

Carleton Place Official Plan Ad Hoc Committee

Minutes, Meeting 2

Wednesday, August 25th, 11:00 a.m.

Via Zoom

Attendees:

Niki Dwyer - yes

Maggie Yet - yes

Jennifer Hughes - yes

Jean Muncy - yes

Aaron Niedbala - yes

Nahanni McIntosh - yes

Jessica Hansen - yes

Kate Murray - yes

Bill Slade - yes

Janet McGinnis - yes

Shawna Stone - regrets

Mark Hinton - yes

Jackie Kavanagh - yes

Kyle McCutcheon - yes

Duncan McNaughton - yes

Deputy Mayor Sean Redmond - yes

Eric Forhan - yes

Marc Rivet - yes

1. Summary of findings from SWOT (Strengths, Weaknesses, Opportunities, Threats)

Analysis from Meeting 1: Niki Dwyer

Followed by roundtable discussion, comments, follow-up

2. Mississippi District Policy Review: Niki Dwyer

Followed by roundtable discussion

- Praise for Beckwith Square building development right next to Farmers' Market
- Concern about Transitional area between Lake Ave. and Coleman being dilapidated as you enter town
- Need improved water access and a more obvious way to find it for visitors – improved signage, public-facing maps, reminder there is an info centre right downtown at Moore House across from Town Hall
- Some recent development has not had the rigorous review that it should have, especially on facades and exteriors
- Limitations to being able to dictate how private land is developed – stick and carrot approach to entice landowners to develop their land in a compatible way – maybe town offers grants, loans, tax relief for more sensitive development
- Be aware that policies created today will be visible in development 10 years from now
- Town owns the train station, there should be an additional museum there since it's such a visible location – also the Woolgrowers site could encompass something similar with a railway theme
- New Carstar application a hot topic – many do not like this business at this location
- Point raised about letting a building deteriorate for years vs. allowing a new use such as the Carstar application

- Residential policies discussion – interim control bylaw in past few years
- Infill discussion – important to sympathize with heritage aspect and architectural aesthetic, density, but also suggested that open mindedness is important
- Context within immediate neighbourhood is more important than where it is on the map
- To keep downtown core viable, need people living there – so greater intensification via lot consolidation and larger residential builds is important here
- Streets in this area are narrow, can they even accommodate this type of larger residential development?
- Do new developments have the longevity and lifespan as our heritage buildings?
- How to define the character of these areas when there isn't a lot of consistency in style? One point is that many don't have garages or if they do they are pushed to the back or detached.
- Beckwith Square fits in nicely to this with the de-emphasized car/parking etc.
- Idea raised on independent architectural review for infill applications but this would cost a lot
- Parking raised as an issue with significant residential development, as it will increase traffic and parking demands
- Emphasis on cars and traffic and parking balance with alternative methods of transportation, walkable neighbourhoods etc. Must be realistic as so many residents actually have two vehicles
- Do we expand this area to include streets like Park, Antrim, etc.
- Lot consolidation vs. lot subdividing for infill
- 3 of the 4 Strategic properties offer opportunity to provide greater public water access – can this be a consideration for any potential development
- 6-7 storey buildings (outside of strategic properties) are never popular ideas in town, most have been kept to 3-4 storeys and those see less opposition
- New building at corner of Bell and St. Paul is a success and fits into the neighbourhood – how was this achieved? There was community and Council pressure and the plan and design changed to suit and conform