

**REGION OF QUEENS MUNICIPALITY
PLANNING ADVISORY COMMITTEE
JANUARY 6, 2020
7:00 P.M.**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES – AUGUST 19, 2019**
- 4. ACTION ITEMS AND UPDATES**
- 5. LAND USE BYLAW AMENDMENTS – SMALL OPTIONS HOMES**
- 6. MUNICIPAL PLANNING REVIEW**
- 7. OTHER**
- 8. NEXT MEETING – FEBRUARY 3, 2020**
- 9. ADJOURNMENT**

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING
AUGUST 19, 2019 - 7:00 P.M.**

MINUTES

Present: Councillor Heather Kelly, Chair
Councillor Raymond Fiske
Councillor Susan MacLeod
Julie Petrella
Maddie Charlton
Mary White
Mike Ferguson
Paul Connolly
Don Kimball
Robert Ross
Mike MacLeod, Planner
Wendy Connors, Development Officer

UNAPPROVED

1. CALL TO ORDER -

The meeting was called to order at 7:00 p.m.

2. APPROVAL OF AGENDA -

It was **MOVED** by **Raymond Fiske** and **SECONDED** by **Don Kimball** that the Agenda be approved as circulated.

Motion Carried Unanimously.

3. APPROVAL OF MINUTES - July 15, 2019

Robert Ross noted that under the minutes - item 5.2, the fifth sentence should read 'Robert didn't feel increasing the size of home-based business should be allowed but rather base the size permitted on the size of the dwelling to clearly indicate a secondary use to the permitted residential use and revamp the definition of businesses permitted.'

It was **MOVED** by **Maddie Charlton** and **SECONDED** by **Julie Petrella** that the Minutes of July 15, 2019 be approved as amended.

Motion Carried Unanimously.

4. ACTION ITEMS AND UPDATES -

The only outstanding item is the ongoing Municipal Planning Strategy / Land use Bylaw review. All other items have been completed.

5. REZONING APPLICATION - 128 GORHAM STREET / 186 CHURCH STREET, LIVERPOOL FROM INSTITUTIONAL (I1) TO DOWNTOWN COMMERCIAL (C1)

*Prior to the meeting the committee met at the subject property with the owner, who also attended the meeting to answer any questions.

Mike MacLeod gave a review of a discussion paper respecting the proposed rezoning of property identified as PID# 70024245 and located at 128 Gorham Street / 186 Church Street in Liverpool. The property is currently zoned as Institutional (I1) and the application is to rezone to Downtown Commercial (C1). The owners of the property are in the process of trying to sell the building and a prospective purchaser wants to convert the building to a flower shop and indoor botanical garden. In order to accommodate this request, the property would have to be rezoned to Downtown Commercial (C1).

The property is zoned as Institutional (I1) under the Land Use Bylaw and has a future land Use designation of Institutional (I) under the Municipal Planning Strategy. The property was developed by the Lions Club of Liverpool for the use of the Girl Guides and for other purposes. The Lions Club are in the process of trying to sell the property. The purchaser of the property has prepared a detailed proposal (attached to the agenda) of what she intends to use the property for. Surrounding properties and uses include the Liverpool Curling Club, Trinity Anglican Church, Rossignol Cultural Centre, Gorham Park and G. Cook Financial. The property is already located in a fairly high traffic area. There is room on the property to accommodate off-street parking, however, the C1 Zone does not have off-street parking requirements.

Mike Ferguson felt that due to the properties close proximity to a public parking lot, parking will not be an issue and that this is a wonderful idea for the community. Robert Ross agreed that this is a great fit but was concerned that from a planning point of view was that rezoning to a C1 designation opens up the door for a variety of uses that may not be an appropriate fit for that area, should the flower shop close in the future. Mike MacLeod indicated that it is possible to change the zoning under the new plan to a more restrictive zone that would grandfather the business as a non-conforming use. Robert suggested the creation of a new commercial expansion zone to follow the application through the amendment process.

Mary White inquired if it was possible to rezone it to C1 but to limit the uses permitted. Heather Kelly agreed that this was a great proposal but was also concerned about opening up the property to all the other uses in the C1 Zone. Julie Petrella asked if it was possible to amend the permitted uses in the Institutional Zone to allow this proposed use. Mike MacLeod indicated it is a departure from the traditional uses in the Institutional Zone but it could be possible should Council wish. Susan MacLeod felt that we were all in agreement that this is a great proposal and questioned if it would be possible to put the proposed use in the Institutional Zone temporarily until the new Land Use Bylaw is complete. One issue with adding this use to the Institutional Zone would be the requirement of on-site parking. Robert asked the applicants whether they are planning any exterior modifications. They will be planting gardens, replacing a couple windows and adding French doors.

It was **MOVED** by **Susan MacLeod** and **SECONDED** by **Mike Ferguson**

THAT the Council of the Region of Queens Municipality give notice of its intention to amend the Municipal Planning Strategy and Land Use Bylaw to change the zoning of PID# 70024245 from Institutional (I1) to Downtown Commercial (C1);

AND THAT a Public Hearing be held on September 24, 2019 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m.

Motion Carried Unanimously.

6. MUNICIPAL PLANNING REVIEW -

6.1 PROGRESS REPORT – JULY 2019

Mike MacLeod went over the progress report from UPLAND for the month of July. UPLAND is primarily working on preparing the draft Municipal Planning Strategy & Land Use Bylaw. Mike indicated that UPLAND is running a couple of weeks behind and hope to have the draft documents in early September. Mike Ferguson asked if there was any way to get the public more engaged in this review process and see what other municipalities are doing. Robert said that he traveled throughout his community to get the word out about the public meetings.

6.2 MEETING WITH UPLAND – AUGUST 23, 2019

PAC's meeting with UPLAND will be held at 10:00 a.m. on August 23, 2019 for a couple of hours. Ian Watson has a few outstanding items that he needs clarification.

7. OTHER - /

8. NEXT MEETING

The next meeting is tentatively scheduled for September 9th, 2019.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:54 p.m.

Date

ITEM 4

Planning Advisory Committee -

Action Plan



Region of Queens Municipality

Action	Date	Responsibility	Status
Mersey Seafoods Rezoning	March 5, 2018	Mike	Completed
17 School Street, Milton rezoning	March 5, 2018	Mike	Completed
Lewis MacLachlan Development Agreement in Caledonia for automobile repair	April 9, 2018	Mike	Completed
Rezoning Municipal lands on Payzant and Brunswick Streets in Liverpool		Mike	Completed
Devan Smith Development Agreement In Harmony – automobile repair	May 7, 2018	Mike	Completed
Eastlink Development Agreement	October 10, 2018	Mike	Application Denied
Rezone 3 White Point Road, Liverpool to C3.	May 6, 2019	Mike	Completed
Rezone 128 Gorham Street, Liverpool to C1	August 19, 2019	Mike	Completed
MPS / LUB Review		Mike	Ongoing



Staff Report: Land Use Bylaw Amendments – 531 West Street, Milton
Submitted By: Mike MacLeod
Date: January 6, 2020

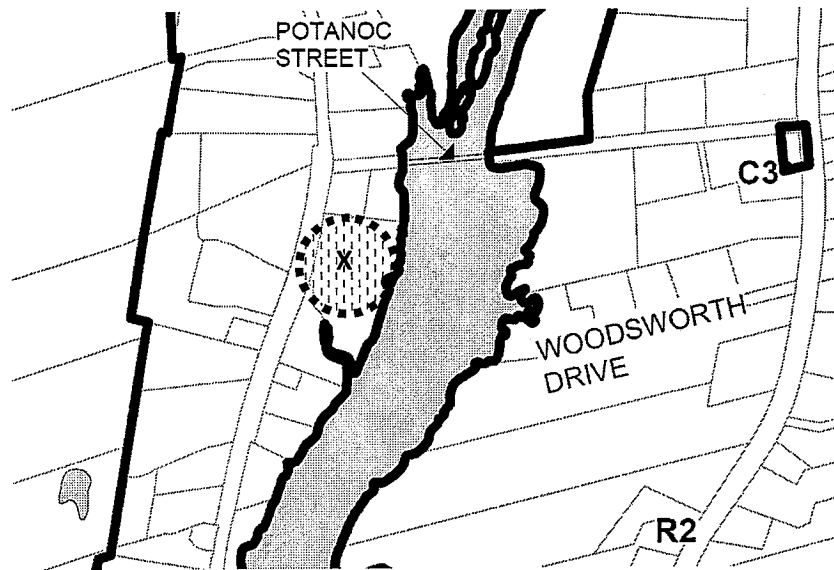
Recommendation: THAT the Council of the Region of Queens Municipality give notice of its intention to amend the Land Use Bylaw to increase the number of residents permitted in small options homes and residential care facilities;

AND THAT a Public Hearing be held on February 11, 2020 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS. at 9:00 am.

Background: The Region of Queens Municipality has received an application to make amendments to the Land Use Bylaw to increase the number of residents permitted under a small options home use. The applicants, Queens Association for Supported Living, have recently purchased the property located at 531 West Street in Milton, with the intent to convert the existing single family dwelling into a small options home.



The property is zoned as General Residential (R2) under the Land Use Bylaw.



Zoning Map 1

The uses currently permitted in the R2 Zone include:

➤	<i>Bed and breakfast establishments with not more than five (5) rooms to let and subject section 10.5;</i>
➤	<i>Boarding houses to a maximum of five (5) units;</i>
➤	<i>Churches subject to the I1 Zone requirements;</i>
➤	<i>Converted dwellings to a maximum of five (5) dwelling units subject to Section 10.4;</i>
➤	<i>Day nurseries and kindergartens;</i>
➤	<i>Duplex dwellings;</i>
➤	<i>Elementary and secondary schools subject to the I1 Zone requirements;</i>
➤	<i>Home Business, subject Section 9.1;</i>
➤	<i>Household livestock operations;</i>
➤	<i>Mini (Mobile) homes subject to Section 11.4 and the Region's Mobile Home Bylaw;</i>
➤	<i>Parks and playgrounds;</i>
➤	<i>Row houses to a maximum of five (5) units;</i>
➤	<i>Semi-detached dwellings;</i>
➤	<i>Single detached dwellings;</i>
➤	Small options homes;
➤	<i>Triplex dwellings</i>

The Land Use Bylaw sets out the following definition:

SMALL OPTIONS HOME means a family home, group care facility, or similar facility for the non-medical care for up to three persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.



The applicant wishes to be able to support a 4th resident within this home. In order to accommodate the applicant's request, amendments would be required to the Land Use Bylaw. The application is proposing a rezoning of the property to Multiple Unit Residential (R3).

The uses currently permitted in the R3 Zone include:

➤	<i>Apartments, subject to Section 12.4;</i>
➤	<i>Boarding houses;</i>
➤	<i>Condominiums, subject to Section 12.5</i>
➤	<i>Converted dwellings;</i>
➤	<i>Day nurseries and kindergartens;</i>
➤	<i>Group dwellings subject to Section 12.7;</i>
➤	<i>Nursing homes, subject to Section 12.6;</i>
➤	<i>Residential care facilities, subject to Section 12.6;</i>
➤	<i>Row house dwellings;</i>
➤	<i>Triplexes;</i>

The Land Use Bylaw sets out the following definition:

RESIDENTIAL CARE FACILITY means a family home, group care facility, or similar facility for the non-medical care of four or more persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

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.*
- 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.*

Considerations:

- The property is located on the northern end of West Street, near Potanoc Street in Milton and is a reasonable sized lot for this area (2 acres).
- The area is predominantly low density residential – single detached dwellings.
- The current R2 Zoning allows for up to 3 residents under a small options home.
- Support workers attending the home will have negligible traffic impact on the area.
- There is no intent to change the footprint or appearance of the existing dwelling in accommodating this change of use.
- There is adequate room on the property to accommodate off street parking.



- Residents live as a family unit within the home and given the relatively small number of residents, there will be little distinction from adjacent residential uses.
- It had already been the intent, under the Municipal Planning Strategy and Land Use Bylaw review project, to amend these definitions to reflect up to 6 residents in a *small options home* and over 6 resident in a *residential care facility*.

Options:

1. Maintain status quo (deny amendment request);
2. Amend the Land Use Bylaw to rezone PID# 70074307 from General Residential (R2) to Multiple Unit Residential (R3); or
3. Amend the definition section of the Land Use Bylaw to increase the number of residents permitted under a small options home and under a residential care facility.

Staff have reviewed the application and proposed use of the property and are of the opinion that Option 3 is the most appropriate, as it meets the needs of the applicant and does not open up the property for other higher density residential uses of the R3 Zone, resulting in minimal impact of the surrounding neighbourhood. Staff are suggesting increasing the number of residents in a small options home to up to six (6) and increasing the number of residents in a residential care facility to seven (7) or more.

Tentative Timeframe:

<u>DATE</u>	<u>PROCEEDURE</u>
January 6, 2020	Planning Advisory Committee
January 14, 2020	Council
January 22, 2020	First Public Notice
January 29, 2020	Second Public Notice
February 11, 2020	Public Hearing
February 11, 2020	Council
February 19, 2020	Notice of Passing
March 5, 2020	Appeal Period Ends

Report Author:



44 Pleasant Street, Milton, NS B0T 1P0 902-354-2723 (Phone) 902-354-2262 (Fax)
Email: qasl@eastlink.ca www.qasl.ca

November 25, 2019

Mike MacLeod
Director of Planning and Development
Region of Queens Municipality
Box 1264
Liverpool, NS
B0T 1K0

Dear Mr. MacLeod,

RE: Application for Land Use By-Law Amendment – Zone Change – 531 West Street, Milton

Enclosed please find the application and supporting documentation to process a zone change request for the above noted property identified as PID#70074307.

Queens Association for Supported Living intends to use the property to operate a Small Option Home (SOH) for four individuals. The property is currently zoned as General Residential (R2) and under the Region of Queens Municipality Land Use Bylaw SOH's are permitted in the R2 zone however, the definition of a SOH is restricted to up to three persons.

We are requesting the zone for this property be amended to Multiple Unit Residential (R3) to be able to support the 4th resident.

QASL is a registered charity that has been supporting individuals with disabilities in their communities for over 50 years. As part of our residential services, we provide community homes for people who are unable to live independently and require assistance with activities of daily living. A community home provides support through small option homes, group homes or developmental residences. This is a crucial service for individuals with disabilities and their families in Queens County.

Please let me know if you require anything further to initiate the bylaw amendment process. Thank you.

Sincerely,

Treana Dexter
Executive Director



**REGION OF QUEENS MUNICIPALITY
LAND USE BYLAW AMENDMENT &
DEVELOPMENT AGREEMENT APPLICATION**

For Internal Use Only

Acceptance Date: _____
Processing Date: _____



1. Application Type:

- Land Use Bylaw Amendment
 Development Agreement

2. Property Information:

Civic address of subject property - 531 West Street, Milton, NS B0T 1P0
Property Identification Number (PID) - 70074307
Present use of subject property - Residential
Proposed use of subject property - Residential - Small Option Home (4)
Existing Lot Size - 2.0 acres
Existing Lot Frontage - +/- 209.2 ft.

3. Property Owner Information:

Name - Queens Association for Supported Living - Treena Dexter
Applicant is:
 Owner
 Agent of Owner
Civic Address - 44 Pleasant Street, Milton, NS B0T 1P0
Mailing Address (If different from Civic Address) - _____
Telephone Number - 902-354-2723
Email Address - treenadexter@eastlink.ca

4. Zoning Information:

Existing Zoning - R2 - General Residential
Proposed Zoning - R3 - Multiple Unit Residential

5. Property Servicing Information:

Water Services –

- Municipal System - Existing Proposed
Drilled Well - Existing Proposed
Dug Well - Existing Proposed
Other - _____

Sewer Services –

- Municipal System - Existing Proposed
On-site System - Existing Proposed
Other - _____

Access –

- Public Road - Existing Proposed
Private Road - Existing Proposed
Other - _____

6. Declaration:

- Registered Owner of Property (Please print)

I / We Donna Murray - QASL Board Chair do solemnly declare that I / We are the current registered owner(s) of the property described in this application. I / We have examined the contents of this application and certify that the information submitted is accurate.

Registered Owner Donna Murray

+ Signature *Donna Murray*
Date Oct. 31, 2019

Registered Owner (if more than one) _____

Signature _____
Date _____

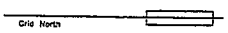
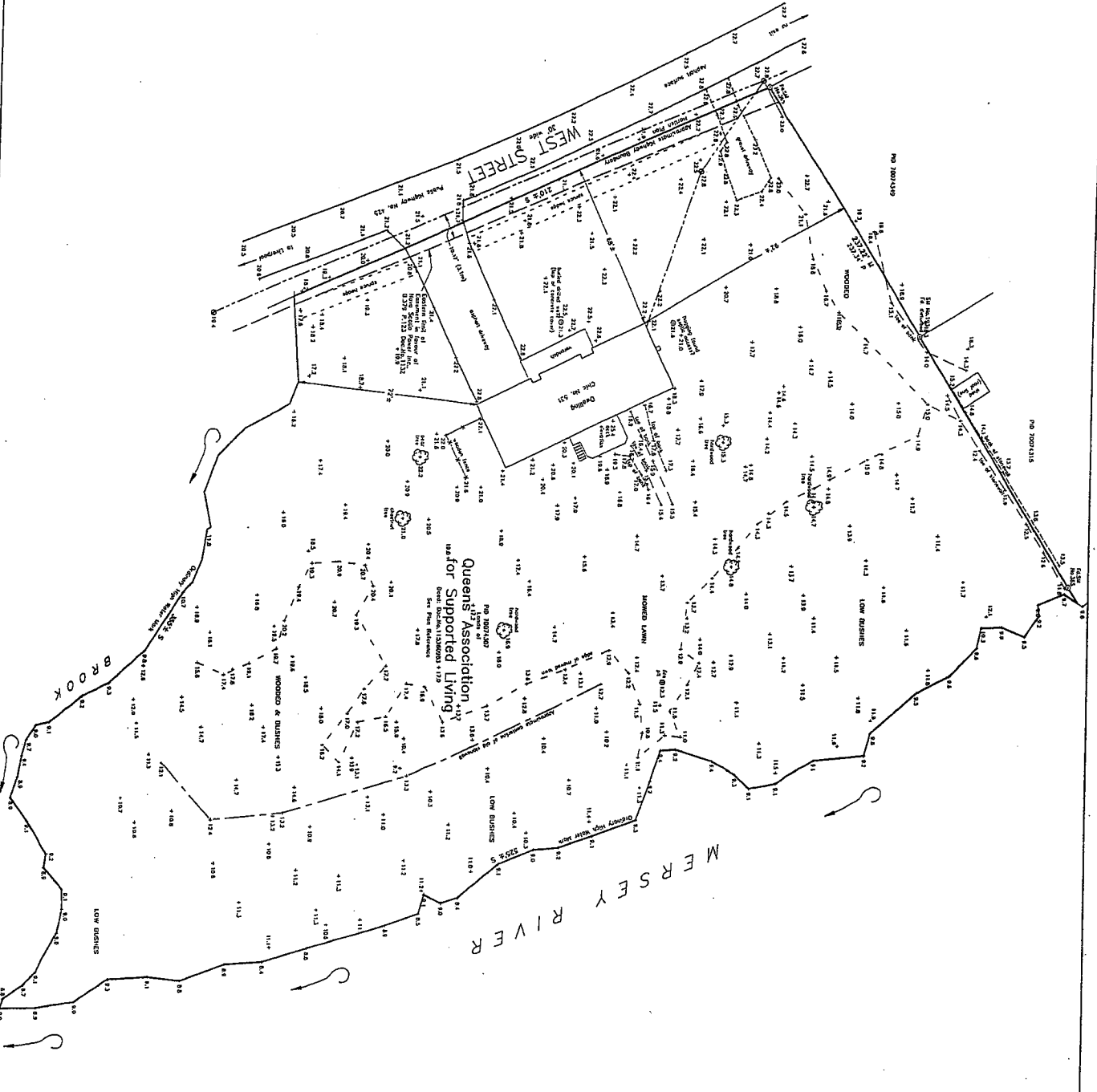
- Authorization of Registered Owner (Please print)

I / We Donna Murray authorize Treena Dexter

To act as agent and sign this application on my / our behalf for property located at (Civic Address) 531 West Street, Milton, NS and identified as PID# 70074307.

Notes:

1. The requirements of a Land Use Bylaw amendment or development agreement application are established by the Planning Department of the Region of Queens Municipality. An application approval process will not commence until a completed application and advertising deposit are received.
2. Please make cheques payable to the Region of Queens Municipality. Following completion of the amendment process, the unused balance will be returned to the applicant. However, should the deposit be insufficient to cover the cost of advertising, the applicant will be responsible for the difference.
3. It is recommended that an applicant have a pre-consultation meeting with staff of the Planning Department prior to submitting this application.



**Queens Association
for Supported Living**

MERSSEY RIVER

WEST STREET

PANEL LOCATION

NO 1007440
109 Logan Road, Unit R3
Cullinville, Vic 3103

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SURVEYORS' COMMON CERTIFICATE

FOGARTY SURVEYS INC.

109 Logan Road, Unit R3
Cullinville, Vic 3103

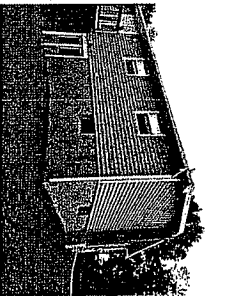
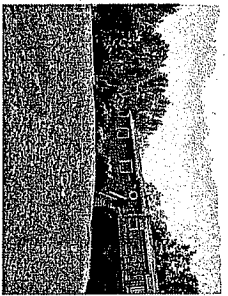
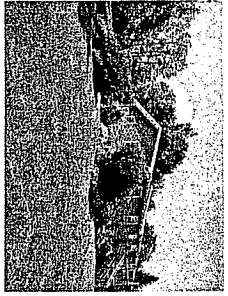
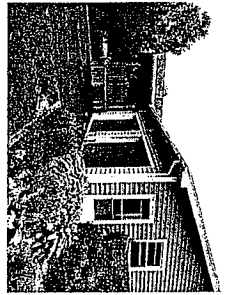
Project: Queens Association for Supported Living

Scale: 1:500

Date: 15th day of November, 2018.

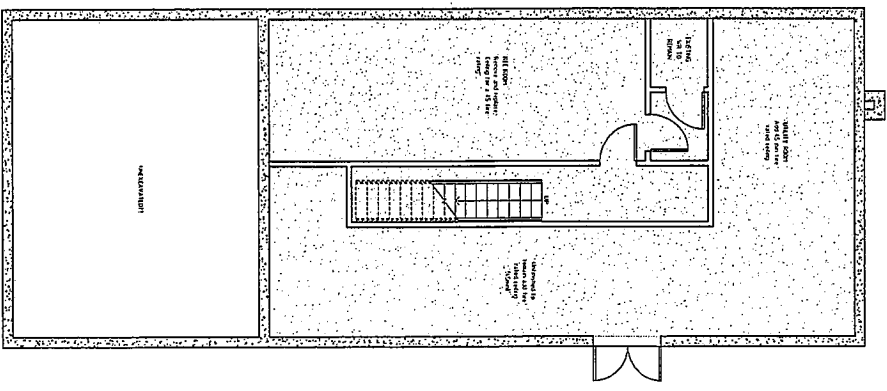
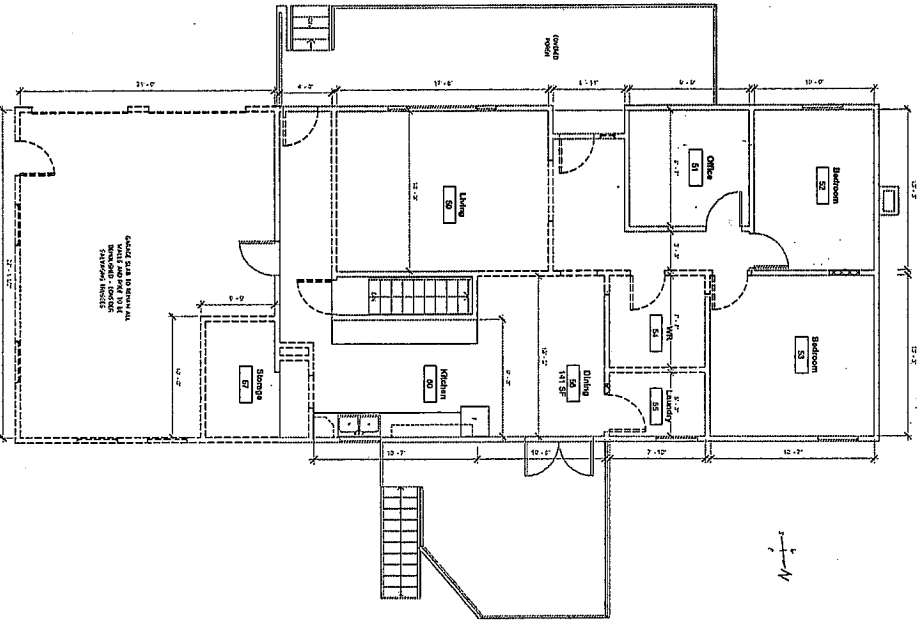
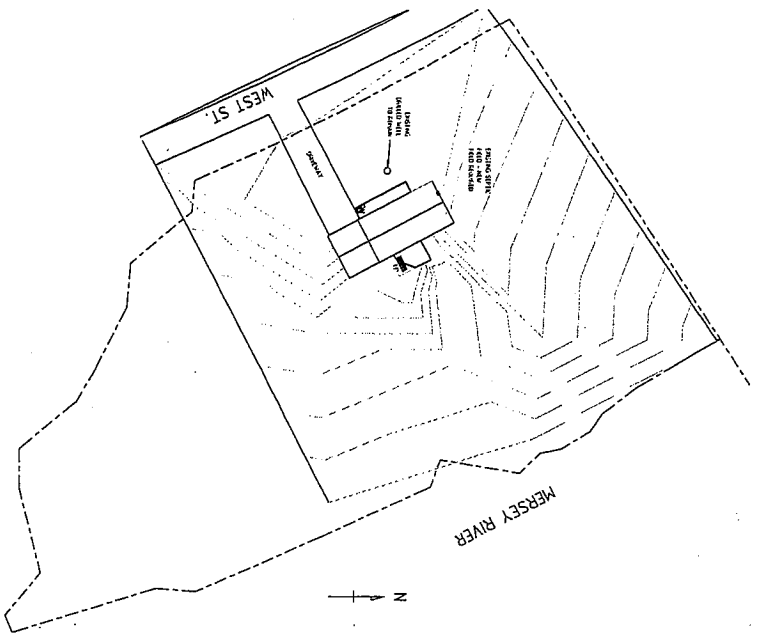
Surveyors: KEOH R. FOGARTY, N.S.L.S.

CERTIFICATE NO. 19-956 JOB FILE NO. 19-1828 SIC # 00025



- NOTES
1. EXISTING TO BE DEMOLISHED, EXCEPT EXISTING FOUNDATION TO REMAIN. EXISTING FOUNDATION TO BE RECONSTRUCTED TO SUPPORT NEW FOUNDATION.
 2. ALL EXISTING TO BE DEMOLISHED EXCEPT EXISTING FOUNDATION TO REMAIN.
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NOT PLAN

GENERAL NOTES

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DATE: 11/15/2011

PROJECT: CASL - Small Option Home - 531 West St. - MILLION

SHEET: 11/15/2011

SCALE: As indicated

DRAWN BY: Alford

INCHES/FOOT: 1/8"

DATE: 11/15/2011

PROJECT TITLE: CASL - Small Option Home - 531 West St. - MILLION

Original Number: Existing/Demo

SHEET TITLE: Existing/Demo

A100

6

23
December
2019



Progress Report

Project:
Region of Queens Plan Review

Reporting Period:
December, 2019

Dear Mr. MacLeod and the Queens Planning Advisory Committee,

Please find attached a progress report for the work completed during the month of December, 2019.

This period we reached a major milestone in the project with the submission, presentation, and review of the full draft documents. Early in the new year we will submit for staff review an updated draft reflecting PAC's comments. If this final internal draft is satisfactory, we will then take the next exciting step of releasing draft documents to the public for review and comments. This public release is tentatively scheduled for the February 25th Council meeting.

If you have any questions or seek further clarification, please don't hesitate to contact me.

Happy holidays, and see you in 2020!

Sincerely,

Ian Watson, MCIP

Complete

**Phase 1:
Project Initiation and Continuous Management**

Task	Estimated Task Progress	Predicted Completion Date
<i>Task 1.1: Start Up Meeting + Site Visit</i>	Complete	-
<i>Task 1.2: Data Collection</i>	Complete	-
<i>Task 1.3: Document Review</i>	Complete	-
<i>Task 1.4: Project Brand</i>	Complete	-
<i>Task 1.5: Engagement Plan</i>	Complete	-
<i>Task 1.6: Project Web Presence</i>	Complete	-
<i>Task 1.7: Monthly Progress Reports</i>	Ongoing	Last day of each month

Ongoing

**Phase 2:
Citizen and Stakeholder Engagement**

Task	Estimated Task Progress	Predicted Completion Date
<i>Task 2.1: Communications</i>	75%	Communications will occur on schedule with other engagement tasks
<i>Task 2.2: Stakeholder Engagement</i> We will notify stakeholder when the drafts are released. A few stakeholders have specifically requested meetings for that time, so we've left this task open until then.	95%	February
<i>Task 2.3: Staff Engagement</i>	Complete	-
<i>Task 2.4: Survey</i>	Complete	-
<i>Task 2.5: Open House Meetings</i>	Complete	-
<i>Task 2.6: Creative Tactics</i> As per PAC discussion, outstanding creative engagement events will be moved to the end of summer to benefit from the draft planning documents.	30%	March
<i>Task 2.7: Community Vision</i>	Complete	-

<i>Task 2.8: Metric Reporting</i>	50%	Updates after public feedback on discussion papers and after next round of open houses
<i>Task 2.9: What We Heard Report</i>	50%	Final report following the second round of open houses.

Complete

**Phase 3:
Analysis and Discussion Papers**

Task	Estimated Task Progress	Predicted Completion Date
<i>Task 2.1: Population and Demographics Paper</i>	Complete	-
<i>Task 2.2: Environment Paper</i>	Complete	-
<i>Task 2.3: Residential Development Paper</i>	Complete	-
<i>Task 2.4: Economic Paper</i>	Complete	-
<i>Task 2.5: Infrastructure Paper</i>	Complete	-
<i>Task 3.6: General Policy Paper</i>	Complete	-

Complete

**Phase 4:
Project Findings and Recommendations**

Task	Estimated Task Progress	Predicted Completion Date
<i>Task 4.1: Policy Report</i>	Complete	-
<i>Task 4.2: Issues Workshop with PAC</i>	Complete	-

Ongoing

**Phase 5:
Drafting / Policy Development**

Task	Estimated Task Progress	Predicted Completion Date
<i>Task 5.1: Prepare Draft MPS</i> This period we completed the draft of the MPS and submitted it to PAC and staff for review.	Complete	
<i>Task 5.2: Prepare Draft LUB</i> This period we completed the draft of the LUB and submitted it to PAC and staff for review.	Complete	
<i>Task 5.3: Prepare Mapping</i> This period we completed the draft of the mapping and submitted it to PAC and staff for review..	Complete	
<i>Task 5.4: Submit Draft MPS & LUB</i> This period we submitted complete drafts of the planning documents. We will made edits to reflect PAC's discussion and submit a final internal draft for staff review early in January.	75%	First half of January
<i>Task 5.5: Draft Plan Presentation</i> This period we presented the complete drafts to PAC. We will present them to Council at their February meeting.	75%	February 25th
<i>Task 5.6: Community Consultation</i>	Pending	March

Pending

**Phase 6:
Final Presentation and Approvals**

Task	Estimated Task Progress	Predicted Completion Date
<i>Task 6.1: Community Input Summary</i>	Pending	March
<i>Task 6.2: Final Revisions</i>	Pending	April
<i>Task 6.3: Formal MPS and LUB Adoption</i>	Pending	April
<i>Task 6.4: Project Wrap-Up</i>	Pending	May

List of Outputs and Deliverables to Date

- Start up meeting
- Final project brand
- www.queensplan.com
- Engagement Plan
- Internal document review
- Project launch communications
- Project business cards
- Two pop-up events
- Seven public open houses
- Four stakeholder workshops
- PAC communication materials
- General survey in online and paper format
- Business survey in online format
- Advertising materials
- Council project update (x2) and workshop
- Meeting with PAC to update on project and discuss Community Vision
- Stakeholder calls and meetings
- Six discussion papers
- Policy Direction paper
- PAC policy direction workshop
- Third draft of Vision, Goals, and Objectives
- Public release of discussion papers and Policy Direction paper
- Staff workshop
- PAC check-in
- First and second internal draft MPS
- First and second internal draft LUB
- First and second internal draft zoning
- Present and discuss first and second internal drafts with PAC

Next Month Steps

- Submit edits arising from PAC discussion
- Begin preparation for public consultation and communications