

**Planning Advisory Committee Minutes
July 8, 2010
Council Chambers**

Present

Councillor W. Cormier, Chair
Deputy Mayor L. Chisholm
M. MacDonald
D. MacFarlane
Councillor D. MacInnis
B. MacLean
T. Sherrington

Mayor C. Chisholm
S. Day, Planner
D. Kampen, MPA, Chief Administrative Officer

Mr. I. Kadray, Developer
Mr. B. Marshall, Resident

Regrets

A. Murray
D. Wilson, Deputy Clerk

Call to Order

The Chair called the meeting to order at 7:10 PM.

Approval of the Agenda

Moved by B. MacLean
Seconded by Deputy Mayor L. Chisholm
"That the Agenda be approved as circulated." Motion carried.

Approval of Minutes

Moved by Councillor D. MacInnis
Seconded by T. Sherrington
"That the Minutes of the meeting held on May 13, 2010, be approved with amendments." Motion carried.

Business from Minutes

- Post Hearing Discussion, 62 Hawthorne Street Development Agreement
There was general discussion regarding the proposed development agreement. Mr. I. Kadray stated that he felt there should not have been a Closed meeting to discuss this and that it is contrary to the Planning Act. He further stated that he intends to build something on the property whether it be through this development agreement or something else.

Mr. Kadray noted the development is not geared towards students; will have two (2) floors that are wheelchair accessible; he felt that anyone having to walk up one (1) floor was not too much of a strain for anyone to navigate; he has built in the neighbourhood noting Hawthorne House; if he has unwanted (unruly) tenants, he does everything he can to remove them; and that the Committee is completely wrong in their thinking that the development will be all rented to students.

Chair, Councillor W. Cormier, noted that there is a concern with the intensity of rental units in the area and that the neighbourhood is apprehensive that it will be student housing.

T. Sherrington enquired of the developer if there would be a superintendent in the building.

Mr. I. Kadray responded to Councillor W. Cormier's concerns noting that he felt the community was not being reasonable; he responded to T. Sherrington stated that there would be a superintendent. He further noted that he has spent in excess of \$100,000.00 on the project with drawings, engineers, etc.

T. Sherrington further stated that the concerns from the letters addressed noise, parties, change and/or degradation of the neighbourhood, size of the building, water runoff, landscaping, and seniors vs. student occupation.

Mr. B. Marshall, a resident of the neighbourhood stated that the core concern is that it is a large lot of land, history of development in the area, high density, architecturally does not enhance the neighbourhood, and that if it was rented only to seniors, the neighbourhood would be content.

Moved by Councillor D. MacInnis

Seconded by Deputy Mayor L. Chisholm

"To recommend to Council to not approve DA 2.09 – 62 Hawthorne Street Development Agreement." Motion carried with Mayor C. Chisholm and T. Sherrington voting against.

Mr. I. Kadray and Mr. B. Marshall left the meeting at 7:50 PM.

- Land Use By-law Amendments
 - Public Uses
 - Public Authority

Mr. S. Day, Planner, explained the proposed amendments to the Land Use By-law.

Adjournment

Moved by Councillor D. MacInnis

Seconded by M. MacDonald

"That the meeting be adjourned." Motion carried.