. Motion Carried

Mayor Boucher turned the floor over to P. Dec

P. Dec thanked everyone for their commitment to the process and noted that this meeting is intended to get consensus on some little items that need clarification and then EDPC will be able to make the changes and if necessary bring back a couple of items for the November 26th meeting..

Zoning.

P. Dec identified a number of places on the zoning map that feature walk through playgrounds and noted that they should be identified as open space recreation such as the trail on Pine St & Hawthorne; small piece of land owned by Jovan Enterprises that is sloped at the back of Dolorosa; Whidden's Campground, etc..

Discussion followed on whether Whidden's Campground should be included in the open space recreation as should the property owner decide to no longer operate as a campground the property could be used for residential purposes. It is currently zones R-1 nonconforming.

J. Bain commented that through Development Agreement it could be developed if the designation was changed to Open Space recreation. However he noted a rezone policy will be needed to guide the process. He explained that as a nonconforming use it is intended to revert back if owner decides to no longer operate as a campground.

P. Dec to do further review and determine whether the new classification should be RN-1 or RN-2.

P. Dec to add to the November 26 agenda.

P. Dec stated that a grey area for him is the Comprehensive Development zone classifications for area behind Indian Gardens Trailer Park, near Sunset Terrace and a spot on Highland Drive. He noted that these areas could be zones Rn-1 or RN-2.

Discussion followed and Consensus was to change from Comprehensive Development to residential.

The walking trail on Gillis Way/Main changed to open space recreational.

The Legion/CACL building zoned institutional. The Antigonish Farmers Market building that was the former CACL and is now part storage part and part Kids First. Should it be changed to institutional or left as residential non-confirming. P. Dec noted it could be changed to institutional irregardless as it is adjacent to the institutional building as long as parking requirements can be met.

P. Dec advised that the land in the Adam Street near the landing is Crown Land and Celtic Sea Holdings has purchased a piece of land adjacent to Eastern GFL. He asked if the owner went through the process of attempting to rezone this piece of property to expand the operation would the committee want to make it easier for the property to be changed from residential or more difficult.

Discussion followed on the issues between GFL Eastern and the residential neighbours and it was agreed that this area would be better served to stay residential.

Bay Street across from the entrance to the hospital was noted as being Commercial Downtown Development which would provide a wide variety of housing options and mixed use buildings.

Discussion followed with committee members agreeing that this would be a very attractive spot for 55+ housing with proximity to the hospital, golf course, walking trails, etc.

P. Dec noted that the areas by Indian Gardens, Sunset Terrace and Haley Road are also potential areas for development.

P. Dec to do further review and determine which areas should be RN-1 and RN-2.

The Haley Rd Development

P. Dec advised that the Hegarty properties are currently classified as an RN-1 zone should it stay what it is for Haley Road or does it make sense to have it as an RN-2 zone provided that servicing requirements can be met?

Consensus of PAC that it makes sense to have as RN-2 providing conditions can be met.

P. Dec noted that there is already an apartment building on the K. Vandesande Property in addition to commercial storage units.

P. Dec advised that there is currently a Development Agreement application for a Haley Rd development which he is reviewing and will have his report ready for the November 26 PAC meeting. He stated the proposal is to create a 32 unit Apartment Building by developer K. Vandesande to be located behind the existing apartment on Haley Rd. This area is a mixed use center.

R. Sers commented that the alternate route to the hospital is located on the other side, across the tracks by the former dairy and that it hasn't flooded in years and therefore a good location for further development.

Consensus by PAC as a Mixed Use Centre.

P. Dec advised that L' Arche is interested in developing a craft or an artisan workshop that would host day programs to be located across from the Mall which is owned by St FX, on the corner of Founders Lane.

Discussion followed on parking and traffic flow concerns. Benefits to community to have increased programs for special needs residents.

Consensus on making the area a Mixed Use Zone. It would be developers cost if traffic flow issues required any changes to traffic lights, etc. Town not under obligation to upgrade to facilitate the development.

P. Dec noted that the map shows a portion of land south of the Beaverbook Trailer Park.

R. Sers advised that this is a swamp area and would not be suitable for development and should be clarified on the map.

Another steep slope location on Dolorosa and Hawthorne needs to be zoned.

University is looking to develop another parking lot that would need to have proper buffering to provide parking for lower campus.

Riverside Drive is now legal non-conforming. Mr. Isaac Pelly's property is residential and it was agreed that the area should stay residential.

P. Dec advised he has enough information now to complete the Zoning Map.

Architectural Design

P. Dec reviewed current materials that are permitted for use on downtown buildings. He provided visual examples of curtain and window walls. He noted that the current design elements allow for a cohesive approach to the streetscape but agreed that it is important to allow for materials that may be energy gathering and provide solar advantage while fitting within the downtown vision.

Discussion followed on cladding options and importance of using the correct size and style of brick or blocks. The Committee agreed that Site Plan Approval and Development Agreement process would take care of these concerns, however it is very important to clearly state Architectural Design Guidelines to ensure an as of right development fits and ties in with neighbouring structures.

P. Dec recommended that court yard developments not have the same window requestments as the Main Street buildings; that they should mimic the neighbouring structures but could have vibrant and complementary color pallets. Outdoor lighting should be convenient and provide safety for the residents but designed so as to avoid light pollution.

Discussion followed. Committee members identified that depth of the lot is an important consideration when determining the cohesive look of the buildings.

Mobile Structures

P. Dec reiterated that mobile structures are mini homes delivered in one piece with a dimension of less than 20 ft. and are not permitted structures in the R1-N and R2-N zones, They are only permitted in the Land leased minihome parks. He noted that mortgage requirements are different for mobile homes.

Shipping containers are currently permitted as commercial installations. The revised LUB would permit shipping containers that are architecturally designed and engineered to be used as residential housing. P. Dec noted that when done properly they can be quite attractive however, often times they are cost prohibitive due to engineering design requirements.

Discussion followed and Committee members agreed that mini homes are to be permitted in Mini homes parks only.

Environmental Policies

P. Dec reviewed current policy for trees and landscaping requirements.

P. Dec informed the PAC that there is a Development Agreement application in the review process for developer K. Vandesande's Haley Road project. P. Dec advised that he will have the report ready for review in the next two- three weeks. A date of **November 26th** was set for the **next regular PAC** meeting.

Motion to Adjourn.

"It was moved and seconded that the Planning Advisory meeting be adjourned." Motion carried

The meeting was adjourned at 8:00 p.m.