



ATTENDING

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

ALSO ATTENDING

- Director, Financial Services Mike MacLean
- Director, Planning & Economic Development, Devin Lake,
- Director, Engineering & Public Works Alex de Sousa
- IT Manager, David Hopkins
- Community Planner, Lindsay Slade
- Interested Members of the Public

CALL TO ORDER

Chair, Mayor Donovan, called the meeting to order at 5:30pm.

Agenda Item

Discussion and Decisions

1. Approval of Agenda

14-11-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED.

CARRIED

2. Public Input

- No public input

3. 292 Main Street Development Agreement Amendments

a. Staff Introduction of Topic

- The Director of Planning provided an overview of the file from its creation in 2016 to the existing agreement from 2019 which was approved under previous planning documents, and to the current amendments reviewed under revised planning documents.

b. Tom Emodi – Teal Architecture Presentation

- Reasons and rationale behind the amendments from Architects and Developer’s perspective were due to building code interpretations relating to the use of combustible materials and subsequently the use of the roof space.
- The amendments being reviewed are:

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- Common room use on rooftop being removed and moved to level 2, resulting in losing 3 units from level 2 to repurpose them. The previously set back area on level 4, which was originally a large terraced area, will be used to make up for residential space lost from level 2, as well some of the larger units have been reduced in size.
- More balconies added to front and back.
- Gallery opportunity for public art on east side wall provided in response to comments from Design Review Committee and Planning Advisory Committee.
- Increased width of the green vine wall.
- Addition of a sign to the green wall.
- Added seats and seasonal landscape at front podium and street level.
- Transparent guardrail instead of opaque.
- Changes to the common spaces mean that the mechanical equipment can be moved to centre of roof and not visible from the street.

Questions from Council members

- Would like to see image that includes this proposed building included in the street, as well as view from west side of building.
- Is 2nd floor common space accessible by public and include viewing platform?
- How many are short term and how many are long term units and how do you keep them separated?
- Do you have financing in place?
- How many units on each floor?
- How will green wall be maintained? Preference is for a living wall.
- Would like assurances on timelines. What is definition of 'timely manner' and 'substantially complete'?
- Further explanation required around Power lines/transformer location – liability. Would like legal advice to be sought.
- Parkade under building access is through the public parking lot, is \$60k enough remuneration to cover costs to the Town for snow clearing and maintenance?
- Is 450 sq ft large enough for a long term rental apartment?
- How many EV charging spaces?
- How many barrier free units?
- Does it include affordable units?

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- Is there green space?
- What are the balconies made of?
- Is the Garbage room area going to be sufficient?
- Will the tenants lined up for the commercial space still be interested if this goes on for another four or five years?
- How will you let the Town know regarding number of short- and long-term rentals in terms of tax assessment?
- How many adaptable units are there?

Comments

- Positives - energy conservation, bike storage, charging stations, entry to parking is good space, art on back and adding more art, amenities on second floor are essential to those living in the building as units aren't large, green space outside. Concerns - would like to see the ramp flipped to east side, don't like the sign, preferred the first cladding, more barrier free, would like affordable housing, more definite timelines especially for outside of building, balconies on front on level 3 feel invasive and concern what people would put on them. Would not like to see BBQs or laundry, is there a convenance we can apply?
- Appreciate apology from developer for delays, would like statement to the public as to why this has been this way for so long.
- Definitive timelines.
- Like more accessibility – doesn't seem very inclusive.
- What does section 5.1.1 and 3.7 on page 69 mean?
- Preferred first iteration, not keen on current look don't think it fits with current look of street.
- This is not a response to current housing crises if not completed by 2028.
- Transformer location – would like legal opinion around liability and ways to relocate off of Town land. Could indoor bike space to reduced (which seems excessive) to accommodate the relocation of this inside. We are accommodating the fact the building is being built to the property line, to put a private transformer into public space is a big concern.
- Preferred the step back, understand the 2nd floor space is important but getting rid of that to bring back step back on fourth floor is preferable.
- Explore a living wall. Don't like the sign.



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- Request current PAC given opportunity to exercise their role in this process.
- Would like parkade to be looked at again.
- Community rooms are important for those living in building, but won't be used by public. Would like this to be revisited.
- This should be housing focused rather than a hotel.
- Don't agree it needs to go back to PAC. Council's decision. Could invite non-Council members to a further meeting to give their input if desired.
- East end wall is very important for people coming into the Town.
- New build will have to comply with new accessible building standards. Would be nice to have some more accessible units and parking spaces in there.

Direction from Council is for staff to review all issues/concerns raised with Developer and Architect and to bring back a revised package to be considered.

4. Public Input/Question Period

- Alan Riley 250 Main St: problem with balconies, aesthetically doesn't look good. Like the living wall. Agree revised viewing area on 2nd floor not worthwhile and concern about security. Suggest it should be long-term housing only. The piles need to be topped off – safety concern.
- Carolyn Whitby, Maple Ave: not involved in process with this building and was not aware a percentage was considered as short term. There is a housing crisis, would like to see all as affordable housing. If the height of the building is increased from 39ft to 51ft that is a concern.

5. Regular Meeting Adjourned

15-11-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR COMMITTEE OF THE WHOLE MEETING ADJOURN AT 7:44pm.

Approved by Committee of the Whole Motion 03-12-23, December 5, 2023
As recorded by Laura Morrison, Town Clerk/EA.