



Planning and Development Committee - Public

Minutes

Date: February 13, 2018
Time: 6:30 pm
Location: Council Chambers Level 2, City Hall

Members Present: Rick Craven (Chair), John Taylor, Marianne Meed Ward, Jack Dennison, Paul Sharman, Blair Lancaster, Mayor Rick Goldring, James Ridge, Bill Janssen, David Thompson (Audio/Video Specialist), Amber LaPointe (Clerk)

1. Declarations of Interest:

None.

2. Statutory Public Meetings:

2.1 Proposed official plan and zoning by-law amendment applications for 92 Plains Road East (PB-13-18)

The Planning and Development Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 1 on February 13, 2018 to receive the proposed official plan and zoning by-law amendment for 92 Plains Road East. Having considered the oral and written comments received from staff and delegations, the Planning and Development Committee received PB-13-18 for consideration.

Moved by Mayor Goldring

Receive and file department of city building report PB-13-18 regarding the official plan and zoning by-law amendment applications for 92 Plains Road East.

CARRIED

- a. Staff presentation regarding proposed official plan and zoning by-law amendment applications for 92 Plains Road East (PB-13-18)

- b. Delegation from Deborah Roberts regarding proposed official plan and zoning by-law amendment applications for 92 Plains Road East (PB-13-18)

Deborah Roberts appeared before committee with concerns regarding the proposed development including concerns with an increase in traffic.

- c. Delegation from David McKay, MHBC Planning regarding proposed official plan and zoning by-law amendment applications for 92 Plains Road East (PB-13-18)

David McKay, MHBC Planning appeared before committee to provide information on the application and respond to questions of the committee.

- d. Delegation from Beth McNally regarding proposed official plan and zoning by-law amendment applications for 92 Plains Road East (PB-13-18)

Beth McNally appeared before committee with concerns regarding the proposed development. Ms. McNally presented concerns including the negative effects on the tree canopy, increased density, and a design offering only two-bedroom units.

- e. Delegation from David Lawson regarding proposed official plan and zoning by-law amendment applications for 92 Plains Road East (PB-13-18)

Dave Lawson appeared before committee with concerns regarding the changes to the development. Mr. Lawson had questions regarding the development and would like to see an updated shadow plan.

- f. Delegation from Debby Matz regarding proposed official plan and zoning by-law amendment applications for 92 Plains Road East (PB-13-18)

Debby Matz appeared before committee with concerns regarding the proposed development including concerns with an increase in traffic. Ms. Matz requested an updated shadow study and traffic report.

- g. Delegation from David Willms regarding proposed official plan and zoning by-law amendment applications for 92 Plains Road East (PB-13-18)

David Willms appeared before committee with concerns regarding the proposed development including concerns with an increase in traffic and unused business space on the lower level of developments.

- h. Delegation from Barbara Hindrichs regarding proposed official plan and zoning by-law amendment applications for 92 Plains Road East (PB-13-18)

Barbara Hendrichs appeared before committee with concerns regarding the proposed development including concerns with an increase in traffic and only one parking space. Ms. Hendrichs would like to see the development lowered to four storeys.

3. Delegation(s):

4. Consent Items:

- 4.1 Sign Variance Application for 4460 Fairview Street/666-686 Appleby Line (PB-06-18)

Moved by Councillor Dennison

Approve the application for variances to Sign By-law 34-2007, made by Jones Neon Displays Limited, to permit the replacement of the existing awning signage on buildings 'B', 'C', and 'E' with new fascia signs, which require the following variances:

1. Sign 1 (Building C): To permit a sign area of 16.6 m² instead of the maximum permitted 11.76 m²
2. Sign 2 (Building C): To permit a sign area of 10.5 m² instead of the maximum permitted 7.38 m²
3. Sign 3 (Building C): To permit a sign area of 22.5 m² instead of the maximum permitted 12.27 m²
4. Sign 4 (Building C): To permit a sign area of 12.7 m² instead of the maximum permitted 8.98 m²
5. Sign 5 (Building C): To permit a sign area of 13.8 m² instead of the maximum permitted 9.75 m²
6. Sign 9 (Building E): To permit a sign area of 9.2 m² instead of the maximum permitted 4.56 m²
7. Sign 10 (Building E): To permit a sign area of 9.4 m² instead of the maximum permitted 4.62 m²
8. Sign 11 (Building E): To permit a sign area of 14.3 m² instead of the maximum permitted 7.08 m²

9. Sign 12 (Building E): To permit a sign area of 9.9 m² instead of the maximum permitted 4.91 m²
10. Sign 13 (Building E): To permit a sign area of 13.5 m² instead of the maximum permitted 6.66 m²
11. Sign 14 (Building E): To permit a sign area of 27.2 m² instead of the maximum permitted 13.38 m²
12. Sign 15 (Building E): To permit a sign area of 13.2 m² instead of the maximum permitted 6.51 m²
13. Sign 16 (Building E): To permit a sign area of 12.8 m² instead of the maximum permitted 6.33 m²
14. Sign 17 (Building E): To permit a sign area of 12.5 m² instead of the maximum permitted 6.16 m²
15. Sign 18 (Building E): To permit a sign area of 14.78 m² instead of the maximum permitted 7.29 m²
16. Sign 19 (Building E): To permit a sign area of 28.3 m² instead of the maximum permitted 13.95 m²
17. Sign 20 (Building B): To permit a sign area of 22.8 m² instead of the maximum permitted 16.03 m²
18. Sign 21 (Building B): To permit a sign area of 10.7 m² instead of the maximum permitted 7.52 m²
19. Sign 22 (Building B): To permit a sign area of 11.1 m² instead of the maximum permitted 7.84 m²
20. Sign 23 (Building B): To permit a sign area of 33.6 m² instead of the maximum permitted 23.65 m²

Subject to the following condition:

1. The variances apply to the proposed fascia signs only and are valid only for the duration of the existing uses on site.

CARRIED

5. Regular Items:

None.

6. Confidential Items:

None.

7. Procedural Motions:

8. Information Items:

None.

9. Staff Remarks:

10. Committee Remarks:

11. Adjournment:

Chair adjourned the meeting at 8:10 p.m.