

The Public Hearing for the consideration of amendment to the development agreement with M.A.D.E. for Mahone Bay Ltd, in respect to property on Cara Lane identified as PID 6374493, was held on Thursday, July 14, 2016.

Present:

Mayor J. Feeney
Deputy Mayor D. Devenne
Councillor K. Wilson
Councillor K. Nauss
Councillor L. Hennigar
Councillor P. Carver
CAO J. Wentzell
Deputy Clerk M. Hughes
Senior Planner W. DeGrace

Regrets: Councillor J. Bain

Gallery: Thirteen

Report of the Clerk

The Report of the Clerk was presented by CAO/Clerk Jim Wentzell. The proposed amendment to the development agreement between the Town of Mahone Bay and M.A.D.E. for Mahone Bay Ltd, Scott W.R. Youden and Cara M. Youden was received for property on Cara Lane, identified as PID 60374493, for the construction of a residential development of up to 26 units.

Mr. Wentzell reported that the proposed amendment was duly advertised, a public information session was held and no submissions were received.

Overview of the Project by the Planner

Senior Planner, Bill DeGrace, reported that an amendment to the 2013 development agreement with M.A.D.E. for Mahone Bay Ltd., Scott W.R. Youden and Cara M. Youden is required because the original development agreement permitted a 22-unit dwelling and the change to a building comprised of up to 26 dwelling units is considered a substantial amendment.

Mr. DeGrace advised that the proposed construction has been conceptualized as an opportunity to provide affordable housing for seniors in Mahone Bay, and as such would be designed for ease of use by seniors. Mr. DeGrace referenced the staff report dated June 3, 2016 in which a series of standard criteria were used to evaluate the proposal and ensure that the site was suitable for the development; it was determined that the site does meet the requirements.

Specific considerations for this proposal include construction setback from the high water mark of Ernst Brook, drainage plans and the inclusion of a pumping station for waste water at the lower end of the property; the pumping station would be turned over to the Town upon completion. Mr. DeGrace highlighted the parking requirements of the proposed development as only one parking space per unit would be required for a building constructed specifically for seniors.

Mr. DeGrace advised Council that the staff report recommends that Council approve the proposed amendments to the development agreement.

Report on the Public Information Session

Mr. DeGrace reported that he hosted a Public Information Session on June 27, 2016 at 7:00 pm at Town Hall. In addition to the developer, three members of Council, and the CAO, one member of the public was in attendance and another stopped in briefly to collect printed information but did not stay. Mr. DeGrace reviewed the questions posed and answered during the Public Information Meeting.

General Public

Chris Langdon, daughter of Town resident Carolyn Kuhn, read the following statement into the minutes:

Let it be said that I, Carolyn Kuhn, have no objections to development of the property beside mine as long as it does not have adverse affects to my property. I understand the need in Mahone Bay for affordable senior housing. Saying that, I do have some questions and concerns to voice regarding this development in order to look after my own interests. Our property has been lovingly cared for for generations, dating back to the founding families of Mahone bay and I would like to ensure that it is valued and protected.

Some landfill has already been deposited along the property line and the fill abuts my property line. There is already evidence of water run off and silt draining directly onto my property in several places. There is no retaining wall to curb the movement of the fill and silt run off onto my property or any attempt as of yet to make sure the fill does not adversely affect my property. Piles of earth 5-6 feet high is certainly also affecting the beauty of our back property.

The developer has already made changes to the landscape.

Ms. Langdon then read the following questions regarding the following from her mother:

- *Can a 5 -6 foot amount of land fill abut directly against the neighbor [yard]?*
- *Set back between the land fill build up and our property*

- *A retaining wall is built along the whole side of the adjacent property line, in order to prevent water and water related issues that would affect our property*
- *The landscaping is done in a manner that contributes to the existing esthetic value of the surroundings by planting trees, installing a fence and landscaping the sides attractively. Not just a fence put on top of the landfill.*

Charles McGinley, Town resident, inquired about the height of the building and the height of the building relative to the roofline of buildings on Kinburn Avenue.

Chris Iyoupe, Town resident, asked about parking. In response to the information that a single parking space is required for a building designated for seniors, Mr. Iyoupe expressed concerns about the adequacy of parking for the proposed development.

Comments by the Applicant

Bob Youden, President of M.A.D.E. for Mahone Bay Ltd, provided clarification on the issue of parking, acknowledging that while the development is proposed as a facility for seniors they will not discriminate against potential tenants based on age; the senior designation relates to the requirements for construction and does not permit discrimination against tenants. Mr. Youden advised that in his other rental properties advertised for seniors, one space per unit is more than sufficient; some tenants do not have personal vehicles and many other tenants will stop driving during the course of their tenancy. Mr. Youden also explained that he must provide a landscape plan for approval as part of the proposed amendment to the development agreement.

Mr. Youden provided answers to various questions raised by the public and stated he was willing to address any concerns of neighbours in developing his property.

The public hearing adjourned upon motion at 7:55 p.m.

TOWN OF MAHONE BAY

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CAO, James A. Wentzell

Mayor C.J. Feeney