

# ROTHESAY

## PUBLIC HEARING

Dobbin Street

PIDs 30354955 & 30354963

Rothesay Town Hall Common Room

Monday, January 29, 2024

*Immediately following a public hearing commencing at 6:00 pm*



**PRESENT:** MAYOR NANCY GRANT  
DEPUTY MAYOR MATT ALEXANDER  
COUNCILLOR HELEN BOYLE  
COUNCILLOR DAVE BROWN  
COUNCILLOR TIFFANY MACKAY FRENCH  
COUNCILLOR BILL McGUIRE  
COUNCILLOR DON SHEA

TOWN MANAGER JOHN JARVIE  
TOWN CLERK MARY JANE BANKS  
DIRECTOR OF OPERATIONS (DO) BRETT McLEAN (*arrived at 8:05 p.m.*)  
ADMINISTRATIVE ASSISTANT LIZ HAZLETT

**ABSENT:** COUNCILLOR PETER J. LEWIS

DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN  
TREASURER DOUG MacDONALD

**PUBLIC HEARING**                      **Development Agreement Amendments**  
**Dobbin Street PIDs 30354955 & 30354963**

### 1. Call to Order                      Instructions

Mayor Grant called the public hearing to order at 7:52 p.m. and explained the Public Hearing is to consider an amendment to the development agreement registered as document 34727207 for the properties located on Dobbin Street (PIDs 30354955 & 30354963). The amendment is to increase the number of units permitted on Lot 2 (PID 30354955) from 48 units in three buildings to 56 units in a single building and on Lot 3 (PID 30354963) from a 24-unit building to a 29-unit apartment building.

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.

### 2. Public Hearing Documentation

10 January 2024	Memorandum prepared by Town Clerk Banks (public notices)
9 January 2024	<i>Community Planning Act</i> , Section 111 notice to website/Town Hall

DRAFT	Amended Development Agreement
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4 January 2024	Recommendation from Planning Advisory Committee (PAC)
29 December 2023	Staff Report to Planning Advisory Committee

### Appearances/Presentations:

Presentation: Rick Turner/Andrew McKay

Presentation: John Jarvie, MCIP RPP, Town Manager  
Director of Planning/Development Services

Appearances: n/a

Comments: 3 Dobbin Street

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Counc. Shea called a point of order. He stated the name Patrick J. Shea is mentioned throughout the report, but he is no longer involved with the property. Mayor Grant pointed out the report clearly states the property was sold. Town Manager Jarvie advised the original agreement is considered the “document of record” for the time being.

Mayor Grant invited Mr. Turner and Mr. McKay to give a presentation.

Mr. Turner presented the project, highlighting: infill development (good for the municipality and growth); existing municipal services (water/sewer); construction of a previously approved 24-unit building in progress; creation of additional housing, especially affordable units (through CMHC); alignment with the Municipal Plan; and a need for less infrastructure to produce one building instead of three. He spoke of the main changes related to affordable housing, listing requirements that must be adhered to which include: timeline, quality (same as standard units), and rent/increases (audited).

Mayor Grant invited questions from Council. In response to questions raised, clarification was provided noting the apartment will be a four storey building with underground parking, and the total number of residential dwellings will be 124.

Mayor Grant invited Town Manager Jarvie to give a presentation.

Town Manager Jarvie explained that the project was approved roughly ten years ago. Since then, the property has changed hands, and density bonuses were introduced to encourage affordable housing. He noted the following: minor adjustments to boundaries will be made to meet density requirements; density bonuses create an opportunity for maximum density; a single 56-unit building will be constructed instead of three buildings; municipal services (water/sewer) are available; the road base is constructed; and construction of a 24-unit building is in progress. He added condensing three buildings into one creates an advantage by generating enough space to relocate the stormwater management pond from Town-owned land onto the property.

DO McLean arrived at the meeting.

Town Manager Jarvie continued noting it is a suitable location as the property abuts apartment buildings and the Town’s Works Garage instead of single-family homes. Traffic issues are not expected with recent signalization of the Spruce Street/Clark Road intersection. Sidewalks will also be constructed for pedestrian routes. He advised that the proposal differs from a rezoning in that it only requires one resolution of Council to amend the development agreement.

Mayor Grant invited questions from Council. Questions were raised regarding inclusion of incomplete schedules (development agreement), and a traffic circle.

Town Manager Jarvie advised a final version of the development agreement will be presented to Council at its February meeting. Town Manager Jarvie and DO McLean confirmed a traffic circle was mentioned. However, traffic circles are difficult to plow and resurface, and are most useful in intersections – whereas this is a single stretch of road. DO McLean proposed other structural traffic calming methods such as narrowing the road and installation of curb.

One member of the public was in attendance and declined an invitation to speak.

### 3. Adjournment

Mayor Grant thanked all in attendance, and the public hearing adjourned at 8:10 p.m.

\_\_\_\_\_*Original signed by Mayor*\_\_\_\_\_  
MAYOR

\_\_\_\_\_*Original signed by Clerk*\_\_\_\_\_  
CLERK