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**Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on February 12<sup>th</sup>, 2015 at 7 P.M., at which are present:**

Present: Deborah Woodhead, Councillor and Chairwoman, Nicole Durand, Councillor  
Miriam Tabori  
Chloé Hutchison  
Phillip Avis  
Timothy Mathieu  
Frank Hicks

Invited and present : , Nathalie Lavoie, Director of Urban Planning

Convened and absent :

Invited and absent : Mayor Ed Prevost

**1. Minutes of the Previous Meeting**

The minutes of the regular Town Planning Advisory Committee meeting held on January 15<sup>th</sup>, 2015 were submitted to all members. It is **moved** and unanimously resolved that the minutes be approved as submitted.

**Adopted unanimously**

**2. 448-450 Main Road – Residential Project: addition to an existing building**

**WHEREAS** a new preliminary proposal has been received for a mixed building project (commercial and residential) for 448 Main Road;

**WHEREAS** the original preliminary proposal for a mixed building project (commercial and residential) for 448 Main Road was submitted for review in February 2014;

**WHEREAS** said project was and still is accepted, in principle;

**WHEREAS** a lengthy enclosed passageway now connects the two buildings for which a vote was carried out by the Committee members; **Vote: 3 for, 2 against, 1 abstain**

**WHEREAS** most of the green space has been lost in the new project design;

**WHEREAS** the parking provided in the original project was mostly sufficient;

**THEREFORE** it is **moved** and resolved (**3 for, 2 against, 1 abstain**) that the Town Planning Advisory Committee **recommends the approval** of this proposed mixed building project subject to the following conditions:

- 2.1 The project should read as 1 building and not 2 as it presently does;
- 2.2 Passageway must have doors and be completely enclosed;
- 2.3 Requirement for a landscape plan which should include a treed green space around the connecting structure between the two buildings;
- 2.4 The original building should be given a more heritage look;
- 2.5 Similar materials be used for both buildings;
- 2.6 Maintain the tin roof on original building;
- 2.7 The addition should maintain the character of the original building by introducing elements that are more typical of the environment so that both buildings look as if they have been there for the past 70 years or so;



- 2.8 Fewer outside parking spots with the resulting area being used for green space. Include a treed green space around the connecting structure between the two buildings;
- 2.9 Particular attention be paid to zoning by-laws and building code regulations regarding the safety of residents in terms of sprinkler systems and elevators and handicap access;
- 2.9 Insure particular attention is paid to the underground parking regarding the slope of the ramp and the above ground height (reference Article 512 of By-law 526) and the structural columns and height of the wall which access to sides of read building.

**Adopted**

3. **714 Main Road – Major Renovation**

**WHEREAS** an application has been received for the major renovation of a building at 714 Main Road;

**THEREFORE** it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends the approval** of the plans as submitted.

**Adopted unanimously**

4. **193 Main Road – Ellerbeck Project: Proposed zoning change**

A draft of the proposed standards and tables pertaining to the requested zoning change were presented for a first reading. There being considerable detail, it is suggested that the documents should be studied further for discussion and revision before any final recommendation can be submitted.

5. **Termination of Meeting:**

Having no other subjects to discuss, the meeting ends at 10:15 P.M.  
Next meeting: March 12<sup>th</sup>, 2015, 7 P.M.