



ATTENDING

- Mayor Wendy Donovan
- Deputy Mayor Wendy Elliott
- Councillor Isabel Madeira-Voss
- Councillor Jodi MacKay
- Councillor Mike Butler
- Councillor Jennifer Ingham
- 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

Agenda Item	Discussion and Decisions
<p>1. Meeting Opening</p>	<ul style="list-style-type: none"> • The meeting was called to order by the Mayor at 6pm. • Mayor Donovan explained the format of the meeting.
<p>2. PUBLIC HEARING</p>	
<p>a. Staff Presentation – overview and process</p>	<ul style="list-style-type: none"> • Director Lake presented an overview of the formal process that was undertaken with this proposal as well as the stages the proposal has gone through. • Amended DA – changes being proposed from 2019. • Trade-offs. • Climate impacts, Parking, Housing Needs • MPS changes <p><i>Questions from Council</i></p> <ul style="list-style-type: none"> • For clarity 336 Main St is Micro Boutique • Affordable Units at 75% is the bachelor units.
<p>b. Developer/Applicant – overview of project /</p>	<ul style="list-style-type: none"> • Presentation by Architect. Client not able to attend but family here. • Provided background of his experience and background on this project. • Heritage building guidelines.



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<p>current application for amendment</p>	<p><i>Questions</i></p> <ul style="list-style-type: none"> • Glazing – energy model includes performance factor of the glazing. Same number of windows on east side but slightly shorter. • Transformer – not yet sure of size but located outside the building on the no-build easement belonging to client and screened. NS Power will have input on location.
<p>c. Public Comment</p>	<ul style="list-style-type: none"> • Stacey Simonds, Wolfville – question on zone C1 and if operating short-term rentals in this location instead of long term housing. Parking situation in the town. If long term not short parking spots will be an issue, or limited to people that don't have a car. Commercial on ground floor – where are people going to park to access that. This has been an unsightly property for years and developers should be fined. Pilings in and walked away and left a mess in our town. Don't think it will get any better. • Joe Raffi, Willow Ave – view will be gone by time 4 storeys are on it. I am pro development, like project but parking is a concern. Car counts in Town happen on slow days. Parking in lieu amount is very little money, and anti development. Discouragement for people trying to do smaller developments. Remove parking altogether. MPS is antidevelopment. How will building be heated - geothermal or machines on the roof – want it to look good. Landscaping looks good. Driveway to parking lot is that remaining that's Town land? • Michael Laceby, 195 Main St. Problem with parking. \$66k is not much money for parking. \$190k they can get revenue for underground parking there is not going to be 60 residents. Will be a hotel. • David Daniels, Toye Lane, need housing, should not be limited to short term or hotel spaces to make sure they are residences. Performance bond is very important. Public benefit to look at it again. Land Use Bylaw allows fourth storey due to public benefit and earlier renditions. Four units discounted why not negotiate to get one or two of the bigger units for small families discounted. Discounted units 15 year limit – why and who chose that? In 15 years will they get a huge rent increase? • Franklin Wilmot, 20 Willow Ave, main concern is performance of contract and lack of any real assurance. Architect laid good economic



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	<p>reasons design changed – that could happen again. Best remedy to go to law and have a lawsuit or put a lien on the building - not an adequate remedy. Don't have much confidence in this being completed.</p> <ul style="list-style-type: none"> • Daniel McGregor, Balcom Drive, energy efficient proposals and limit on parking are good. As someone who walks, bikes and takes public transit – there is too much traffic in Wolfville. Affordable units – how to ensure the units that are available are not just bachelor and 1 bedroom unit but also larger units for families. Short term occupancy concern – goal should be long term rentals for residents who live long term in Wolfville. • Caroline Whitby, Maple Ave. Followed the process and think some of the issues coming up relate to the MPS. The developer has right to what is proposing, but do have concerns about size and mass and some will be short term rental, 75% of market is the bar but think for many people it won't be affordable. Are their legal ways the requirements about affordability can be extended in perpetuity. Parking is a much bigger question than just this building. Tourism – we want people to come but bringing all cars downtown is not viable. Consider a park n ride system. Height is an issue even with step back. • Gary McNutt, 11 Sylvan Drive. Height of building been an issue since beginning. We are seeing roof line as it exists on fourth floor but engineering facilities on roof have not been taken into consideration – building as it exists in rendering is 60ft, MPS is 40ft perplexed are to where that extra height came from. What about East/West/South end renderings – we are not seeing that. This is gateway to our Town. It's important to take our time. Not against the development but should be inviting and appealing. Sets a precedent and we should tighten the MPS. • Garry Balcom, 21 Basinview Terrace. Former Councillor and Chairman of PAC. Take more time if required for changes to strategy. Rather see more housing and less parking. One of few towns that's had major growth, demand exists. Opportunity to have major housing project. It's needed. • Steve Haysom, business owner, 105 Slater Road, Gaspereau. Agrees with most of what's been said. Don't get significant investment dollars in small towns very often. Opportunity to encourage or discourage investment.



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	<ul style="list-style-type: none">• David Daniels, Would like see blow up of the diagram of all the buildings on north side of main street in Special Town Council meeting.• Corey Cadeau, 225 Main St, a lot of thought and consideration has gone into the process. Commend town on their due diligence. Performance bonds deters investment and makes the whole DA process more painstaking to go through. Short term v long term C1 zoning – look at possibility that competition could force change with increased supply, someone who currently rents short term could move into long term. Wolfville has a need for both.
3. Adjournment of Regular Meeting	<ul style="list-style-type: none">• Meeting adjourned at 7:51pm

Approved by Council Motion 30-02-24, Town Council Meeting 2024-02-27
As recorded by Laura Morrison, Town Clerk