

Planning & Heritage Advisory Committee
Approved Minutes of Meeting held
July 4, 2016, 9:30 a.m.

PRESENT: Chair Alan Melanson, Vice-Chair Councillor Paul Paquette, Councillor Sherman Hudson, Brian Bohaker, Barry Moody, Carol Hanson, CAO¹ Gregory Barr, Community Development Coordinator and Recording Secretary Sandi Millett-Campbell. Also in attendance Tim Tanner, Monica Rivers and Chris Millier by skype.

Regrets: None

1. **Call to Order:** Chair Melanson called the meeting to order at 9:32 am.

2. **Approval of the Agenda**

MOTION # PHAC-2016-JULY-4-01

Moved by Councillor Hudson, seconded by Councillor Paquette to approve the agenda as presented. **CARRIED.**

3. **Welcome New Member Carol Hanson**

Chair Melanson welcomed Carol Hanson to our Committee and looks forward to working with her. Chair Melanson also welcomed our new summer student, Monica Rivers as the Heritage Property Coordinator.

4. **Approval of the Minutes**

MOTION # PHAC-2016-JULY-4-02

Moved by Councillor Hudson, seconded by Barry Moody to approve the minutes of June 6, 2016 as presented. **CARRIED.**

MOTION # PHAC-2016-JULY-4-03

Moved by Barry Moody, seconded by Councillor Hudson to approve the Public Consultation Meeting minutes of June 6, 2016 with the correction under Section 3; New Business third bullet of the correction to the spelling of Ritchie Street . **CARRIED.**

HERITAGE ADVISORY COMMITTEE

5. **Business Arising:** None

6. **New Business**

a) AR16-019-HER -218 St George St – Request to Alter a Heritage Property

Chair Melanson updated the Committee on the need to ratify the electronic vote from June 9, 2016.

MOTION # PHAC-2016-JULY-4-04

Moved by Councillor Paquette, seconded by Barrie Moody, that PHAC ratify the electronic vote to recommend to Council that the applicant at 218 St George Street be given heritage approval

¹ Chief Administrative Officer

to install a wall sign as detailed in the application AR16-019-HER, providing the requirements of the Land Use By-Law are met. **CARRIED.**

b) AR16-021-HER – 539 St George St – Request to Alter a Heritage Property

The Committee discussed the materials to be used on the roof, as metal is a preferred material but not applicable to that period of 1873 construction. Barry Moody is concerned that the Committee is moving in the wrong direction by giving permission to use metal on this time period of construction. The Committee discussed the location to the road, the number of years asphalt shingles last, cost of living in a heritage building and preserving the heritage value of the property. Barry Moody would like to have further discussion on the value of roofing materials at another meeting.

MOTION # PHAC-2016-JULY-4-05

Moved by Councillor Paquette, seconded by Brian Bohaker, that PHAC recommends to Council that the applicant at 539 St George St be given heritage approval to replace the asphalt shingles with a grey metal roofing, as detailed in the application AR16-021-HER, providing the requirements of the Land Use By-Law are met. **CARRIED. 1 Nay vote.**

HERITAGE ADVISORY COMMITTEE

7. New Business

- i. MPS² / LUB³ Amendment – Jacob Tanner Developments - 590 St George Street
Development Officer, Chris Millier updated the Committee on the application received from Jacob Tanner Developments and the request to amended the MPS and LUB. Mr Millier reviewed the planning considerations around the application. In general it will be necessary to re-designate the property from Institutional to Residential, enable mixed uses residential/institutional development and clarify requirements relating to the use of a development agreement to enable consideration of the current proposal.

MOTION # PHAC-2016-JULY-4-06

Moved by Councillor Paquette, seconded by Councillor Hudson, that PHAC recommends to Council to make the MPS and LUB amendments:

Municipal Planning Strategy Amendments:

1. That the Generalized Future Land Use Map be amended by redesignating 590 St. George Street, the former Annapolis Royal Regional Academy, (PID 05001896) from Institutional to Residential;
2. That Policy 27.6.1 be amended by adding the following new subsection:
(j) The development of former institutional properties pursuant to Policy 8.4 for multiple unit residential and mixed use institutional development within the Residential Multiple (R2) Zone.

² Municipal Planning Strategy

³ Land Use By-Law

Land Use By-law Amendments:

1. That Schedule A, Zoning Map, be amended by rezoning 590 St. George Street, the former Annapolis Royal Regional Academy, (PID 05001896) from Institutional (I) to Residential Multiple (R2);
2. That Part 3.7 be amended by adding the following new section:
3.7.10 Multiple unit residential and mixed use institutional development within the Residential Multiple (R2) Zone (Policy 8.4).
3. That Part 9.1 be amended to include the following use as a Use Permitted Subject to Special Requirements;
Multiple unit residential/Institutional Mixed Use Development
4. That Part 9.3 be amended by adding the new Section:
9.3.4 Residential/Institutional Mixed Use Development by Development Agreement subject to criteria contained in Policy 27.6 and 27.7.
CARRIED.

ii. DA⁴ – Jacob Tanner Developments – 590 St George Street

Development Officer, Chris Millier updated the Committee on the application received from Jacob Tanner Developments and the request for a Development Agreement at 590 St George Street. Mr Millier reviewed the planning considerations around the application and the Committee discussed the use of commercial space in the west wing, parking for the residential side and parking for the west wing, Library access only on Ritchie Street, signage, outdoor storage, green space, fencing and total number of units on residential side.

MOTION # PHAC-2016-JULY-4-07

Moved by Councillor Paquette, seconded by Councillor Hudson, that PHAC recommends to Council that the Town enter into a Development Agreement with Jacob Tanner Developments Ltd. For the development of a multiple unit residential and institutional mixed use project as proposed in the application dated March 29, 2016 and supplemented with a site plan (to be received from Joy Elliott) and exterior building elevations drawings (prepared by J. Elliott). **CARRIED.**

8. Reports

i. Planning Services Report – June 2016

Community Development Coordinator Millett-Campbell reviewed the June 2016 report with the Committee.

MOTION # PHAC-2016-JULY-4-08

Moved by Councillor Paquette, seconded by Brian Bohaker to accept the Planning Report of June 2016 as presented. **CARRIED.**

ii. MEAC⁵ - Approved Minutes June 2016

Councillor Paquette updated the Committee on the MEAC discussion on the changes to the heritage property designation application process. MEAC is considering that non-registered properties along St George Street to the left or right of the registered property follow the

⁴ Development Agreement

⁵ Municipal Effectiveness Advisory Committee

current heritage properties guidelines and all other non-registered properties in town no longer will have to conform to the heritage guidelines.

9. Business Arising : None

10. Next Meeting

The Committee agreed to meet on Tuesday August 2, 2016 if an application is received. Council has made a motion that Committees only meet if necessary the month of August.

11. Adjournment

MOTION # PHAC-2016-JULY-4-06

Moved by Brian Bohaker to adjourn the meeting at 11:50 am. **CARRIED.**

Chair Alan Melanson

Recording Secretary Millett-Campbell