

**CITY OF BELLEVILLE
PLANNING ADVISORY COMMITTEE MEETING**

MINUTES

August 6, 2019

A Regular Meeting of the Belleville Planning Advisory Committee was held in the City Hall Council Chamber on the above date at 5:30 p.m.

1. ATTENDANCE

Mayor Mitch Panciuk	Ms. Kathryn Brown
Councillor Pat Culhane	Mr. Paul Jennings
Councillor Sean Kelly	Mr. David Joyce
Councillor Bill Sandison	Mr. John Baltutis
Councillor Ryan Williams	

ABSENT

Councillor Paul Carr

STAFF PRESENT

Mr. Matt MacDonald, Director of Corporate Services/ City Clerk
Mr. Rod Bovay, Chief Administrative Officer
Mr. Stephen Ashton, Manager of Policy Planning
Mr. Greg Pinchin, Manager of Approvals

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

There were no disclosures of pecuniary interest.

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on July 2, 2019 had been circulated.

Moved by Kathryn Brown
Seconded by David Joyce

THAT the Minutes of the City Council Planning Committee Meeting and the Planning Advisory

Committee Meeting held on July 2, 2019 be approved and adopted.

-CARRIED-

4. **DEPUTATIONS**

Andrea Sinclair from MHBC Planning Ltd., agent for the applicant, spoke in favour of Reports 7.1 and 7.2.

5. **COMMUNICATIONS**

There were no items brought forward under this section of today's agenda.

6. **REFERRALS FROM PUBLIC MEETING**

6.1 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, 260 & 262 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1086
APPLICANT/OWNER: JAMES MCMAHON DENTISTRY PROFESSIONAL CORPORATION
AGENT: TASKFORCE ENGINEERING INC.

The Planning Advisory Committee considered the "James McMahon Dentistry Professional Corporation" Planning Application in light of the Public Meeting.

Moved by Councillor Sandison
Seconded by John Baltutis

THAT Report No. PP-2019-51 dated August 6, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-law Number 10245, as amended - 260 and 262 Dundas Street East, City of Belleville, County of Hastings be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and

addressed to the satisfaction of the Engineering and
Development Services Department.

-CARRIED-

7. REPORTS

**7.1 RECOMMENDATION REPORT 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**

Moved by David Joyce
Seconded by Councillor Sandison

THAT the Planning Advisory Committee recommends the
following to City Council:

THAT the Council of The Corporation of the City of
Belleville approve the request for approval of a Plan of
Condominium (File: 12CD-19002) for the 68 unit
apartment building located at 217 Bridge Street East,
more specifically described as Part of Lot 26 W,
Registered Plan 166, and Part of lots 51 and 52,
Registered Plan 267 (Being Part 1, Plan 21R-23803) City
of Belleville, County of Hastings, subject to the draft plan
conditions outlined in **Attachment #4** of the Manager of
Approvals' Report No. APS-2019-25.

Members of the Committee spoke on this resolution and a
Recorded Vote was requested.

YEAS: Paul Jennings	NAYS: Councillor Sandison
John Baltutis	Councillor Williams
Kathryn Brown	Councillor Kelly
David Joyce	Councillor Culhane
	Mayor Panciuk

YEAS: In total number of (9) 4
NAYS: In total number of (9) 5

-FAILED-

Moved by Councillor Sandison
Seconded by Councillor Kelly

THAT the Planning Advisory Committee recommends
the following to City Council:

THAT the Council of the Corporation of the City of
Belleville **DENY** the request for approval of a Plan of
Condominium (File: 12CD-19002) for the 68 unit
apartment building located at 217 Bridge Street East,
more specifically described as Part of Lot 26 W,
Registered Plan 166, and Part of lots 51 and 52,
Registered Plan 267 (Being Part 1, Plan 21R-23803)
City of Belleville, County of Hastings, as the
application is not consistent with the Provincial Policy
Statement, Section 1.1.1.(b) accommodating an
appropriate range and mix of residential (including
second units, affordable housing and housing for
older persons) and the City of Belleville's Official Plan
3.10.2.(i) considering existing vacancy rates in the
community.

-CARRIED-

7.2 **RECOMMENDATION REPORT 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**

Moved by Councillor Sandison
Seconded by Mayor Panciuk

THAT the Planning Advisory Committee recommends
the following to City Council:

THAT the Council of the Corporation of the City of
Belleville **DENY** the request for approval of a Plan of
Condominium (File: 12CD-19003) for the two 12 unit
apartment buildings located at 230-232 Moira Street
East, more specifically described as part of Lots 1 and
2, East of James Street and Part of Lot A, West of
Moira Street, Registered Plan 103 (being Part 1, Plan
21R-502), City of Belleville, County of Hastings, as
the application is not consistent with the Provincial

Policy Statement, Section 1.1.1.(b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons) and the City of Belleville's Official Plan 3.10.2.(i) considering existing vacancy rates in the community.

-CARRIED-

8. INFORMATION MATTERS

8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT

Moved by John Baltutis
Seconded by Councillor Sandison

THAT the Official Plan and Zoning By-law Amendment Monitoring Report to August 6, 2019 be received.

-CARRIED-

9. GENERAL BUSINESS AND INQUIRIES

There were no items brought forward under this section of today's agenda.

10. ADJOURNMENT

Closing remarks were read by the Chair.

Moved by Councillor Sandison
Seconded by Mayor Panciuk

THAT the Regular Planning Advisory Committee Meeting adjourn.

-CARRIED-