



**CORPORATION OF THE
CITY OF CLARENCE-ROCKLAND
PLANNING COMMITTEE MEETING MINUTES**

August 28, 2024
Teleconference

PRESENT: Carl Grimard, President
André J. Lalonde, Councillor Ward 5
Diane Choinière, Councillor Ward 8
Michel Bourdon, Member
Mathieu Couture, Member
Karine McCulloch, Deputy Clerk

1. Opening of the meeting

The President opens the meeting at 7:01 p.m.

2. Adoption of the agenda

Moved by Diane Choinière

Seconded by Michel Bourdon

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests

None

4. Adoption of the minutes

Moved by Mathieu Couture, Member

Seconded by Michel Bourdon

THAT the minutes of the Planning Committee of July 31, 2024 meeting be adopted.

CARRIED

5. Presentations / Reports

5.1 Zoning By-law Amendment for 791 Lawrence Street

a. Presentation

Presentation by Eli Saikaley, owner.

He is requesting a zoning by-law amendment to build a duplex with two additional units on each side, for a total of 6 units.

b. Questions / Comments

Following a question, Marie-Eve Belanger mentions that the sight triangle will not be a problem since it will be the parking lot that will be on the corner lot.

Councillor Lalonde comments on the reduction of the setbacks to maximize space, which makes the community narrower.

Councillor Choinière asks if the zoning by-law will be amended to include the recommendations of Bill 23 on setbacks.

Marie-Eve Belanger explains that Bill 23 encourages the addition of residential units, and the way to do this is to grant reduced setbacks when requested. There will be more and more requests of this kind, given that Bill 23 encourages the construction of residential units. She explains that the process to amend the municipality's Official Plan has already begun, and that changes to the zoning by-law will follow, if necessary.

André Sarault, owner of two properties on Alma Street, joins us to share his comments. He mentions his disagreement with the setbacks, the location of the path leading to the side door, the appearance of the electric meters, the location of the entrance to the parking area, the layout of the parking area, the potential increase in traffic on Alma Street, parking on Alma Street and the appearance of the building on the character of the neighborhood.

c. Recommendation

Moved by Diane Choinière

Seconded by Mathieu Couture, Member

That the Planning Committee recommends to Council to amend Zoning By-law 2016-10 in order to change the zoning category for the property located at 791 Lawrence Street from "Urban

Residential First Density Special Exception 3 (R1S-3) Zone” to “Urban Residential Second Density Exception 37 (R2-37) Zone” as recommended by the Department of Community Development.

CARRIED

5.2 Zoning By-law Amendment for 632-636 Laurier Street

a. Presentation

Presentation by Jacob Bolduc of Fotenn Planning and Design.

b. Questions / Comments

Councillor Lalonde expresses its concerns about snow removal and reduce parking.

Jacob Bolduc explains that snow removal was thought about during the design process of the parking lot but is not to be address before the Site Plan Control. Part of the landscaping area is to be use for the snow storage. If snow storage cannot be done on site, the owner/manager would coordinate snow removal.

Following Councillor Choinière suggestions to remove the gym amenities to add parking, Jacob Bolduc explains the implications that that would incur and the difficulties in respecting the community amenities requirement under the by-law.

The president, Carl Grimard, summarizes the committee members' concerns about parking.

The committee discussed the possibility of sending the decision directly to Council, so that they and the administration could discuss the balance between units and parking. It's important that the rest of Council be involved in this and have the opportunity to talk about it.

Julian Lenhart explains the options available to the committee, in order to bring a recommendation to council and open the discussion with all council members.

The owner of the project, Kwesi Bourne, talks about the parking problem and offer information to the committee members to get them thinking about the future of the automobile.

Jacob Bolduc clarifies the number of parking required per unit. He mentions that the 1.5 parking space per unit only applies to certain

size of unit. In the case of this project, it would only apply to the 2-bedroom units, which they only have 5. He reiterates that in the end, only visitor parking is being reduce, but the addition of street parking should also be taken in consideration.

c. Recommendation

Moved by Diane Choinière

Seconded by Michel Bourdon

THAT the Planning Committee recommends that Council adopts a by-law to amend the zoning by-law for the property described as Part of Lots E and F and Part of Lot 23, Concession 1, to change the zoning category from 'General Commercial- Exception 15 (CG-15)' to 'Residential Third Density-Exception 67 (R3-67)' to:

- Reduce a communal amenity space from 60 meters to 55.7 meters;
- Reduce the required number of parking spaces from 26 to 22;
- Reduce the landscaped buffer between the driveway/parking and the western interior side lot line from 1.5 meters to 1 meter;
- Permit a minimum lot area of 2,256 square meters whereas 2,800 square meters (140 square meters per unit) is required for a low-rise apartment in the R3 Zone.

CARRIED

6. Other Items

None

7. Adjournment

The meeting is adjourned at 8:22 p.m.

Carl Grimard, President

Karine McCulloch, Deputy Clerk

