

Minutes of a Public Meeting of Council held on September 14, 1998 at 6:00 p.m. in the Council Chambers of the Amherstburg Municipal Building.

PRESENT: Mayor W. Hurst
Deputy Mayor T. DiBartolomeo
Councillor R. Anderson
Councillor L. Fox
Councillor R. Pillon
Councillor G. Theriault
Councillor T. Tiefenbach

ALSO PRESENT: William King, Chief Administrative Officer
David Mailloux, Clerk
Lory Bratt, Planner

DECLARATION OF PECUNIARY INTEREST

There were no declaration of pecuniary interest.

The purpose of this Public Meeting is to consider proposed zoning by-law amendments pursuant to the provisions of Section 17 and 34 of the Planning Act, R.S.O. 1990.

Item #1

Proposed Zoning By-law Amendment for the former Marra's Bread Property to change the zoning from Commercial General (CG) to Commercial General/Residential Multiple Second Density (CG/RM2).

Mayor Hurst asked the proponents of the development to explain the proposal to the Council and those present.

Mr. Dante Capaldi introduced Mr. Remo Valente, Mr. Roger Sasseville and Ms. Cathy Cookson.

Mr. Capaldi gave a brief description of the physical and financial aspects of the project. They are proposing 31 units, with each unit being approximately 850 - 1000 sq. feet. The units would be in the \$70,000 to \$95,000 price range. 1.25 parking spaces per unit would be provided on site, with another 12 to 14 on Murray Street.

Roger Sasseville and Cathy Cookson explained their marketing strategy.

Mayor Hurst then opened the meeting to questions.

When asked, Mr. Capaldi explained that the target market was seniors and "empty nesters".

Debby Pajot questioned appropriateness of allowing residential development rather than commercial. There are now only 8 parking spots for 11 businesses. Ms. Pajot asked if the commercial is all going residential to which the Mayor answered "No".

Ms. Pajot also questioned the tax implications of Residential vs Commercial.

Ms. Pajot questioned if the Official Plan allowed Residential? Mr. King advised that the Official Plan allowed residential in the fringes of the core area. Also questioned was if the Strategic Plan called for Commercial.

Mayor Hurst asked the developer about the timing. Mr. Capaldi felt that there would be 6 - 8 weeks of marketing with building being started as early as December.

Ms. Pajot stated that for 2 years she has been dealing with the parking problem. With the arrival of the H.M.S. Detroit the parking problem will become worse.

Diane Pouget advised that she had a concern about parking.

Rosa White stated that it was a good proposal but not for downtown. She is deeply concerned about jobs for the young people. Commercial development is needed.

Councillor Gerry Theriault stated that he believed Council had a vision to enhance the core area.

John Fox questioned where the storm and sanitary sewer would be connected. Mr. King explained that the storm sewer would flow to Richmond Street and the sanitary sewer would flow to Murray Street.

Rose Kelly questioned the quality of the units. Mr. Capaldi invited Ms. Kelly to visit another project to view the quality of his developments.

Bob Pajot stated that there was not enough room on Murray Street to allow for the 12 to 14 parking spaces.

Councillor Pillon felt that this project would benefit the majority of ratepayers. The parking problem will be solved in time.

Gus Muscatello asked if more parking could be provided as part of the development and also if something more definite could be provided in resolving the parking problem. Other communities have had similar problems but have solved them in a variety of ways.

Mr. Capaldi stated that he could provide underground parking if the municipality was willing to be part of a co-operative venture. Costs of underground parking range from \$10,000 to \$15,000 per stall.

Deputy Mayor T. DiBartolomeo stated that the proceeds of the sale would stay within the downtown.

Mayor Hurst summed up the meeting by saying that a long and healthy debate was held and that all concerns will be taken under advisement. The public parking signs will be updated in the downtown area.

Moved by G. Theriault, seconded by T. DiBartolomeo that Council concur with the report recommending that administration be authorized to prepare a Zoning By-law Amendment to change the zoning for the former Marra's Bread property from Commercial General (CG) to Commercial General/Residential Multiple Second Density (CG/RM2).

Item #2

Proposal for Official Plan Amendment and Zoning By-law Amendment for provisions of Sections 17 and 34 of the Planning Act R.S.O. 1990 for properties on Renaud Street.

The purpose of the proposed official plan amendment is to change the land use designation on a 2.2 hectare parcel of land described as Parts 2, 3, 4, 5, 6 and 7 on Reference Plan 12R15879 situated on the north side of Alma Street at Renaud Street from "Light Industrial to "Light Industrial and Highway Commercial". The proposed change in designation will permit the full range of Light Industrial and Highway Commercial uses as set out in the official plan. The subject property will be serviced by municipal piped water and sanitary sewers. The purpose of the proposed zoning by-law amendment is to change the zoning on the subject property from "Industrial Light Zone (IL)" to "Industrial Light Zone (IL) and "Commercial Highway Zone (CH)". The change in zoning will permit the full range of Industrial Light and Commercial Highway uses as set out in Zoning by-law 1757, as amended.

Public Meeting
Sept. 14, 1998 - Minutes
Pg. 3

Mr. Kelly Hansen representing One Henry Ltd. advised Council that he agreed with the Planning Report on the matter, however, his client would like the addition of professional and medical offices and food processing and sales.

Mr. Keith Henry of Precision Plastics stated that, at this time, his company was opposed to the Official Plan amendment. Once he understands what the "extra uses" involve, he may not be opposed.

It was suggested that the Chief Administrative Officer and the developer should clarify what uses are being requested.

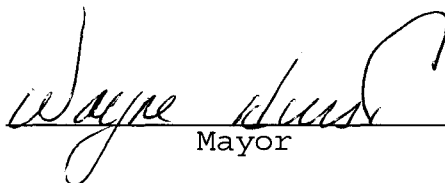
Moved by G. Theriault, seconded by R. Pillon that the Official Plan Amendment and Zoning By-law Amendment proposals submitted by One Henry Limited be held in abeyance until the proposed uses are identified.

Motion Carried


Mayor Hurst suggested that a full notification should take place prior to the next meeting.

Moved by G. Theriault, seconded by T. DiBartolomeo there being no further business, the meeting adjourn.

Motion Carried



Mayor



Clerk