

# ROTHESAY

## PUBLIC HEARING

122 Gondola Point Road, and 2 & 4 Clark Road

(PIDs 30262448, 30262430, 00254912)

Rothsay Town Hall Common Room

Monday, August 15, 2022

7:00 p.m.



**PRESENT:** MAYOR NANCY GRANT  
DEPUTY MAYOR MATT ALEXANDER  
COUNCILLOR HELEN BOYLE  
COUNCILLOR PETER J. LEWIS  
COUNCILLOR TIFFANY MACKAY FRENCH  
COUNCILLOR BILL McGUIRE  
COUNCILLOR DON SHEA

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

**ABSENT:** COUNCILLOR DAVE BROWN (*declared conflict of interest*)

DIRECTOR OF OPERATIONS (DO) BRETT McLEAN  
DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN  
TREASURER DOUG MacDONALD

**PUBLIC HEARING**      **24 Unit Apartment Building**  
**122 Gondola Point Road and 2 and 4 Clark Road**  
**PIDs 30262448, 30262430, 00254912**

### 1. Call to Order      Instructions

Mayor Grant called the public hearing to order at 7:00 p.m. and explained the Public Hearing is to consider rezoning lands located at 122 Gondola Point Road, 2 Clark Road, and 4 Clark Road to the Multi-Unit Residential Zone [R4] for a 24-unit apartment building, subject to the execution of a Development Agreement in accordance with the Community Planning Act.

Mayor Grant briefly reviewed the procedure for the meeting and explained a decision of Council will not be made this evening. She listed the documentation and the dates the notice was posted to the website, noting no submissions were received from the public. Council was encouraged to focus on questions regarding clarity of issues rather than advocacy for or against the project.

### 2. Public Hearing Documentation

10 August 2022	Public Notice Memorandum prepared by Town Clerk Banks
22 July 2022	<i>Community Planning Act</i> , Section 111 notice to website/Town Hall
4 July 2022	Recommendation from Planning Advisory Committee
29 June 2022	Staff Report (Supplemental) to Planning Advisory Committee
DRAFT	By-law 2-10-32
DRAFT	Development Agreement
DRAFT	Discharge Agreement
1 June 2022	Staff Report to Planning Advisory Committee

### Appearances/Presentations:

Presentation: Kelly Peters, Polyline Designs  
Russell MacDonald

Presentation: Brian White, MCIP RPP, Director of Planning/Development Services

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Comments: n/a

Appearances: n/a

Mayor Grant invited the applicants, Mr. Russell MacDonald and Mr. Kelly Peters, to give their presentation.

Mr. MacDonald and Mr. Peters introduced themselves. Mr. Peters spoke of how the land complements the project, more specifically, the natural slope of 3.5 meters which is ideal for underground parking. During the planning stages, consideration was given to ensuring unimpeded sightlines for the intersection and maintaining the natural vegetative buffer for neighbouring properties. The intent is to keep as much greenspace as possible, for instance, the landscaping plan includes trees (native species) along the property, adjacent to Clark Road and Gondola Point Road. These trees will not inhibit traffic flow and the landscaping plan can be modified to accommodate the reconfiguration of the intersection when it occurs.

Mr. Peters elaborated on parking – the majority will be underground (24 spaces); and building design – a focus on universal design, for seniors, with potential to increase the number of barrier-free (3) units if need be. He reviewed the floor plans, each floor comprised of seven 2-bedroom units and a single 1-bedroom unit, and unit design/amenities (ex. open concept, storage, laundry). He concluded by showcasing renderings of the building from different angles of the property, noting the elevations, architecture, and building colour scheme complements the neighbourhood.

Council inquired about: consideration of moving the building closer to Clark Road (improved fire access, rear parking, and closer proximity to the road), limited parking, the view from residential properties, spring freshet flooding concerns, and confirmation of the property's boundary.

The applicants noted it is possible to move the building 3 meters closer to Clark Road, but they are reluctant to do so, as rear parking would infringe on the vegetative buffer, has greater potential for nuisance (ex. headlights in winter), and the design for reconfiguration of the intersection has not been confirmed. Mr. Peters addressed the parking concern, noting there are roughly 1.5 parking spaces per unit which exceeds the requirement (1.3 per unit) by five spaces. He added that some seniors, for example himself, choose to downsize to one car per household which suggests two parking spaces per unit may not be necessary. This also reduces impermeable surfaces on the property. With respect to the view, Mr. Peters assured Council the view from neighbouring properties would be similar to a two-storey building owing to the grade/elevations of the property and building. Flooding concerns are not anticipated as there is a half meter elevation from Gondola Point Road.

Brian White, Director of Planning/Development Services (DPDS), confirmed that past issues related to the property boundary have been resolved.

Mayor Grant invited DPDS White to give a presentation.

DPDS White advised Council that staff and the Planning Advisory Committee support the application because of the size, location, and use of the property – 1.2 acres, and designated for high density residential use which is preferable to commercial use with a high volume of traffic. He reviewed renderings, elevations and a shadow study of the property, noting these details will be included in a development agreement. The height of the proposed building is 41 feet (the maximum permitted in the Zoning By-law is 50 feet) and will be offset by the grade of the property. No concerns were received from the Kennebecasis Valley Fire Department; if approved, a detailed review of the building will be conducted by the building inspector and Office of the Fire Marshall. He concluded by noting a discharge agreement is required to release the property from 2010 rezoning obligations.

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Council asked about polling, and reconfiguration of the intersection. DPDS White advised polling was conducted and staff did receive phone calls for more information but no written submissions. He added the developers are amenable to working with Town staff to ensure intersection improvements can be completed.

Mayor Grant called three times for those wishing to speak against the proposal. Hearing none, Mayor Grant called three times for those wishing to speak in favor of the proposal. Hearing none, she reiterated that a decision of Council will not be made this evening.

Mayor Grant invited final comments from the developers. Mr. MacDonald thanked Council and stated he looks forward to Council’s decision.

**3. Adjournment**

The public hearing adjourned at 7:24 p.m.

original signed by Mayor  
MAYOR

original signed by Clerk  
CLERK