



**Public Meeting of Council
Tuesday, June 25, 2019, 7:00 PM
Studio 1, Confederation Centre of the Arts
145 Richmond Street**

Mayor Philip Brown Presiding

Present:

**Deputy Mayor Jason Coady
Councillor Alanna Jankov
Councillor Mitchell Tweel**

**Councillor Mike Duffy
Councillor Robert Doiron
Councillor Terry Bernard**

Also:

**Alex Forbes, PHM
Laurel Palmer Thompson, PII**

Ellen Faye Ganga, PH IO/AA

Regrets:

**Councillor Greg Rivard
Councillor Julie McCabe**

**Councillor Kevin Ramsay
Councillor Terry MacLeod**

1. Call to Order

Mayor Philip Brown called the meeting to order at 7:04 pm.

2. Declarations of Conflict of Interest

There were no declarations of conflict.

3. Approval of Agenda

Mayor Philip Brown opened the meeting, introduced the members of the Council and the purpose of the meeting. Mayor Brown introduced the application and turned over to Laurel Palmer Thompson, Planner II, to provide more details.

4. 7 Lions Crescent (PID #278721)

This is a request to rezone the property at 7 Lions Crescent from Single Detached Residential Single (R-1S) Zone to Medium Density Residential (R-3) Zone and to amend the Official Plan Map from Low Density Residential to Medium Density Residential. The purpose of this application is to consolidate four (4) lots with the existing building at 7 Lion's Crescent to facilitate the construction of a 3-storey, 32-unit affordable apartment building

next to the existing building. Robert Haggis, architect for this application, is here to explain the proposed development.

Robert Haggis explained that the proposed development would require the consolidation of four lots in order to build an addition of 32-unit apartment building on the property and additional parking spaces. Mr. Haggis also provided details of the proposed apartment building having a mix of one and two bedroom unit and proposed materials for the exterior of the building.

Erin Kielly, resident, raised her comments and concerns regarding the proposed development and is outlined below:

- Concerns about off-street parking and asked if this will be addressed by the proposed development. Kids are on the street because they play along the park and wants to make sure all parking will be on site and be a safer place for kids to drive their bikes along Laurie Drive/Lion's Crescent
- Requested to expound the proposal on Lions Crescent of potential of being converted to a one-way street
- Consideration about possible upgrade or addition to the existing park. She recommended a concrete pad that would act as a rink or basketball court would be a good addition.

Alex Forbes, PHM, responded on the parking concern and mentioned that the existing apartment did not have enough parking spaces and this new development is an opportunity to add more parking spaces for the apartment.

Robert Haggis also commented that the additional parking spaces will help address the issue on parking.

Erin's sister who is also a resident of the area commented that since it is a senior's dwelling, is there a plan in place for accessibility and sidewalks along Laurie Drive/Lions Crescent. She added that it is not safe to walk along that street anymore. There are about two to three group homes in their area and there is almost zero accessibility. One of the Lion's Club member responded that as members of the club, we want to help the community.

Mayor Philip Brown commended Ms. Kielly's comments and recommendations and asked who owns the park. A Lion's club representative confirmed that the park is owned by the City and therefore Mr. Brown requested Ms. Kielly to summarize all concerns or recommendations on park upgrades and accessibility and forward it to her Councillor (Councillor Terry MacLeod).

Ms. Kielly also asked if the tree line along the property will be maintained and additional landscaping will be in place and Mr. Haggis confirmed that they are going to try and keep the trees along the property. Ms. Kielly also asked about the storm water management plan and Mr. Haggis responded that this will be dealt with at the development permit stage.

Mayor Brown asked about the timeline to begin with the development and a member of the Lions' Club responded that as soon as they get the zoning changed and financing approved, including working with the government for affordable housing incentives, then they would start with the development. They also added that they are going to work with the neighbours to ensure that all the concerns are addressed.

Ms. Kielly, mentioned that there are a lot of residents that walk that loop every day and we just want to make sure it's safe and that the Lion's Club is a good neighbor. Also, it is not the residents driving along we are concerned about because the seniors are very cautious, it is more the people driving through.

Earl Foster, resident, commented that the development will not affect him or his property too much but echoes the same concerns about traffic Mr. Foster is afraid that if we're not cautious with traffic, a child may get injured. Mr. Foster also added that there are no sidewalks along the area and asked where the City is going to get the property to make sure there is plenty of room for sidewalks. Children walk across properties to reach the park. Mr. Foster also added that if residents have company, where they are going to park their cars. Mr. Haggis noted that there will be 36 parking spaces for the new development.

Councillor Mitchell Tweel asked Mr. Haggis if this development has been consulted with the Police Department regarding the traffic concerns. Mr. Haggis responded that they have not discussed this with the Police Department yet. Mr. Forbes added that staff can work with the Police Department and Public Works to look at these concerns. Mr. Forbes added that the sidewalks are more of the City's issues rather than the applicant's issues. Mr. Tweel also clarified if this should be consulted with the Police Department first and Mr. Forbes responded that a traffic study is normally performed for a significant development or busier streets but will ask the opinion of the Police Department to see how this development would impact the neighbourhood.

Mayor Brown asked for any comments or questions; there being none, the meeting proceeded to the next item.

5. Adjournment of Public Session

Moved by Councillor Mike Duffy and seconded by Councillor Terry Bernard that the meeting be adjourned.

Meeting adjourned at 7:27 p.m.