

**Planning Advisory Committee Minutes - Special
November 18, 2010
Council Chambers**

Present

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

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

Also Present

C. MacGillivray, Developer
Observers

Call to Order

The Chair called the meeting to order at 6:06 PM.

Approval of Agenda

Moved by M. MacDonald
Seconded by Deputy Mayor L. Chisholm
“That the Agenda be approved as circulated.” Motion carried.

Approval of Minutes

Moved by Deputy Mayor L. Chisholm
Seconded by A. Murray
“That the Minutes of the Special Meeting held on November 10, 2010, be approved as circulated.” Motion carried.

Proposed Development Agreement – Main/Court Street

The Chair welcomed Mr. C. MacGillivray to the meeting.

Mr. C. MacGillivray thanked the Committee for the opportunity to present his proposal and site plan. He noted that the project would encompass a total of three (3) lots that he owns, one which faces Main Street, and two which lie directly behind the first lot on Court Street.

Mr. C. MacGillivray outlined various aspects of the proposal and noted that the first level would contain 7,400 square feet of retail space, the second level is intended to be commercial ‘condominium’ units, levels three (3) through six (6) will be residential condominiums, while the seventh floor will feature a ‘penthouse condominium’.

For the benefit of the public in attendance, Chair, Councillor W. Cormier, briefly reviewed how a Development Agreement works and how it would proceed.

Mr. C. MacGillivray then presented a South elevation featuring the proposed parking area. In response to a query from A. Murray with respect to two (2) existing heritage houses currently located on the properties, Mr. C. MacGillivray noted it is his intention to try to have the houses relocated.

Mr. C. MacGillivray responded to various questions from the Committee concerning his proposal, and noted that a two (2) bedroom condominium would comprise approximately 1,100 square feet, and a one bedroom condominium approximately 800 square feet, and that, on average, would cost approximately \$200,000.00. He then relayed his thoughts of the benefit of the project to the Town.

The Chair requested a poll for comments from the Committee. Positive comments were from the Committee and it was generally agreed that this project should continue to move forward. However, some concern was raised on the proposed seven-storey height of the building, and possible shadowing of surrounding buildings. Mr. C. MacGillivray agreed to 'sketch-up' the building to show the impact of the height of the building. He further noted that hand-drawn perspectives of the building would also be provided.

Residential Licensing Update

Chair, Councillor W. Cormier, noted that the issue of licensing had been discussed at the Council level but had come back to the Planning Advisory Committee for further consideration.

CAO D. Kampen advised in conversation with Service Nova Scotia and Municipal Relations Planning Division, that licensing of rental units can be done, so long as it done for the Town as a whole.

The Chair advised that he had met with a Mr. D. Johnson of the Residential Tenancies Board and that he is very interested in what the Town wishes to do but cautioned that the Town cannot contradict the Standard Form of Lease. He further spoke on the importance of informing and getting feedback from tenants and homeowners.

Further to a Motion being put forth by the Chair, CAO D. Kampen advised that the Motion was not warranted as Council had already given permission to further investigate the issue of licensing rental units.

Mr. B. MacLean noted that Mr. D. Potts, of Oshawa, Ontario, is still interested in coming to Antigonish to discuss the licensing issue.

Mr. M. MacDonald suggested that a draft plan of direction be sent to Mr. D. Johnson of the Residential Tenancies Board for his comments and feedback.

Moved by M. MacDonald

Seconded by B. MacLean

"To recommend to Council that the Town's plans to license rental units be put together formally and forwarded to Mr. D. Johnson of the Residential Tenancies Board for his comments." Motion carried.

In response to a comment from Mayor C. Chisholm, the Chair stated that it was his understanding that the intent was for both tenants and landlords to share responsibility for the actions of tenants.

Other Business and Updates

- Floodway Mapping Project

S. Day advised that he hopes to have the floodway mapping completed by the end of the month.

- University Parking

M. MacDonald stated that since the closing of the parking area on West Street that was being used by the University, parking is now spilling off of the campus, and relayed a recent incident that he observed on one street with a large transport truck attempting to make a delivery.

At 7:10 PM, Deputy Mayor L. Chisholm left the meeting.

M. MacDonald provided comment on the impact transport trucks are having on local streets.

- Wetland Mapping Project

S. Day advised that this project is almost complete.

- Town Public Works Lot Survey and demarcation

S. Day advised he hoped the survey and demarcation of the Public Works land would be done this week.

- Care Van Building Update

S. Day advised this project is proceeding.

- Cenotaph Project

The Committee was advised this project is ongoing.

- GIS Project

S. Day noted that this project is ongoing.

- 57 Hillcrest Street Matter

S. Day updated the Committee on this matter and noted that the Town may again be involved with the Courts on this matter.

- Staffing Update

S. Day advised that Mr. J. MacDougall started his position as Fire Inspector/Safety Officer on October 27, 2010.

Adjournment

Moved by M. MacDonald

Seconded by Councillor D. MacInnis

"That the meeting be adjourned." Motion carried.

