

**REGION OF QUEENS MUNICIPALITY
PUBLIC HEARING
REZONE A PORTION OF PID #70162201 FROM
INSTITUTIONAL (I1) TO MULTIPLE UNIT RESIDENTIAL (R3)
TUESDAY, APRIL 24, 2018
6:00 P.M.**

MEMBERS OF COUNCIL: Mayor David Dagley, Chair
Councillor Kevin Muise
Deputy Mayor Susan MacLeod
Councillor Brian Fralic
Councillor Jack Fancy
Councillor Raymond Fiske
Councillor Gilbert Johnson

MEMBERS OF STAFF: Chris McNeill, CAO
Christine Watson, Recording / Management Secretary
Mike MacLeod, Planner

REGRETS: Councillor Heather Kelly

CALL TO ORDER:

Mayor Dagley called the Public Hearing to order at 6:00 p.m.

REMARKS:

Mayor Dagley reviewed that the purpose of the Public Hearing is to provide any interested person with an opportunity to present an oral or written presentation to the Council of the Region of Queens with regards to its intention to rezone a portion of PID #70162201 from Institutional (I1) to Multiple Unit Residential (R3). The intent of the owner is to have up to 9 units to meet residential housing needs.

Mayor Dagley reviewed the procedures for the Hearing which was provided on the agenda.

REPORTS AND PRESENTATION BY STAFF:

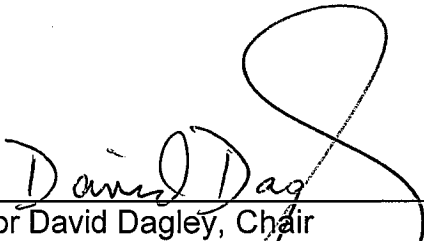
Mike MacLeod, Planner, stated an application was received to rezone a portion of property located at 17 School Street in Milton, site of the former Milton Centennial School, from Institutional (I1) to Multiple Unit Residential (R3). Under the current zoning, three residential units are permitted and the owner wishes to have additional housing units. An amendment to the Land Use Bylaw is required to accommodate this request.

The property is approximately 2.47 acres. The existing roads are sufficient to accommodate the traffic this development would generate and there is access to municipal services.

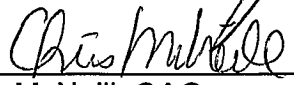
WRITTEN AND ORAL PRESENTATIONS:

Bill Cox, 121 Bog Road, White Point – Mr. Cox stated the members of the Masonic Lodge have upgraded the building considerably. The premises will provide a revenue stream and affordable housing is necessary. Six members of the Lodge are present in the gallery.

Mayor Dagley asked three times if there were any more members of the public who wished to speak on this matter; hearing none, declared the Public Hearing adjourned at 6:14 p.m.



Mayor David Dagley, Chair



Chris McNeill, CAO



Christine Watson, Recording / Management Secretary

Date approved: May 8, 2018



Region of Queens Municipality

Staff Report:

ITEM 13.1

Rezoning Request– 17 School Street in Milton

Submitted By:

Mike MacLeod

Date:

March 27, 2018

Recommendation:

THAT the Council of the Region of Queens Municipality give notice of its intention to rezone a portion of PID# 70162201 from Institutional (I1) to Multiple Unit Residential (R3);

AND THAT a Public Hearing be held on April 24, 2018 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS. at 8:45 am.

Background:

The Region of Queens Municipality has received a proposal to rezone a portion of property identified as PID# 70162201 and located at 17 School Street in Milton from Institutional (I1) to Multiple Unit Residential (R3). The property is the site of the former Milton Centennial School and now home to the Prince of Wales Masonic Lodge. The property was rezoned to Institutional (I1) in 2015 to accommodate the Masonic Lodge.

Under the current Institutional (I1) Zoning, three residential units are permitted as an accessory to the main institutional use (Masonic Lodge). The three residential units are presently under construction. There is still a considerable amount of unutilized space in the former school building, and the owner wishes to be able to use this space for additional housing units. In order to accommodate this request, an amendment to the Land Use Bylaw (rezoning) will be required.

The uses currently permitted in the Institutional (I1) Zone include:

- *Cemeteries;*
- *Churches, church halls, places of worship and religious institutions;*
- *Community centres;*
- *Extended care facilities;*
- *Hospitals;*
- *Legions;*
- *Libraries;*
- *Municipal buildings and uses;*
- *Museums;*
- *Private clubs and fraternal organizations;*
- *Provincial and federal government buildings and uses;*
- *Public schools and accessory playgrounds and educational institutional uses;*
- *Tourism information uses;*
- *Wind turbine generators (small scale), subject to Section 6.39*



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- *Dwelling units as an accessory to the main institutional use, with a maximum of three (3) units;*
- *Business and professional offices.*

One of Council's goals under its Municipal Planning Strategy (MPS) is to:

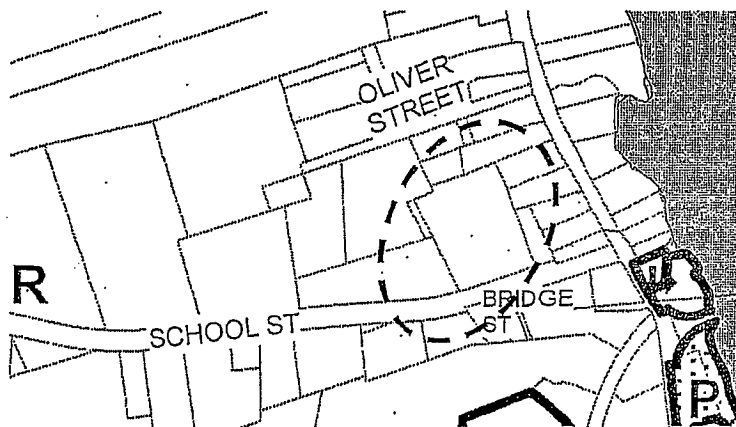
"promote a wide range of housing options throughout the Region to meet the needs of all residents of Queens, including new affordable housing units, high-end condominium development and senior's housing"

The MPS also sets out that:

Policy 3.3.3

It shall be the intention of Council, through the Region's Economic Development Department, to continue to actively pursue potential developers to invest in our community in an attempt to meet the varying housing needs of the residents of Queens.

Although currently Zoned as I1, this area of Milton has been designated as Residential (R) on the Generalized Future Land Use Map, which enables Council to Consider such rezoning requests.



Generalized Future Land Use Map 1

In looking at proposed amendments to the Land Use Bylaw, Council has established, through policy, a number of evaluation criteria and are as follows:

Policy 12.5.2

It shall be the intention of Council, when considering amendments to the Land Use Bylaw, to have regard to the following:

- a. that the proposal conforms with the intentions of this MPS and to the requirements of all other Region Bylaws and regulations.*



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- b. that the proposal is not inappropriate, or could create potential problems in relation to:*
- 1. the financial capability of the Region to absorb any costs relating to the development;*
 - 2. adequacy of sewer, water, and fire protection services to support the proposed development;*
 - 3. adequacy and proximity of recreational and other community facilities;*
 - 4. the adequacy of road networks in, adjacent to, or leading to the proposed development in terms of ability to handle traffic that the proposed development will generate;*
 - 5. the potential for the contamination of watercourses or the creation of erosion, sedimentation and /or flooding; and*
 - 6. the potential for damage to or destruction of designated historical buildings and sites.*
- c. that adequate requirements are contained in the Land Use Bylaw to reduce conflict between the proposed development and any adjacent or nearby land uses by reason of:*
- 1. type of use;*
 - 2. height generation, access to and egress from the site and parking provisions;*
 - 3. traffic generation, access to and egress from the site and parking provisions;*
 - 4. outdoor storage;*
 - 5. signs;*
 - 6. provision is made for buffering, landscaping, screening and access control to reduce potential incompatibility with adjacent land uses and traffic;*
 - 7. development is located so as not to obstruct any natural drainage channels or watercourses;*
 - 8. the adequacy of the building separations to provide sufficient space to permit access for fire fighting equipment and to prevent the spread of fire; and*
- d. site suitability in terms of percentage of slope, soil and geological conditions and other environmental and physical constraints; and*
- e. potential for buffer areas, landscaping and screening to reduce potential incompatibility with adjacent land uses and transportation networks.*

Within the Multiple Unit Residential (R3) Zone the list of permitted uses includes the following:



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- *Apartments;*
- *Boarding houses;*
- *Condominiums;*
- *Converted dwellings;*
- *Day nurseries and kindergartens;*
- *Group dwellings;*
- *Nursing homes;*
- *Residential care facilities;*
- *Row house dwellings;*
- *Triplexes;*

Considerations:

- ❖ There is a recognized need within our communities for new quality housing options. One of Council's goals for sustainable development under the MPS is to:
"promote a wide range of housing options throughout the Region to meet the needs of all residents of Queens, including new affordable housing units, high-end condominium development and senior's housing;"
- ❖ The current owner of the property wishes to redevelop the unutilized portions of the existing building to create one and two bedroom apartments. The existing building; a former elementary school, is a single story structure which has been part of the community since 1967. Repurposing to a multiple unit residential use would fit in reasonable well with the surrounding low density residential neighborhood.
- ❖ Current (I1) Zone allows for up to three residential units, which are currently being developed.
- ❖ It is the intent that the Masonic lodge remain at this location; therefore a portion of the property needs to remain as Institutional.
- ❖ The development is to be serviced by municipal sewer and water services. Services are adequate to accommodate proposed development.
- ❖ The surrounding area is an established residential neighbourhood, predominantly made up of low density housing units.
- ❖ The properties front on School Street and the existing road network is sufficient to accommodate the traffic that this development would generate.
- ❖ The property is flat, containing no wetland areas or watercourses.



- ❖ The property contains an area of approximately 2.47 acres. Given the size of the lot, there may be potential for future development phases.

Options:

1. Maintain status quo (deny amendment request); or
2. Amend the Land Use Bylaw to rezone a portion of the property from Institutional (I1) to Multiple Unit Residential (R3).

Given the nature of the development that is being proposed for the property, the centralized location within the community, the need for quality housing units in the area and accessibility of the property and building, Staff is in support of the application to rezone a portion of PID # 70162201 to Multiple Unit Residential (R3).

The Region's Planning Advisory Committee met on March 5, 2018 to discuss this application. A number of questions were raised respecting the need to only rezone a portion of the property and the adequacy of services to the property to meet the needs of the development. Following discussion, the Committee approved the above recommendation by a unanimous vote.

Tentative Timeframe:

<u>DATE</u>	<u>PROCEDURE</u>
March 5, 2018	Planning Advisory Committee
March 28, 2018	Council
April 4, 2018	First Public Notice
April 11, 2018	Second Public Notice
April 24, 2018	Public Hearing
April 24, 2018	Council
May 2, 2019	Notice of Passing
May 17, 2018	Appeal Period Ends

Report Author: