



**Public Meeting of Council  
Tuesday, March 27, 2017 at 7 PM  
City Hall, Council Chambers**

**Mayor Clifford Lee Presiding**

**Present:**

**Deputy Mayor Mike Duffy  
Councillor Greg Rivard  
Councillor Terry MacLeod  
Councillor Jason Coady  
Councillor Kevin Ramsay**

**Councillor Edward Rice  
Councillor Melissa Hilton  
Councillor Mitchell Tweel  
Councillor Robert Doiron**

**Also:**

**Alex Forbes, PHM  
Brad Wonnacott, PHAA**

**Peter Kelly, CAO  
Greg Morrison, PI**

**Regrets:**

**Councillor Terry Bernard**

Mayor Clifford Lee opened the meeting.

Mayor Lee then turned the meeting over to Councillor Greg Rivard, Planning Board Chair, who introduced the first application.

**1. 246 Sydney Street (PID 338608)**

Request for a site specific amendment to the Downtown Neighbourhood Zone (DN) as it applies to 246 Sydney Street (PID# 338608) in order to permit three fascia signs and to permit short and long term rental of 22 apartment units

Councillor Rivard then introduced the developer Gordon MacPherson to speak on behalf of the proposal.

**Gordon MacPherson (Applicant)**

Mr. MacPherson explained that additional signage is needed to aid travelers in finding the inn. He noted that the signs will be subdued in appearance, black and gold in color and will be lit from existing architectural lighting on the property. He did not believe that bright signage was

right for this development or neighborhood and all signage would comply with existing City bylaws. Mr. MacPherson went on to explain that the project has been more costly than expected so the owners of the inn are trying maximize their investment between the peak and low tourist season and are asking for permission to alter the development agreement with the city presently permits 18 Boutique Inn Suites and 22 apartment units. The owners are presently seeking permission to have the 22 apartment units recognized for short and long term rentals. Specifically, short terms rentals would occur between May and September, using an “Air B& B concept” in order to take advantage of the busier tourist season. The owners would return to long term apartment rentals for the remaining 8 months (October through April).

Mayor Lee asked if there were any questions from Council or the public.

**Joan Cummings (Resident)**

Ms Cummings stated that she was concerned that the change is being requested. She is the owner of a Tourist business herself and believed that the development would have more permanent apartment rental units. She expressed her concerns that the original development agreement might be changed and after that, what other changes may be requested. She was concerned whether 40 parking spaces would now be enough if this change occurred and that an increase in garbage could mean an increase in truck noise. Ms Cumming did think that the lighting and all of the work done on this project was beautiful. She was also glad that the entrance would be from Weymouth Street and not Sydney Street.

**Doug Deacon (Resident)**

Mr Deacon stated that he admired the money that has been spent on the project and the job that has been done. However, he was unhappy that a 100 year old Oak tree was removed from the property. He had concerns about the exact number of parking spaces that would be available on the Sydney Suites property as he believed at least seven (7) public spaces had disappeared from the Dorchester St. area near his home in recent years.

Mayor Lee asked if there were any questions from the floor; there being none, Mayor Lee then turned the meeting over to Councillor Greg Rivard, Planning Board Chair, who introduced the second application to present.

**2. 355 Queen Street (PID #356485)**

Request for a site specific amendment to the Medium Density Residential (R-3) Zone as it pertains to 355 Queen Street (PID #356485) in order to permit a take-out restaurant (maximum of 75 sq. ft in area) to operate within the existing convenience store.

Councillor Rivard then introduced Baocheng Zhu, the owner of the convenience store.

**Baocheng Zhu (Applicant)**

Mr. Zhu opened his remarks by thanking the Council for hearing his application. Mr. Zhu was also impressed that Council took such care in watching over development in the City. Mr. Zhu indicated that he had purchased the property in January 2017. He then went on to explain that his business has decreased dramatically with the opening of the Murphy’s Pharmacy at 420 Queen

Street this past month. Mr. Zhu indicated that many neighbours have encouraged him to re-open the take-out restaurant in the building that was once there to help increase his business. He stated that the convenience store will likely have to close within a few months if the site specific amendment request for a take-out restaurant is not approved. He stated that the take-out restaurant will serve hamburgers and fries only.

Mayor Lee asked if there were any questions from Council or the public.

**Councillor Melissa Hilton**

Councillor Hilton asked the owner what the hours of operation for the take-out restaurant would be if the application was approved. Mr. Zhu responded that the hours of operation for the convenience store are currently Monday to Saturday, 7:00 am to 11:00 pm. The take-out restaurant would operate between 11:00 am and 2:00 pm & 4:00 pm and 8:00 pm.

**Councillor Mitchell Tweel**

Councillor Tweel congratulated the applicant for his investment in the community.

**Sherrel Mayne (Resident of 9 Bayfield Street)**

Ms. Mayne stated that she did not own a vehicle and this convenience store provides her with almost everything she needs on a daily basis. She indicated the convenience store used to serve food and would like to see it brought back to the neighbourhood.

Mayor Lee asked if there were any questions from the floor; there being none, the meeting was adjourned.

**The meeting was adjourned at 7:25 p.m.**