



ROTHESAY
PUBLIC HEARING – 7 HILLCREST DRIVE
Rothesay Town Hall Common Room
Monday, January 9 2017
7:00 p.m.



PRESENT: MAYOR NANCY GRANT
DEPUTY MAYOR MATT ALEXANDER
COUNCILLOR GRANT BRENNAN
COUNCILLOR PETER J. LEWIS
COUNCILLOR TIFFANY MACKAY FRENCH
COUNCILLOR BILL McGUIRE
COUNCILLOR DON SHEA
COUNCILLOR MIRIAM WELLS

TOWN MANAGER JOHN JARVIE
TOWN CLERK MARY JANE BANKS
DIRECTOR OF PLANNING/DEVELOPMENT (DPDS) BRIAN WHITE
ADMINISTRATIVE ASSISTANT LIZ POMEROY

PUBLIC HEARING **7 Hillcrest Drive (PID 00257139 & 30048847)**

Documentation

15 December 2016	1 st Section 68 advertisement
4 January 2017	2 nd Section 68 advertisement
6 January 2017	Memorandum from Town Manager Jarvie
4 January 2017	Memorandum from Planning Advisory Committee
23 December 2016	7 Hillcrest Drive Staff Report with attachments
Attachment A	Draft By-law 2-10-27
Attachment B	Diagram – Rothesay Density Units Per Acre
Attachment C	Option C – Site Plan
Attachment D	Option B – Site Plan
Attachment E	Draft Development Agreement (OPTION C)
Attachment F	Draft Development Agreement (OPTION B)

Appearances: **Andrew McKay, McKay Builders**

Brian White, Director of Planning/Development Services

Comments/Apearances: Letters from residents (11)

Mayor Grant called the public hearing to order at 7:02 p.m. and gave instructions to those in attendance. She noted the hearing had been duly advertised and Mr. Andrew McKay, and Brian White, Director of Planning/Development Services (DPDS) would be giving presentations on the proposed rezoning application for 7 Hillcrest Drive. Mayor Grant noted no decision will be made until the regular Council meeting following the public hearing.

Mr. McKay noted the following: there is a need for the project; it will benefit the Town by increasing the tax base, and by enabling seniors to downsize while remaining in Rothesay; the revised proposal (Option C) addressed concerns voiced by Council and the public; the renderings on the displays are completed with proper elevations of the property; one 24-unit condominium building will have an approximate 5-6 foot retaining wall behind it, there is a 3-4 foot elevation change in the parking lot, most of the grade will be taken up by the underground parking; the second 24-unit condominium building will be raised 1 meter from the road within the property, with a 4 foot retaining wall behind it; trees approximately 50 feet in height separate the neighbouring properties; A.E. McKay Builders only

ROTHESAY

Public Hearing – 7 Hillcrest Drive
Minutes

-2-

9 January 2017

require 15 feet of the 25 feet to the property line to accommodate construction; 3 Silverton Crescent is separated by approximately 60 meters (180-190 feet) of space between the property line, a heavily treed barrier, and a 6 meter elevation change between properties - making it 20 feet higher than the 7 Hillcrest property; the garden homes will be surrounded by a berm with shrubs and trees along Hampton Road and Hillcrest Drive; and drivers will travel up a slight elevation to reach one 24-unit condominium building, while the route to the second 24-unit condominium building will remain at ground level.

Mr. Jeff Melanson, Service Water Engineer for Dillon Consulting Ltd. noted the following: the project will include sufficient subsurface storage under the parking lot, a storage pond, and basins to manage stormwater runoff for a total of 500 m³ of storage; and post development runoff will not exceed the predevelopment volume.

Council inquired about the following: the proposed barrier between 7 Hillcrest Drive and 50 Hampton Road; a location comparison of the proposed 24-unit condominium buildings to the existing building; the setback distance between the condominium building and 9 Hillcrest Drive; the relative height of the 24-unit condominium buildings to the roof of 9 Hillcrest Drive; potential stormwater concerns for 3 Silverton Crescent; environmentally friendly initiatives in the project; heating systems for the buildings; generators; the construction timeline; construction of an access route from the property to the Arthur Miller fields; construction of the roads and berms; and the aesthetic finishes for Option C.

Mr. McKay responded with the following: there is a heavily treed area between 7 Hillcrest Drive and 50 Hampton Road; the proposed condominium buildings will be located in close proximity to the existing building's location on the property; there will be a 7.5 meter setback distance at the rear of 7 Hillcrest Drive and an approximate 9 meter distance to the existing house on 9 Hillcrest Drive; there is a 4 meter elevation change between 7 and 9 Hillcrest Drive; the project's stormwater management system will meet all Town By-law requirements and will not produce excess runoff, thus it is unlikely to cause stormwater issues for neighbouring properties; environmentally, the project will ensure proper stormwater management requirements are adhered to; every unit will have a heat pump installed; generator panels can be installed in the garden homes if residents wish to provide their own generator; installing large generators for the two 24-unit condominium buildings would be costly, and in turn the cost would be passed on to the purchasers; A.E. McKay Builders intends on beginning construction as soon as possible; one 24-unit condominium building will be constructed first, along with the garden homes; the construction of the second 24-unit condominium building will begin once half the units of the second 24-unit building are sold; A.E. McKay Builders have not discussed the possibility of an access route to the Arthur Miller fields with the Town, but would not be opposed to the idea; the roads and berms will be constructed in the spring once construction begins; and the aesthetics of the buildings remain the same as Options A and B.

Mayor Grant called on DPDS White to give a presentation.

DPDS White gave a brief summary of the Option C proposal. He discussed the following: the relationship between the Municipal Plan and the Zoning By-law; the rationale for staff's support of the project; the various residential land categorizations in Rothesay (Low Density Residential, Moderate Density Residential, and Mixed Density Residential); the necessary consolidation of the two parcels of land for the proposed development; and the importance of including specific details regarding elevations and construction materials in the development agreement. DPDS White noted Policy 5.2.3 (h) within the Municipal Plan lists six criteria a proposal must meet in order for Council to rezone a parcel of land; staff is of the opinion that the proposal meets the six criteria. The six criteria are as follows: provides a housing option(s) not otherwise available in the community; augments the quality of adjacent neighbourhoods; provides high quality housing compatible with housing in adjacent areas; is

ROTHESAY

Public Hearing – 7 Hillcrest Drive
Minutes

-3-

9 January 2017

fully serviced with Municipal water and sewer; does not create excessive traffic in adjacent neighbourhoods; and offsets increased densities through extraordinary landscaping and/or innovative design techniques.

DPDS White concluded both staff and the Planning Advisory Committee recommend Council enact By-law 2-10-27 (amended to 58 units) to rezone lands located at 7 Hillcrest Drive (PIDs 00257139 & 30048847) from Single-Family Residential – Large Serviced (R1A) to Multi-Unit Residential (R4) zone, subject to a development agreement. He further noted the Planning Advisory Committee recommends Council enter into a development agreement with A.E. McKay Builders Ltd. proposed Option C layout to develop a residential condominium complex at 7 Hillcrest Drive (PIDs 00257139 & 30048847).

In response to an inquiry, Mr. McKay noted the amount of parking will remain the same for Option C as in the Option B proposal.

Council inquired about the following: vegetation surrounding the garden homes; staff's opinion of Option C; sidewalks; stormwater runoff; and infrastructure changes.

DPDS White responded with the following: a detailed landscaping plan is required before the development agreement is approved; staff are concerned the positioning of the two 24-unit condo buildings at the rear of the property will overcrowd 9 Hillcrest Drive on both the rear and sidelines of the property; staff are of the opinion Option C eliminates direct pedestrian access to Hampton Road, does not create a gradual transition between properties in the area, and will reduce the quality of lifestyle for owners of the garden homes by placing them near the busy Hampton Road; there will be sidewalks internal to the development; the proposal has ample space to include stormwater management controls; and the installation of a fire hydrant and a section of watermain on Hampton Road remains a requirement of the developer should Option C be approved.

Mayor Grant called three times for those wishing to speak against the proposal. The following people spoke: Gillian Wallace, 69 Scovil Road; Michael Edwards, 9 College Hill Road; and Michael Wennberg, 9 Domville Lane. The following comments were made: the proposal is inconsistent with the Municipal Plan; lack of authority to rezone the property before revising the Municipal Plan; the proposal does not complement the existing neighbourhood; other similar housing options are available in Rothesay; lack of approval of previous options; if a conflict exists between the Municipal Plan and the Zoning By-law, the Municipal Plan prevails; the development does not meet the intent of the Municipal Plan; the proposal's lack of innovation; the proposal is better suited to other properly designated areas; significant traffic increase; lack of viable buffer between properties; the proposal's contradiction to the Community Planning Act; possibility of an appeal; placement of the two 24-unit condo buildings in relation to the view from Hampton Road; the unappealing view of the side of the garden homes from Hampton Road; a suggestion to flip two garden homes to face Hampton Road; and a concern the proposal will not maintain the existing streetscape of Rothesay.

Howard Pearn, 38 Broadway Street, noted he did not oppose the proposal but inquired if the developer considered a location within the property to stockpile snow, and if the effect of the drainage for the stockpiled snow was accounted for.

Mayor Grant called three times for those wishing to speak in favour of the proposal. There being none, Mayor Grant thanked all in attendance.

MOVED by Deputy Mayor Alexander and seconded by Counc. Mackay French the public hearing be

ROTHERSAY

Public Hearing – 7 Hillcrest Drive
Minutes

9 January 2017

adjourned.

CARRIED.

The public hearing adjourned at 8:00 p.m.

Maureen A. McKeown
MAYOR

Mary Jane E. Burt
CLERK