

Minutes
Town of Three Rivers
Special Council Meeting

Date: March 11, 2019
Time: 6:00 pm

Members Present Mayor Ed MacAulay, Deputy Mayor Debbie Johnston, Councillor John MacFarlane, Councillor Alan Munro, Councillor Gerard Holland, Councillor Ronnie Nicholson, Councillor Cameron MacLean, Councillor Cindy MacLean, Councillor Cody Jenkins, Councillor Isaac MacIntyre
Others Present CAO Jill Walsh, Andy Daggett, 16 citizens, 2 media

1. Call to Order

The meeting was called to order by Mayor MacAulay at 6:00 pm.

2. Approval of Agenda

Moved By Councillor Jenkins
Seconded By Councillor Cindy MacLean

To approve the agenda as presented.

Carried (19-53)

3. Disclosure of Conflict of Interest

No disclosures of interest were noted.

4. Delegations, Special Speakers and Public Input

4.1 Donald Sutherland

Mr. Sutherland commented that he thought Councillor Johnston was in conflict as she was also on the Planning Board. He stated that there was other R-3 land in Three Rivers and that the apartment building should be put somewhere else. He also felt that Council was in a conflict of interest because they had approved the tax relief before the rezoning.

It was explained that Council members were required to be on the Planning Board and that planning was a process that was handled in steps. The request for a tax incentive was received before the request for rezoning and was handled in turn. Mayor MacAulay also noted that housing is crucial to getting started in life and that there is a housing crisis. He explained that the process of planning was being handled as the requests were made and that the Council was listening to the citizens as part of that process.

4.2 Boyd Munn

Mr. Munn stated that he didn't think there was an urgency for the development as it appeared that the affordable housing program was a 10-year program. He stated that the building would be about the size of the Wellness Centre and that it would cause traffic issues.

4.3 Anne VanDonkersgoed

Mrs. VanDonkersgoed spoke in favour of the rezoning and development as she feels there is a need for housing in the area. She explained that she had housed several people who could not find anywhere to live. She also feels that it will help the area grow. She said that she lived in the country and there were advantages and disadvantages to wherever you live. Being in Town meant that there would be traffic and noise not found in the country, but you were also much closer to services.

4.4 Dianne Collins

Mrs. Collins questioned why the development couldn't be built somewhere else or accessed from Main Street. She explained that she was not against housing, but doesn't think that this is the right place for it. It was explained by Brian Gillis, who spoke on behalf of APM, that the residential developments of the property were targeted for access from MacIntyre Ave while the commercial developments would be better served from Main Street.

4.5 Norman Coffin

Mr. Coffin inquired if the Council had received the agenda before the meeting and was told that they had. He made the point that only one person had spoken in favour of the proposed development.

4.6 Brian Gillis

Mr. Gillis spoke on behalf of the developer, APM. He stated that there was always a vision to develop the property in question. The development was envisioned in two parts. Part 1 would be residential development accessed via MacIntyre Ave and Part 2 was commercial development accessed via Main

Street. He stated the APM had moved the building about 400' east after hearing concerns from the residents and that it was located there due to the surrounding infrastructure and services like food, drug stores and the hospital. He suggested that having people close to services helped to maintain those services and make them more viable. Mr. Gillis also stated that development took place in phases, and that APM was currently in the concept phase. More detail would come as the concept was approved and moved further along. The driveway to the apartment building would be privately owned at this time, no oil tanks would be necessary as heating and cooling would be done with heat pumps, the building would be fully sprinkled, 30 of the 56 units would be affordable, and many would be barrier free. He stated that once the concept phase was approved, detailed architectural drawings would need to be completed and those would need to be approved by both the Town and the funding agencies who issued the request for affordable housing. This would all need to be completed before the building could be tendered.

In response to questions, Mr. Gillis said that APM would have built R-2 buildings if the market and funding had supported such, but that there is a business case for R-3 development at this time. He also stated that long terms plans were not solidified for the remaining property but changed with the market.

4.7 Jock Beck

Mr. Beck noted that APM had donated property to the south of the proposed development to Inclusions East but that servicing that property might be easier from the area of the new proposed development rather than Harmony Lane, and that access for both could come from Main Street.

5. Items to be Addressed

5.1 Rezoning for 56 Unit Apartment

5.1.1 Planning Board Minutes

5.1.2 Communications received with respect to the first proposal (apartment right behind houses on MacIntyre Ave.)

5.1.3 Communications received with respect to the second proposal (apartment moved closer to Superstore property)

6. Decision of Council

Moved By Councillor Holland

Seconded By Councillor MacIntyre

To recommend the rezoning as proposed with driveway access for the development off MacIntyre Ave only.

Carried (19-54)

The vote was 6-3 in favour of the motion with Councillors Jenkins, MacFarlane, and Munro voting against the motion. All others in favour.

7. Adjournment

The meeting was adjourned at 6:54 pm.

Moved By Deputy Mayor Johnston

Seconded By Councillor Cindy MacLean

Carried (19-55)



Jill Walsh

CAO



Edward MacAulay

Mayor