

ATTENDING

- Mayor Wendy Donovan
- Deputy Mayor Wendy Elliott
- Councillor Jodi MacKay
- Councillor Isabel Madeira-Voss
- Councillor Jennifer Ingham
- Councillor Mike Butler
- Councillor Ian Palmeter
- Interim CAO Rob Simonds
- Town Solicitor Charles Thompson
- Recording Secretary, Laura Morrison

ALSO ATTENDING

- Director of Planning & Economic Development, Devin Lake
- Manager of Communications & Strategic Initiatives, Barb Shaw
- Manager of IT, David Hopkins
- Interested members of the public

CALL TO ORDER

Chair, Mayor Donovan introduced the topic at 8:08pm

Agenda Item	Discussion and Decisions
1. Approval of Agenda	50-01-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED. CARRIED
2. Public Input / Question Period	<ul style="list-style-type: none">• No public input
3. Motions/Recommendations from Public Hearing January 30, 2024	
a. RFD 063-2023: 292 Main Street Development Agreement Amendment	51-01-24 THAT COUNCIL APPROVE THE PROPOSED DEVELOPMENT AGREEMENT AMENDMENTS FOR 292 MAIN STREET (PID 55278675), AS OUTLINED IN RFD 063-2023 AND SUPPORTING DOCUMENTS. CARRIED (MOTION CARRIED 5 VOTES TO 2) <i>Questions/Discussions</i>

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	<ul style="list-style-type: none"> • 2019 DA still stands. Construction methodology changed, an amendment not a new DA. • Ground/parking level image – two parking spots 1 and 15 accessible parking spots not near elevator. Garbage facility size? Commercial restaurant garbage. Valley Waste involved in discussions. Garbage to be collected daily. • Parking –conversations started on a shared parking strategy with Acadia. Monetizing parking. • NS Power has an easement public parking spots. No drawings on the transformer – other professionals involved in relocating the transformer, reevaluating their electrical plan. General contractor not yet selected. • ACOA funding spots about 20. • Transformer preferred location on property of 292 but if not, strategically placed so it's not taking up any more than one parking spot. Goal is to not take up any spots. • Car sharing is two cars owned by the building that residents can use. • Timing requirements – June 1st, 2024, is first date, if they don't meet that date it would come back to Council. Would know in advance of June 1st if they will make it. • Not aware of performance bond being utilized in other DA's. • Would like to see the \$66k fee for parking updated to today's cost. \$20k from 5 years ago seems low. Introduced parking requirement with new MPS, wasn't there previously. Charging amount under old MPS, the changes are made under new MPS. Request that parking piece be aligned with new MPS. Challenge with policies around parking and the Municipal Plan and what we have stated our priorities are which is to promote different types of Active Transportation and Infrastructure that supports it. • \$8k is in MPS \$66k is closer to \$4k per spot. DA is informed by LUB but we are creating a mini land use – it is compliant with building height. Challenge is we are bridging two sets of policies. • Public benefit beyond the \$66k doesn't include public art piece as that was always a part of the project - trade off was giving up space proposed.

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	<ul style="list-style-type: none"> • Money In lieu of parking for life of building is pretty cheap. Could it be reviewed in 3 years and if it turns into a hotel it's a different use of parking. • Not typical to add an operational agreement with regard upkeep/snow removal/maintenance. DA is permission to build on certain conditions set at outset. • Public benefit of approx. \$366k which doesn't include the property tax revenue in perpetuity and could be used to contribute to maintenance etc. as well the building being 30% beyond energy code requirements. • Preferred contractor has been identified but following decision tonight we will be in a better position to make that decision. • No assumption this project is being approved at this stage. Building is designed; detailed drawings exist for building and podium and construction permit for podium, but no contractor has been finalized yet. A contractor has been lined up to do concrete work so it can begin, construction and finalizing rest of building above podium will overlap. Sufficient drawings at most 2 to 3 weeks to call for concrete pouring. • 60 units didn't change, rearranged fourth floor, and added a little more space to each unit on that floor. • Plan is for long term residential housing. • Struggled to police short term rentals. Province stepped in but remedies not working. Hotels permitted in C1 zone. Operational plan is for long term housing. A building would have two different tax rates. Understand it would be monitored by PVSC. <p><i>Comments</i></p> <ul style="list-style-type: none"> • Affordability on one of the accessible units and a two-bedroom. • Public Art – intention is not for Town to pay. \$5k for one of the murals is not out of line. • Streetscaping if not done should be charging full cost back unsure why flat rate of \$150k. • Plaza - assume it would be in parks plan but not been consulted with public so design has not been vetted. Concept was taken out of previous landscaping plan which had significant consultation.

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	<ul style="list-style-type: none"> Public Art Committee was going to put sculpture in there and significant input from public around the view. Green wall – concerns re a vine growing on building – consider mural of live green plants on either side. <p>52-01-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING ADOURN TO IN CAMERA UNDER SECTION 22(2)(G) LEGAL ADVICE AT 9:31pm.</p> <p><i>Regular Meeting Resumed at 9:53pm</i></p> <ul style="list-style-type: none"> Question re mechanical and height of building. Height hasn't changed. It had a fifth storey previously. 39ft is used in old LUB documents. Overall height is measured to certain point and mechanical and elevator shafts not included. All amendments are compliant with MPS. MPS and LUB concerned mostly with quantitative aspects like density and parking. Still concerns around compatibility, impact of this development on the character of neighbourhood, the massing involved. Need a heritage master plan. Housing needs, affordable units, green wall are non substantive considerations. Concerns about look of building and what precedent this sets for new development. Acknowledge the progressive aspects of the design. Disappointed in loss of stepped back floor. Hope holds true to long term rentals. Hope affordable units are looked at in multi-range. Step forward with housing crisis and something in the space, better than a hole in the ground. Desperate need for affordable housing. Concern we are giving away a lot. Desperate need for affordable housing. Concern we would turn down this development when we have such needs.

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	<ul style="list-style-type: none">• Our MPS is very visionary and forward thinking but we must walk the talk. Hope staff will bring back report on how to manage parking, so that we have less parking.
4. Regular Meeting Adjournment	53-01-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR COMMITTEE OF THE WHOLE MEETING ADJOURN AT 10:21pm. CARRIED

Approved by Council Motion 31-02-24, February 2024
As recorded by Laura Morrison, EA/Town Clerk