

**CITY OF BELLEVILLE
CITY COUNCIL PLANNING COMMITTEE**

MINUTES

JULY 2, 2019

In accordance with both a mailing to every owner of land within 120 metres of the subject properties and the posting of a notice on the properties with respect to applications from Parkwood Apartments Limited and Moira Street Apartments Limited c/o Realstar Management a Public Meeting was held in Council Chambers, 4th Floor, City Hall, on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the applications.

PRESENT:

Councillor Paul Carr
Councillor Pat Culhane
Councillor Bill Sandison
Councillor Ryan Williams

ABSENT:

Councillor Sean Kelly

STAFF PRESENT:

Mr. Matt MacDonald, Director of Corporate Services/City Clerk
Mr. Rod Bovay, Director of Engineering & Developmental Services
Mr. Thomas Deming, Principal Planner

The Chair proceeded to call the Public Meeting to order and outlined, for the benefit of those present, the procedure to be followed with respect to the hearing of presentations.

1. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

There were no disclosures of pecuniary interest.

2. OPENING REMARKS BY THE CHAIR

“The Public Meeting is being heard by the City Council Planning Advisory Committee and public notice has been given in accordance with the Planning Act. The non-elected members of the Planning Advisory Committee are Mr. John Baltutis, Mr. David Joyce, Ms. Kathryn Brown, and Mr. Paul Jennings. Citizen appointees may ask questions and participate in the discussion in order to assist in making

recommendations to City Council but may not make motions or vote in connection with the Public Meeting.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Planning Committee or City Council before the by-law is passed, the person or public body is not entitled to appeal the decision of City Council or the Local Planning Appeal Board (LPAT)

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the related by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Comments received at this public meeting as well as written comments will be considered by the Engineering and Development Services Department in analysis of the applications that were part of the public meeting tonight. A recommendation report will be brought forward upon receipt of all agency and public comments in the future.

Any persons wishing to be advised of the Belleville Planning Advisory Committee's recommendations with respect to today's applications are requested to leave their name and address on the appropriate notification sheet located on the clipboard beside the podium."

3. PUBLIC MEETING - THE PLANNING ACT

3.1 NOTICE OF APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR A PROPOSED CONDOMINIUM CONVERSION, 217 BRIDGE STREET EAST, CITY OF BELLEVILLE OWNER: PARKWOOD APARTMENTS LIMITED C/O REALSTAR MANAGEMENT FILE NO.: 12CD-19002 AGENT: MHBC PLANNING LIMITED

At the request of the Chair, the Director of Engineering & Development Services described the subject application as follows:

"The property is municipally known as 217 Bridge Street East in the City of Belleville. The subject property is located on the south side of Bridge Street East between Chatham and Bleecker Streets, as shown on the Key Plan included on the Draft Plan of Condominium.

Currently located on this property, as shown on the attached plan, is a 7-storey 68-unit apartment building. The 68 apartment units are currently rented out by one owner. The proposed Draft Plan of Condominium would see the existing 68 units converted to condominium ownership. No new development or construction on this site is planned. Thus, in essence the physical use of the property will not change but the type of tenure could.

It is noted that Section 51 of the Residential Tenancies Act, 2006 provides security of tenure for existing tenants and also provides for the first right of refusal on the purchase of an existing unit for the existing tenant.”

Andrea Sinclair from MHBC Planning Limited, Agent for the Owner was in attendance and available to answer any questions or concerns.

No other persons responded to the Chair’s call upon those wishing to speak either for or against the application.

Moved by Councillor Williams
Seconded by Councillor Sandison

THAT the “Parkwood Apartments Limited c/o Realstar Management” be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **NOTICE OF APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR A PROPOSED CONDOMINIUM CONVERSION, 230-232 MOIRA STREET EAST, CITY OF BELLEVILLE OWNER: MOIRA STREET APARTMENTS LIMITED C/O REALSTAR MANAGEMENT FILE NO.: 12CD-19003 AGENT: MHBC PLANNING LIMITED**

At the request of the Chair, the Director of Engineering & Development Services described the subject application as follows:

“The property is municipally known as 230-232 Moira Street East in the City of Belleville. The subject property is located on the west side of Moira Street East, north of College Street, as shown on the Key Plan included on the Draft Plan of Condominium.

Currently located on this property, as shown on the attached plan, are two (2) 3-storey 12-unit apartment buildings. The 24 apartment units are currently rented out by one owner. The proposed Draft Plan of Condominium would see the existing 24 units converted to condominium ownership. No new development or construction on this site is planned. Thus, in essence the physical use of the property will not change but the type of tenure could.

It is noted that Section 51 of the Residential Tenancies Act, 2006 provides security of tenure for existing tenants and also provides for the first right of refusal on the purchase of an existing unit for the existing tenant.”

Andrea Sinclair from MHBC Planning Limited, Agent for the Owner was in attendance and available to answer any questions or concerns.

No other persons responded to the Chair’s call upon those wishing to speak either for or against the application.

Moved by Councillor Culhane
Seconded by Councillor Sandison

THAT the “Moira Street Apartments Limited c/o Realstar Management” Application be referred to the Regular Planning Meeting for further consideration.

-CARRIED-

4. **ADJOURNMENT**

Moved by Councillor Sandison
Seconded by Councillor Culhane

THAT the Public Meeting be adjourned.

-CARRIED-