



2015 Planning and Building Department Year End Report

CITY OF PEMBROKE

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Please be advised of the following items completed or ongoing within the Planning and Building Departments from January 1 to December 31, 2015:

Façade Improvement Program:

1. One grant was awarded in 2015 for 126-128 Pembroke Street West (Grassroots Technology and adjacent storefront). This grant was in the amount of \$10,000 since there were two storefronts. The façade improvements have been completed on this property.
2. Four grants were paid out in 2015. They received approval in 2014. The work was completed in 2015 and the grants are as follows:
 - 183-185 Pembroke Street West (Old Sports Mart) was granted \$10,000;
 - 130 Pembroke Street West (Phoenix Centre) was granted \$5,000;
 - 163 Pembroke Street West (Lasso Saloon) was granted \$5,000 and
 - 143 Pembroke Street West (Pembroke Mews) was granted \$5,000.
3. Since the program's inception in 2000, 36 applications have been received and \$149,661.70 has been awarded or committed to property owners who have completed or wish to improve the façade of their building by incorporating a heritage theme. Total construction value as a result of the grants is \$855,084.

Parking Authority:

1. The PBI was granted 2 hour free parking during Family Day Weekend, Easter Weekend, Mother's Day Weekend, Father's Day Weekend, the Civic Holiday Weekend, the week during the Fiddling Contest and the month of December.
2. New parking signs were erected in the downtown core. The signage was updated to be green with white lettering. These new signs direct motorists to free or 2 hour free parking lots.
3. The Patterson Parking lot has become a free 2 hour parking lot between the months of April and October. The lot is closed during the winter months in an effort to save money.
4. Two parking meters were removed on Alexander Street to provide a Greyhound bus depot in front of Giant Tiger.
5. The Barrymore Parking lot will now be used as the City's Skateboard park.

6. The disabled parking meters on William Street near the Pembroke Courthouse have been increased from 2 hours to 5 hours to allow for users of the courthouse to be able to park in these spaces longer.
7. A “No Parking” area has been added on James Street between McGee Street and Mary Street due to the fact the laneway width will not accommodate emergency vehicles if cars are parked on both sides of the road.
8. The Parking Authority renewed 24 parking permits for EGM Insurance and Wellspring Dental to use the PMC parking lot for a period of one year.

Planning Department:

1. Four Official Plan amendments and 10 rezoning applications were brought before Council in 2015. Some of the applications included the following:
 - a rezoning of 315 Pembroke Street East to allow a restaurant with the proposed 75 bed student residence,
 - the rezoning of lands at 1116 Pembroke Street West to allow for more commercial uses at a vacant building,
 - 320 Lake Street to allow for a 16 unit apartment building,
 - 301 Forced Road (old Smurfit building) has now been rezoned to permit commercial uses,
 - 108 Pembroke Street West has been rezoned to permit 50% of the rear portion of the commercial building in the downtown core to be converted to residential apartments,
 - Industrially zoned lands now permit Medical Marijuana Production facilities and
 - a bus terminal is now permitted in “Highway Commercial – C2” and “Shopping Centre – C4” zones. In 2014, there were two Official Plan Amendments and 10 rezoning applications.
2. Subdivisions:
 - a. Ken Seigel Subdivision (Bell Street) – A Subdivision Agreement has been entered into and five units have been built and four units are under construction.
 - b. Golf View Subdivision – Developer received approval to obtain approval for the pumping station.
 - c. Burcom Developments Inc. (Brundage Farm) – This subdivision has received draft plan approval for 120 lots for single detached or semi-detached dwelling houses.
3. 10 Site Plan Agreements were entered into with City such as:
 - 315 Pembroke Street East – For expansion of parking area for new Medical Centre;
 - 1271 Pembroke Street West - new gas station and car wash;

- 320 Lake Street – new 16 unit apartment building;
 - 464 Pembroke Street West – new Remax building and parking area; and
 - 2 International Drive – Temporary location for Go Kart Race Track.
4. 165 Zoning By-law compliance letters were issued and approximately 20 Zoning By-law contravention letters were issued.
 5. City Land:
 - a. College Way was assumed as a public road;
 - b. McRae Street and Patricia Street (within Seigel Subdivision) were assumed as public roads;
 - c. City sold land adjacent to Best Western
 - d. Allows an encroachment of an outdoor cafe at 169 Pembroke Street West (Lasso Saloon)
 - e. Allowed an encroachment of an outdoor café at 25 Pembroke Street West (25 West Tap and Tapas)
 6. Projects:
 - a) Official Plan for the City of Pembroke – finished Natural Systems Heritage Mapping and revising plan as per the Ministry of Municipal Affairs and Housing comments
 - b) Development Charges – a consultant, Tunnock Consulting, has been hired to redo the City’s Development Charges By-law which is set to expire in June 2016.
 - c) By-law Enforcement – Two full-time by-law enforcement officers have been hired to enforce all City by-laws which include parking, property standards, garbage, lawn watering, etc.
 - d) Community Improvement Plan – a consultant, MMM, has been hired to provide the City with a Community Improvement Plan. The first visioning workshop is set for the first week of February.

Building Department:

1. 21 residential units were built in 2015 (16 houses and 5 apartment units). 28 residential units were built in 2014 (16 houses and 12 apartment units).
2. Residential building permit value in 2015 was \$4,533,448. Residential building permit value in 2014 was \$ 6,642,834.75.
3. Commercial building permits value in 2015 was \$2,625,500 and the commercial building permit amount for 2014 was \$1,733,300. Industrial building permits values for 2015 was \$372,240 and for 2014 they were \$570,000.

The 2015 Building Permits include but are not limited to the following developments:

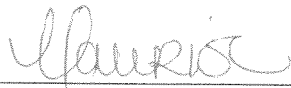
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- 5 new homes in the Bell St. Subdivision
- 1 new semi on McGee St.
- 3 new homes on McKenzie St.
- 1 new semi on Riverside Dr.
- Retrofit for Giant Tiger
- New M&M's location
- Retrofit Bank of Nova Scotia
- New Gas Station / convenience store
- Retrofit for No Frills
- New Carefor location
- 75 bed student residence at 150 Peter Street
- New Medical Center at 315 Pembroke Street East
- Retrofit for Supples Landing

The total building permit value for 2015 was \$ 8,715,055.87.

4. In 2015, 40 Property Standards Orders were issued. 28 Property Standards Orders were issued in 2014.
5. 6 Minor Variance applications and 19 Severance applications were reviewed by the Planning Advisory and Adjustment Committee in 2015. 12 Minor Variance applications and 11 Severance applications were reviewed by the Planning Advisory and Adjustment Committee in 2014.
6. 212 Building and Sign applications were issued in 2015 and in 2014, 215 Building and Sign permits were issued.

Respectfully Submitted,



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Planning and Building Department