

ATTENDING

- Deputy Mayor Wendy Donovan
- Mayor Jeff Cantwell
- Councillor Jodi MacKay
- Melinda Norris
- Mary Costello
- Steve Mattson
- Oliver Jacob
- Chief Administrative Officer Erin Beaudin, and
- Recording Secretary Jean-Luc Prevost

ALSO ATTENDING

- Director Planning & Development Devin Lake
- Community Planner Jeremy Banks, and
- Interested members of the public

ABSENT WITH REGRET

- Councillor Carl Oldham
- Omar Bhimji

CALL TO ORDER

Chair, Deputy Mayor Wendy Donovan, called the Planning Advisory Committee Meeting to order at 6:00 pm

Agenda Item

Discussion and Decisions

1. Approval of Agenda

IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED

CARRIED

2. Public Input/Question Period

Dr. Elizabeth Fosters from 210 Main Street expressed concern that the building was being placed on a site that is too far below sea-level elevation and that it would be dangerous to continue without proper coastal protection in place.

Jim Chambers of 161 Main Street expressed that there shouldn't be any community in rural Nova Scotia that would not embrace a commercial development such as 292 Main.

Jim Shatner of 83 Bishop Avenue said that the Zoning allows for 3 storeys and the developer should have to keep the proposed building at 3 storeys. He also said that the building doesn't have adequate parking and that the public parking lot behind the building will always be full of vehicles because of this.

Agenda Item

Discussion and Decisions

David Daniels of 3 Toye Lane wished the developer would have been clearer of what they meant when referring to “affordable housing” and that he wished the conversations from the Design Review Committee were available as the information is unclear.

Roberta Hammett of 24 Harbourside Drive said that the developer should be restricted to the policy of a 3-storey building just like every other developer in the past. Roberta thinks a 1:1 parking to unit ration is necessary until we have better transit solutions.

Thomas Voss of 12 Linden said that the policy of 3 floors has protected the older buildings in Wolfville.

Gordon Lummis at 42 Bigelow Street thinks allowing buildings to be more than 3 floors will affect the character of the town negatively. He also thinks each until needs at least one space.

Sean Myles from 19 Hillcrest thinks that just because policy has been 3 storeys historically, it does not mean that 3 storeys is the best idea for Wolfville. He does not feel that the Town should be turning away anyone who wants to invest in the community.

June Pardy and Jordan Paradis of the WBDC expressed that the WBDC is in favour of the economical growth this would bring to the community, however, wishes that if permission is made for more than 3 storeys, this also will be permitted fairly to all commercial buildings.

Isabel Madeira-Voss from 12 Linden Avenue thinks that people are attracted to the charm of small towns like Wolfville due to its character in architecture, and economic growth should not have to compromise this.

Dick Groot from 210 Main Street commented that there was a very large and fantastic brainstorm session done about the East End Gateway, and feels that this building would negatively impose on that vision.

3. Presentation

**a. Town Planner
Jeremy Banks**

- Jeremy banks presented slides about a staff request for direction on the two topics of the night, which are height, and the amount of parking required for the Development Agreement at 292 Main Street as it is not clearly specified in the MPS from 2008, which is the MPS in effect now.

Agenda Item

- b. Teal Architects & Planners
Tom Emodi**

Discussion and Decisions

Tom Emodi walked the Committee and the audience through a slide show of the proposed building which was 5 storeys tall. He showed how set backs could almost make the additional not visible from the sidewalks, not cast any shadows on neighbouring residential property's, and no impact on traffic based on conducted studies. There would also be a .5 ratio of parking for the apartment units and parking across the street for the hotel guests.

4. Meeting discussion

The following questions were asked by the Committee:

Wanted clarity on the size of the units, as the number of bedrooms will also play a role in the amount of parking is recommended. Staff replied that they would be a mix of one and two-bedroom units, however a complete application has not yet been received. It was also asked as to where the parking would be across the street but no plan for this had been laid out yet.

The height and parking for 292 Main Street was discussed between members of PAC and it was unanimously felt that there should be a parking space made available for each unit, and that the height should not exceed 3 storeys.

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE RECOMMEND TO COUNCIL A PARKING RATIO OF 1 PARKING SPACE PER RESIDENTIAL AND HOTEL UNIT, 1 BIKE PARKING SPACE PER RESIDENTIAL UNIT, AND THE OPTION OF 1 PARKING SPACE FOR A CAR SHARE PROGRAM.

CARRIED

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE RECOMMEND TO COUNCIL A BUILDING HEIGHT OF THREE STOREYS AND 39 FEET FOR A BUILDING ON MAIN STREET

CARRIED

5. Public Input / Questions

Kevin Gildart of 292 Main Street stated that there was a misunderstanding of the time parameters for presentations. He said that he has been in communication with a lot of local businesses and professional in the tourism industry and has determined that boutique hotels are very much in demand in the area.

Agenda Item

Discussion and Decisions

Gordon Lummis at 42 Bigelow read a report for a past meeting about 444 Main Street where it was decided by Council at the time, that the design parameters may cost money for new builds and renovations, but it is a cost to keep the town's integrity.

Roberta Hammett of 24 Harbourside Drive said she would have preferred that both motions were more general to all developments instead of relating it to the building.

Linda Wheeldon of 108 Main Street said that the building doesn't fit into the feel of Wolfville, however wanted to commend the developer on how beautiful she felt the design was.

6. Adjournment of meeting

IT WAS REGULARLY MOVED AND SECONDED THAT THE SPECIAL PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED

CARRIED

Approved at the Planning Advisory Committee Meeting, September 26, 2018

As recorded by Jean-Luc Prevost, AA Corporate Services