



**Public Meeting of Council
Wednesday, November 29, 2017 at 7 PM
Council Chambers, City Hall**

Mayor Lee Presiding

Present:

**Deputy Mayor Mike Duffy
Councillor Kevin Ramsay
Councillor Terry MacLeod
Councillor Terry Bernard
Councillor Mitchell Tweel**

**Councillor Melissa Hilton
Councillor Robert Doiron
Councillor Greg Rivard
Councillor Jason Coady**

Also:

**Alex Forbes, PHM
Greg Morrison, PI
Peter Kelly CAO**

Victoria Evans, PHAA

Regrets:

Councillor Rice

Mayor Lee opened the meeting. He turned the meeting over to Councillor Greg Rivard, Planning Board Chair.

Councillor Rivard then introduced the application to be presented:

1. 213 Belvedere Avenue (PID# 395053)

Amend Appendix "A" – Future Land Use Map of the Official Plan from Low Density Residential to Commercial and Appendix "H" – Zoning Map of the Zoning & Development Bylaw from the Low Density Residential (R-2) Zone to the Business Office Commercial (C-1) Zone in order to rezone the property at 213 Belvedere Avenue (PID# 395053). A home occupation currently operates from the dwelling however the rezoning will allow for the entire building to be used as office space.

Councillor Rivard then introduced Greg Morrison, Planner I, to provide an overview of the application.

Mr. Morrison outlined the application to rezone the property at 213 Belvedere Avenue. He explained that the applicant received approval in October 2017 to operate a home occupation from the dwelling. The applicant now wishes to convert the entire building to commercial and rent out individual bedrooms as office space. He stated that while the applicant does not plan on

renovating the building, the building may need renovations to meet the National Building Code of Canada.

Councillor Rivard then introduced Denise Pearce, the applicant and owner of the property.

Ms. Pearce stated that she plans to operate her tutoring business from the dwelling and rent out the other bedrooms. She is currently working in a contract position and she will not be converting the dwelling to office space until her contract finishes. Until this contract position ends, she intends to rent out the bedrooms in the dwelling to international students. She noted that there are two neighbouring businesses at 215 and 217 Belvedere Avenue and therefore a commercial use would be appropriate in the neighbourhood.

Mayor Lee asked staff what uses are permitted in the Business Office Commercial (C-1) Zone.

Mr. Morrison responded that community or educational institutions, medical or health offices, other offices and parking lots are the permitted uses of the Business Office Commercial (C-1) Zone.

Mayor Lee asked if residential uses are still permitted.

Mr. Morrison responded that residential uses are still permitted.

Councillor Hilton asked what the parking requirement will be and where Ms. Pearce intends to have the parking.

Mr. Morrison stated that the requirement is based on the square footage of the office space, so it will be approximately 5 spaces but this is dependent on the floor plans the applicant submits.

Ms. Pearce responded to Councillor Hilton and stated the front lawn will be used for parking.

Pierre Lalonde

Mr. Lalonde lives on Carmichael Drive. He expressed concern that cars will be parked on Carmichael Drive.

Ms. Pearce responded to the comments regarding parking and stated that she will look into potentially using some of the parking at the hair salon next door at 215 Belvedere Avenue.

Mayor Lee asked Ms. Pearce if she has considered using the rear yard for parking.

Ms. Pearce stated it could be used for parking however there is a shed that would need to be removed first.

Mayor Lee asked if there were any further questions or comments; there being none the meeting was adjourned.

The meeting was adjourned at 7:15 p.m.