



ATTENDING

- Mayor Wendy Donovan
- Deputy Mayor Isabel Madeira-Voss
- Councillor Jodi MacKay
- Councillor Mike Butler
- Councillor Wendy Elliott
- Councillor Ian Palmeter
- Chief Administrative Officer & Recording Secretary Erin Beaudin

ALSO ATTENDING

- Director, Financial Services Mike MacLean
- Director, Planning & Economic Development, Devin Lake,
- Special Projects & Communications Coordinator, Barb Shaw

REGRETS

- Councillor Jennifer Ingham

CALL TO ORDER

Chair, Mayor Donovan, called the meeting to order at 6pm.

Agenda Item

1. Approval of Agenda

Discussion and Decisions

32-05-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS AMENDED.

CARRIED

- Additional Item re instructions from Mayor after public input.

2. Public Input

- Jeremy Banks, 5 Locust Ave – high cost of free parking. Wolfville has a transportation issue and a parking issue. The development will require 1400 parking spaces if each dwelling unit each had one equaling 180,000 square feet that could be turned into houses. Could generate an income of over \$500,000 for the Town. By requiring parking on this development for these houses, you are saying no to 180 houses and having public transportation paid for by these houses. Ensuring we have terrible transportation system that requires people to have a car.
- Noel McQueen, Fairfield Street, suggested amendments: No groundwork started without approved plan for control water run-off into adjacent properties; Established access to sunlight in adjacent properties respected by developers especially for houses with pools, solar panels etc.; Established tree-root systems of tree on adjacent properties be respected. Financial compensation provided by

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Discussion and Decisions

developers where death of established tree-roots are caused by developer; Changing existing zones to higher density zoning carried out in consultation with affected property owners – right to provide meaningful feedback; R-1 zoned properties should be required to pay higher property taxes than all other residential zones as it is the only zone immune from zone changes which significantly impact population & structure density.

- Caroline Beddoe – Development Agreements should be layered on top of mixed-use spaces. The built environment could be more dignified. Wants to take everyone on a “walk with her” – went to Reservoir and saw trees slated to be cut and it was sad to see flowers underneath these trees. We need an ecological plan and ensure restoration. Needs to honour the land.

3. Additional Agenda Item

- Mayor Donovan provided an overview of the dates surrounding the process. Staff will present tonight, and we may chunk pieces out for discussion. After the presentation the Mayor will ask for questions, then comments. Mayor Donovan will pass the chair to DM Madeira-Voss so she can provide her own comments.
- Special Council meeting for first reading after this meeting with Public Hearing on June 12th, and second reading June 20th. Council members need to attend the Public Hearing to vote on the second reading. Tied votes fail.

3. RFD 028-2023 East End Secondary Plan

- Director of Planning & Economic Development presented East End Development Plan.
- A few issues came out of Planning Advisory Committee meeting which will be tweaked for final version of the plan.
- Applying oversight to mixed use area.
- Ensure commercial is there.
- Improved connectivity.
- Improved transitions.

Questions from Council:

Councillor MacKay

- Acknowledged she comes from a place of privilege.
- Clarity on connector road’s location.

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- Where does our AT Plan sit? Hoping to have an update in June.
- IMSA work on transit will be done by November.

Councillor Butler

- Will another study have to be done in ten years related to micro-transit? High Level Feasibility Study done and inserted into Kings Transit plan. Haven't moved forward as the Town as the regional transport authority is looking at that. Will see what comes out of that.

Councillor Palmeter

- Maple Ridge – any development on the horizon? Most owners are waiting to see where the process lands. Nothing imminent, creating potential for development.

Councillor Elliott

- Spring Garden example – 3D modelling was used, and it didn't come to fruition. Could we get 3D modelling for this? We have used Lidar and road profiles. Ours is very accurate. We took massing model and put it in Google Earth.
- Blomidon Naturalists – protecting birds in flight from glass and death. Can we save the birds? Not looked at this specifically, but the built form requirements should improve this condition.

Councillor MacKay

- 3D modelling – talked about a few times. Can Council see the technology renderings? It's in the report.
- View plane – where in the timeline is the deck built? Haven't turned our mind to this yet. Need to get through the process first.

DM Madeira-Voss

- Watercourses and land preservation – happy to see this in the plan. Was part of the tradeoff for height. Interested in ways that we can make sure watercourses and green spaces are maintained as such. What can we do to ensure this happens? They will be owned by the Town, and we can put conservation easements on some of the land. Good question for the Parks Plan. Zoning can change. Setbacks from water courses does limit some development. Would be nice to daylight some of the water features.

Councillor Palmeter

- Don't think the "Kenny Creek" is a water course. May be able to restore it, some of it has been engineered.

Mayor Donovan

- Will there be a crossover with the Parks plan? Yes.

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Discussion and Decisions

- Properties G, I and H on the northern part of Kenny Lands – is it possible to look at this zoning and be a bit more prescriptive? Director Lake will speak further with developers about those areas, we are showing the highest use in the zoning.

Comments from Council:

Councillor MacKay

- Biggest concerns – transition from one zone to another and the buffering and the roll out of how these things happen.
- Need to communicate the roll out better.
- Regret not doing park earlier in West End
- Wants to look at buffering early.
- Density is fine.
- Wants to see more townhouses, doesn't like block G, how would this impact the rest of the density.
- The highest buildings – the sun will be behind them and the tall buildings will shade what's behind them. Could they move to the east and be positioned differently to avoid all the shade and improve viewpoints? - A shade study was carried out. The 6 storey buildings only shade less than an hour around 8 am on the new park in front of the view plane. Moving it over wouldn't do much. At that time in the am the sun is low in sky but moves rapidly.
- Low density buffer curbs the shade impacts.
- Longest shadows during winter solstice will have the most impact.
- Will share the shade study.
- Angling from west to east is the best, and that's how they are oriented.

Councillor Elliott

- Also hearing concerns about shade.

Councillor MacKay

- Changes from PAC will be made next week and the new package with all changes will go out before Public Hearing.
- Traffic on Main Street is a concern – Council needs to talk about this at some point.
- We need to communicate with people around the timing of the development.
- The Parks Plan is going to be key.
- Happy with density, can live with height.
- Likes the idea of preserving green space.

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DM Madeira-Voss

- Parking downtown needs to be examined.
- Need to plan as development builds up and we have added pressure.

Councillor Butler

- Tried to think of all the building forms. Cannot visualize the 6-level building. Needs a comparator example. South Street across from Dalhousie is an example.

DM Madeira-Voss

- Drove by Miners Marsh today to look at the buildings. Most are 4 and one is 5. Really had to look for that one and count. Didn't feel taller than the 4. Design makes a big difference.

Councillor MacKay

- Would like the comfort of certainty around parks, transition, design etc...to support the density and height. Having input into those changes going forward will be key.

Councillor Elliott

- Feels fraught.
- Feels blanket is too big.
- Affordability should matter too.

Mayor Donovan handed the role of Chair over to Deputy Mayor Madeira-Voss.

Mayor Donovan

- Appreciates comments from the public.
- The more we can eliminate hard surfacing the better.
- Council can look at traffic, parking etc.
- Parks – important.
- Commercial – keeping people from having to drive downtown, create a sense of community.
- Need a place to have a coffee, public art etc.
- Parks and gathering spaces key.
- Design requirements – truly hope we have input on design expectations (Miners Marsh is a great example)
- Density – I, H and G, can we adjust a little?
- Was concerned when learned Maple Ridge was not developing as quickly as it did have some of the amenities that made this a whole.



Agenda Item **Discussion and Decisions**

- Will support this.

33-05-23 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL THAT FIRST READING BE GIVEN TO THE AMENDMENTS TO THE TOWN'S PLANNING DOCUMENTS OUTLINED IN THE EAST END SECONDARY PLAN AND THAT A PUBLIC HEARING BE ADVERTISED FOR JUNE 12TH, 2023.

CARRIED

4. Public Input None.

5. Adjournment of Meeting **34-05-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE SPECIAL COMMITTEE OF THE WHOLE MEETING ADJOURN AT 7:52pm.**

Approved by Committee of the Whole Motion 04-06-23, June 13, 2023
As recorded by Erin Beaudin, CAO