

**TOWN OF NEW GLASGOW**  
**PUBLIC HEARING**  
**MONDAY, NOVEMBER 20, 2023**

A Public Hearing was held on Monday, November 20, 2023 at 6:00 p.m. in the Town Council Chambers. Present were: Mayor Dicks; Deputy Mayor Peters; Councillors Borden, Fraser, El-Haddad and MacDonald. Also present were: Lisa MacDonald, CAO; Earl MacKenzie, Town Engineer; Peter Douthwright, Director of Community Development; Police Chief Steve Chisholm; Rebecca Lewis-MacNeil, Director Human Resources; Audrey Buchanan, Assistant Director of Engineering; Rohan Mishra, Environment and Sustainability Lead; Prasad Patil, Marketing and Engagement Manager; Veronica Deno, Active Living Manager; Jeffrey Turnbull, Development Officer/Planner; Kelly Sloan, Executive Assistant; Marlin Plett, Truline Design; several residents from the Acadia Street school area and Lauri Mason and her husband from 637 Trenton Rd. Absent from the meeting was Ross White, Director of Fire, Inspection and Emergency Services. Councillor Dorrington and Solicitor DeMont participated in the meeting using Microsoft Teams.

Mayor Dicks stated that as we gather this evening, we pause to remember that in this province we live and work on lands that are by law the unceded territories of the Wabanaki peoples – predominantly the land of the Mi'kmaq. May we live with respect on this land and live in peace and friendship with its people. We also recognize the African Nova Scotians whose culture, heritage, and history have been and remain a key part of our province for more than 400 years.

**DEVELOPMENT AGREEMENT – JONATHAN SCHNEIDER – 369 PLEASANT ST.**

Council considered an application from Jonathan Schneider for a Development Agreement for property at 369 Pleasant St. to permit the conversion of the main floor to two residential dwelling units bringing the total number of residential dwelling units to 4

The matter has been advertised and considered by the Planning Advisory Committee which recommended that the application be referred to Council for second reading.

No oral or written objections were received.

It was regularly moved and seconded that the application be referred to Council for second reading.

Motion carried.

**DEVELOPMENT AGREEMENT – KHOI NGUYEN – 181 MACLEAN ST.**

Council considered an application from Khoi Nguyen for a Development Agreement for property at 181 MacLean St. to permit the conversion of the main floor to a residential dwelling bringing the total number of residential dwelling units to 3.

The matter has been advertised and considered by the Planning Advisory Committee which recommended that the application be referred to Council for second reading.

No oral or written objections were received.

It was regularly moved and seconded that the application be referred to Council for second reading.

**DEVELOPMENT AGREEMENT – TIERTO O PROPERTIES PID 00992743**

**TRENTON RD.**

Council considered an application from Tiertoo Properties for a Development Agreement for property at PID00992743 Trenton Road to permit the construction of 68 row house style dwelling units and 235 multi-unit style dwelling units via three – 6 story residential complexes.

The matter has been advertised and considered by the Planning Advisory Committee which recommended that the application be referred to Council for second reading.

Laurie Mason of 637 Trenton Road stated that they have concerns about an increase in traffic on Trenton Road if this development were to go ahead. She asked what the units were comprised of.

The Development Officer/Planner stated that the applicant is proposing 68 row house style dwelling units and 235 multi-unit style dwelling units via three – 6 story residential complexes. He also stated that the traffic analysis has been completed which doesn't foresee any issues. She asked what the time frame was for the development to be completed. The Developer/Planner stated that the time frame is now 6 years.

It was regularly moved and seconded that the application be referred to Council for second reading.

Motion carried.

**REZONING – 4414012 NOVA SCOTIA LTD. – 246 ACADIA ST.**

Council considered an application from 4414012 Nova Scotia Ltd. to rezone property at 246 Acadia Street from Industrial (I) Zone to Residential Multi-Unit (R-3)

Zone to ensure alignment with applicable Municipal Planning Strategy Policy for the proposed development agreement for this property.

The matter has been advertised and considered by the Planning Advisory Committee which recommended that the application be referred to Council for second reading.

No oral or written objections were received.

It was regularly moved and seconded that the application be referred to Council for second reading.

Motion carried.

**DEVELOPMENT AGREEMENT – 4414012 NOVA SCOTIA LTD. – 246 ACADIA ST.**

Council considered an application from 4414012 Nova Scotia Ltd. for a Development Agreement for property at 246 Acadia Street to permit the conversion of the former school to 42 self-contained residential dwelling units within the existing building footprint.

The matter has been advertised and considered by the Planning Advisory Committee which recommended that the application be referred to Council for second reading.

The Development Officer/Planner stated that concerns have been raised by neighbouring property owners regarding density of the development, increased traffic and parking. With respect to density he compared the proposal to The Willow which is 40.6 units per acre, the former Temperance St. school apartments 47.2 units per acres whereby the proposal for the former Acadia Street school will be 34 units per acre. The development agreement includes 22 parking stalls and 4 accessible stalls, however, the agreement includes a clause that if more parking is required it be provided.

He indicated that Council has to make consideration for all housing and recommended that the development agreement proceed to second reading.

Mayor Dicks asked if anyone wished to speak on this application.

Ann Chisholm of 339 Brookside Avenue stated that she has a petition with 49 signatures opposing the development because of its high density and they feel it is inappropriate to insert such a large volume of people in this area. She requested Council to reject this development agreement – there needs to be a significant reduction in units.

Kim Frenette of 365 Shelburne St. stated that 22 parking spaces is not sufficient for 42 units and she feels cars will avoid that area and will travel on Shelburne Street because of residents the proposed development of parking along Brookside Ave.

Sherry MacKenzie of 203 Brookside Avenue stated that she currently lives beside an apartment building which causes parking issues so she feels this proposal with that many units would also provide parking issues.

Ian Semple of 326 Brookside Avenue stated that parking will be an issue. He had issues getting out of his driveway when the school was open. There is also no visitor parking provided.

Zena MacKenze of 344 Brookside Avenue stated that she is concerned with traffic and parking.

Jeannie Way 231 of Acadia St. stated that the increased traffic will not be good as the street is used for children playing ball hockey and people walking their dogs.

Dian Day of 232 Acadia St. stated that they moved here recently and came from large cities. They fully support the redevelopment of the Acadia Street school.

The Development Officer/Planner stated that there are more parking spaces available depending on need.

Robert Walsh of 339 Brookside Avenue asked why aren't the additional spaces in the plan now?

Kim Frenette stated that The Willow building has underground parking and the Temperance Street school apartments have additional parking across the street from the building.

Jane Purdy of Shelburne Street asked if the number of units in the building can be changed in the building?

The Development Officer/Planner stated that the number of units could be changed where building code requirements, structure or bylaw requirements can't support the 42 units.

Marlin Plett, Architect, stated that the question is grass or gravel – in the current plan there is more green space however if need be there is space for a total of 60 parking spaces. They can expand the parking as need be. He indicated that currently 50 percent of the potential occupants require parking. He also advised there is a waiting list in place for rentals. The timetable for this development is 18-24 months.

Phillip Murray stated that previously there was flooding of homes in that area and the Town carried out some installation of pipe. He asked if the increased parking on the property could damage the pipes that were installed?

The Town Engineer stated that there was no concern with this.

It was regularly moved and seconded that the application be referred to Council for second reading.

Motion carried.

## **ADJOURNMENT**

It was regularly moved and seconded that the meeting be adjourned.

Motion carried.