



ROTHESAY

PUBLIC MEETING

36 Unit Apartment Building Millennium Drive
Rothesay Town Hall Common Room
Monday, November 20, 2017
7:30 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
DIRECTOR OF RECREATION AND PARKS (DRP) CHARLES JENSEN
DIRECTOR OF OPERATIONS BRETT McLEAN
TREASURER DOUG MacDONALD
RECORDING SECRETARY LIZ POMEROY

PUBLIC MEETING Documentation

Millennium Drive (PID 00065227)

November 20, 2017	Advertisement Telegraph Journal (<i>not included</i>)
November 17, 2017	Advertisement Telegraph Journal
November 15, 2017	Advertisement Telegraph Journal
October 25, 2017	Advertisement Telegraph Journal
November 15, 2017	Staff Information Report to Rothesay Council (renderings)
November 2, 2017	Staff Report to Planning Advisory Committee (development agreement)
October 6, 2017	Staff Information Report to Rothesay Council
September 27, 2017	Staff Report to Planning Advisory Committee

Appearances:

Andrew Dunn
Shane MacDonald

Comments/Apearances: None received in Clerk's Office

Mayor Grant called the public meeting to order at 7:30 p.m. and gave instructions to those in attendance. She noted the meeting had been duly advertised and Mr. Andrew Dunn would be giving a presentation on the proposed application for a 36 unit residential apartment building on Millennium Drive. Mayor Grant noted no decision will be made until the regular December Council meeting.

Mr. Dunn noted the proposal is for a 36 unit residential apartment building on Millennium Drive. The project will be a four-story building with a mix of one and two bedroom units, and will have two handicap accessible units, an elevator, onsite parking, well-kept landscaping, concrete topped flooring for privacy, and a proper stormwater management system. He added tenant interviews will be conducted to allow case by case acceptance and there will be a zero tolerance for loud or unsuitable tenants. He further noted the target market for occupants is seniors. Mr. Dunn displayed draft floor plans and renderings of the building from different angles. He further noted efforts will be made to ensure construction of the building does not disrupt the daily life of neighbouring residents. He added typical units will be between 1000 – 1300 square feet and cost approximately \$1100 – 1300.

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Deputy Mayor Alexander questioned if Mr. Dunn had completed other projects in the area. Mr. Dunn noted he was currently assisting the construction of an apartment building at 104 Hampton Road. He added he has completed projects in Fredericton, Moncton, Saint Andrews and Miramichi as well.

Counc. Wells indicated in the past senior residents have expressed an interest in underground or covered parking. She questioned if other parking options were considered. Mr. Dunn noted other options were considered however underground parking is associated with a high cost and would result in an increase in the overall price per unit. He added in order to maintain a reasonable price for tenants he opted to forgo underground parking. Counc. Wells questioned if covered parking was a more cost efficient option. Mr. Dunn noted he was unsure if Town By-laws permit covered parking structures. He further noted the parking structures may negatively impact the overall aesthetics of the building. DPDS White advised additional information is required to determine if covered parking is appropriate for the proposal. Counc. Wells inquired if the building includes high end apartment units. Mr. Dunn indicated it is his intent is to provide high end apartment units including a laundry hook-up in each apartment, granite counter tops, and other appliances. He added there will be a communal laundry area for tenants that do not own washing machines or dryers.

Counc. McGuire questioned if there are any concerns that the building may cast shadows or negatively affect the quality of life for neighbouring property owners. Mr. Dunn indicated the building is located closer to Millennium Drive than the neighbouring properties. He added he does not believe the building will cast shadows or negatively impact other residents in the area. Counc. McGuire commended Mr. Dunn on providing high end apartment units at a reasonable price.

Counc. Lewis requested clarification with respect to the cost of the units. Mr. Dunn noted the cost of the units will be between \$1100 – 1300 and the sizes will range from 1000 – 1300 square feet. Counc. Lewis inquired if a subsidy exists for developers building residences targeted for seniors. Mr. Dunn noted a subsidy exists however the strict regulations significantly reduces feasibility.

Counc. Brennan requested clarification with respect to the change in building height. Mr. Dunn noted the original design of the apartment building did not comply with the Town's Zoning By-law. The building has been redesigned to comply with the 3:1 length width ratio. Counc. Brennan questioned if other locations were considered as contingency plans if the proposal does not receive approval from both Rothesay and Quispamsis. Mr. Dunn indicated he has not investigated other locations. He added Quispamsis Council indicated they were amenable to the proposal as long as the entire building is contained within the border of one municipality.

Counc. Shea inquired about: accessible features, the setback distance, noise control mechanisms, and existing vegetation. Mr. Dunn noted: the building must meet National Building Code requirements which include proper accessibility features; the setback distance from Millennium Drive is at least 35 feet; the design includes a berm and other landscaping features to reduce noise; and existing vegetation will be maintained at the rear of the building.

Mayor Grant also commended Mr. Dunn on the affordable price of units. She questioned if the prices are expected to increase over time. Mr. Dunn indicated he expects the price will remain as is. Deputy Mayor Alexander questioned if Mr. Dunn had considered designing the access point to the property off Donly Drive. Mr. Dunn indicated he prefers the access off Millennium Drive.

Mayor Grant called three times for those wishing to speak against the proposal.

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Mr. Chris Marshall, 70 Donlyn Drive, indicated he did not wish to speak against the proposal but had some questions. He inquired where the building would be located in proximity to his house, and if approval of the proposal would set a precedent for future development in the area. He expressed concern the addition of similar developments in the area could reduce property values. Mr. Dunn noted the location of the building was designed to be closer to Millennium Drive than residential properties. DPDS White advised it is standard practice for Council and Town staff to review each application based on individual merit, not precedent. He added the Zoning By-law and Municipal Plan provide guidelines to maintain a standard quality of life for residents. In response to an inquiry, DPDS White advised the building is in closer proximity to Quispamsis residences. He added the residents of Quispamsis in the area were notified of the proposal.

Mr. Laurie Moody, 72 Donlyn Drive, questioned if occupancy is restricted to seniors only. Mr. Dunn noted the apartment building is targeted for seniors however other residents can rent units if they meet the criteria. Mr. Moody expressed concern that renting the units to younger individuals may disrupt the existing quality of life in the area. He questioned if the proposal is expected to have an impact on neighbouring property values. Mr. Dunn noted he does not anticipate the building will have a negative impact on neighbouring property values.

Mayor Grant called three times for those wishing to speak in favour of the proposal.

Mrs. Laurie Gale, 21 Wedgewood Drive, noted she heard about the proposal tonight. She expressed concern that residents of Wedgewood Drive did not receive proper notification. She added she is in favour of the proposal however she requested future notifications be provided to all residents in the area. DPDS White advised the requirement for polling is 100 meters from the property. He added it is typical practice to extend the polling distance however the distance from Wedgewood Drive to the property significantly exceeds the 100 meter requirement. DPDS White further noted polling letters were also delivered to residents of Quispamsis in the area. Mrs. Gale questioned if Mr. Dunn considered installing life alert buttons in the units to aid senior occupants. Mr. Dunn noted the design does not include the feature but he would consider the idea.

Mayor Grant thanked Mr. Dunn and all in attendance.

MOVED by Counc. Mackay French and seconded by Counc. McGuire the public meeting be adjourned.

CARRIED.

The public hearing adjourned at 7:55 p.m.


MAYOR


CLERK