

WINDSOR PLANNING ADVISORY COMMITTEE MEETING MINUTES

February 14, 2018

7:28 – 8:15 PM

Council Chambers

Town Hall

Present: Chair, Deputy Mayor Laurie Murley
Vice Chair, Councillor Shelley Bibby
Mayor Anna Allen
Councillor John Bregante
Councillor Jim Ivey
Citizen Member Creelman MacArthur
Citizen Member Jamie O'Hanlon
Citizen Member Joanna Goulde-Thorpe

Ex-Officio Planner Jeremy Banks
Chief Administrative Officer, Louis Coutinho

Staff: Planning Advisory Recording Secretary Janet Redden
Doug Armstrong, Director of Finance

Public: 1

1. CALL TO ORDER

Chair Murley called the meeting to order at 7:28 p.m. immediately following the Public Participation Meeting regarding MPS amendments and the Commercial Development District.

2. APPROVAL/ADDITIONS TO AGENDA – Chair Murley called for approval of the agenda.

MOVED BY COUNCILLOR BREGANTE AND SECONDED BY VICE CHAIR BIBBY THAT THE AGENDA BE APPROVED AS CIRCULATED. MOTION CARRIED.

3. APPROVAL OF MINUTES –

Chair Murley requested approval of the Planning Advisory Committee Minutes of December 12, 2017, January 10, 2018 and January 23, 2018.

MOVED BY VICE-CHAIR BIBBY AND SECONDED BY COUNCILLOR BREGANTE THAT THE PUBLIC INFORMATION MEETING OF DECEMBER 12, 2017, THE PLANNING ADVISORY MEETING OF JANUARY 10, 2018 AND THE PUBLIC HEARING OF JANUARY 23, 2018 BE APPROVED AND PLACED ON FILE. MOTION CARRIED.

4. BUILDING INSPECTOR AND DEVELOPMENT OFFICER REPORTS

a) Monthly Reports – January 2017

Members of the Committee were provided with a copy of the Building/Development Permits for the month January 2017. Chair Murley requested a motion to receive these reports.

MOVED BY COUNCILLOR IVEY AND SECONDED BY MAYOR ALLEN THAT THE REPORTS OF THE BUILDING INSPECTOR AND DEVELOPMENT OFFICER FOR THE MONTH OF JANUARY 2017 BE RECEIVED AND PLACED ON FILE. MOTION CARRIED.

5. BUSINESS ARISING FROM THE MINUTES

a) C-DD (Bill 177) & MPS Amendments – Next Steps

Planner Banks reported a Public Information Meeting was held on December 12, 2017 and the next step in the process was to hold a Public Participation Meeting which was held prior to this meeting. The next step is for PAC to consider a recommendation to move the matter to a First Reading of Council. This recommendation will go to Council at its February meeting (February 27th). A Public Hearing will be scheduled and advertised in March with possible second reading and final decision by the end of March. The following recommendation was made:

MOVED BY COUNCILLOR BREGANTE AND SECONDED BY COUNCILLOR IVEY THAT THE PLANNING ADVISORY COMMITTEE PROVIDE A POSITIVE RECOMMENDATION TO COUNCIL TO PROCEED WITH FIRST READING OF AMENDMENTS TO THE MUNICIPAL PLANNING STRATEGY TO INCLUDE A COMMERCIAL DEVELOPMENT DISTRICT (CDD) ZONE, INCLUDING A POLICY AND MAP, AS PER ATTACHMENT 1 AS OUTLINED BELOW:

ATTACHMENT 1 – DRAFT MPS AMENDMENTS

AMENDMENTS TO THE MUNICIPAL PLANNING STRATEGY TO INCLUDE A COMMERCIAL DEVELOPMENT DISTRICT (CDD) ZONE AND ADOPT THE FOLLOWING AMENDMENTS:

(a) THAT MUNICIPAL PLANNING STRATEGY, PART 7: TOWN CENTRE BE AMENDED TO INCLUDE:

POLICY 7.6 COMMERCIAL DEVELOPMENT DISTRICT

IT IS THE INTENTION OF COUNCIL THAT THE TOWN CENTRE (TC) DESIGNATED AREA BE THE FOCUS OF A COMMERCIAL DEVELOPMENT DISTRICT (CDD) WHERE BILL 177, A PROPERTY TAX REBATE PROGRAM, WILL BE APPLIED.

COUNCIL BELIEVES THAT A REVITALIZED TOWN CENTRE AND WATERFRONT AREA IS A KEY INGREDIENT FOR THE LONG-TERM SUSTAINABILITY OF THE TOWN/REGION AND THE TOWN IS COMMITTED TO USING AVAILABLE TOOLS TO INCENTIVIZE REDEVELOPMENT.

CREATING A VIBRANT AND ACTIVE TOWN CENTRE AND WATERFRONT CONTRIBUTES TO A HIGHER QUALITY OF LIFE FOR RESIDENTS, MAKES REDEVELOPMENT OPPORTUNITIES MORE ATTRACTIVE (E.G. BROWNFIELDS), AND UTILIZES EXISTING INFRASTRUCTURE.

POLICY 7.6.1 IT SHALL BE THE POLICY OF COUNCIL TO ESTABLISH A COMMERCIAL DEVELOPMENT DISTRICT (CDD) WHICH WILL INCLUDE THE TOWN CENTRE (TC) DESIGNATED AREA AND APPLY TO ALL AREAS IDENTIFIED ON MAP 3 – COMMERCIAL DEVELOPMENT DISTRICT.

AND THAT THE MUNICIPAL PLANNING STRATEGY, PART 8: COMMERCIAL BE AMENDED TO INCLUDE:

POLICY 8.0.3 COUNCIL SHALL ENCOURAGE ECONOMIC REVITALIZATION, INCLUDING INDUSTRIAL RELOCATION, FOR SELECT AREAS OR PROPERTIES, OUTSIDE THE TOWN CENTRE, THROUGH AMENDMENTS TO MAP 3 – COMMERCIAL DEVELOPMENT DISTRICT.

(b) THAT THE MUNICIPAL PLANNING STRATEGY BE AMENDED TO INCLUDE:

MAP 3 – COMMERCIAL DEVELOPMENT DISTRICT



MOTION CARRIED

b) Windsor Community Profile Update – Planner Banks reviewed the attached PowerPoint Presentation. Key highlights included the following:

- Windsor’s population is declining
- Windsor is affordable
- The average age of Windsor residents is increasing
- The total people in the workforce is declining
- The average workforce-age is beginning to decrease

Dissemination Area data was also reviewed. It was noted that there are five areas in Windsor and the average age of household maintainer seems to be significant to each area. There was a correlation of the area where the younger population resides and the percentage of residents who have moved within the past five years. The average dwelling value has increased since 1996 at an average \$190,000. The average income has continued to increase since 1996 with an average of \$35,000 in 2016 and there is a direct correlation between median individual employment incomes and the five dissemination areas. It was interesting to note that the average household size was 1 or 2 person households with the majority living in single-detached homes with empty bedrooms (empty nesters). A review of work occupations indicated that 26% of Windsor’s working population work in the sales and service industry with 17% in the fields of education, law and social and community and government services and 16% in trades, transport and equipment operators and related occupations. Business represents 14% and health occupations 11%. This is comparable to the Province. Interestingly, there is a correlation between occupations and dissemination area data. In the final summary, it was noted that 36% of the population are spending more than 30% of income on housing.

6. NEW BUSINESS - None

7. UPDATES/RECAP

a) WMPS/WLUB Amendment Application – Ground Signs in Town Centre (TC) and Pesaquid Comprehensive Development District (P-CDD)

Planner Banks provided an update indicating the amendments have been approved by Council and sent to the Minister for approval. Once approved notice will be published in the newspaper. The documents come into effect on the date the notice is published. Schoolhouse Brewery/T.A.N. Coffee can then apply for their ground sign.

b) Extension on MOU – Former Windsor Wear Factory Outlet Location

It was reported that the developer has requested an extension to the Memorandum of

Understanding. This was due to the desire to possibly expand the area of development.

c) 263 Gerrish Street – Residential on Ground Level & Elevator

Planner Banks reported the developer has decided to convert the units on the ground level from commercial to residential as he has not had much interest in the lease of commercial space.

8. ADJOURNMENT

**AT 8:15 P.M. AND HAVING NO FURTHER MATTERS TO DISCUSS, IT WAS
MOVED BY COUNCILLOR BREGANTE AND SECONDED BY MAYOR
ALLEN THAT THE MEETING ADJOURN. MOTION CARRIED.**