



ATTENDING

- Mayor Wendy Donovan
- Deputy Mayor Isabel Madeira-Voss
- Councillor Jodi MacKay
- Councillor Wendy Elliott
- Councillor Jennifer Ingham
- Councillor Mike Butler
- Councillor Ian Palmeter
- CAO Erin Beaudin
- Recording Secretary Laura Morrison

ALSO ATTENDING

- Director of Financial Services, Mike MacLean
- Director of Parks & Recreation, Kelton Thomason
- Director of Planning & Economic Development, Devin Lake
- Director of Public Works, Alex de Sousa
- Communications & Special Projects Coordinator Barb Shaw
- Climate Coordinator, Lindsay Slade
- Interested members of the public

CALL TO ORDER

Chair, Mayor Donovan called the Town Council Meeting to order at 6:46pm

Agenda Item	Discussion and Decisions
1. Approval of Agenda	10-06-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED. CARRIED
2. Approval of Minutes	10-06-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF TOWN COUNCIL MEETING OF MAY 16, 2023, BE APPROVED AS CIRCULATED. CARRIED
	11-06-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF TOWN COUNCIL IN CAMERA MEETING OF MAY 16, 2023, BE APPROVED AS CIRCULATED.

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CARRIED

12-06-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF SPECIAL TOWN COUNCIL MEETING OF MAY 25, 2023, BE APPROVED AS CIRCULATED.

CARRIED

3. Comments from the Mayor

- Pride month. Council have been busy attending various events.
- Mayor Donovan, Councillor MacKay and CAO attended International Town & Gown meeting, joint report to come to July COW.
- Two AGM's for WBDC and VREN. Both well attended.
- Renewed Memorandum of Understanding with Acadia now signed.
- "Woofville" Pooch Party had its event for the second year – well attended.
- Thursday is graduation day for Landmark East students and Monday night downtown will be closed for the Horton Grad Parade.
- Canada Day celebrations at Waterfront Park on July 1st.
- Councillor Palmeto mentioned that Kevin West has been recognized as Kings County Volunteer of the Year. He's involved in various events such as Devour, Deep Roots, Memory Café. Well deserved.

4. Public input / Question Period

- No public input.

5. Motions/Recommendations from Committee of the Whole, June 13, 2023

a. RFD 017-2023

13-06-23 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE AMENDED MUNICIPAL FEES POLICY 140-015 AS ATTACHED TO RFD 017-2023.

CARRIED

**b. RFD 029-2023
Public Art**

14-06-23 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE INSTALLATION OF AN ALEX COLVILLE OUTDOOR WOLFVILLE GALLERY LOCATED ON THE WEST FACING WALL OF 399 MAIN STREET AND INCREASE THE CAPITAL BUDGET FOR THIS PROJECT FROM THE APPROVED \$30,000 TO A MAXIMUM OF \$35,000, TO BE FUNDED FROM THE PUBLIC ART CAPITAL RESERVE FUND.

CARRIED

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**c. RFD 030-2023
AT Network &
Funding**

15-06-23 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE AN AMENDED 2023/24 A.T. PROJECT SPENDING LEVEL OF \$187,500 WITH THE INCREASED SPENDING (\$137,500 MORE THAN APPROVED BUDGET OF \$50,000 IN YEAR 1) TO BE FUNDED BY WAY OF THE ICIP GRANT PROGRAM.

CARRIED

16-06-23 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO INCORPORATE THE REMAINING PROGRAM SPENDING INTO THE 2024/25 TEN YEAR CAPITAL IMPROVEMENT PLAN AS PART OF THE 2024/25 BUDGET PROCESS.

CARRIED

6. NEW BUSINESS

**a. RFD 019-2023:
Civic Addressing
Bylaw**

17-06-23 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL GIVE SECOND READING TO THE CIVIC ADDRESSING BYLAW CHAPTER 110.

CARRIED

**b. RFD 031-2023:
East End
Secondary Plan
(2nd Reading)**

18-06-23 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL THAT COUNCIL ADOPTS THE EAST END SECONDARY PLAN AND GIVES 2ND READING TO THE AMENDMENTS TO THE TOWN'S PLANNING DOCUMENTS OUTLINED IN THE ATTACHED EAST END SECONDARY PLAN AND RFD 031-2023.

CARRIED

Discussion

- Director Lake provided responses to some of the concerns he had heard at the public hearing.
- Lots of engagement taken place while going through the changes. If any changes to be made were substantive, we would have to come back to Committee of the Whole and go through the process again.
- Decision making plan in place.
- Amendments to MPS was done with a lot of professional advise and best practice methods.
- A lot of ongoing projects are adjacent and related.

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- There is a federal program to increase housing supply – Housing Accelerator – very relevant to this and other projects the Town is currently undertaking.
- Planning and Public Works/Engineering have been communicating and engaged throughout the process. Have been some infrastructure issues that we are investigating.
- Confirm the population is in fact increasing. Provincial initiatives indicate that. Population work done through Turner Drake and the library established Wolfville’s population will not be decreasing over next few years. Joint Regional Transportation Authority established under the mandate of increasing the population. Aspiration of current provincial government is to increase the population.
- Choices and options for a variety of demographics are available in this development.
- Concern was raised about whether Fire dept are equipped to deal with six storeys if a fire broke out. Fire department confirmed they do. There is already a 13-storey building in Wolfville and they have the equipment and capability to deal with that.
- Concern around lack of space for people to gather but there will be a generous amount of open space in the East End.
- Six storeys recommendation was in the plan review since 2016.
- Visual shown of pictures taken projecting the viewing platform which will showcase the cherished view.

Questions from Council**Councillor Ingham**

- Are there any more concerning issues related to Engineering, water flow, infrastructure that we should be aware of? *There was a concern mentioned previously about flow rate, water pressure in Whispering Creek subdivision. Hydrant flow testing results from last round of testing in late 2021 showed nothing to indicate lack of pressure or flow capacity. Currently soliciting quotes form vendors for data loggers for the fire hydrants which log and monitor pressure over period of time. This is being done as a direct result from those concerns raised.*

Councillor MacKay

- Are there two different ways to measure water flow i.e., static versus flowing? *Two readings are taken - static pressure and residual*

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pressure once hydrant begins flowing. Work in progress of building a hydraulic model of water system – complex and these tests calibrate the model. Fieldwork was completed in May and consultants have much clearer picture of what is happening in system and what would happen under different scenarios – i.e. fire where multiple hydrants open.

Mayor Donovan

- Concern was raised about domestic water pressure. Gravity flow on flat ground may have greater pressure than higher up on hill? *Director de Sousa will speak with person that raised that concern to get more information and do further investigation.*

Councillor Palmeter

- Who will have final say in what the buildings will look like? *Different approval mechanisms built in. Buildings everywhere are set up to proceed by site plan approval. Zone standards form the baseline and additional built form requirements. Site plan approval is done at staff level with an appeal process through Council.*
- Is it correct there will be on street parking on most of these new streets? *Don't have any drawing for Maple Ridge lands but there is on street parking in Kenny Lands.*

Councillor Elliott

- Can we be assured this is one-off for six storeys or will it come up again? *No assurances. There are other sites in town that this would fit, and it could be asked for.*

Councillor MacKay

- Concerns raised about run off when people build on fairly steep hills. What is our authority to stop things if it starts to cause concern? *All new developments in Town are required to manage and mitigate any storm water impacts. This is done through a comprehensive storm water analysis and management plan. It is a required part of engineering submissions when development applied for and before Engineering and Public Work approves. All figured out ahead of time and during construction our role to ensure they are following what was approved.*
- Could we request the DA for the six storeys includes a mix of amenity space and 1, 2, 3-bedroom units? *If that is the direction given by Council, it would be a non-substantial piece. No need for DA. It's not in there as not sure what percentage will be required due to market changes. Province currently doing a needs assessment. We have*

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recommended not putting something as prescriptive in because of that but if will of Council to do so we would not have to go through whole process. Non-substantive change.

Deputy Mayor

- Would like clarification regarding precedent setting for six storeys. This is the first high density piece of land we are zoning, could a request come up from other areas and what would the process be for that? *It would depend on the piece of land. It could require a fundamental change to the zoning map and LUB. It would go through the full process, DA or rezoning process so there would be public hearings/info hearings/consultation – council process.*

Councillor Elliott

- Storm water run off – has something changed since Stirling Ave built, there was a huge amount of property owners concern about run off down Stirling and across Main St. to pond and filling that up? *We did a comprehensive plan review with an Engineering firm and developed including a comprehensive set of storm water management guidelines.*

Councillor Ingham

- Clarify the discussion around the six storeys – if zoned in this area we could be opening the door for others to come and say you did 6 here, we want to do it elsewhere? *Yes, it would be a Council decision.*
- Concern that design of building even though capped at 6 storeys, there could be roof peaks to make it look higher? How to assure peaks not going to make it look like an 8 storey? *Overall height limitation in place. Encouraged where can use roof space for amenity space. All sites will have slightly different slopes, advantages or drawbacks depending on direction of slope. Definition of building height measures average grade around the building. Site specific recommendations.*

Councillor MacKay

- What would be the reason Council could say no to a CDD zone change? *Areas currently zoned CDD is Woodmans Grove where there is no further development area there. There is land at Acadia could be relevance there and then the west end. Not a lot of other opportunities only area left is adjacent to highway. Saying no would depend on what is being proposed and why and what the circumstances are at the time.*

Deputy Mayor Madeira-Voss

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- My understanding during this two-year process was there was a lot of concern about height that one of the trade offs was that by agreeing to 6 storeys, we were actually gaining a lot of green space, 5 new trails including the watercourse. Would there have to be another kind of trade off if another owner wanted to do similar. Have we created a precedent and may have to agree to it legally because of this development? *MPS has policy included along the line that decisions on one site do not set precedents on other sites.*

Mayor Donovan

- My understanding is we don't have control on what Acadia wishes to build? *They would have to go through the Land Use Bylaw.*

Councillor Butler

- Climate and environment – what is special about these buildings that will offset the emissions that will be put out during construction. Will there be heat panels, solar panels etc? How are we making up for all that we are taking out of the environment? *From growth and development perspective, we live in agricultural region, important to do this type of growth in Towns where we have services so as not to impact the wider rural areas or create sprawl where everyone has to use their vehicle. Well located housing is important. One of the developers is a part owner in energy renewable company. Contributing to us being able to put things like AT and Micro Transit in place that will be used. Mix of commercial use, parks and opens space that people can walk to. Focus needs to be in town so not degrading the rural aspect and character that isn't in built up areas.*

- *Direction to staff from Council to ensure there is a mix of unit types to be introduced into the high-density zone including 1,2 and 3-bedroom units with intent to provide some family units in these larger buildings. As put space together amenity space for communities to gather is important.*

Comments**Councillor Butler**

- Thank Director Lake for making comments and providing reference material about population change being increased as opposed to decreased.

Councillor Ingham

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- Want people to know this is not an easy decision, we have discussed, talked, and asked questions. Not happening overnight, part of our role is to look into the future and look for trends and trying to think of future generations' needs. All aware things have drastically changed since the MPS came out.
- When do we expect those six-storey buildings to come to fruition in the plan? *(Response from Developer) To start a six-storey building is going to be a few years to even get the crews that will be required to do ground cover. Once started we would roll them out one at a time – not something you are going to see within next few months.*

Councillor MacKay

- Six storey is the hottest topic in Town but there is a housing crisis – I understand I am coming from place of privilege and not everyone is in that place and the trade offs as Deputy Mayor said is the green space, climate and having all those amenities in place, including the look off platform and protecting the view plain. Supports our strategic plan.

Councillor Elliott

- I have been feeling torn by whole process, but staff have answered all of our questions and we have listened to the public over and over again, and will be voting for this.

Councillor Palmeter

- Contentious issue but will be voting for it.

Deputy Mayor Madeira-Voss

- Struggled with many points regarding the height issue but on balance will be voting in favour of the motion.

Mayor Donovan passed the Chair to Deputy Mayor Madeira-Voss**Mayor Donovan Comments**

- Agree with what everyone else has said. Feel for many reasons this is positive for the community. World is changing. Happy to have discussion about mix of apartment sizes. From an environmental perspective this is an opportunity to protect parkland and farmland which is imperative. Believe building codes have improved efficiencies and allows us to be sustainable. We have many demands from residents that we cannot afford unless town grows bigger. There is a high demand for houses and currently there are not many available. Thank all staff involved for their work and effort.



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| 7. Adjournment of Regular Meeting | 19-06-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING BE ADJOURNED AT 8:08PM. |
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Approved by Council Motion 14-07-23, July 2023
As recorded by Laura Morrison, EA/Town Clerk