

January 10, 2006

A regular meeting of the **Planning and Waterfront Committee** was held this evening with Councillor O'Neill in the Chair and all members present with the exception of Councillor Lafreniere and Councillor Henderson. Staff members present were Terry Lapierre, CAO and Colleen Sauriol, Manager – Planning and Building Departments, Dave Unrau – Manager of Works, Engineering and Utilities, and Recording Secretary Joanne Laroche.

MOTION: Moved by Deputy Mayor Scott
Seconded by Councillor Lowe
THAT the minutes of November 8, 2005 be approved as distributed.

CARRIED.

ITEM # 1 **MORA DEVELOPMENTS LIMITED SUBDIVISION**
- Sydenham Street

Attending the Meeting was Lou Melamed and Jeff Melamed of Juno Developments and Brian Whitehead of Jp2g Consultants Inc.

Mr. Whitehead addressed the committee by introducing the project for Sydenham Street. He introduced the Committee to the proposed development of Sydenham Street.

Lou Melamed of Juno Developments presented to the Committee advising that the smallest home will be about 2200 sq feet which is 60% larger than normal homes being built. The homes will be custom designed. Most important is to put the services in as quickly as possible. The original subdivision layouts will not change. The services will be designed by Jp2g Consultants. The houses for the first phase, 14 lots will go to the peak of the road, the services will all go all the way to Angus Campbell Drive.

Mr. Melamed asked for two things, no sidewalks and quality lighting. The developer would like to erect higher end street lighting for this street. This lighting would be similar to the lighting at the City's Waterfront on Lake Street. The developer would bear the costs of purchasing and installing the light standards. There are no additional costs to maintain the light standards. According to the Planning report, Mayor Jacyno stated the cost to replace the light standards, would be substantially more than the City's typical light standards. The life of the proposed light standard is 25% less than the City's typical light standard. Mr. Melamed stated they would provide the City with

documentation ensuring the life expectancy of the light standards they choose, will have the same life expectancy as the City's typical light standards. He wants to build an upgraded subdivision.

Jeff Melamed also stated that any lots sold would have architectural controls put on them and this would be written into the first sale agreement, and would not be removed until the house has been built. The controls are not restrictive only guidelines but it will ensure that what is built is quality. Trying to upgrade the lighting and eliminating the sidewalk gives more opportunity for landscaping. Juno homes will be doing the first phase, the second phase will be at least a year afterwards, in terms of selling lots.

Deputy Mayor Scott asked if paving and curbs will be part of the plan. The Deputy Mayor also asked for more detail about the architectural controls; will there be restrictions on clothes lines, requirements for brick or vinyl, etc. Jeff Melamed stated these restrictions are primarily used to ensure the buildings have the same materials, amount of trees, restriction on fencing, requirements for every house to have a street light, the address in stone, etc. so there is some consistency on the street.

Councillor White asked about the size of the lots. Lou Melamed explained the lots on the west side have a 120' depth, plus a 20' hydro easement. The lots on the east side have depth of 120' depth with no easements.

Councillor Levasseur asked if underground hydro was being considered. Mr. Melamed replied all hydro connections to the houses would be by underground connections.

Mayor Jacyno had some concerns with the elimination of the sidewalk. The City would have some safety concerns with no sidewalk present on this street. Councillor Severin stated safety is of prime importance and agreed on this street a sidewalk is needed. Councillor Lowe is concerned about the light standard and noted there is one including the one called the "Pembroke", because Pembroke was the first community to have commercial lights.

Councillor Levasseur asked if the developer was going to complete the road immediately or were they going to have a cul-de-sac. Mr. Melamed stated a temporary cul-de-sac would be in place until the beginning of Phase 2. The relocation of the hydro line, on Angus Campbell Drive being Lots 2, 3, 4, on the original plan of subdivision was never done by the City. Mr. Melamed has only two more lots, on Angus Campbell Drive for sale. Mr. Melamed stated, a conduit has been installed so everything will not have to be reconstructed. The cost to remove this line is approximately \$59,000.00. Mr. Melamed would like an extension of a minimum of three years for the removal of these lines.

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In regards to another issue of relocating the watermain, to go up O'Brien and across Melton, this would allow Mr. Melamed the opportunity to develop another of his lots along Sydenham Street. It would also make two lots available to the City for sale or for easements. Mr. Melamed proposed they could take along the unopened road allowance, Melton St. Lot and also the parkland, from the City. The developer would take them for the cost of the relocation of the watermain so the City doesn't pay. The value of this parkland, which is all raw land, that has no services, is worth a maximum of \$30,000 and the developer would develop them. The developer would get full planning approval for these lots.

The Zoning and Official Plan designation supports this proposed use of a subdivision. Sydenham Street would be opened from Angus Campbell Drive and continue to the extension of Melton Street whereby Melton Street would be extended to connect to Angus Campbell Drive. A Subdivision Agreement would be required for the development of this area.

In regard to the location of an existing watermain, this watermain cuts through one of the proposed lots (Lot 96) and makes this lot undevelopable. The developer would like to relocate the watermain. A letter was received from Steve Webster of Jp2g dated December 13, 2005, outlining various options to relocate the watermain.

After reviewing the options, David Unrau, Manager of Works, Engineering and Utilities recommends proceeding with a modified version of Option # 3 that would include:

1. A four-way cross at O'Brien Street and Melton Street that would provide a dead-end extension for future connections on O'Brien Street.
2. A four-way cross at Sydenham Street and Melton Street that would clean up this intersection versus the two tee connection proposed.

The cost to the City would be approximately \$20,000.00 and the cost to the developer would be approximately \$40,000.00

In regard to financial arrangement for the construction of Melton Street and related works, City staff recommends the inclusion of a clause in the Subdivision Agreement stating that anyone who develops land on the north side of the Melton Street extension would be responsible for 50% of the costs of the services and road. This clause should be added to Subdivision Agreements to protect the original developer.

These issues were discussed in the caucus meeting.

ITEM # 2 2005 YEAR END REPORT

Mrs. Sauriol presented the 2005 Year End Report to Committee members.

Councillor Levasseur ask about Emergency Planning and stated nothing was mentioned about receiving a certificate from the Province in regard to completing the Essential Level of Emergency Planning. Mrs. Sauriol stated that it would be added to the report.

Mayor Jacyno commented on the building departments permits for the year which were quite substantial.

ITEM #3 **DEVELOPMENT CHARGES PROPOSAL**

Three proposals were solicited and two development charges proposals were received. The proposals received were from Tunnock Consulting Ltd. and TROW Associates Inc.

The review committee recommended the acceptance of the proposal from Tunnock Consulting Ltd at a cost of \$9,750.00 plus G.S.T.

Tunnock Consulting Ltd. had the following advantages to offer:

1. More experience dealing with this type of study, as well a need study of Development Charges has been developed which will be used as background information for Pembroke's study.
2. As part of study, population projections will be supplied;
3. Provided for more meetings with staff;
4. Provided lower per diem rates of staff;
5. Provided a lower cost to complete the study; and
6. Familiarity with the City, i.e. previous Development Charges Study, Building Permit Fees study and Official Plan.

MOTION: Moved by Councillor Levasseur
 Seconded by Councillor White to accept the recommendations to hire Tunnock Consulting Ltd. at a cost of \$9,750.00 plus GST for the Development Charges Study.

CARRIED.

On motion of Councillor Lowe, seconded by Deputy Mayor Scott, the regular meeting of the Planning and Waterfront Committee adjourned.